SECTION 35, T 27 N, R 3 E, W.M.

NOTES
1. SHORELINE IS DESIGNATED AS "URBAN".
2. ALL EXISTING STRUCTURES EXCEPT DOCK WILL BE REMOVED.
3. VERTICAL DATUM USED IS NAVD88. TO CONVERT TO NGVD29 DATUM, SUBTRACT 3.60 FEET.
4. CONTOURS AND EXISTING STRUCTURES SHOWN HEREON ARE FROM AERIAL MAPPING.
5. DATE OF AERIAL TOPOGRAPHIC MAP IS MARCH 3, 2003.
6. CONTOURS SHOW HEREON BELOW ELEVATION +4 ARE FROM KING COUNTY AND HAVE NOT BEEN FIELD VERIFIED.

NOTE: EASEMENTS Q, R & S ARE OFFSITE BETWEEN 116TH ST SW AND PARCEL 2, BLA 200405180215 AND ARE NOT SHOWN HEREON.

- (Q) 20' WATER MAIN EASEMENT PER AF #9603290025
- (R) CENTERLINE OF 10' WIDE ELECTRICAL FACILITIES EASEMENT PER AF #8503180060 (APPROXIMATE LOCATION
- (S) INGRESS, EGRESS AND UTILITY EASEMENT PER AF #200606271070

NOTE: THE FOLLOWING EASEMENTS ARE UNABLE TO BE PLOTTED AND ARE NOT SHOWN HEREON
1. RAILROAD TRACK EASEMENT, AF #213070.
2. POLE LINE EASEMENT, AF #433520.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N05°29'24"W	10.07'
L2	N88°33'35"W	25.18'
L3	N05°29'27"W	27.99'
L4	N88°33'35"W	64.24'
L5	N55°49'32"E	62.29'
L6	N40°07'35"W	74.74'
L7	N88°33'04"W	70.00'
L8	N05°29'24"W	25.18'
L9	N88°33'52"W	86.49'
L10	N88°33'35"W	1.50'
L11	N05°29'24"W	153.31'
L12	N01°36'06"W	65.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	5°54'02"	1382.39'	142.36'
C2	29°32'10"	1004.93'	518.04'
C3	21°46'17"	1382.70'	525.40'

Symbol	Description
—SD—	EXISTING STORM DRAIN PER RECORD DRAWING (APPROXIMATE LOCATION)
—W—	EXISTING WATER LINE PER RECORD DRAWING (APPROXIMATE LOCATION)
—OHP—	OVERHEAD POWER LINE (APPROXIMATE LOCATION)
—G—	GAS MAIN (APPROXIMATE LOCATION)
□	EXISTING CATCH BASIN PER RECORD DRAWING (APPROXIMATE LOCATION)
○	EXISTING FIRE HYDRANT PER RECORD DRAWING (APPROXIMATE LOCATION)
—SD—	EXISTING STORM DRAIN PER SURVEY
◎	EXISTING CATCH BASIN PER SURVEY
⊗	EXISTING FIRE HYDRANT PER SURVEY

1. JOSEPH & MARY BUNDRANT, 757 MAIN STREET, EDMONDS, WA 98020
2. DARREN M. & SANTI HUGHES, 20456 RICHMOND BEACH DR NW, WOODWAY, WA 98020
3. DOUGLAS K. & DONNA L. SPEE, 1719 NW 193rd, SHORELINE, WA 98177
4. JEFFREY D. LEITNER, 20452 RICHMOND BEACH DR NW, WOODWAY, WA 98020
5. KAREN E. BRIGGS, 20450 RICHMOND BEACH DE NW, SHORELINE, WA 98177
6. KING COUNTY/ROW SUPERVISOR, 201 S JACKSON ST. M/S 0503, SEATTLE, WA 98101-3855
7. POINT WELLS, LLC, 15898 YOKEKO DR, ANACORTES, WA 98221
8. JOHN & NANCY ZEVENBERGEN, 640 NW 180th, SHORELINE, WA 98177

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EXISTING CONDITIONS OF RICHMOND BEACH TERMINAL FACILITY

BSRE POINT WELLS LP
SNOHOMISH COUNTY, WASHINGTON

DAVID EVANS AND ASSOCIATES INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS: APPD.

DATE: NOVEMBER, 2010
DESIGN:
DRAWN: GGW
CHECKED: RCH
REVISION NUMBER:

SCALE: 1"=100'

PROJECT NUMBER: PARA00000002

DRAWING FILE:

SHEET NO. EX1 OF 2

LEGEND

1. ENVAC (BELOW RETAIL)
2. FIRE AND POLICE (BELOW RETAIL)
3. SERVICE ROAD
4. PEDESTRIAN BRIDGE
5. FUTURE TRANSIT STATION
6. OPEN WATER CONVEYANCE CHANNEL
7. WETLAND
8. PARKING ENTRY
9. BEACH PLAZA PUBLIC AMPHITHEATER
10. BOARDWALK
11. FLOATING DOCK
12. POTENTIAL FUTURE GROINS
13. ENERGY CENTER BELOW (AT EL. +28)
14. FUTURE WATER TAXI
15. RAILROAD
16. ACOUSTICAL WALL
17. BRIGHTWATER ACCESS
18. VEHICULAR BRIDGE
19. ENTRY BOULEVARD (PRIVATE)
20. SECONDARY ROAD (PRIVATE)
21. PEDESTRIAN/BIKE PATH
22. POSSIBLE PEDESTRIAN CONNECTION
23. DESCENDING LANDSCAPE TERRACE
24. GREEN SPACE
25. EXISTING STRUCTURE
26. RICHMOND BEACH DRIVE (PUBLIC)
27. PIER
28. AREA OF EXISTING SIGNIFICANT TREES TO BE REMOVED
29. RECEIVING AREA FOR REPLACEMENT TREES

	AREA (COMMERCIAL)	AREA (RETAIL)	AREA (RESIDENTIAL)	NO. OF UNITS (BASED ON 850SF PER UNIT)
URBAN VILLAGE	32,262	26,300	254,208	254
NORTH VILLAGE	0	0	902,621	903
CENTRAL VILLAGE	0	44,000	1,270,720	1,271
SOUTH VILLAGE	0	24,000	653,166	653
TOTAL	32,262	94,300	3,080,715	3,081

PERKINS + WILL

1221 Second Avenue
Suite 200
Seattle, WA 98101
t: 206.381.6000
f: 206.441.4981
www.perkinswill.com

Point Wells Development

BSRE Point Wells, LP

c/o Karr Tuttle Campbell
1201 Third Avenue, Suite 2900
Seattle, Washington 98101

in association with:

ROLE

Company Name

DAVID EVANS AND ASSOCIATES INC.

1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

NOTES

1. ROADS WITHIN PROPERTY LINE ARE PRIVATE UNLESS OTHERWISE NOTED

Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	GBK
Checked	JCGA
Approved	SASW

Title

OVERALL SITE PLAN AND TREE PRESERVATION PLAN

Sheet

EX2 OF 2

PRELIMINARY DRAFT
NOT Issued for Construction

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