

# ROSARIO RESORT

## PHASE 1 REDEVELOPMENT

### SITE PLAN FOLIO



#### Project Name and Location:

Rosario Resort  
Phase 1 Redevelopment  
1400 Rosario Road  
Eastsound, WA 98245

#### Project Owner:

Rosario Signal, LLC  
1400 Rosario Road  
Eastsound, WA 98245

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#### Drawings Prepared by:

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# SECTION 1

## RESORT CORE

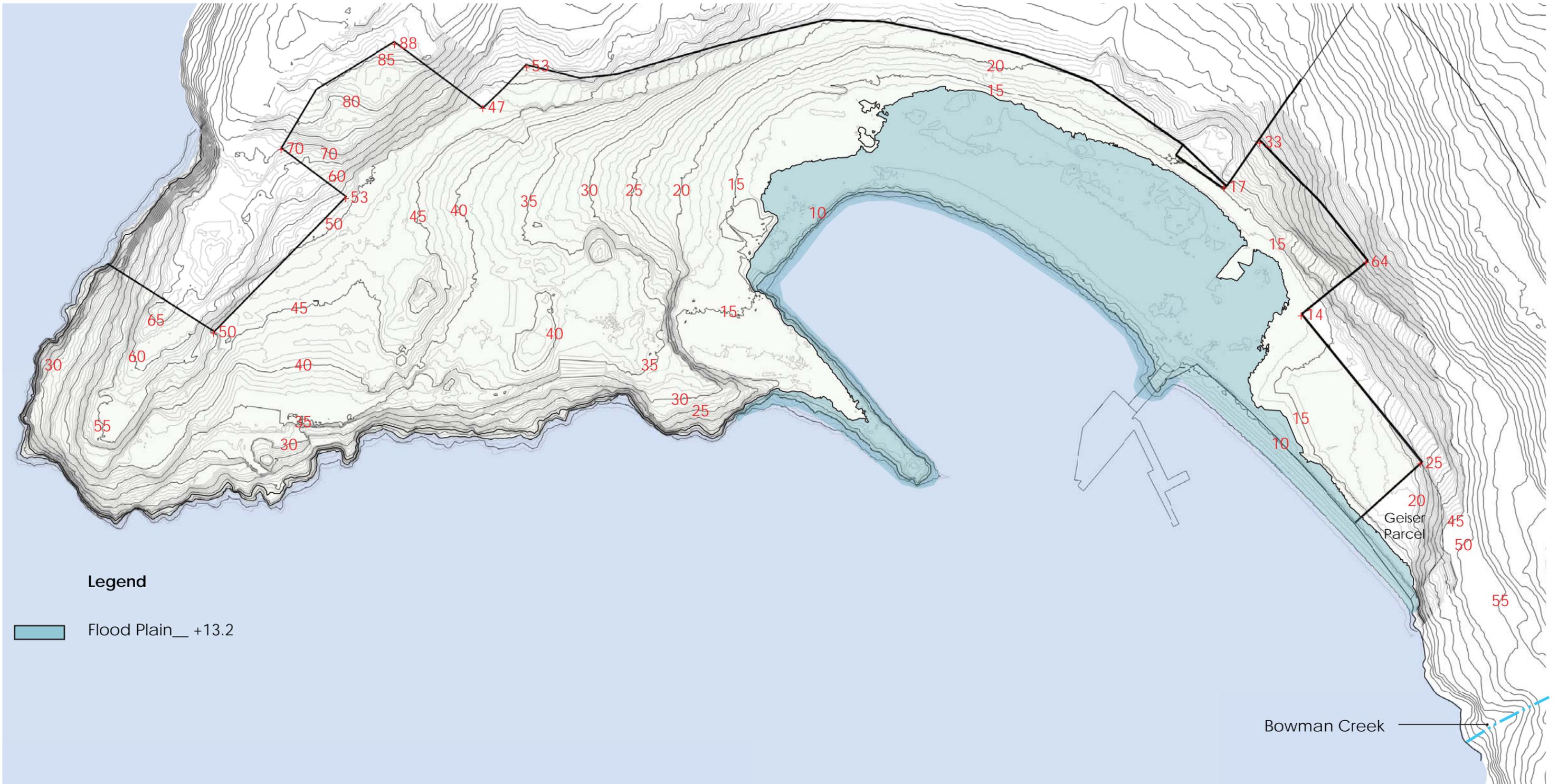


Note: The topical site plans in Section 1 cover the Resort Core area of the Rosario Resort Redevelopment Proposal.

RESORT CORE - PHASE 1 REDEVELOPMENT



# RESORT CORE - PHASE 1 REDEVELOPMENT



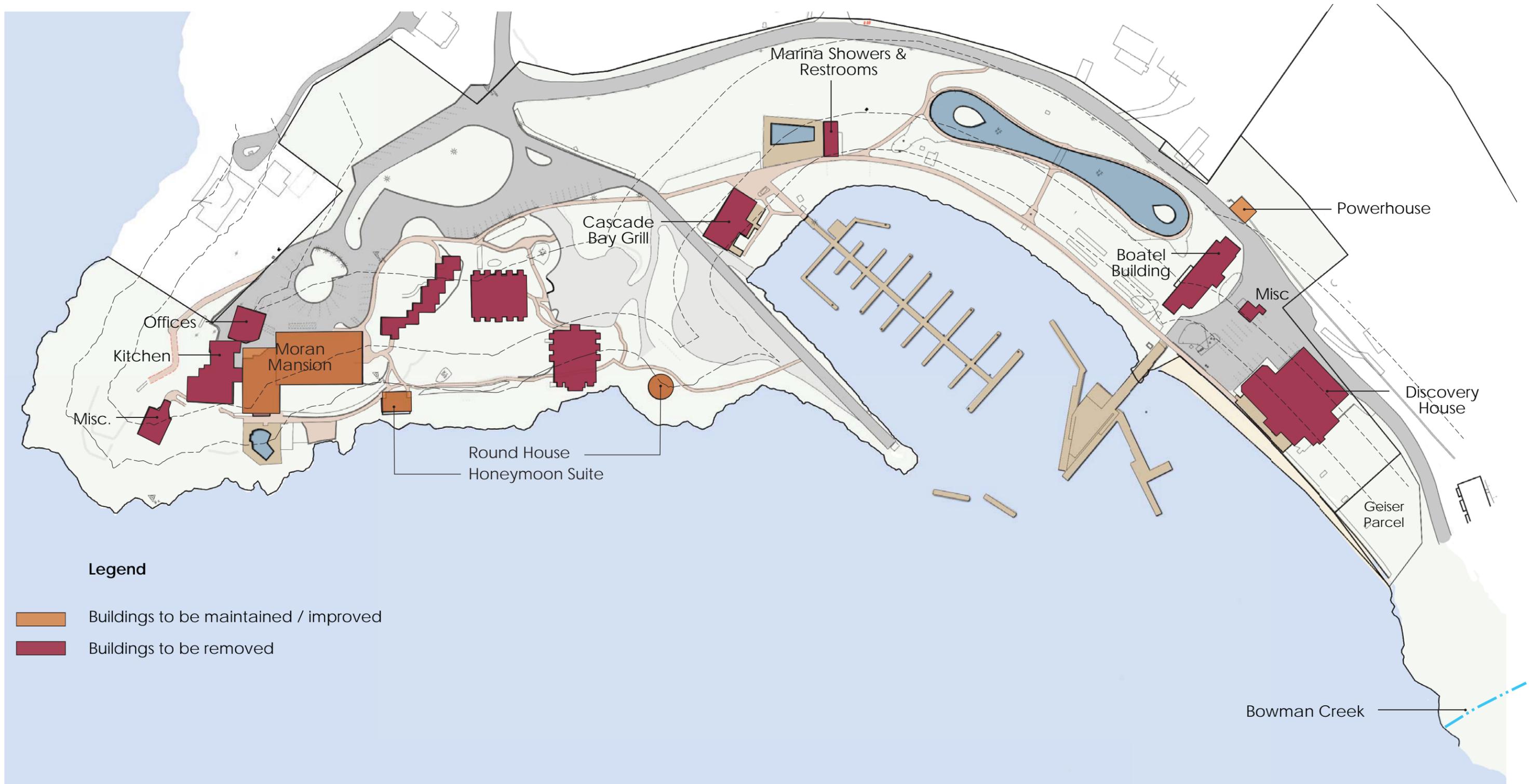
### Legend

Flood Plain\_ +13.2

Bowman Creek



RESORT CORE - PHASE 1 REDEVELOPMENT

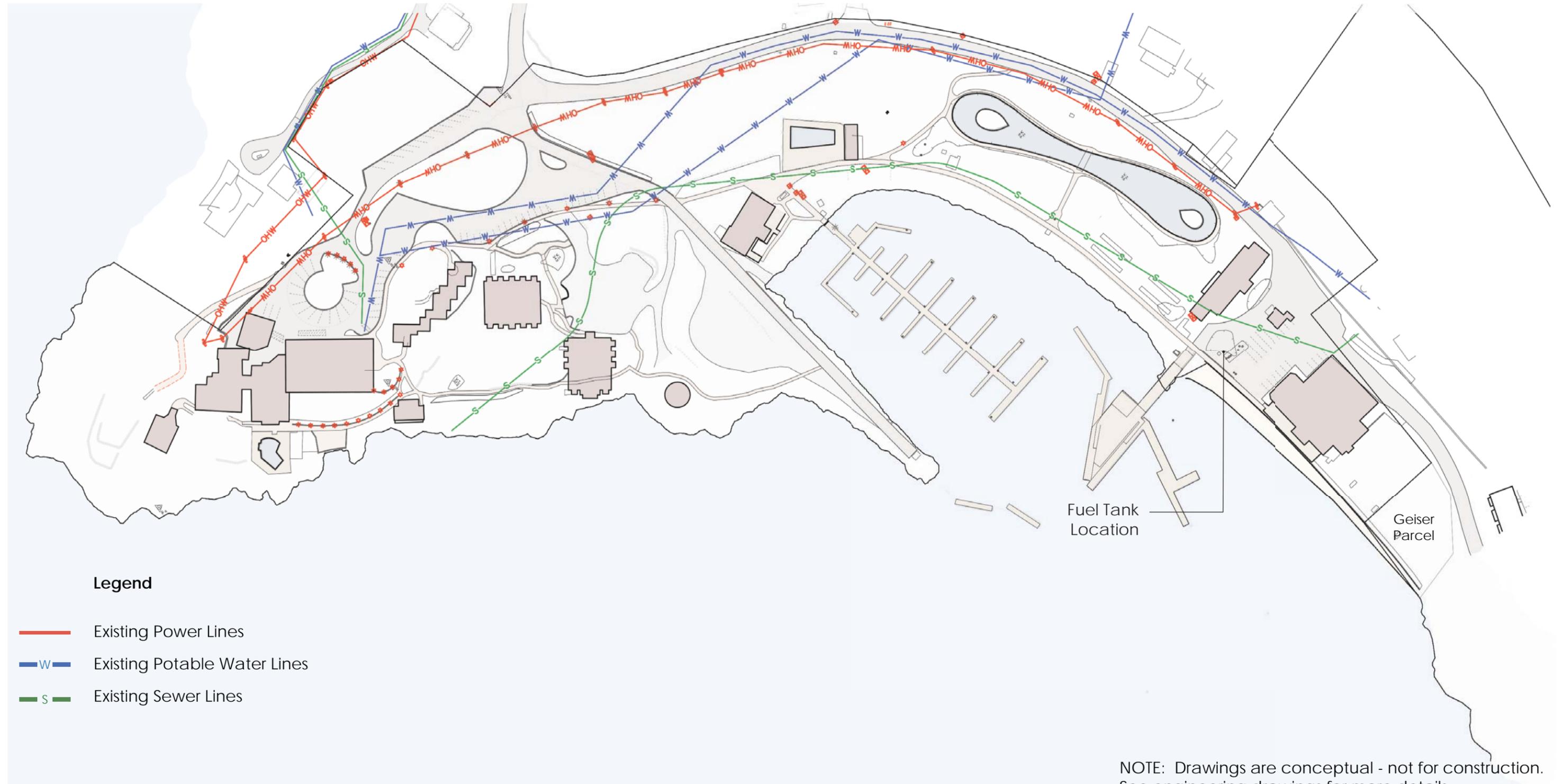


Legend

- Buildings to be maintained / improved
- Buildings to be removed



# RESORT CORE - PHASE 1 REDEVELOPMENT



### Legend

- Existing Power Lines
- W— Existing Potable Water Lines
- S— Existing Sewer Lines

NOTE: Drawings are conceptual - not for construction. See engineering drawings for more details

# RESORT CORE - PHASE 1 REDEVELOPMENT



# RESORT CORE - PHASE 1 REDEVELOPMENT



DRAFT

ILLUSTRATIVE PLAN



RESORT CORE - PHASE 1 REDEVELOPMENT



Summary

Total Approximate Cut Volume (CY)	10,978 (CY)
Total Approximate Fill Volume (CY)	13,951 (CY)
Clearing Boundary Area	382,959 (SF)



# RESORT CORE - PHASE 1 REDEVELOPMENT



### LEGEND

- Roadway
- Main (Shuttle & Service) Pathway
- Secondary Pathway
- Shoreline Viewpoints

RESORT CORE - PHASE 1 REDEVELOPMENT



RESORT CORE - PHASE 1 REDEVELOPMENT

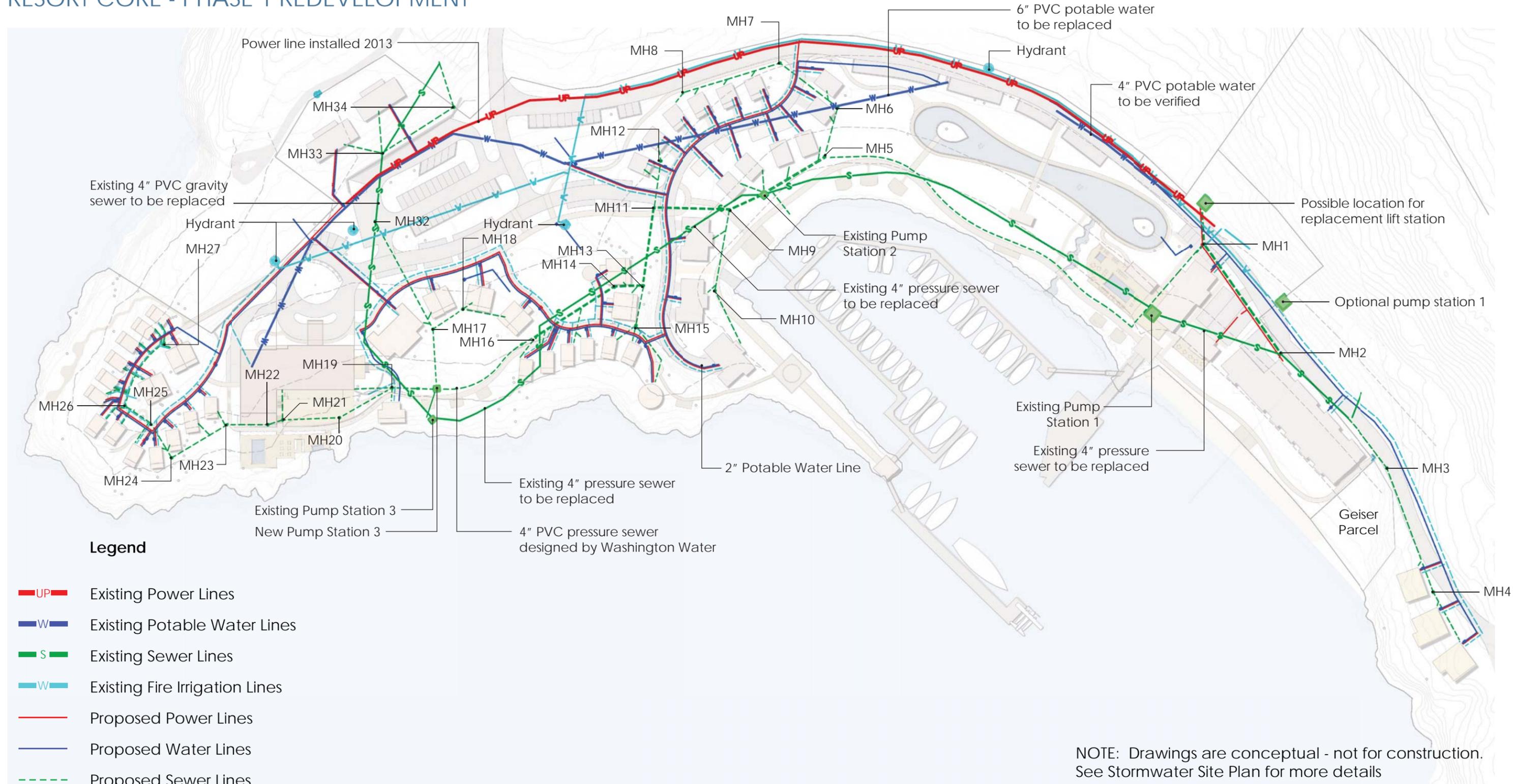


**Legend**

- Vegetative buffer
- Bioswale
- Culvert
- Storm Pipe
- Roof downspout dispersion trench  
with type 1 catch basin and 25' flow path. Provide 10' of trench length for each 700 sf. of roof (BMP 5.10)
- Drain Lines
- Splashblock roof dispersion  
with 50' flow path (BMP 5.10)

NOTE: Drawings are conceptual - not for construction. See Stormwater Site Plan for more details

RESORT CORE - PHASE 1 REDEVELOPMENT



NOTE: Drawings are conceptual - not for construction. See Stormwater Site Plan for more details

RESORT CORE - PHASE 1 REDEVELOPMENT



# SECTION 2

## HILLTOP

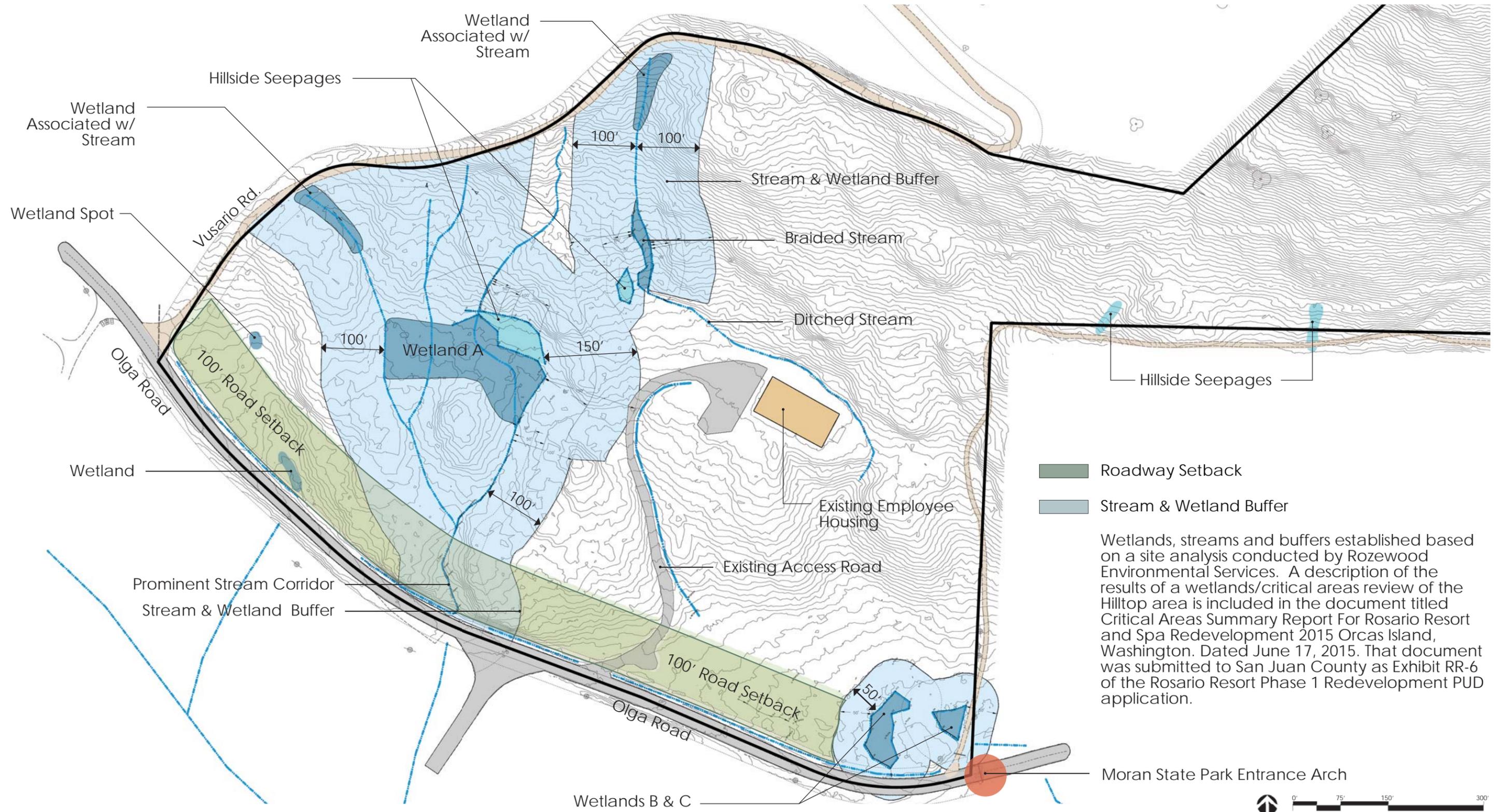


Note: The topical site plans in Section 2 cover the Hilltop area of the Rosario Resort Redevelopment Proposal.

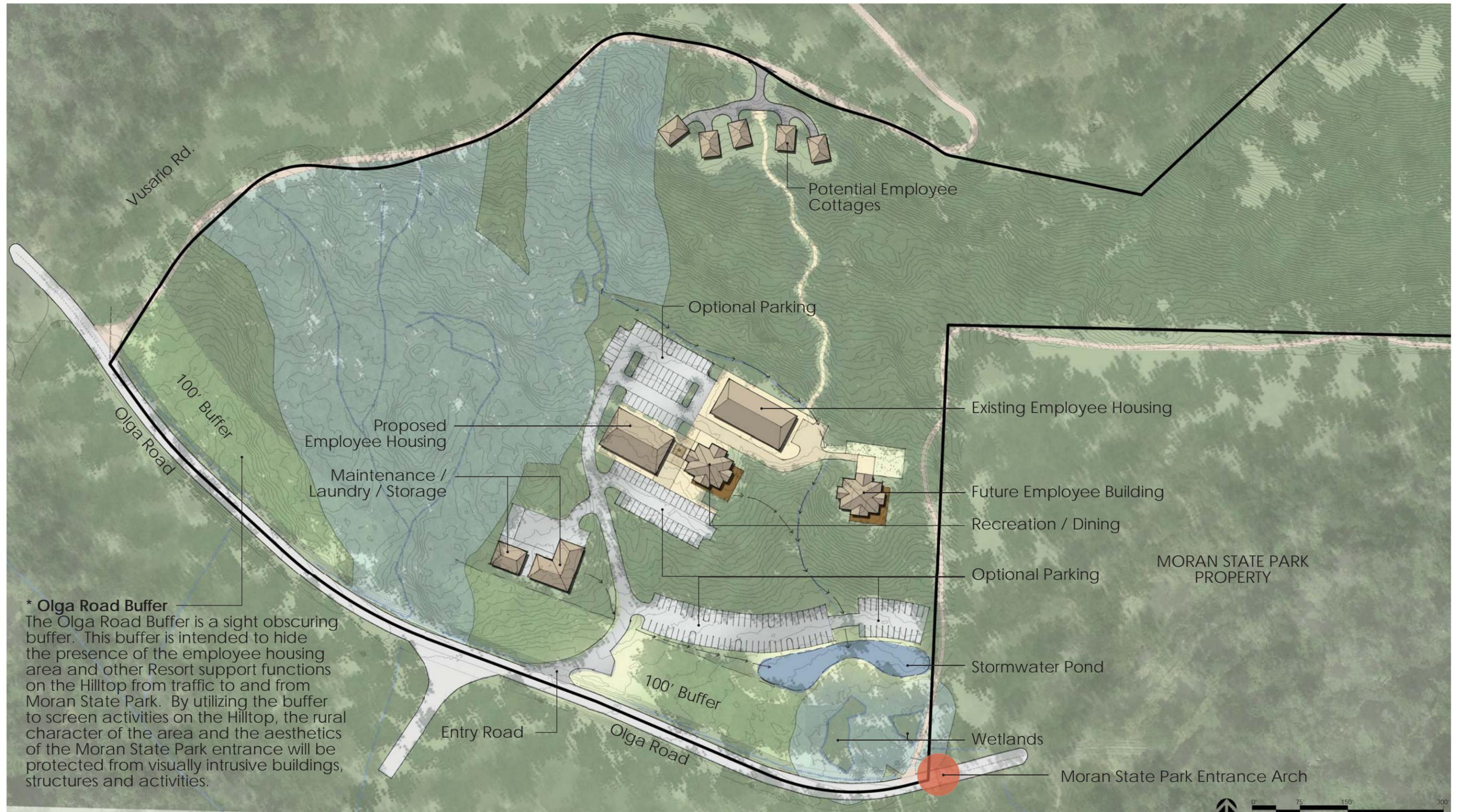
HILLTOP - PHASE 1 REDEVELOPMENT



# HILLTOP - PHASE 1 REDEVELOPMENT



HILLTOP - PHASE 1 REDEVELOPMENT



HILLTOP - PHASE 1 REDEVELOPMENT



Summary

Total Approximate Cut Volume (CY)	5,074 (CY)
Total Approximate Fill Volume (CY)	5,358 (CY)
Clearing Boundary Area	213,728 (SF)

Moran State Park Entrance Arch



# HILLTOP - PHASE 1 REDEVELOPMENT



### Legend

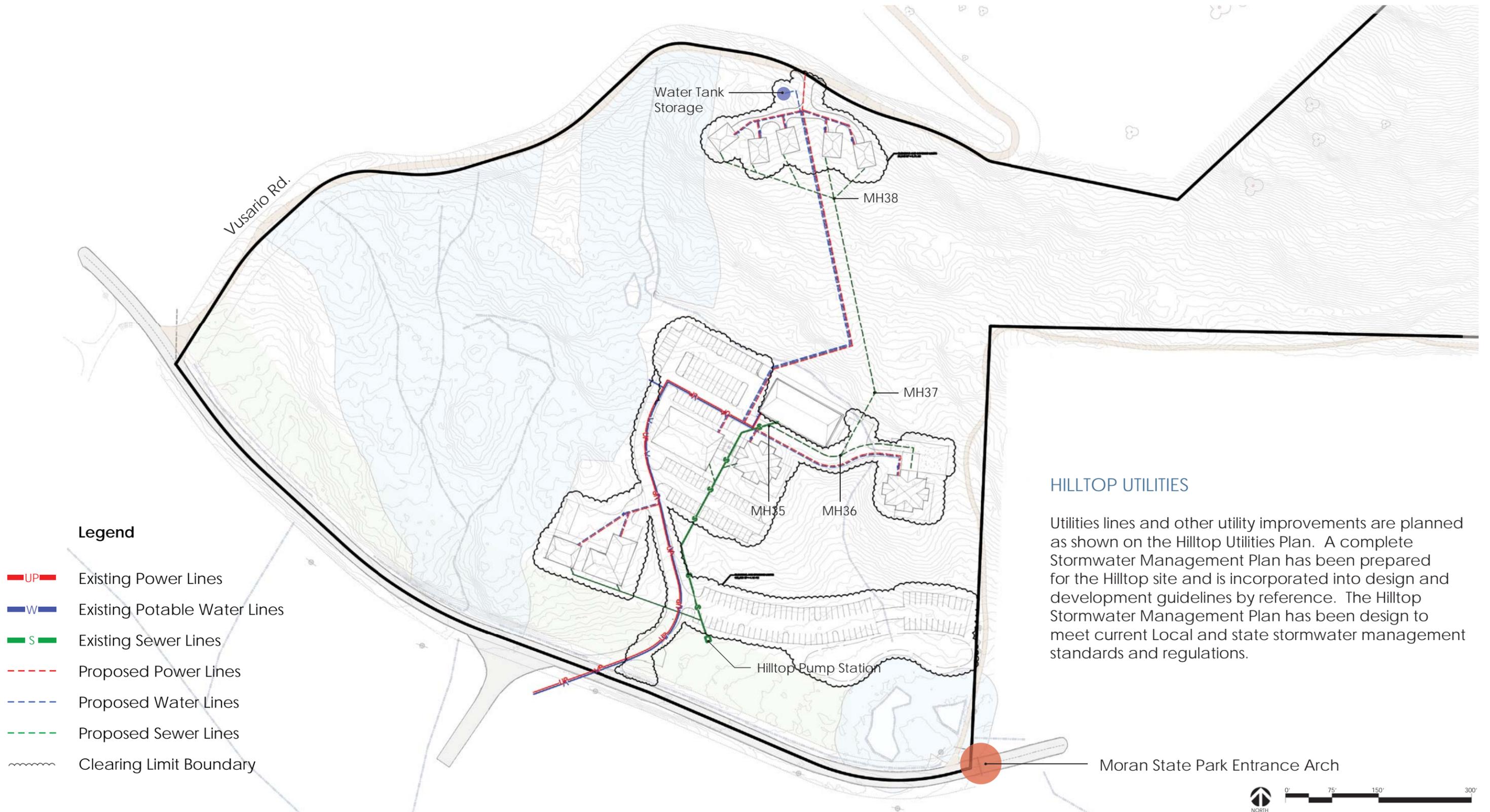
- · - · - Existing Drainage Channel
- Culvert
- Storm Pipe
- Roof downspout dispersion trench with type 1 catch basin and 25' flow path. Provide 10' of trench length for each 700 sf. of roof (BMP 5.10)
- - - Drain Lines
- Splashblock roof dispersion with 50' flow path (BMP 5.10)

MORAN STATE PARK PROPERTY

Moran State Park Entrance Arch



HILLTOP - PHASE 1 REDEVELOPMENT



**Legend**

- UP— Existing Power Lines
- W— Existing Potable Water Lines
- S— Existing Sewer Lines
- - - Proposed Power Lines
- - - Proposed Water Lines
- - - Proposed Sewer Lines
- ~~~~~ Clearing Limit Boundary

**HILLTOP UTILITIES**

Utilities lines and other utility improvements are planned as shown on the Hilltop Utilities Plan. A complete Stormwater Management Plan has been prepared for the Hilltop site and is incorporated into design and development guidelines by reference. The Hilltop Stormwater Management Plan has been design to meet current Local and state stormwater management standards and regulations.

Moran State Park Entrance Arch

