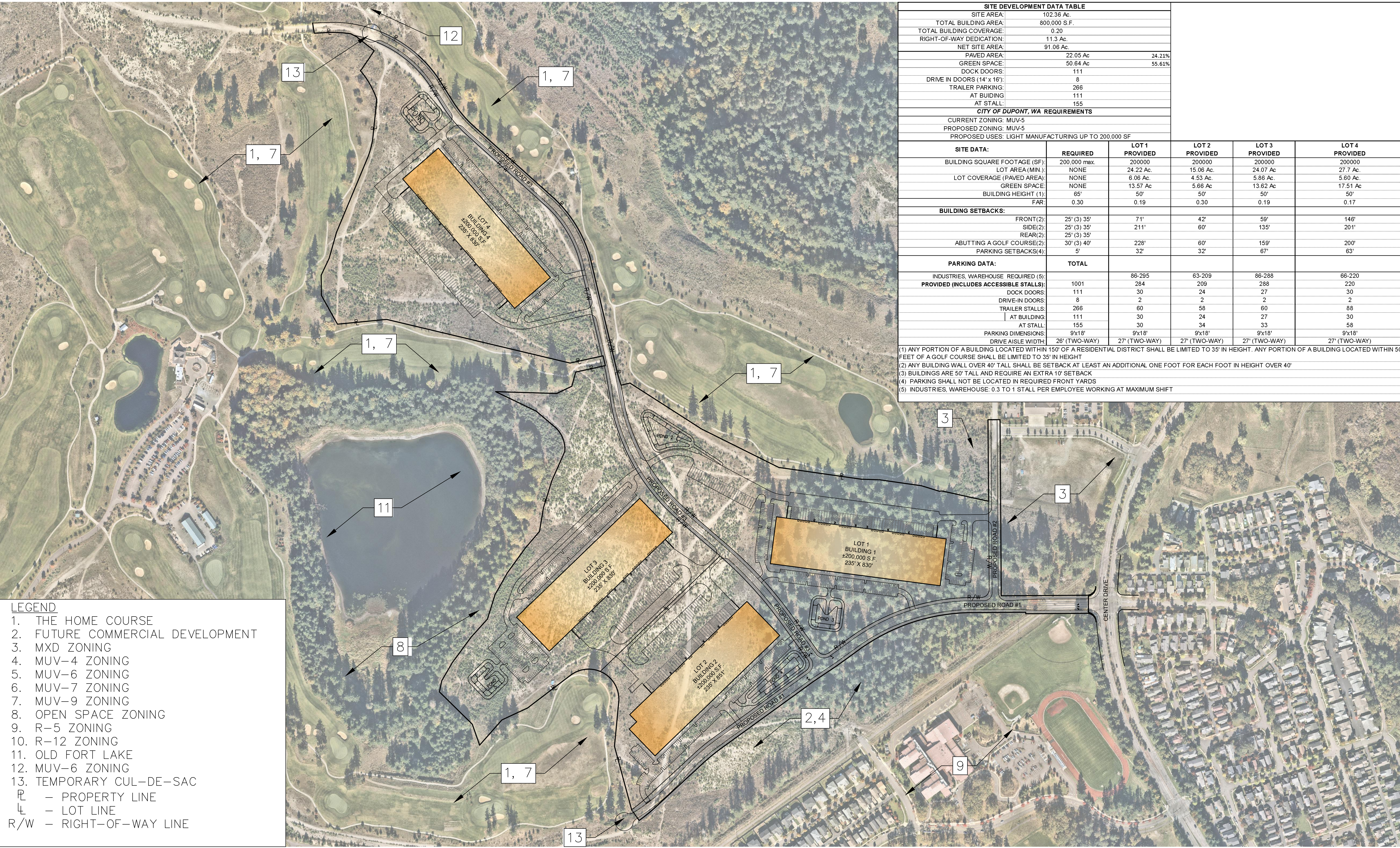
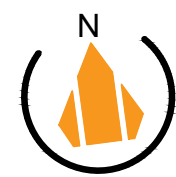


FOUNDER'S RIDGE (DUPONT, WA)

SITE PLAN - OVERALL





LEGEND*

1.

8' SIDEWALK

2.

PASSENGER VEHICLE PARKING

3.

TRAILER PARKING

4.

LOADING DOCK

5.

5' PARKING SETBACK

6.

35' BUILDING SETBACK

7.

40' BUILDING SETBACK

8.

SCREEN WALL

9.

DETENTION POND

10.

THE HOME COURSE

11.

FUTURE COMMERCIAL DEVELOPMENT

12.

MXD ZONING

13.

MUV-4 ZONING

14.

MUV-7 ZONING

15.

MUV-9 ZONING

16.

OPEN SPACE ZONING

17.

R-5 ZONING

18.

R-12 ZONING

19.

OLD FORT LAKE

20.

12' MULTI-USE TRAIL WITH 2' EASEMENT

21.

FIRE DEPARTMENT ACCESS

22.

RAMP INTO BUILDING

23.

ACCESS EASEMENT

24.

GOLF CART PATH UNDER ROAD

25.

MUV-6 ZONING

26.

5' SIDEWALK

27.

DUMPSTER LOCATION**

28.

STAIRS

29.

TEMPORARY CUL-DE-SAC

30.

12' MULTI-USE TRAIL WITH 14' EASEMENT

— PROPERTY LINE

— LOT LINE

— RIGHT-OF-WAY LINE

*

NOT ALL NUMBERS USED ON EACH SHEET

**


DUMPSTER LOCATIONS ARE SUBJECT TO TENANT REQUIRMENTS AND DETERMINED AT THE TIME OF TENANT FINISH

LOT 2
BUILDING 2
±200,000 S.F.
235' X 851'

PROPOSED ROAD #1
PROPOSED ROAD #3
POND 4
POND 5

10, 15
5
7
21
27
8
22
3
28
4
8
22
5
6
20
1
2
5
6
9
30
26
11, 13
30

55'
48'
56'
55'
70'
12'
13'
60'
66'
35'
65' R/W
42'
33'
35'
65' R/W
35'
124'
40'
125'
56'
61'
80'
54'
40'
99'

NorthPoint
DEVELOPMENT

LEGEND*

1. 8' SIDEWALK

2. PASSENGER VEHICLE PARKING

3. TRAILER PARKING

4. LOADING DOCK

5. 5' PARKING SETBACK

6. 35' BUILDING SETBACK

7. 40' BUILDING SETBACK

8. SCREEN WALL

9. DETENTION POND

10. THE HOME COURSE

11. FUTURE COMMERCIAL DEVELOPMENT

12. MXD ZONING

13. MUV-4 ZONING

14. MUV-7 ZONING

15. MUV-9 ZONING

16. OPEN SPACE ZONING

17. R-5 ZONING

18. R-12 ZONING

19. OLD FORT LAKE

20. 12' MULTI-USE TRAIL WITH 2' EASEMENT

21. FIRE DEPARTMENT ACCESS

22. RAMP INTO BUILDING

23. ACCESS EASEMENT

24. GOLF CART PATH UNDER ROAD

25. MUV-6 ZONING

26. 5' SIDEWALK

27. DUMPSTER LOCATION**

28. STAIRS

29. TEMPORARY CUL-DE-SAC

30. 12' MULTI-USE TRAIL WITH 14' EASEMENT

PL

—

PROPERTY LINE

LL

—

LOT LINE

R/W

—

RIGHT-OF-WAY LINE


*

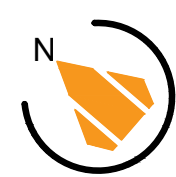
NOT ALL NUMBERS USED ON EACH SHEET

**

DUMPSTER LOCATIONS ARE SUBJECT TO TENANT REQUIRMENTS AND DETERMINED AT THE TIME OF TENANT FINISH

The site plan for Lot 3 shows a large rectangular building footprint (235' x 830') with a total area of approximately 200,000 S.F. The building is surrounded by parking areas (2, 3, 4) and setbacks (5, 6, 7). A detention pond (9) is located to the west of the building. The plan also shows a ramp into the building (22), stairs (28), and an access easement (23). Surrounding features include Old Fort Lake (19) to the north, Proposed Road #3 to the east, and a golf course to the south. Various zoning areas (12, 13, 14, 15, 16, 17, 18) and easements (20, 21, 24) are also indicated. The plan includes numerous dimensions and callouts for specific site features.

NorthPoint
DEVELOPMENT



- LEGEND*
- 1. 8' SIDEWALK
 - 2. PASSENGER VEHICLE PARKING
 - 3. TRAILER PARKING
 - 4. LOADING DOCK
 - 5. 5' PARKING SETBACK
 - 6. 35' BUILDING SETBACK
 - 7. 40' BUILDING SETBACK
 - 8. SCREEN WALL
 - 9. DETENTION POND
 - 10. THE HOME COURSE
 - 11. FUTURE COMMERCIAL DEVELOPMENT
 - 12. MXD ZONING
 - 13. MUV-4 ZONING
 - 14. MUV-7 ZONING
 - 15. MUV-9 ZONING
 - 16. OPEN SPACE ZONING
 - 17. R-5 ZONING
 - 18. R-12 ZONING
 - 19. OLD FORT LAKE
 - 20. 12' MULTI-USE TRAIL WITH 2' EASEMENT
 - 21. FIRE DEPARTMENT ACCESS
 - 22. RAMP INTO BUILDING
 - 23. ACCESS EASEMENT
 - 24. GOLF CART PATH UNDER ROAD
 - 25. MUV-6 ZONING
 - 26. 5' SIDEWALK
 - 27. DUMPSTER LOCATION**
 - 28. STAIRS
 - 29. TEMPORARY CUL-DE-SAC
 - 30. 12' MULTI-USE TRAIL WITH 14' EASEMENT
- PL - PROPERTY LINE
LL - LOT LINE
R/W - RIGHT-OF-WAY LINE
* NOT ALL NUMBERS USED ON EACH SHEET
** DUMPSTER LOCATIONS ARE SUBJECT TO TENANT REQUIREMENTS AND DETERMINED AT THE TIME OF TENANT FINISH