

AERIAL PHOTO EXHIBIT



Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SCALE: NTS

DRAWN BY: D. REMSEN

CHECKED BY: H. NELSON

DATE: 04.25.2023

DRAWING NO.
21008.2021.AERIAL.DWG

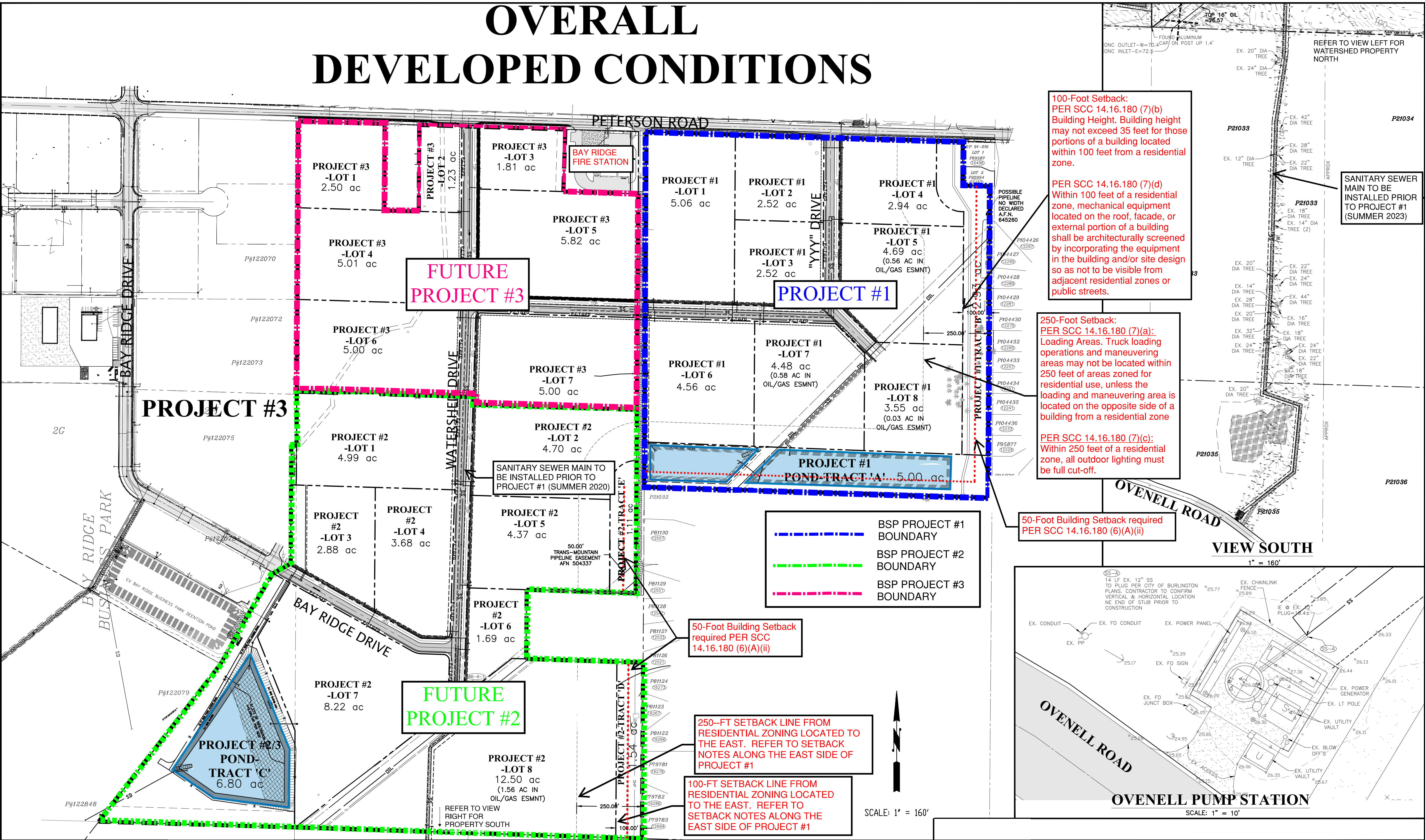
JOB NO.
21008

SHEET NO.
1 OF 1

SHEET DESCRIPTION:

**WATERSHED BUSINESS PARK
FOR
PORT OF SKAGIT COUNTY
SECTION 2, T. 34 N., R. 3 E., W.M.**

OVERALL DEVELOPED CONDITIONS



REV. NO.	REVISION	DATE	BY	APPROVED

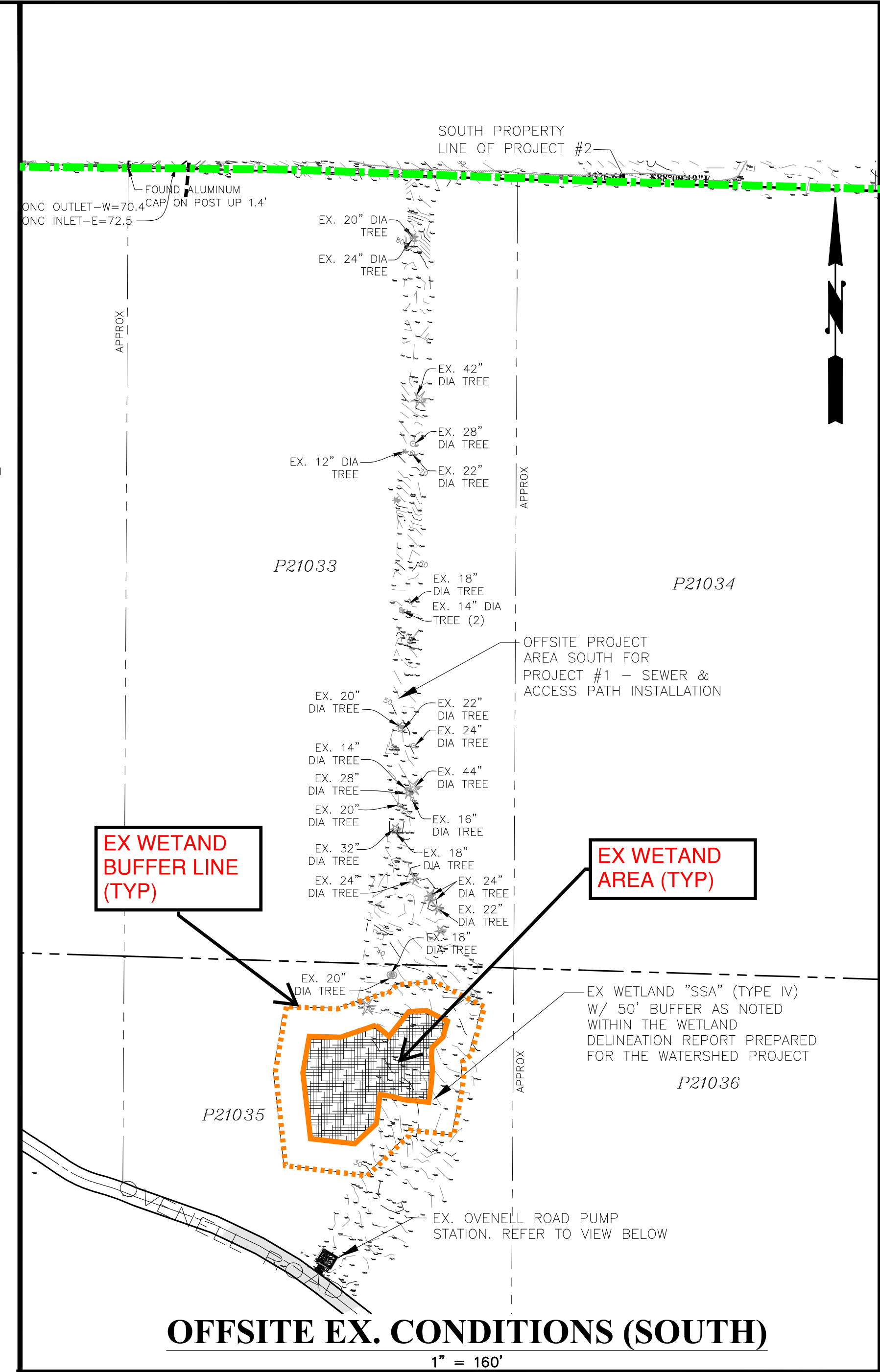
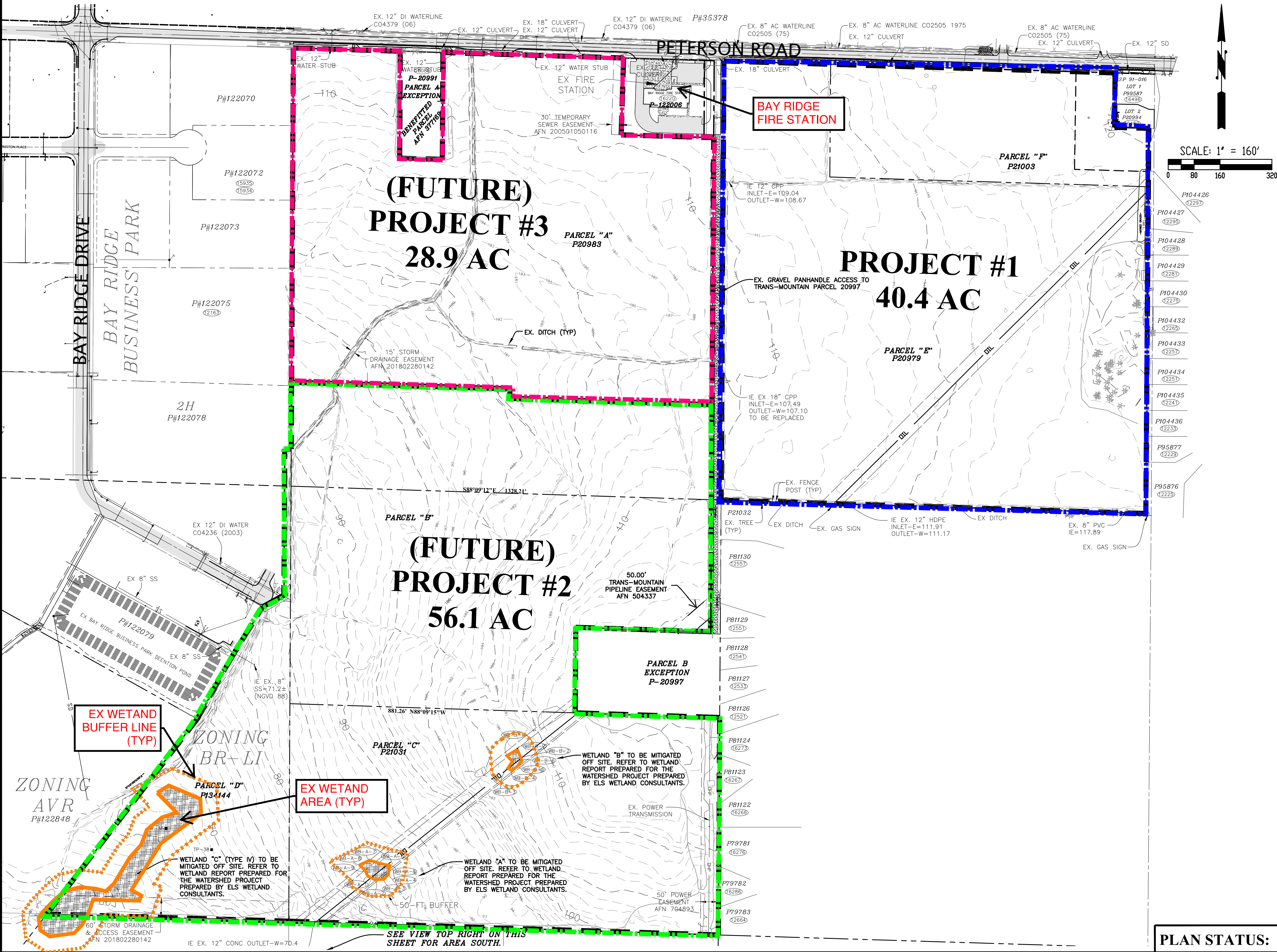
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1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SCALE: 1" = 160'
DRAWN BY: D. REMSEN
CHECKED BY: H. NELSON
DATE: 04.27.23

SHEET TITLE:
**WATERSHED BUSINESS PARK
FOR
PORT OF SKAGIT COUNTY
SECTION 2, T. 34 N., R. 3 E., W.M.**

DRAWING NO.
21008.SITE.dwg
JOB NO.
21008
SHEET NO.
2 OF 5

WETLAND EXHIBIT



REV. NO.	REVISION	DATE	BY	APPROVED

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PLAN STATUS:

SCALE: AS NOTED
DRAWN BY: D. REMSEN
CHECKED BY: H. NELSON
DATE: 04.27.23

SHEET TITLE:

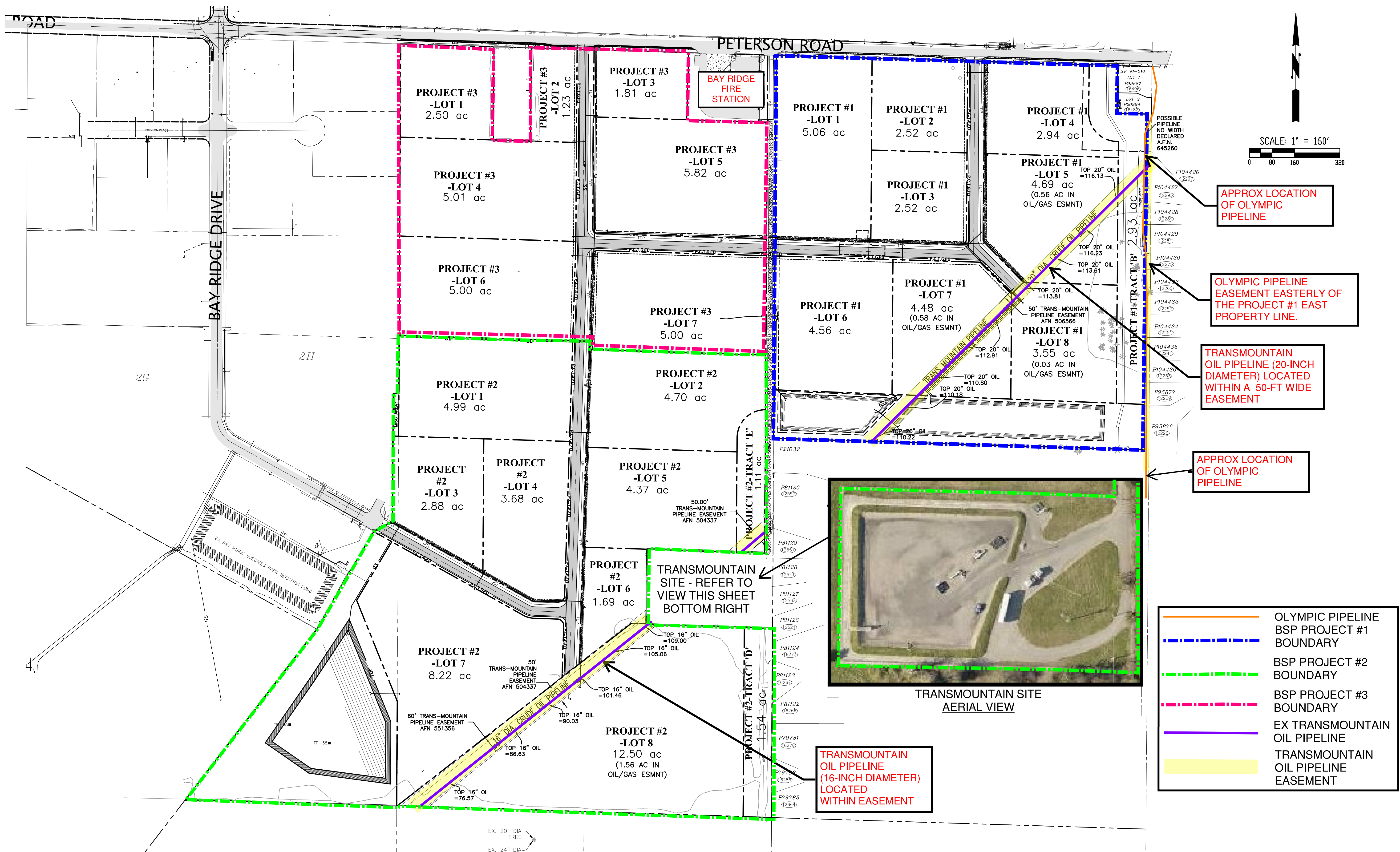
**WATERSHED BUSINESS PARK
FOR
PORT OF SKAGIT COUNTY
SECTION 2, T. 34 N., R. 3 E., W.M.**

DRAWING NO.
21008.SITE.dwg

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PIPELINE EXHIBIT



REV. NO.	REVISION	DATE	BY	APPROVED

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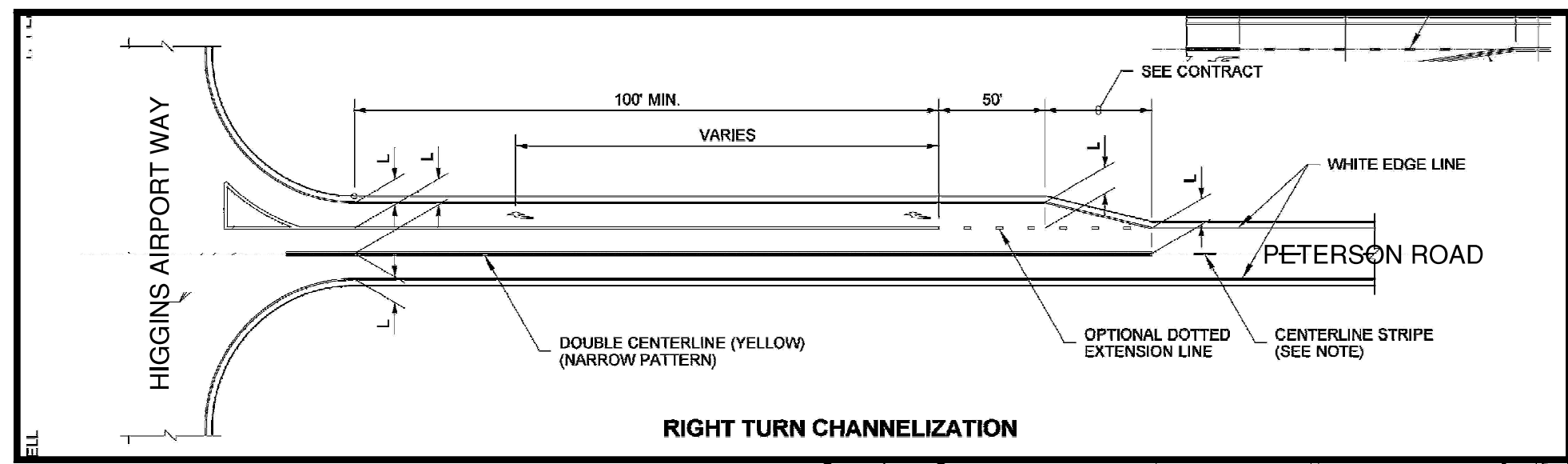
SHEET DESCRIPTION:

SCALE: AS NOTED
DRAWN BY: D. REMSEN
CHECKED BY: H. NELSON
DATE: 04.27.23

SHEET TITLE:
**WATERSHED BUSINESS PARK
FOR
PORT OF SKAGIT COUNTY
SECTION 2, T. 34 N., R. 3 E., W.M.**

DRAWING NO.
21008.SITE.dwg
JOB NO.
21008
SHEET NO.
1 OF 1

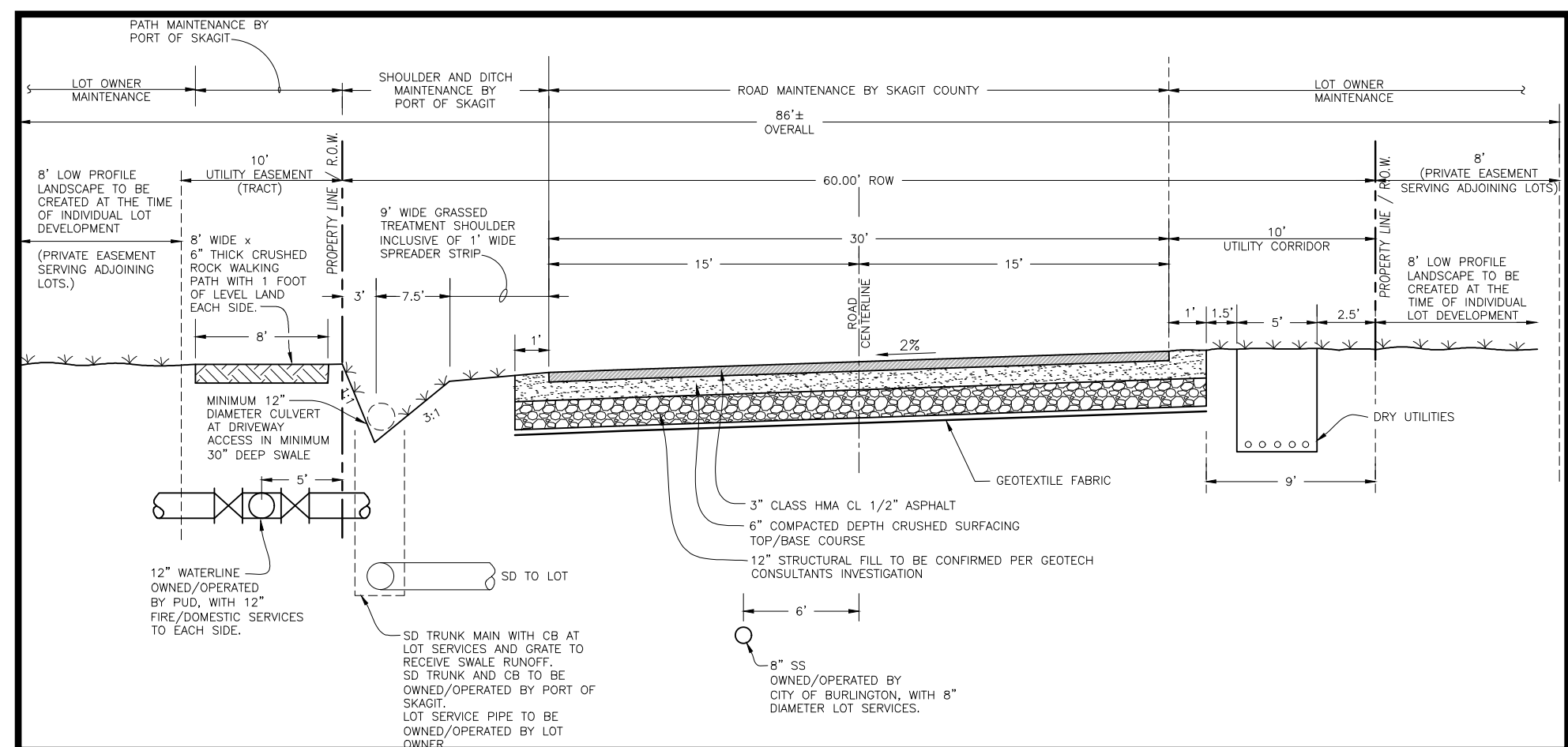
TRAFFIC EXHIBIT



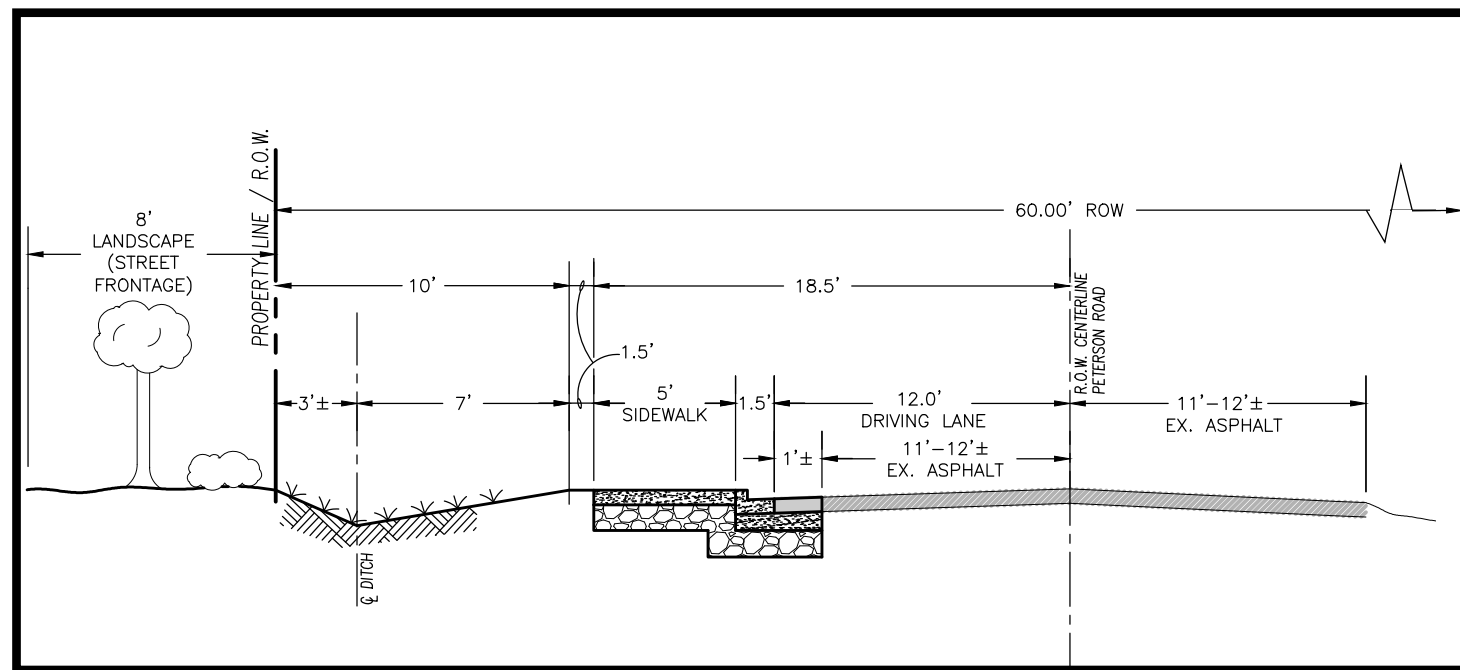
RIGHT TURN CHANNELIZATION



INTERNAL ROADWAY EXAMPLE VIEW
SECTION A-A



ONSITE INTERNAL ROAD
CROSS-SECTION A-A
NTS



OFFSITE-PETERSON ROAD
CROSS-SECTION B-B
NTS

PROJECT #3
NEW SIGNAGE
TO BE INSTALLED

PROJECT #3
NEW CONCRETE
SIDEWALK

PROJECT #3
NEW RIGHT TURN POCKET
INTO SITE TO BE ADDED.
REFER TO PHOTO EXAMPLE
BOTTOM RIGHT

PROJECT #1
NEW RIGHT TURN POCKET
INTO SITE TO BE ADDED.
REFER TO PHOTO EXAMPLE
BOTTOM RIGHT

PROJECT
#1
NEW
CONCRETE
SIDEWALK

REFER TO "OFFSITE
PETERSON ROAD
CROSS-SECTION B-B"
DETAIL LOCATED ON THE
BOTTOM LEFT SIDE OF
THIS SHEET (TYP)

PROJECT #2
NEW TURN LANE
TO BE ADDED

PETERSON ROAD

PETERSON ROAD

BAY RIDGE
BUSINESS
PARK

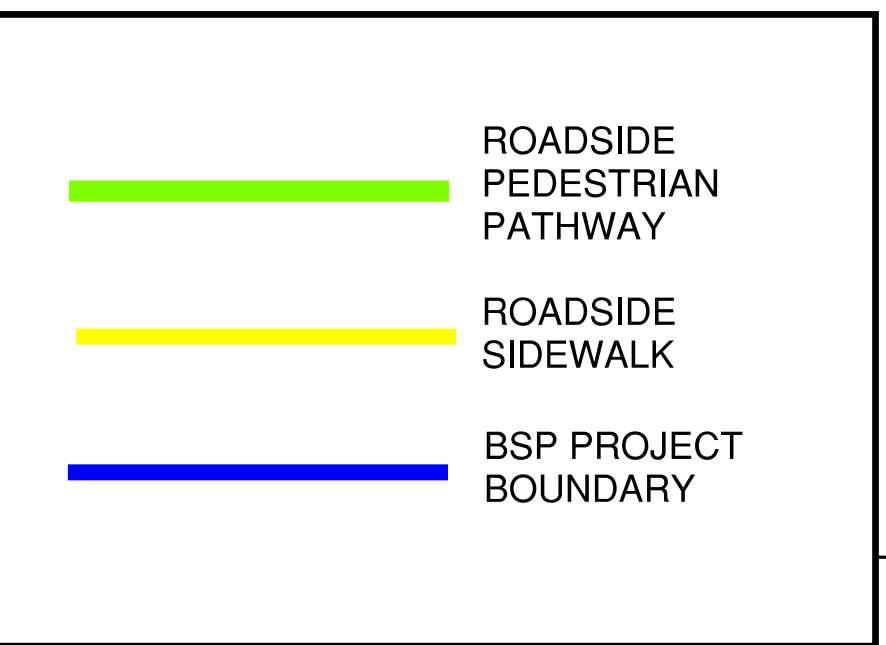
SCALE: 1" = 200'
0 100 200 400

PROJECT #3

PROJECT #2

PROJECT #1

RIGHT TURN POCKET INTO SITE
EXAMPLE PHOTO VIEW @ PETERSON/BAY RIDGE DRIVE

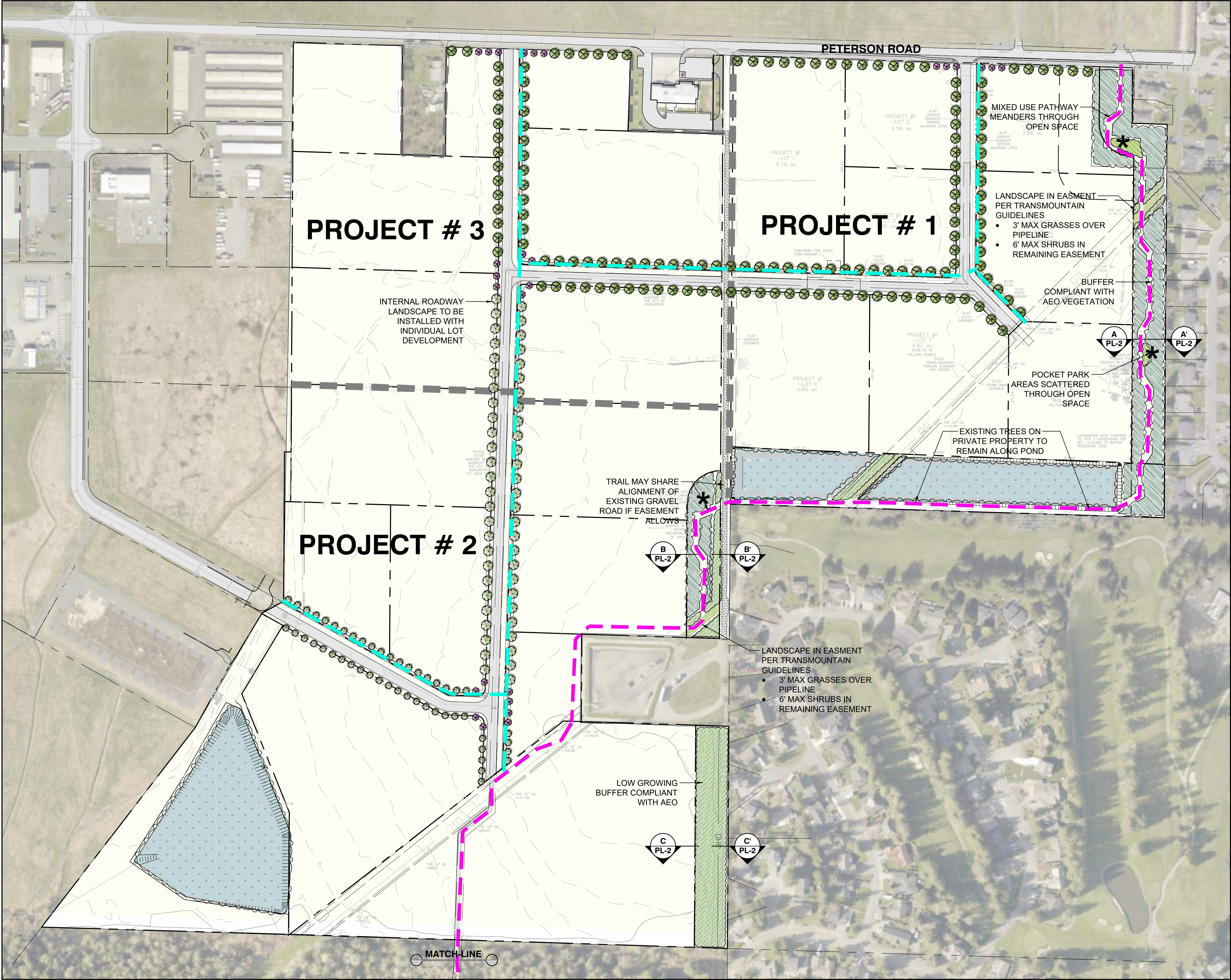


REV. NO.	REVISION	DATE	BY	APPROVED

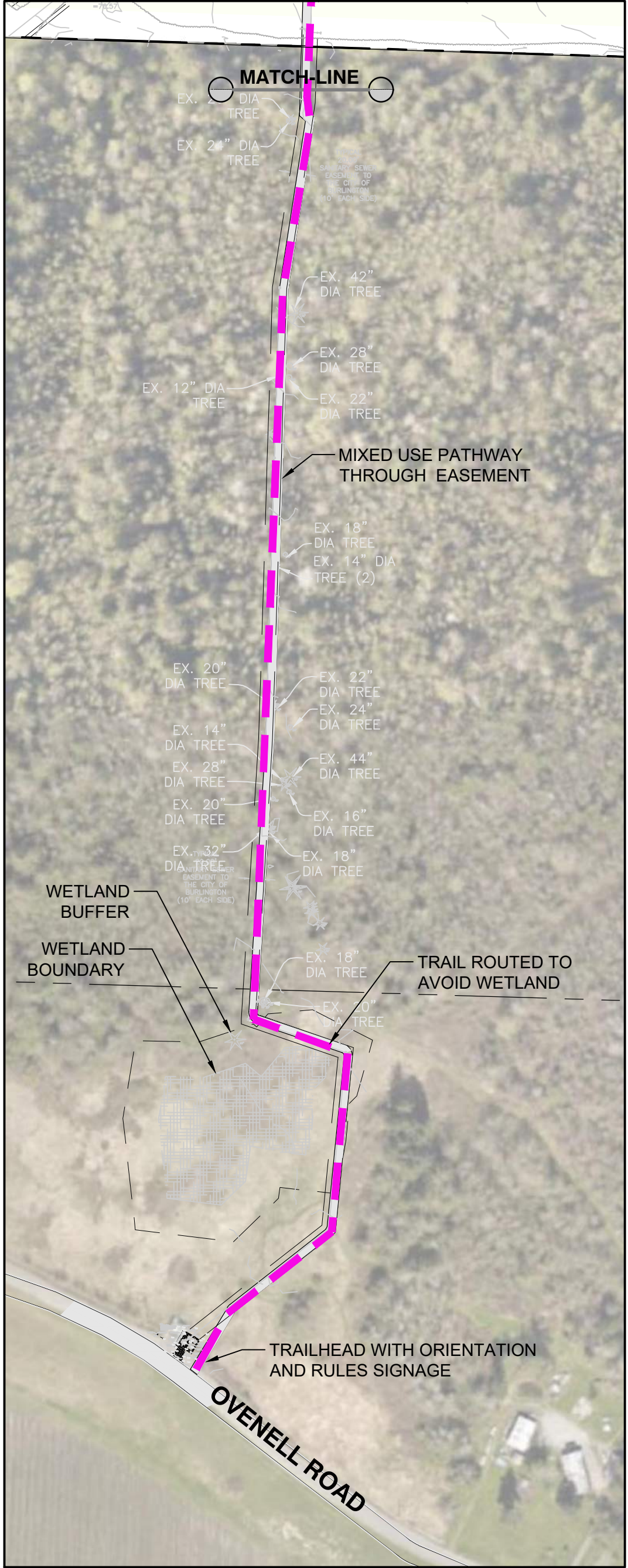
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SCALE: 1" = 200'	SHEET TITLE: WATERSHED BUSINESS PARK FOR PORT OF SKAGIT COUNTY SECTION 2, T. 34 N., R. 3 E., W.M.	DRAWING NO. 21008.SITE.dwg
DRAWN BY: D. REMSEN		JOB NO. 21008
CHECKED BY: J. RAVNIK		SHEET NO. 1 OF 1
DATE: 04.27.23		

TRAILS AND LANDSCAPE



LANDSCAPE AND TRAIL PLAN - NORTH
1" = 160'-0" (CHECK SCALE BAR FOR ACCURACY)



TRAIL PLAN - SOUTH
1" = 160'-0" (CHECK SCALE BAR FOR ACCURACY)

CONCEPT PLANT SCHEDULE

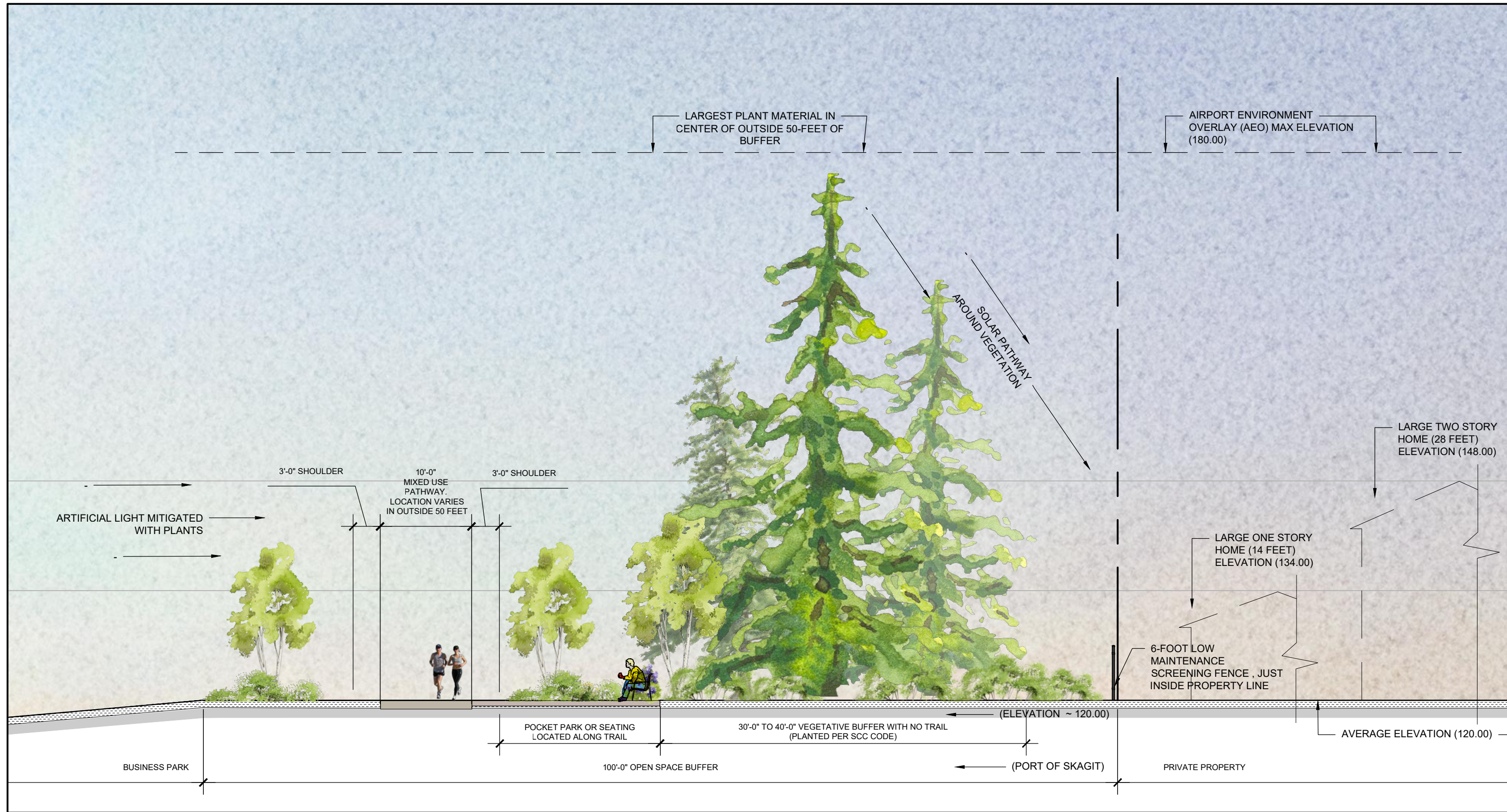
	SHADE TREE - LARGE Maples, zelkova, katsura or other approved tree	148
	SHADE TREE - MEDIUM nyssa, parrotia, tilia or other city approved tree	53
	SHADE TREE - ACCENT plum, dogwood, stewartia, styrax, or other city approved tree	27
	STREET TREE - SMALL Hanna's Heart, City Spruce, Crabapple (disease resistant variety) or other approved tree. Less than 20' tall to comply with AEO.	49
	BUFFER AREA - TALL Dense rows of conifers up to 50 feet tall in compliance with AEO.	115,553 sf
	BUFFER AREA - LOW Dense rows of evergreen shrubs, 100 foot wide and 10 feet tall min, specified to grow up to AEO maximum height.	81,478 sf
	DETENTION POND AREA Low growing native and naturalized fescues and ryegrasses	316,018 sf
	POCKET PARK AREA	4,031 sf

TRAIL LEGEND

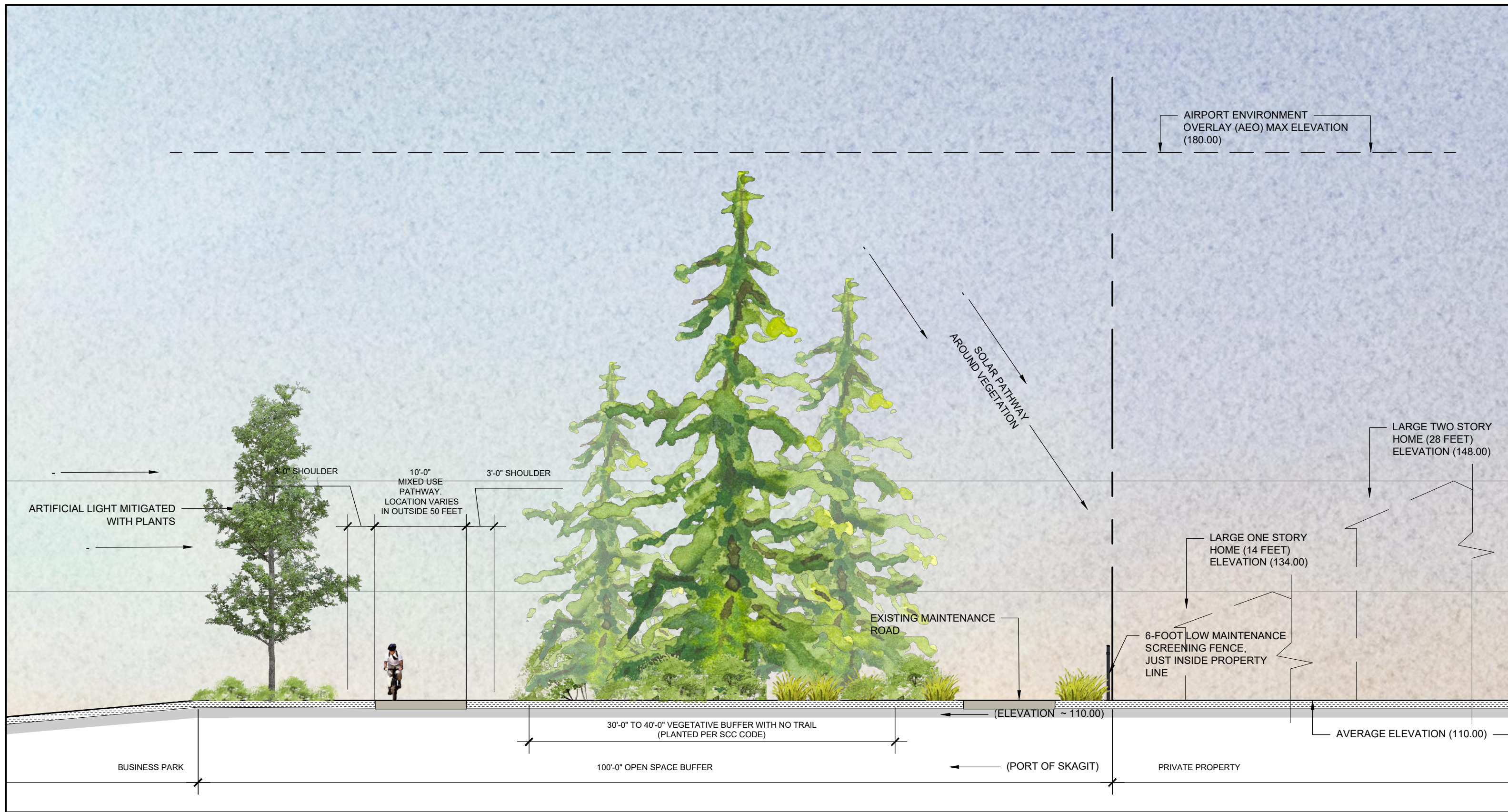
-  OPEN SPACE MIXED USE TRAIL
10 FEET WIDE, CRUSHED AGGREGATE
-  SIDEWALK TRAIL
10 FEET WIDE, CRUSHED AGGREGATE



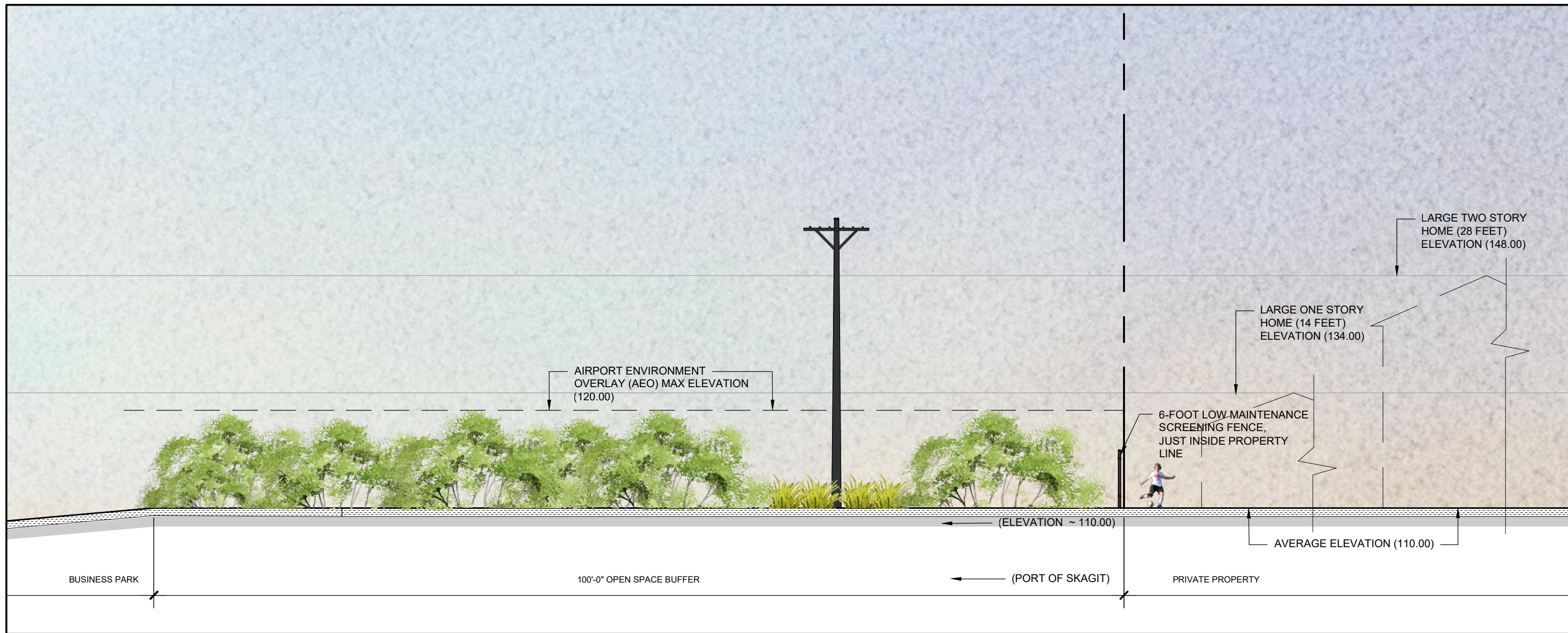
SECTIONS THROUGH OPEN SPACE WITH TRAIL AND BUFFER



EASTERN EDGE OF PROJECT #1
1" = 10'-0" (CHECK SCALE BAR FOR ACCURACY; SECTION A-A')



NORTH SECTION OF THE EASTERN EDGE OF PROJECT #2
1" = 10'-0" (CHECK SCALE BAR FOR ACCURACY; SECTION B-B')



SOUTH SECTION OF THE EASTERN EDGE OF PROJECT #2
1" = 10'-0" (CHECK SCALE BAR FOR ACCURACY; SECTION C-C')



Trail Use Expectations & Info

1. Trails are open from dawn to dusk. Respect the neighboring businesses. No loitering. Walk with a partner.
2. Trails are open for walking, running, and bicycling. Horses and motorized vehicles are strictly prohibited.
3. Dogs shall be on a leash. Cleanup after your pets.
4. The Port of Skagit reserves the right to restrict any use of the trail for airport operations or security.
5. Users are to stay on the designated trails.
6. Pack out all trash.
7. No hunting, trapping, discharge of firearms, camping, cookfires, fireworks, barbecues or consumption of alcohol.
8. Call 911 to report any emergency.
9. To report any trail concerns, you may contact us

Watershed Phase 1 Preliminary Concept

