ROSARIO
Resort & Spa

ROSARIO RESORT REDEVELOPMENT

Phase 1

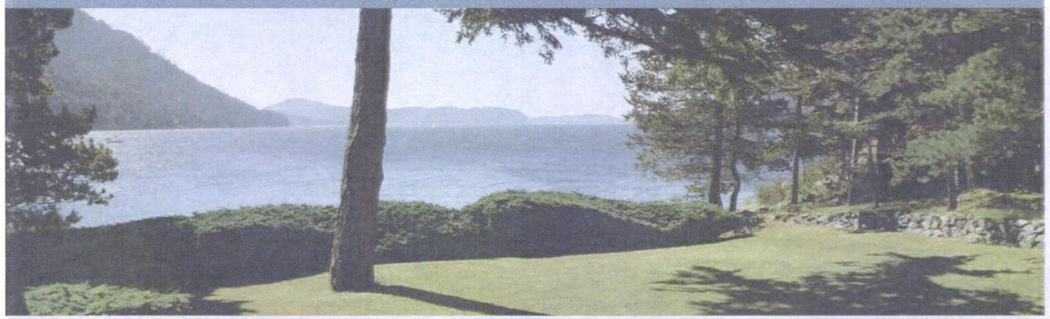
Planned Unit Development #1 Application

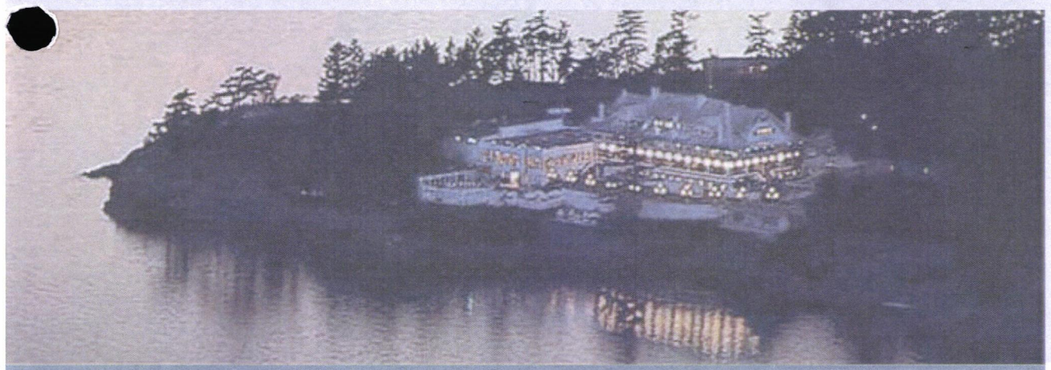
EXHIBIT RR-1

Site Plans

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

Contact:

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P.O. Box 319
Anacortes, Washington 98221
(360) 340-2685
mark@strandbergconstruction.com

Drawings Prepared by:

Robey Willis, GCH LLC
1607 Dexter Ave. North, Suite 3
Seattle, WA 98109
(206) 285 4422
rwillis@gchsite.com

ROSARIO Resort & Spa

GCH gaver coburn hutchins

JANUARY 14, 2016

SECTION 1

RESORT CORE



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

P004714-100521-000005

RESORT CORE - PHASE 1 REDEVELOPMENT



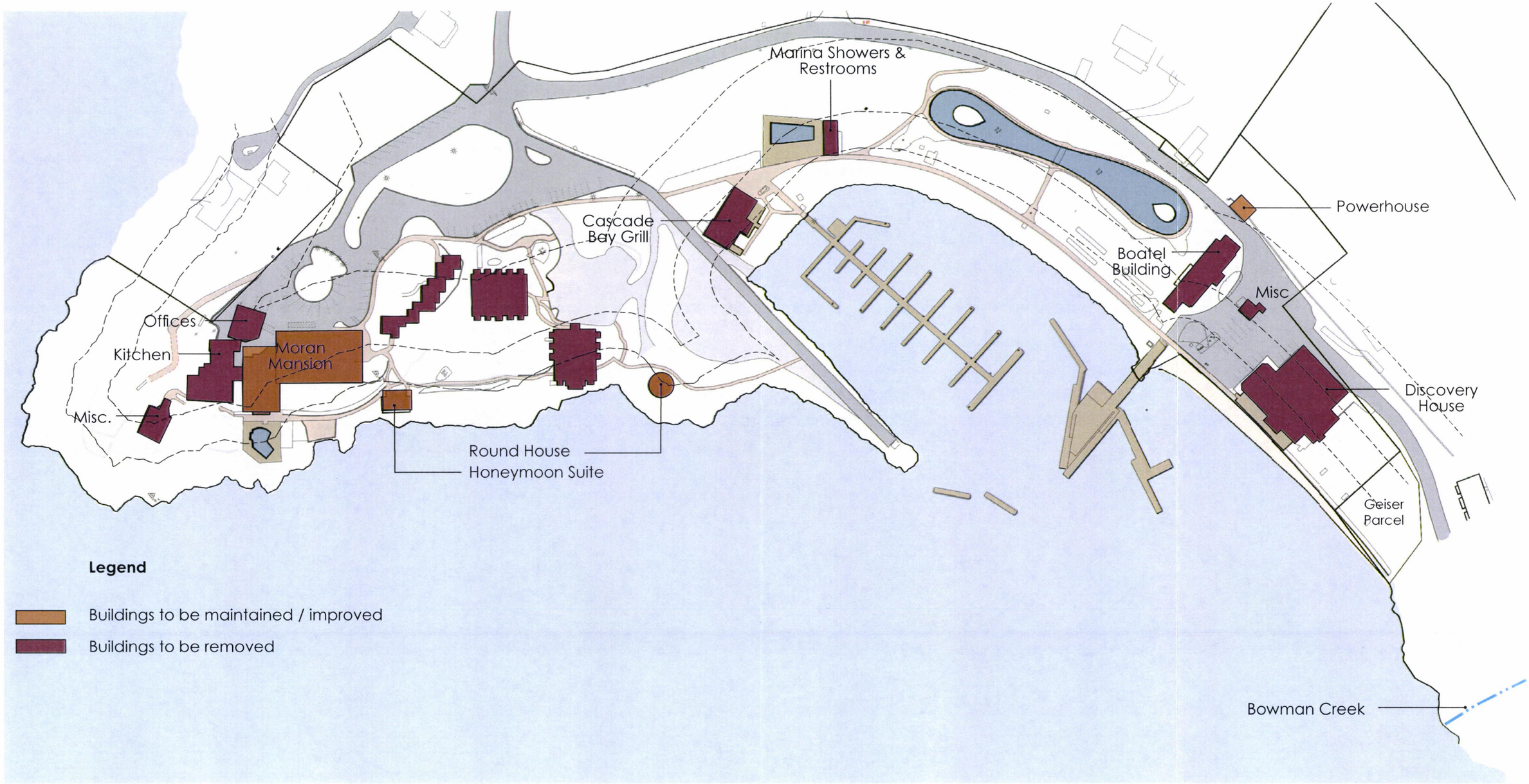
P004714-100521-000006

RESORT CORE - PHASE 1 REDEVELOPMENT



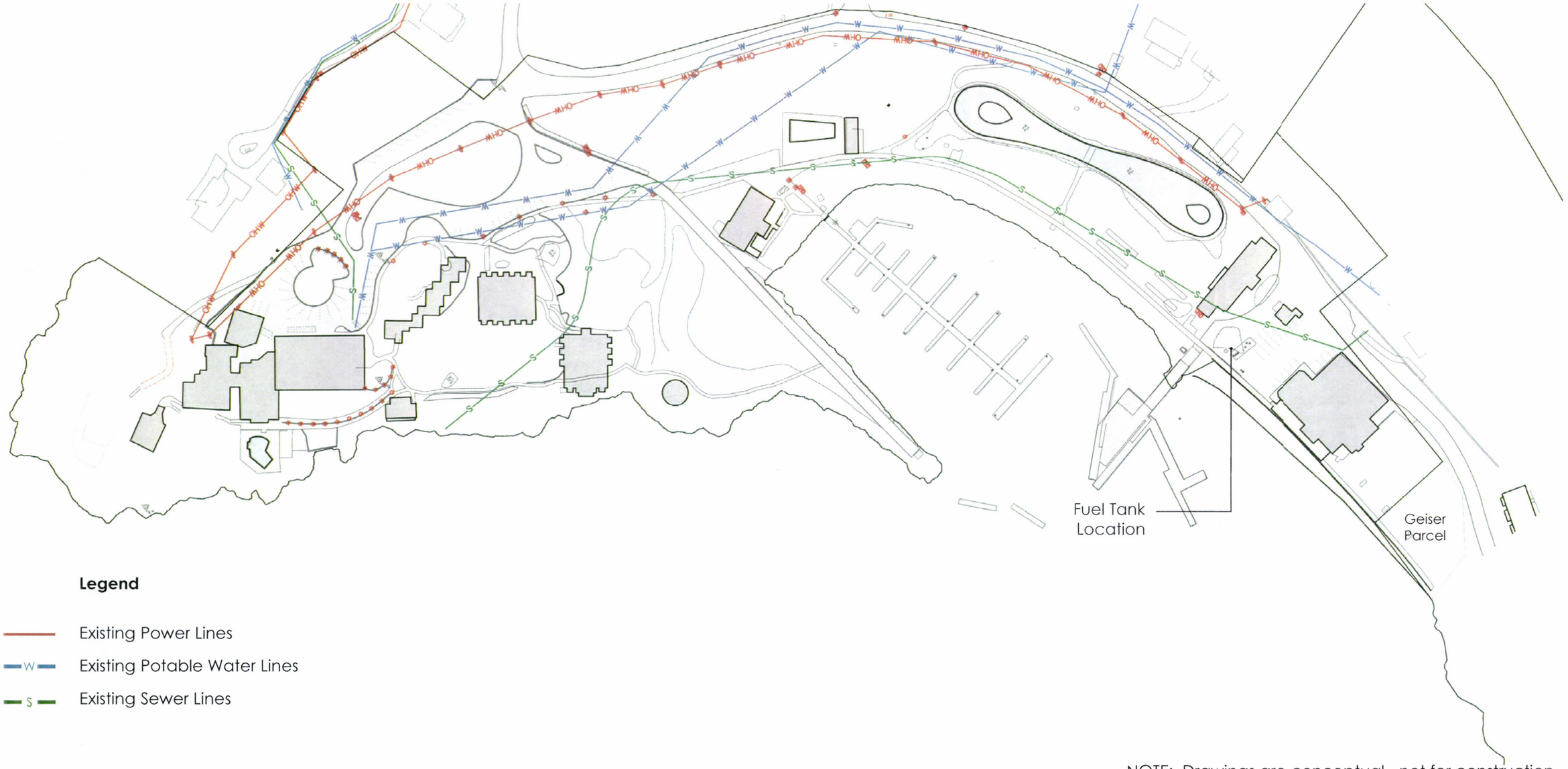
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RESORT CORE - PHASE 1 REDEVELOPMENT



P004714-100521-000008

RESORT CORE - PHASE 1 REDEVELOPMENT



Legend

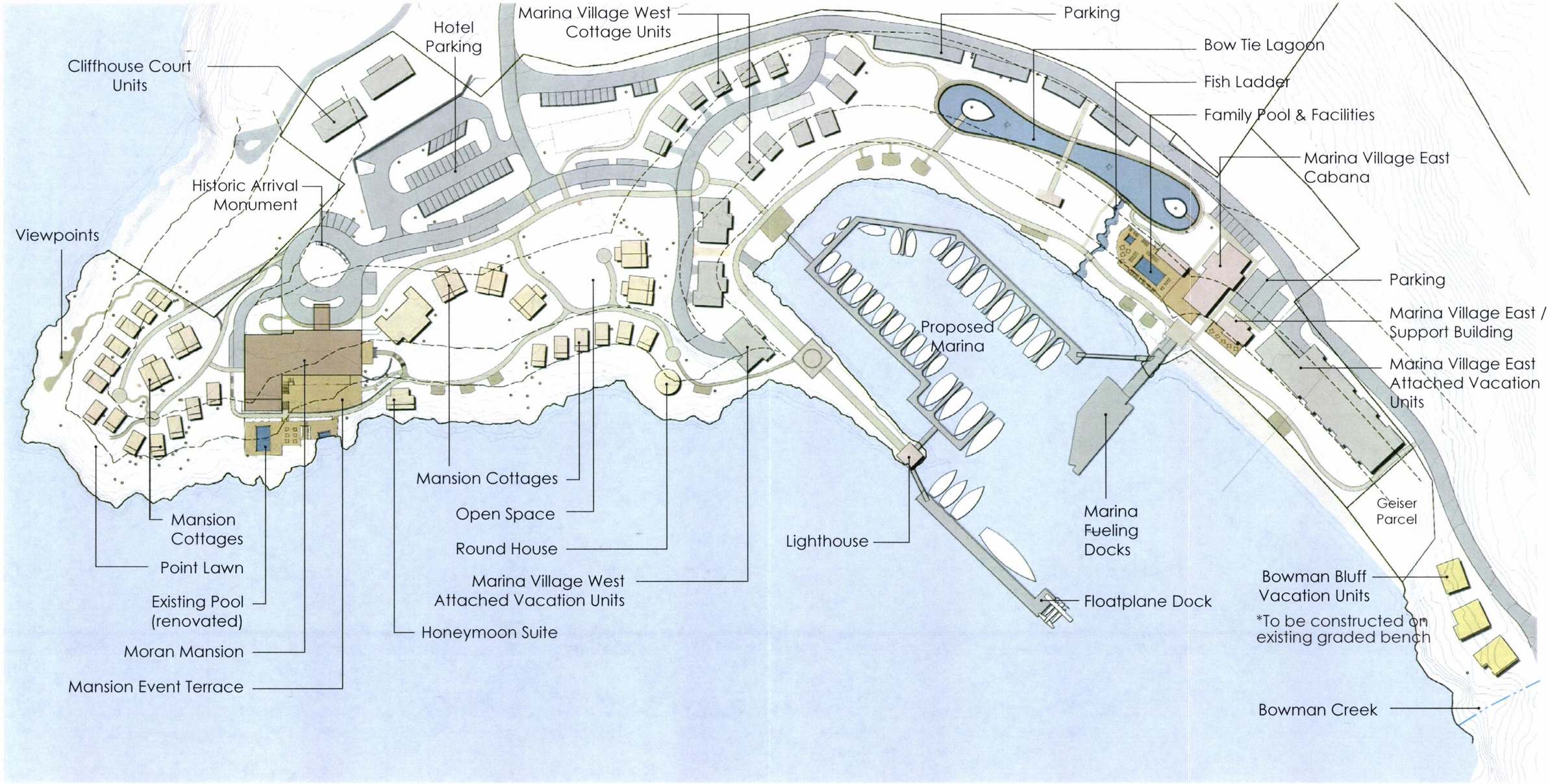
- Existing Power Lines
- Existing Potable Water Lines
- Existing Sewer Lines

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

NORTH 0' 65' 130' 260'

P004714-100521-000009

RESORT CORE - PHASE 1 REDEVELOPMENT



P004714-100521-000010

RESORT CORE - PHASE 1 REDEVELOPMENT



P004714-100521-000011

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)

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RESORT CORE - PHASE 1 REDEVELOPMENT



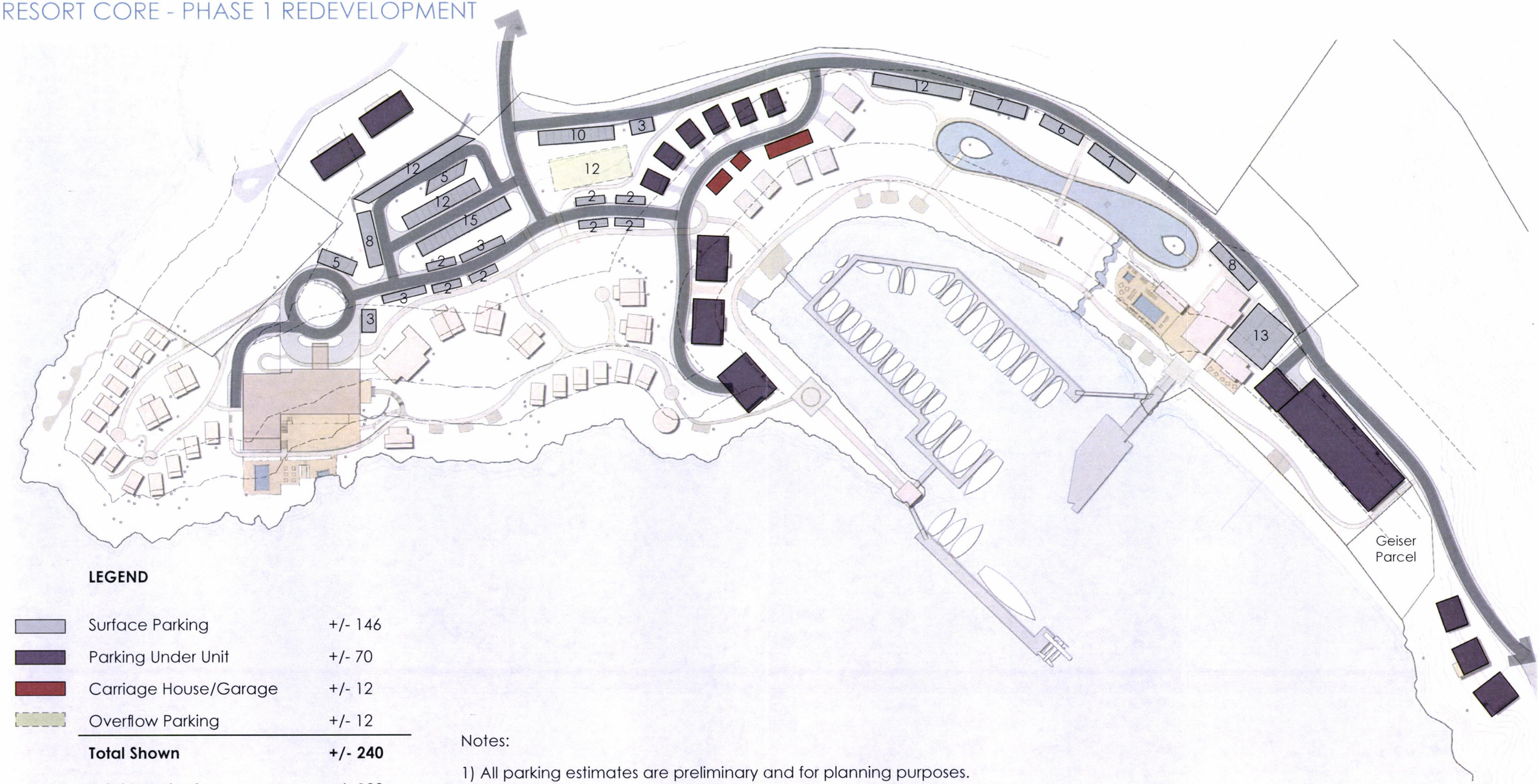
LEGEND

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

NORTH 0' 65' 130' 260'

P004714-100521-000013

RESORT CORE - PHASE 1 REDEVELOPMENT



LEGEND

	Surface Parking	+/- 146
	Parking Under Unit	+/- 70
	Carriage House/Garage	+/- 12
	Overflow Parking	+/- 12
	Total Shown	**+/- 240**
	Total Required (SJC Code & RMP)	**+/- 180**

Notes:

1) All parking estimates are preliminary and for planning purposes.
2) Additional overflow parking to be located on Hilltop

NORTH 0' 65' 130' 260'

P004714-100521-000014

RESORT CORE - PHASE 1 REDEVELOPMENT



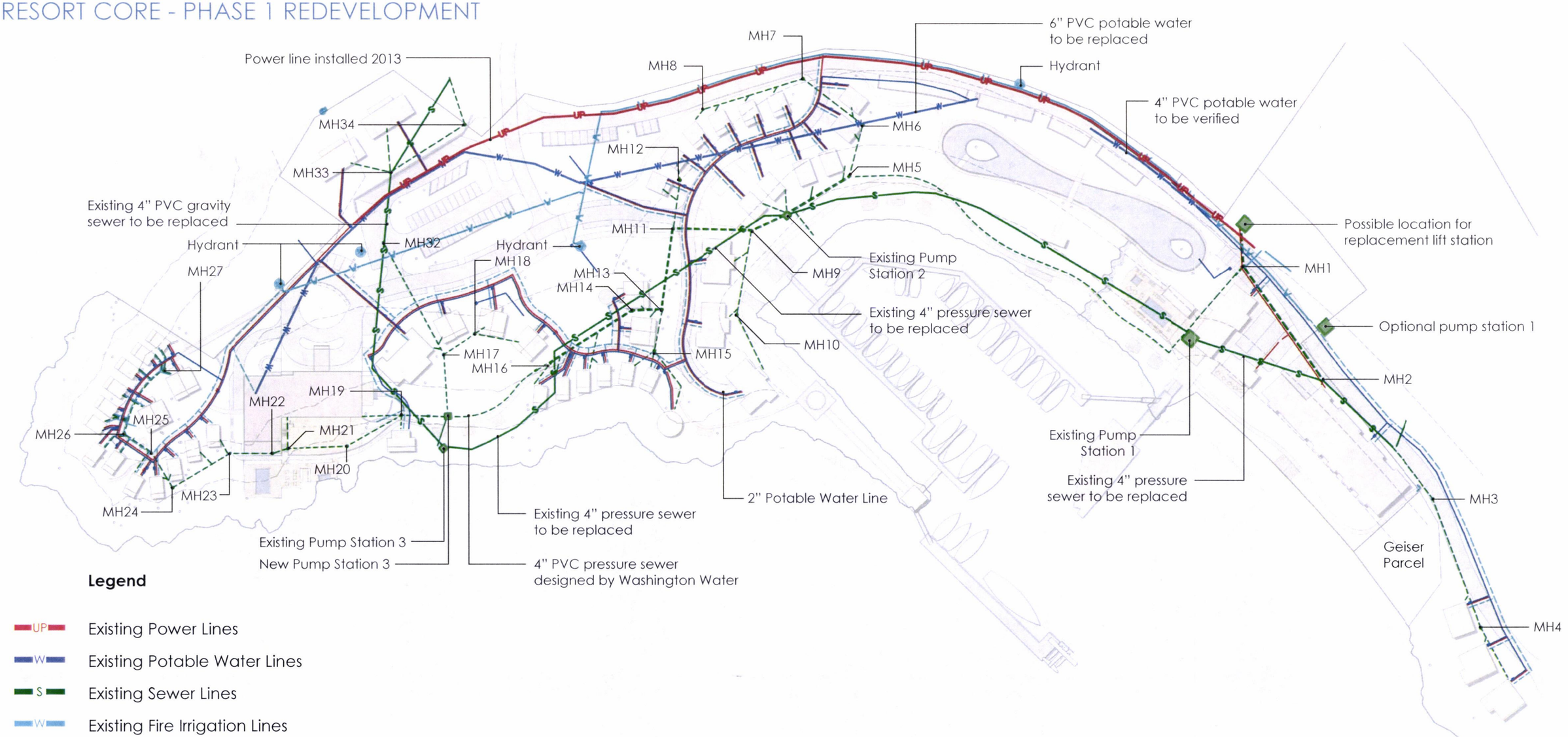
Legend

- 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

P004714-100521-000015

RESORT CORE - PHASE 1 REDEVELOPMENT



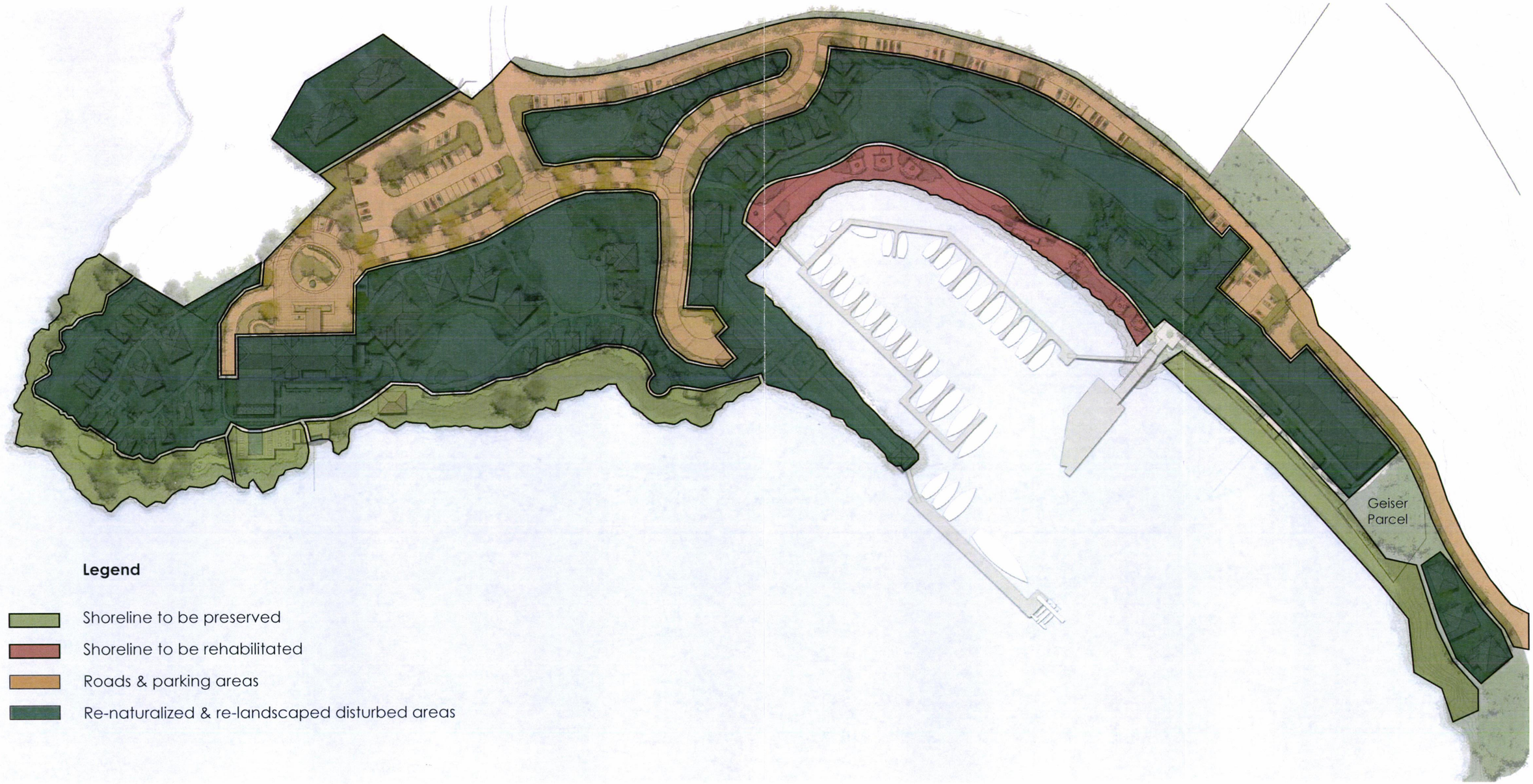
Legend

- Existing Power Lines
- Existing Potable Water Lines
- Existing Sewer Lines
- Existing Fire Irrigation Lines
- Proposed Power Lines
- Proposed Water Lines
- Proposed Sewer Lines
- Proposed Fire Irrigation Lines

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

P004714-100521-000016

RESORT CORE - PHASE 1 REDEVELOPMENT



Legend

- Shoreline to be preserved
- Shoreline to be rehabilitated
- Roads & parking areas
- Re-naturalized & re-landscaped disturbed areas

NORTH 0 65' 130' 260'

P004714-100521-000017

SECTION 2

HILLTOP



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

P004714-100521-000018

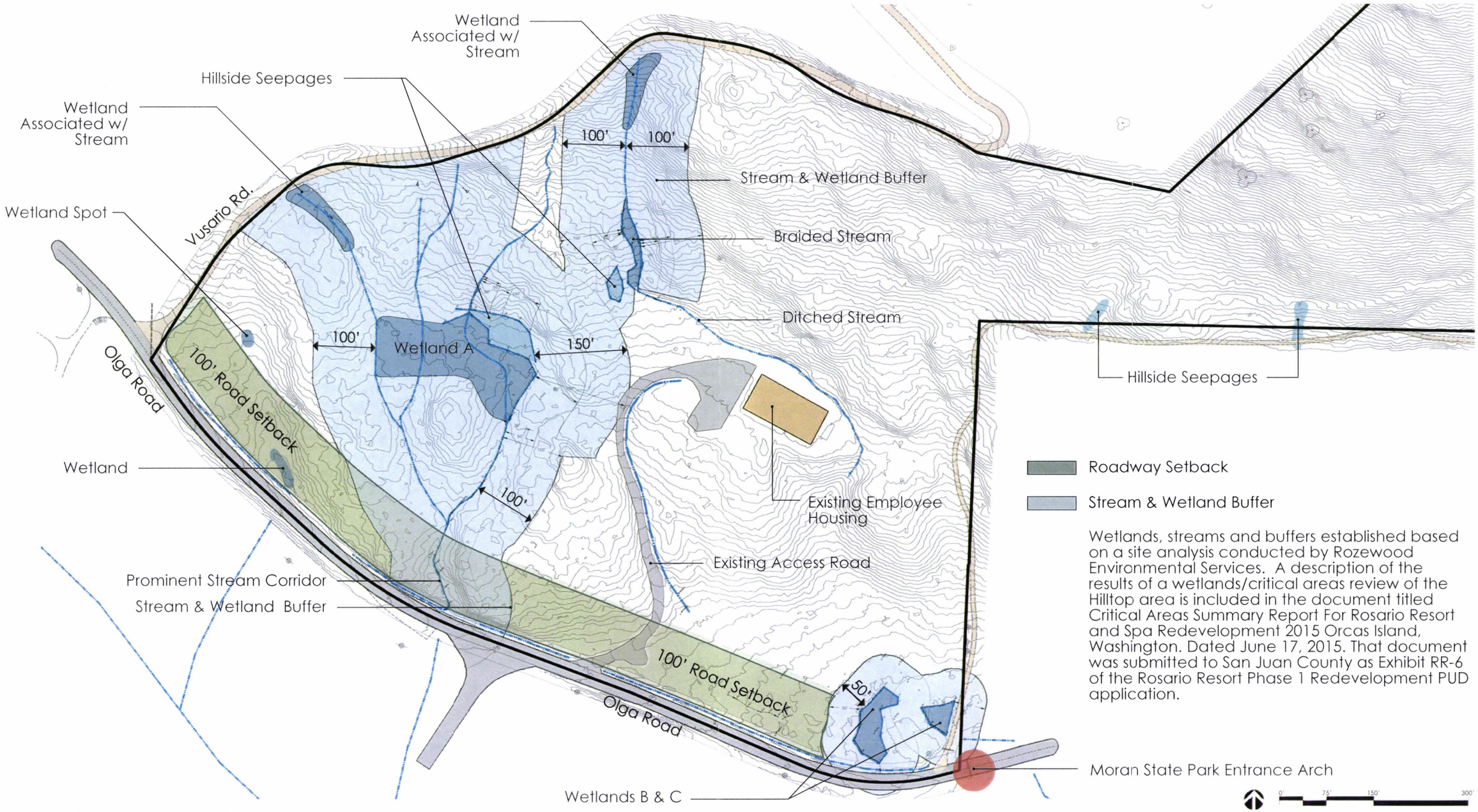
HILLTOP - PHASE 1 REDEVELOPMENT



NORTH 0' 100' 200' 400'

P004714-100521-000019

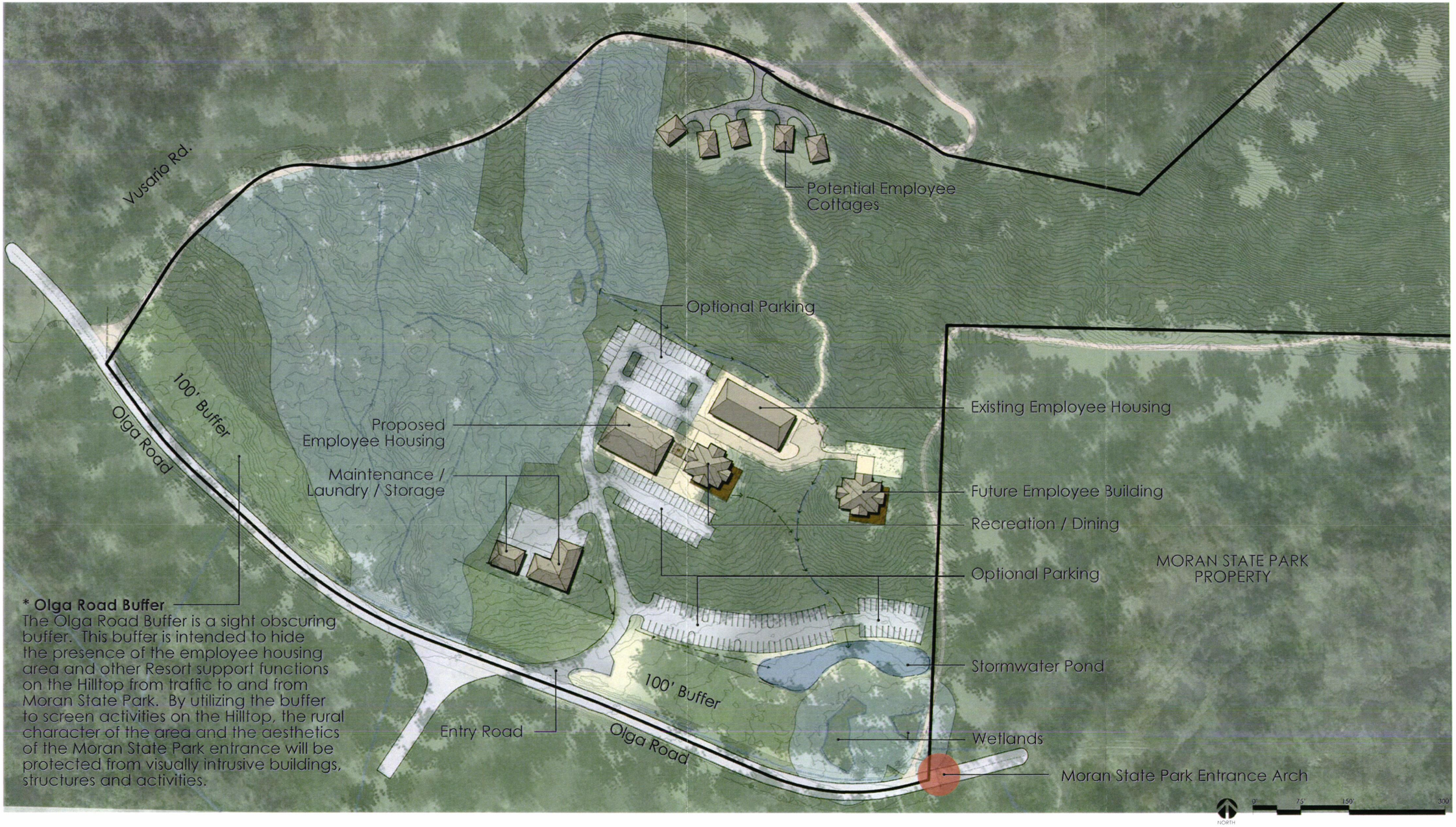
HILLTOP - PHASE 1 REDEVELOPMENT



Wetlands, streams and buffers established based on a site analysis conducted by Rozewood Environmental Services. A description of the results of a wetlands/critical areas review of the Hilltop area is included in the document titled Critical Areas Summary Report For Rosario Resort and Spa Redevelopment 2015 Orcas Island, Washington. Dated June 17, 2015. That document was submitted to San Juan County as Exhibit RR-6 of the Rosario Resort Phase 1 Redevelopment PUD application.

P004714-100521-000020

HILLTOP - PHASE 1 REDEVELOPMENT



*** Olga Road Buffer**
The Olga Road Buffer is a sight obscuring buffer. This buffer is intended to hide the presence of the employee housing area and other Resort support functions on the Hilltop from traffic to and from Moran State Park. By utilizing the buffer to screen activities on the Hilltop, the rural character of the area and the aesthetics of the Moran State Park entrance will be protected from visually intrusive buildings, structures and activities.

P004714-100521-000021

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)

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HILLTOP - PHASE 1 REDEVELOPMENT

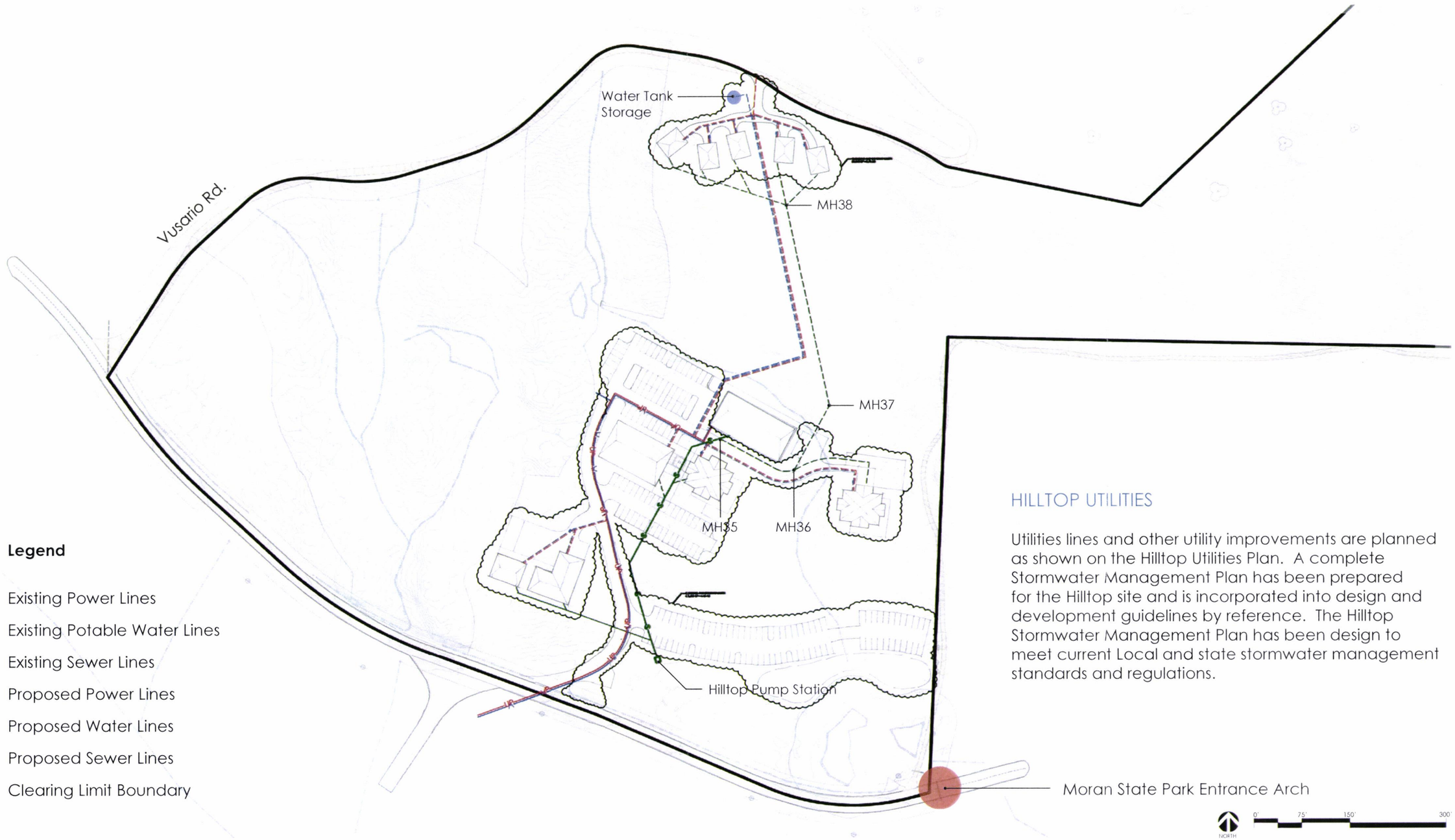


Legend

- 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)

P004714-100521-000023

HILLTOP - PHASE 1 REDEVELOPMENT



Legend

- Existing Power Lines
- Existing Potable Water Lines
- 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.

P004714-100521-000024