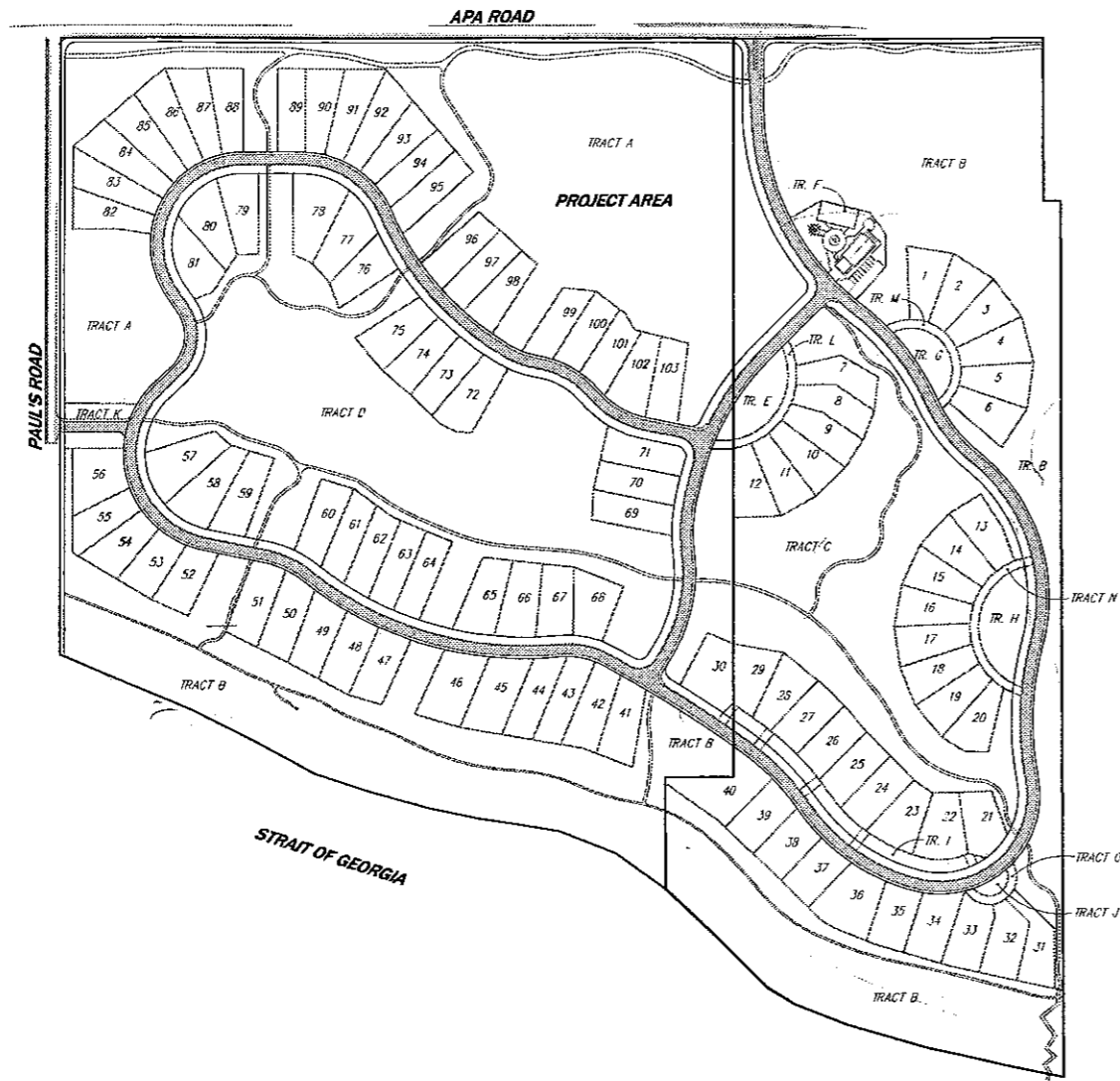


# POINT ROBERTS BEACH CLUB

## FOR LILY POINT, LLC



**SITE MAP**

SCALE: 1" = 200'

**SHEET INDEX**

- P01 TITLE SHEET
- P02 PRELIMINARY PLAT
- P03 PRELIMINARY PLAT
- P04 PRELIMINARY PLAT
- P05 PRELIMINARY PLAT
- P06 TREE CANOPY EXHIBIT
- P07 PHASING PLAN
- P08 PRELIMINARY CLUBHOUSE LANDSCAPING PLAN

**CLUSTER STANDARDS**

MAXIMUM LOTS PER CLUSTER: 10 (20.37.31(7))  
 SPACING BETWEEN CLUSTERS: 80' (20.37.31(9))

**TRACT BREAKDOWN**

TRACT	USE	SIZE
TRACT A	OPEN SPACE	674,772± S.F.
TRACT B	OPEN SPACE/DRAINFIELD	1,024,510± S.F.
TRACT C	OPEN SPACE	345,068± S.F.
TRACT D	OPEN SPACE	481,416± S.F.
TRACT E	OPEN SPACE	17,556± S.F.
TRACT F	OPEN SPACE/CLUB HOUSE	31,465± S.F.
TRACT G	OPEN SPACE	11,165± S.F.
TRACT H	OPEN SPACE	21,173± S.F.
TRACT I	OPEN SPACE	21,665± S.F.
TRACT J	OPEN SPACE	2,501± S.F.
TRACT K	ACCESS & UTILITIES	15,867± S.F.
TRACT L	ACCESS	7,079± S.F.
TRACT M	ACCESS	6,239± S.F.
TRACT N	ACCESS	7,669± S.F.
TRACT O	ACCESS	3,354± S.F.

**SITE STATISTICS**

TOTAL SITE AREA: 4,381,408 SF OR 103 AC  
 TAX PARCEL NO.: 4053115064270000  
 4053120654770000  
 4053120144200000

CURRENT ZONING: TZ - TRANSITION RSA/ARI  
 COMPREHENSIVE PLAN DESIGNATION: RESORT/RECREATIONAL SUBDIVISION  
 SITE ADDRESS: 2200 APA ROAD, POINT ROBERTS  
 BUILDING SETBACKS AND SEPARATION: 20' FRONT YARD SETBACK  
 5' REAR YARD SETBACK  
 5' SIDE YARD SETBACK  
 20' STREET SETBACK  
 WATER PROVIDER: POINT ROBERTS WATER DISTRICT #4  
 SEWAGE DISPOSAL: PRIVATE - SEPTIC SYSTEM

**LEGAL DESCRIPTION**

**PARCEL A:**  
 GOVERNMENT LOT 4, SECTION 11, TOWNSHIP 40 NORTH, RANGE 3 WEST OF W.M., EXCEPT COUNTY ROADS ALONG THE NORTH AND WEST LINE THEREOF, TOGETHER WITH THE TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON SAID LOT 4, WITH A FRONTAGE OF 21.72 LINEAL CHAINS MORE OR LESS.

SITUATE IN WHATCOM COUNTY, WASHINGTON

**PARCEL B:**  
 BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 3 WEST OF THE W.M.; THENCE SOUTH ALONG SECTION LINE BETWEEN SECTIONS 11 AND 12, TO U.S. MEANDER LINE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID MEANDER LINE 1.30 FEET; THENCE NORTH 349.5 FEET; THENCE EAST 156.2 FEET; THENCE NORTH 1980.0 FEET, MORE OR LESS TO THE NORTH LINE OF SAID SECTION 12; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 12 TO THE PLACE OF BEGINNING, EXCEPT COUNTY ROAD ALONG THE NORTH LINE THEREOF; TOGETHER WITH THE TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON SAID WEST 1.30 FEET, AS MEASURED ALONG THE GOVERNMENT MEANDER LINE, OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 40 NORTH, RANGE 3 WEST OF W.M., WITH A FRONTAGE OF 1.97 LINEAL CHAINS MORE OR LESS.

SITUATE IN WHATCOM COUNTY, WASHINGTON

**PARCEL C:**  
 ALL OF GOVERNMENT LOT 1 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 3 WEST OF W.M., EXCEPTING THEREFROM A TRACT CONVEYED TO JOHANNES SIMONSON BY DEED RECORDED IN VOLUME 103 OF DEEDS, PAGE 634, RECORDS OF WHATCOM COUNTY, WASHINGTON. ALSO EXCEPT THE EAST 300 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF GOVERNMENT LOT 1. ALSO EXCEPT A TRACT BEGINNING 300 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST OF SAID SECTION; THENCE SOUTH 400 FEET; THENCE WEST 300 FEET; THENCE NORTH 400 FEET; THENCE EAST 300 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPT APA ROAD.

SITUATE IN WHATCOM COUNTY, WASHINGTON

**NOTES**

- ALL EXISTING STRUCTURES ON SITE WILL BE REMOVED. ALL REQUIRED PERMITS WILL BE ACQUIRED PRIOR TO REMOVAL.
- ALL EXISTING UTILITIES AND DRAIN FIELDS WILL BE DEMONSTRATED.

**OWNER/APPLICANT**

LILY POINT, LLC  
 8015 SE 28TH ST. SUITE 215  
 MERCER ISLAND, WA 98004  
 PHONE: (425) 823-9010  
 CONTACT: JANDERS KRUIS

CASSIMAR U.S. INC.  
 355 W. BLUFF RD.  
 PT. ROBERTS, WA 98281  
 PHONE: (604) 728-1733  
 CONTACT: WAIME KNOWLES

**ENGINEER/SURVEYOR/PLANNER/L.A.**

CORE DESIGN INC.  
 14711 NE 29th Place, Suite 101  
 BELLEVUE, WASHINGTON 98007  
 PHONE: (425) 885-7877  
 FAX: (425) 885-7963  
 CONTACT: CARY R. SHANDERROGH, P.E. - ENGINEER  
 KENNETH W. SHIPLEY, P.L.S. - SURVEYOR  
 LAKE HERMANNSEN - PROJECT MANAGER  
 JOSH BEARD - R.L.A. - LANDSCAPE ARCHITECT

**ARBORIST**

GILLES CONSULTING  
 P.O. BOX 2369  
 KIRKLAND, WASHINGTON 98033  
 PHONE: (425) 822-4994  
 CONTACT: BRIAN GILLES

**TRAFFIC ENGINEER**

THE TRANSPRO GROUP  
 11730 118TH AVENUE NE, SUITE 600  
 KIRKLAND, WASHINGTON 98034  
 PHONE: (425) 871-3665  
 FAX: (425) 825-8434  
 CONTACT: KEVIN JAMES, P.E.

**SEPTIC DESIGNER**

D. R. STRONG  
 10624 NE 38TH PLACE, SUITE 101  
 KIRKLAND, WASHINGTON 98033  
 PHONE: (425) 827-3063  
 FAX: (425) 827-2423  
 CONTACT: DAVID JENSEN

**WETLAND BIOLOGIST**

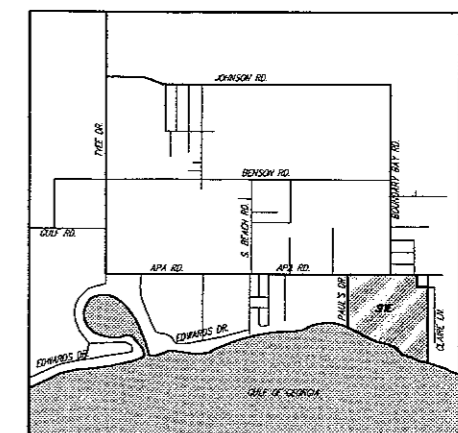
TALASAKA CONSULTANTS, LLC  
 19220 BEAR CREEK ROAD NE  
 WOODINVILLE, WASHINGTON 98072  
 PHONE: (425) 861-7550  
 FAX: (425) 861-7549  
 CONTACT: WILLIAM SHELS

**HYDROLOGIST/GEOLOGIST**

GOLDER ASSOCIATES  
 18320 I.E. UNION HILL ROAD, SUITE 200  
 REDMOND, WASHINGTON 98052  
 PHONE: (425) 883-0777  
 FAX: (425) 882-5498  
 CONTACT: SCOTT DANIELMAN

**ARCHEOLOGIST**

EQUIPOX RESEARCH AND CONSULTING INTERNATIONAL, INC.  
 41507 SOUTH SWACHT HIGHWAY  
 COMBRETTE, WASHINGTON 98227  
 PHONE: (360) 826-4930  
 FAX: (360) 826-4830  
 CONTACT: KELLY R. BUSH, M.A.



**VICINITY MAP**

SCALE: 1" = 2000' ±

RECEIVED

DEC 17 2009

Whatcom County PDS  
 Current Planning Division



14711 NE 29th Place, Suite 101  
 Bellevue, Washington 98007  
 425.885.7877 Fax 425.885.7963



CORE DESIGN  
 ENGINEERING · PLANNING · SURVEYING

TITLE SHEET  
 POINT ROBERTS  
 CASSIMAR U.S., INC.  
 355 W. BLUFF RD.  
 POINT ROBERTS, WA 98281

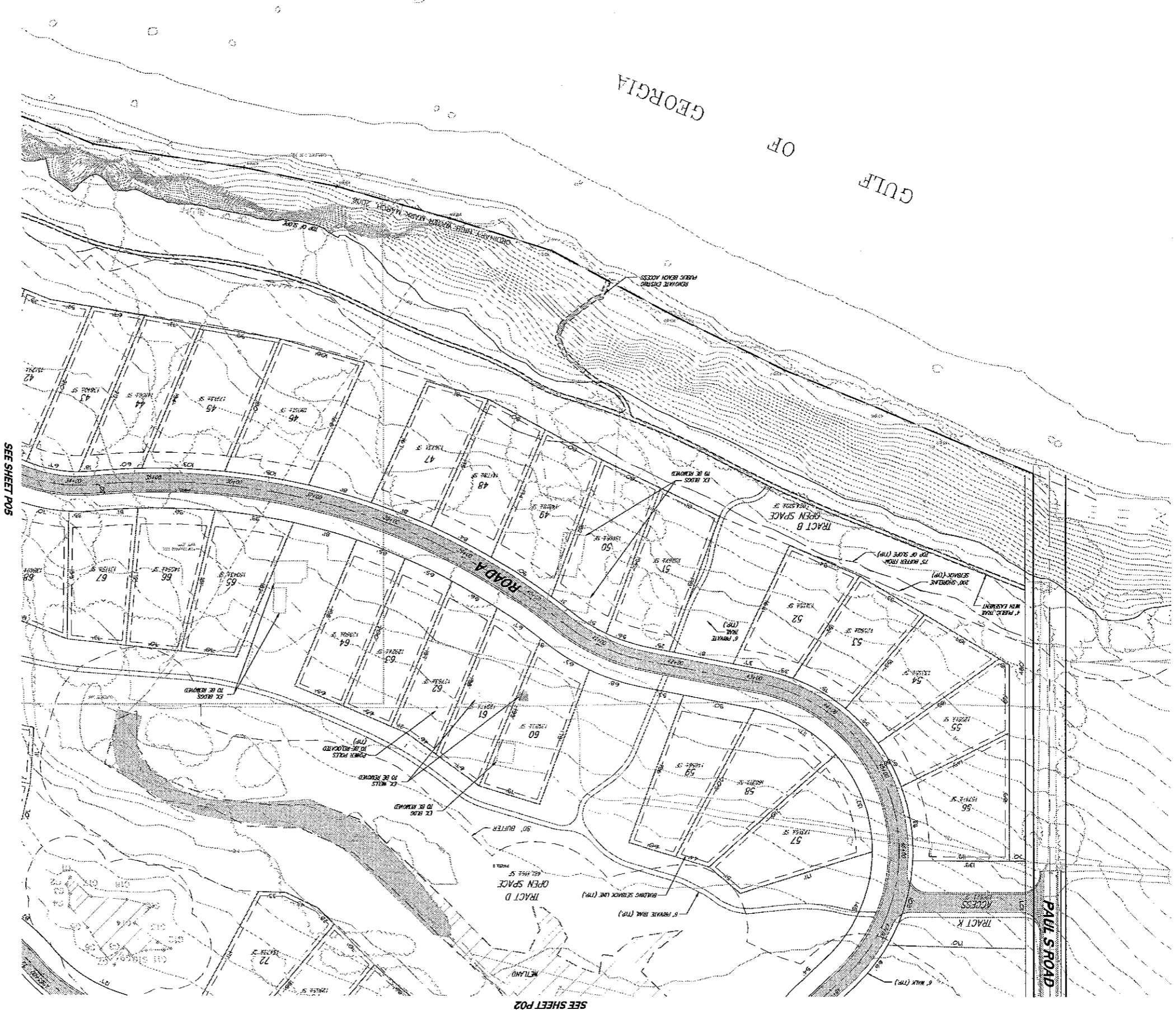
LILY POINT, LLC  
 8015 SE 28TH ST. SUITE 215  
 MERCER ISLAND, WA 98004

LAKE HERMANNSEN  
 PROJECT MANAGER

DATE	DESIGNED	DRAWN	APPROVED	SHEET	OF
DECEMBER 2009	LOW/HHH	LAH		P01	8



N.E. 1/4 SEC. 11 & N.W. 1/4 SEC. 12, TWP. 40 N., RGE. 3 W., W.M.



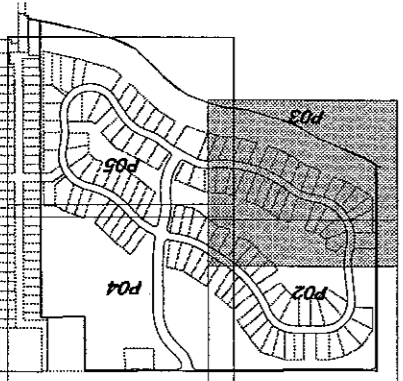
SEE SHEET P05

SEE SHEET P02

SCALE: 1" = 60'



KEY MAP  
NO SCALE



DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2009	LGM/HHH	JBM	LAE HERMANSEN	

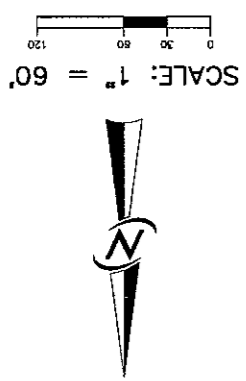
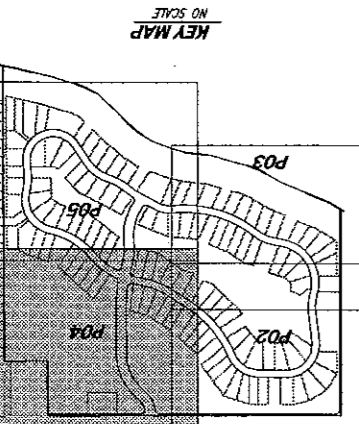
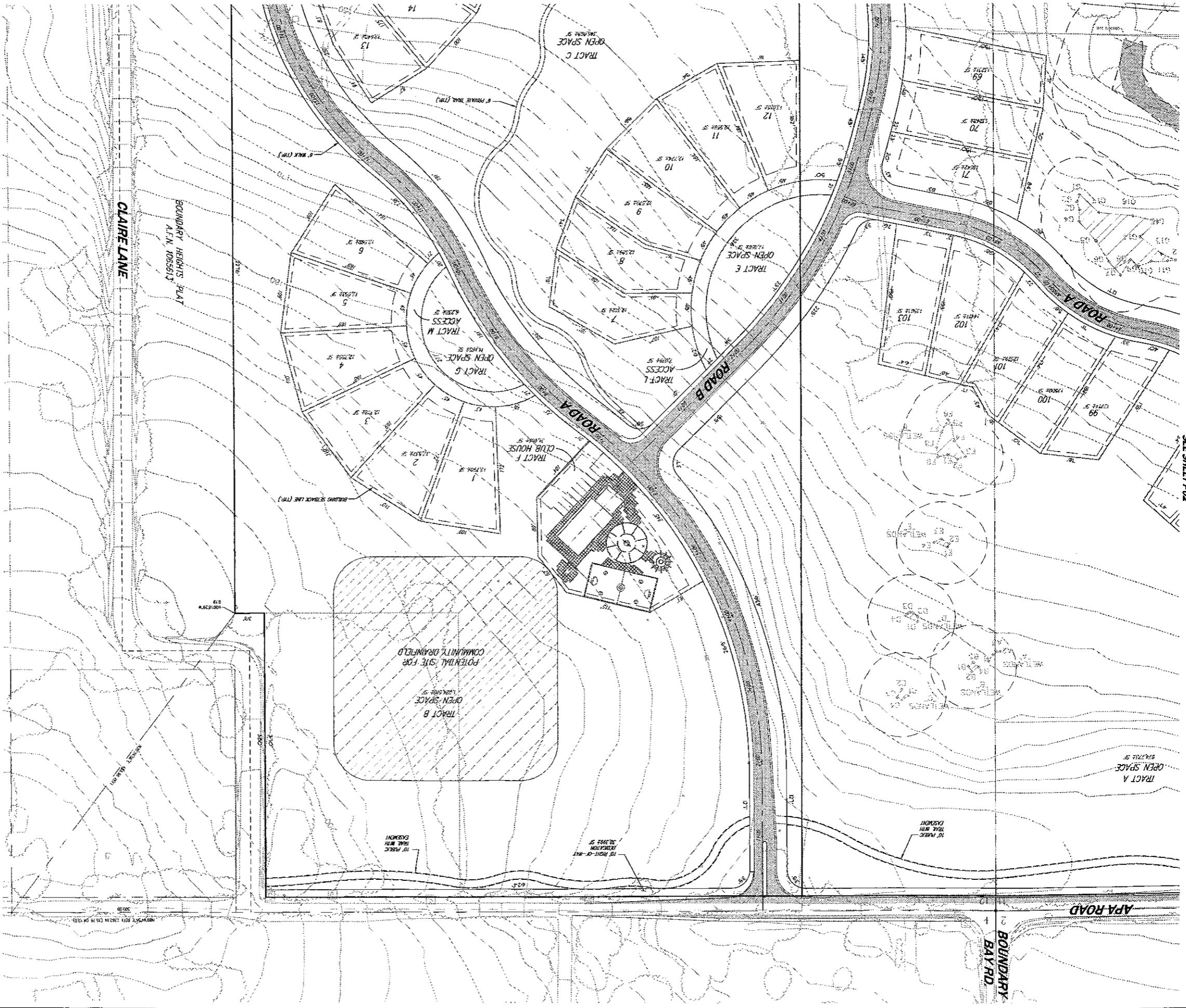
**PRELIMINARY PLAT**  
**POINT ROBERTS**  
 LILY POINT, LLC  
 8015 SE 23RD ST, SUITE 215  
 APOECHE ISLAND, WA 98040  
 CASSIMAR U.S., INC.  
 151 N. BLUFF RD.  
 POINT ROBERTS, WA 98281

**CORE DESIGN**  
 ENGINEERING • PLANNING • SURVEYING  
 14711 NE 29th Place Suite 101  
 Bellevue, Washington 98007  
 425.883.7977 Fax: 425.883.7943



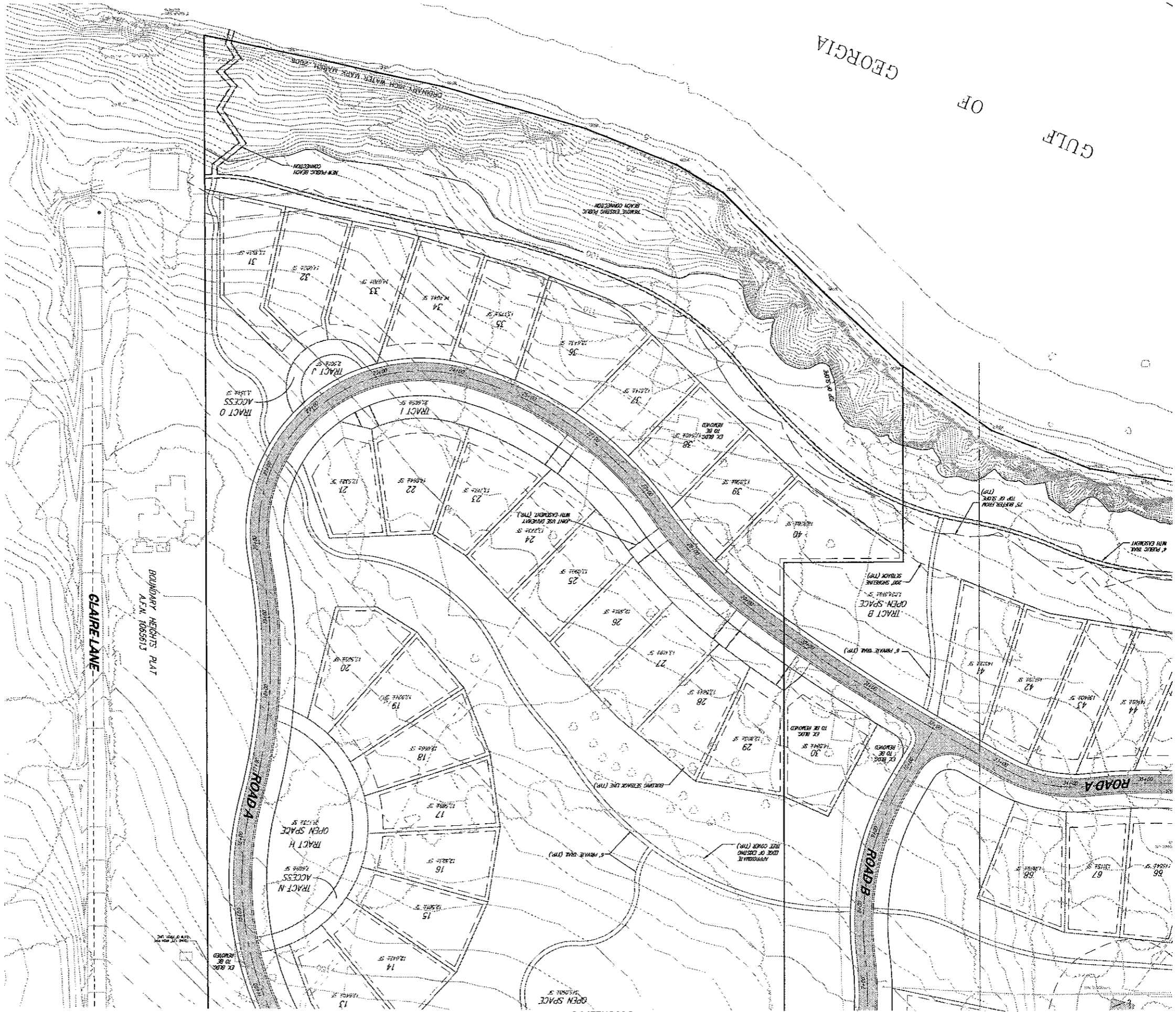
NO.	REVISIONS	DATE

N.E. 1/4 SEC. 11 & N.W. 1/4 SEC. 12, TWP. 40 N., RGE. 3 W., W.M.



DATE: DECEMBER 2009		DESIGNED BY: LGW/HHH		DRAWN BY: JMW		APPROVED BY: LAJE HERMANSEN		PROJECT MANAGER: LAJE HERMANSEN	
SHEET 8 OF 8		PROJECT: PRELIMINARY PLAT POINT ROBERTS		CLIENT: LILY POINT, LLC		ADDRESS: 2015 SE 28TH ST, SUITE 215, PORTLAND, OR 97202		CONTACT: CASSIMAR U.S., INC. 505 N. ALICE ST., PORTLAND, OR 97201	
				14271 NE 20th Place, Suite 101 Bellevue, Washington 98007 425.883.8177 Fax: 425.883.7943		ENGINEERING · PLANNING · SURVEYING		PRELIMINARY PLAT POINT ROBERTS	

GEORGIA  
OF  
GULF



SEE SHEET P03

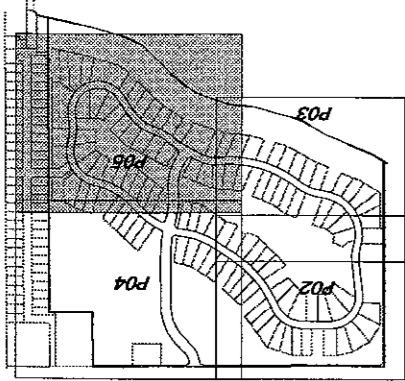
SEE SHEET P04

N.E. 1/4 SEC. 11 & N.W. 1/4 SEC. 12, TWP. 40 N., RGE. 3 W., W.M.

SCALE: 1" = 60'



KEY MAP  
NO SCALE



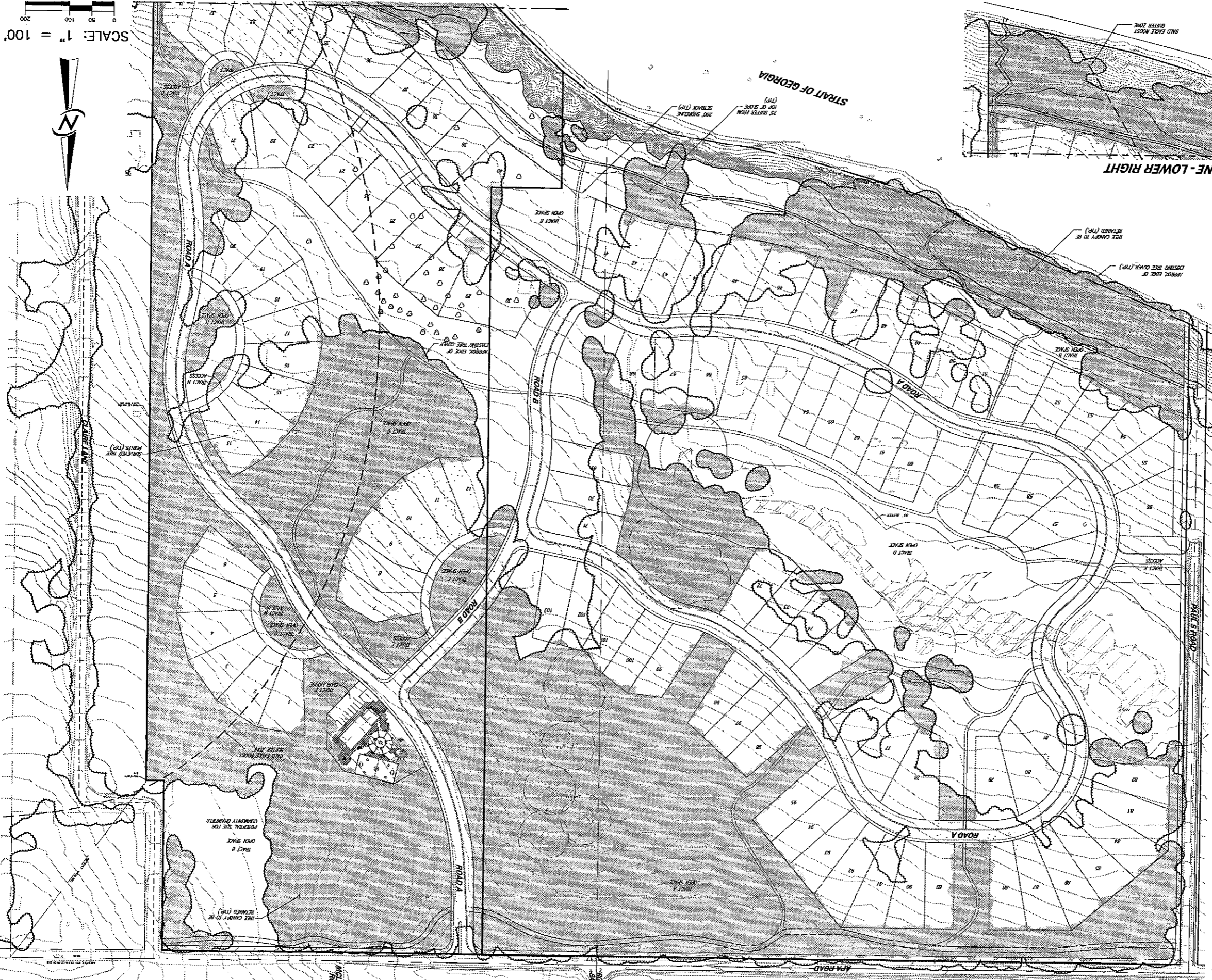
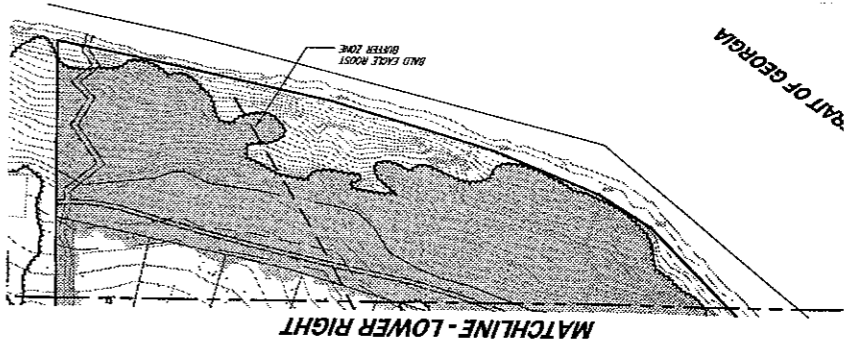
SHEET 8 OF 8		DATE: DECEMBER 2009		DESIGNED: LCV/HHH		DRAWN: JBM		APPROVED: LAE/HEMANSSEN		PROJECT MANAGER: LAE/HEMANSSEN	
PRELIMINARY PLAT POINT ROBERTS				LILY POINT, LLC				CASSIMAR U.S., INC.			
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax: 425.885.7943				CORE DESIGN				ENGINEERING • PLANNING • SURVEYING			

**TREE CANOPY CALCULATION**

TOTAL TREE CANOPY ON SITE	2,362,960+ SF	100%
TREE CANOPY TO BE RETAINED IN OPEN SPACE TRACTS	1,682,400+ SF	71.4%
TOTAL TREE CANOPY IN BALD EAGLE ROOST BATTERY	601,550+ SF	100%
TREE CANOPY TO BE RETAINED	341,000+ SF	56.7%

**NOTES**

1. 20% (25%) of the applicable threshold must be removed to excess of the applicable threshold must be removed to exceed the applicable threshold. If the site, or to eliminate canopy trees, not less than the replacement trees shall be planted for every tree removed. Replacement trees shall be of the same or similar native species as those removed from the site.
2. Canopy line is established and tree canopy retention is conceptual in nature. All trees within open space tracts are proposed to be saved. The canopy is conceptually shown as open space. The canopy line shall be established based on final construction drawings set to determine operations.
3. Canopy along road and all lots to be surveyed and indicated on final construction drawings set to determine final protected canopy.
4. All trees located within the 200' setback setback and any lot with protected tree canopy will have additional restrictions recorded against it during the final plat process.



**PO6** SHEET 8 OF 8

DATE: DECEMBER 2009

DESIGNED BY: LCH / HH

DRAWN BY: JBU

APPROVED BY: LAKE HERMANSEN

PROJECT MANAGER: CASSIMAR U.S., INC.

**TREE CANOPY PLAN**

**POINT ROBERTS**

LILY POINT, LLC

6015 SE 28TH ST, SUITE 215

MUNICIPAL BLVD, WA 98040

CASSIMAR U.S., INC.

333 W. BLUFF RD.

POINT ROBERTS, WA 98281

**CORE DESIGN**

ENGINEERING · PLANNING · SURVEYING

14771 NE 29th Place Suite 101

Bellevue, Washington 98007

425.853.2777 Fax 425.853.2753



