

WATER-SIDE IMPROVEMENTS:
FRONTAGE IMPROVEMENTS TO 1st STREET
SOUTH OF COMMERCIAL TO NORTHWEST PROPERTY LINE
AFTER VACATION OF 1st STREET
FROM NORTHWEST PROPERTY LINE TO CALEDONIA STREET:
DEDICATION OF EASEMENTS FOR PUBLIC ACCESS TO SHORELINE
DEDICATION OF EASEMENTS FOR INGRESS, EGRESS AND UTILITIES
WITHIN PRIVATE ROADWAY
COMPLETION OF FLOAT, RAMP AND DECK FACILITIES
COMPLETION OF SHORELINE BOARDWALK
RELOCATION OF EXISTING MARINA ACCESSORY BUILDING ONTO DECK
CHANGE OF USE OF EXISTING MARINA ACCESSORY BUILDING
PARKING FOR WATER-SIDE DEVELOPMENT (15 STALLS)
LANDSCAPING WITHIN WATER-SIDE DEVELOPMENT AREA
UNDERGROUND UTILITIES ON SITE

PHASE 1 DEVELOPEMENT:
GRANTING OF EASEMENTS FOR INGRESS, EGRESS AND UTILITIES
WITHIN A PRIVATE ROAD
BLA BETWEEN TOWN OF LA CONNER AND LA CONNER ASSOCIATES
40-45 ROOM HOTEL, RESTAURANT AND SPA
FRONTAGE IMPROVEMENTS ON CALEDONIA STREET
PARKING, 41 STALLS
LANDSCAPING
UNDERGROUND UTILITIES ON SITE

PHASE 2 DEVELOPEMENT:
MULTI-STORY COMMERCIAL/RESIDENTIAL DEVELOPMENT

PHASE 3 DEVELOPEMENT:
MULTI-STORY RESIDENTIAL UNITS
FRONTAGE IMPROVEMENTS TO 3rd STREET
PARKING, 25 STALLS
LANDSCAPING

SWINOMISH CHANNEL

OUTER HARBOR LINE

INNER HARBOR LINE

INNER HARBOR LINE
PER 1993 D.N.R. SURVEY

1st STREET

COMMERCIAL STREET

DOUGLAS STREET

MOORE STREET

CALEDONIA STREET

MOORE-CLARK HOTEL

10 PARKING STALLS,
LOADING & TRASH

FUTURE
COMMERCIAL/
RESIDENTIAL

200' SETBACK
FROM OHWM

PARKING TOTALS:
HOTEL: 10
SURFACE: 71
CONDO: 8
TOWNHOUSE: 56
TOTAL: 145

PHASE 3

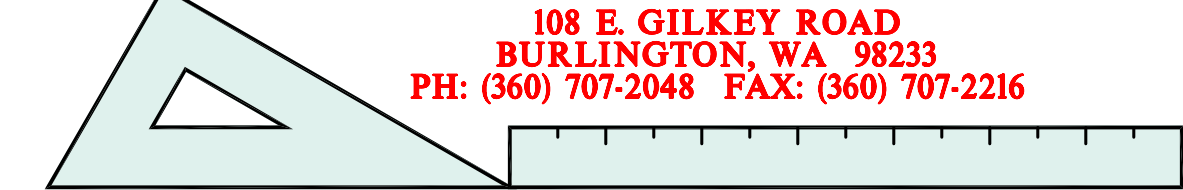
MULTI-STORY RESIDENTIAL DEVELOPMENT

3rd STREET

EXHIBIT A

REV. NO.	REVISION	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING



SHEET DESCRIPTION:
**WATER-SIDE,
PHASE 1, PHASE 2 & PHASE 3
DEVELOPMENT PLAN**

SCALE: 1" = 30'
DRAWN BY: D. FOSTER
CHECKED BY: J. RAVNIK
DATE: 03/27/07

SHEET TITLE:
**DEVELOPED CONDITIONS
PHASE 1 & PHASE 2
FOR
LaCONNER ASSOCIATES**
PORTION OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. SKAGIT COUNTY, WASHINGTON

DRAWING NO.
97018ASIT.LaCassoc.dwg
JOB NO.
97018A
SHEET NO.
2 OF 3