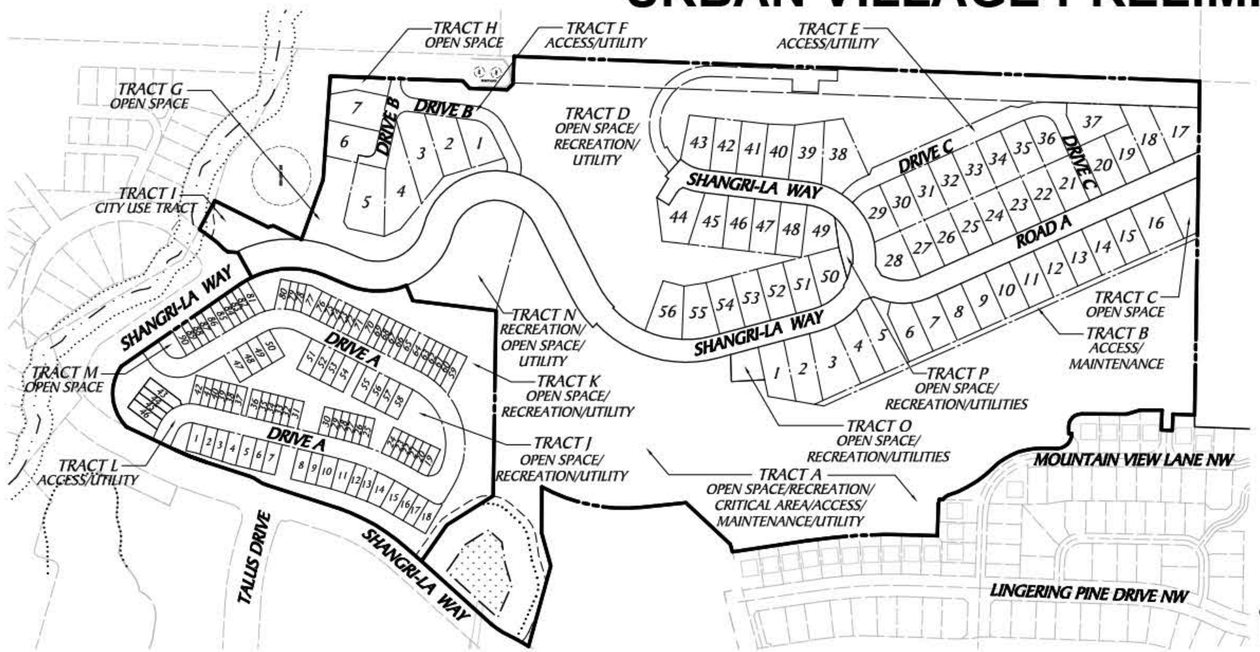
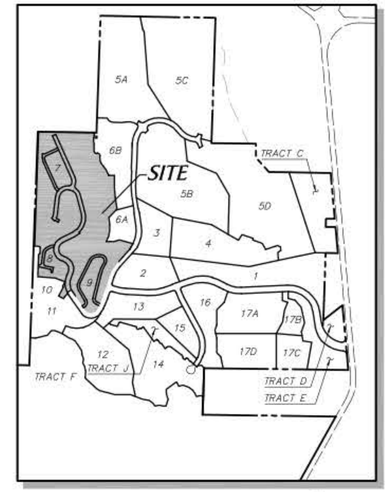
A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M

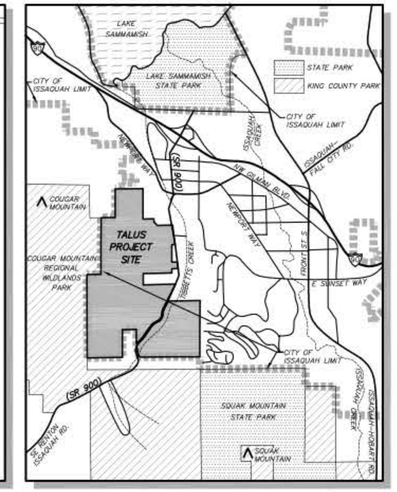
TALUS - PARCELS 7, 8 & 9

URBAN VILLAGE PRELIMINARY PLAT





PARCEL KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GUARDRAILS OR OTHER APPROVED FALL PROTECTION TO BE PROVIDED ALONG WALLS GREATER THAN 30" HIGH THAT ARE SUBJECT TO PEDESTRIAN INTERACTION.

BUILDING FOOT PRINTS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SUBJECT TO CHANGE

EASEMENT NOTES

EASEMENTS FOR WATER ARE PUBLIC

EASEMENTS FOR SEWER ARE PUBLIC

PRIVATE ROADWAYS INCLUDE EASEMENTS FOR UTILITY ACCESS AND EMERGENCY VEHICLE ACCESS

ALL OTHER EASEMENTS ARE PRIVATE BENEFITING THE HOA

CONTACT INFORMATION

OWNER/APPLICANT:	TALUS 7&8 INVESTMENT LLC 22430 SE 231ST STREET MAPLE VALLEY, WA 98038 PHONE: 206-423-6623 CONTACT: DARREN PEUGH EMAIL: dpeugh@jrhayes.com
	TALUS 9 INVESTMENT LLC 22430 SE 231ST STREET MAPLE VALLEY, WA 98038 PHONE: 206-423-6623 CONTACT: DARREN PEUGH EMAIL: dpeugh@jrhayes.com
ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT AND PLANNER:	TRIAD ASSOCIATES 12112 – 115TH AVENUE N.E. KIRKLAND, WA 98034 PHONE: 425-821-8448 CONTACT: ALAN D FURE, PE EMAIL: afure@triadassociates.net
GEOTECHNICAL ENGINEER/ SITE STRUCTURAL/ WALL ENGINEER:	TERRA ASSOCIATES, INC. 12525 WILLOWS ROAD, SUITE 101 KIRKLAND, WA 98034 PHONE: 425-821-7777 CONTACT: TED SCHEPPER, PE
HYDROLOGIC ENGINEER:	ANCHOR QEA, LLC 720 OLIVE WAY, SUITE 1900 SEATTLE, WA 98101 PHONE: 206-287-9130 CONTACT: DAVID RICE, PE

TRACT TABLE

Name	Description	Area (SF)	Owner/Maintenance Responsibility
TRACT A	OPEN SPACE/RECREATION/CRITICAL AREA ACCESS/MAINTENANCE/UTILITY	448736	Homeowner's Association
TRACT B	ACCESS/MAINTENANCE	7837	Homeowner's Association
TRACT C	OPEN SPACE	4734	Homeowner's Association
TRACT D	OPEN SPACE/RECREATION/UTILITY	224325	Homeowner's Association
TRACT E	ACCESS/UTILITY	18804	Homeowner's Association
TRACT F	ACCESS/UTILITY	12465	Homeowner's Association
TRACT G	OPEN SPACE	21531	Homeowner's Association
TRACT H	OPEN SPACE	3295	Homeowner's Association
TRACT I	CITY USE TRACT	8293	Dedication to City of Issaquah
TRACT J	OPEN SPACE/RECREATION/UTILITY	39625	Homeowner's Association
TRACT K	OPEN SPACE/RECREATION/UTILITY	62979	Homeowner's Association
TRACT L	ACCESS/UTILITY	50593	Homeowner's Association
TRACT M	OPEN SPACE	1497	Homeowner's Association
TRACT N	RECREATION/OPEN SPACE/UTILITY	26714	Homeowner's Association
TRACT O	OPEN SPACE/RECREATION/UTILITIES	3302	Homeowner's Association
TRACT P	OPEN SPACE/RECREATION/UTILITIES	1875	Homeowner's Association

LEGAL DESCRIPTION

REVISED PARCELS A AND B, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER LLA13-00004, RECORDED UNDER KING COUNTY RECORDING NUMBER

DATUM

HORIZONTAL:	WASHINGTON NORTH ZONE, NAD 83
VERTICAL:	NAVD 88

SITE INFORMATION

SITE AREA, PARCEL 7	497,966 SF (11.43 AC)
SITE AREA, PARCEL 8	96,669 SF (2.22 AC)
SITE AREA, PARCEL 9	258,838 SF (5.94 AC)
SITE AREA, TRACT I (DEDICATED TO CITY)	8,293 SF (0.19 AC)
SITE AREA, ROW OUTSIDE PARCELS	54,158 SF (1.24 AC)
SITE AREA, OPEN SPACE OUTSIDE PARCELS	597,647 SF (13.72 AC)
TOTAL SITE AREA	1,513,571 SF (34.75 AC)
TOTAL ROW AREA	125,011 SF (2.87 AC)
PROPOSED LAND USE	SINGLE FAMILY and ATTACHED TOWNHOMES
PROPOSED NUMBER OF LOTS	
PARCEL 7	56 LOTS
PARCEL 8	7 LOTS
PARCEL 9	90 LOTS
PROPOSED DENSITY RANGE	
PARCEL 7	11.4 ACRES; 56 UNITS; 4.9 DU/ACRE; ALLOWED DENSITY RANGE 3-12
PARCEL 8	2.2 ACRES; 7 UNITS; 3.2 DU/ACRE; ALLOWED DENSITY RANGE 3-12
PARCEL 9	5.9 ACRES; 90 UNITS; 15 DU/ACRE; ALLOWED DENSITY RANGE 13-22
AFFECTED SITE DRAINAGE SUB-BASIN	TIBBETTS CREEK
DEVELOPABLE AREA, PARCEL 7	11.43 AC
DEVELOPABLE AREA, PARCEL 8	2.22 AC
DEVELOPABLE AREA, PARCEL 9	5.94 AC
DEVELOPABLE AREA, ROADWAY	1.24 AC
TOTAL DEVELOPABLE AREA IN SUB-BASIN	20.83 AC

SHEET INDEX

1 PRELIMINARY PLAT COVER SHEET
2 PRELIMINARY PLAT OVERALL SITE PLAN
3-5 PRELIMINARY PLAT
6-8 PRELIMINARY GRADING PLAN
9-11 PRELIMINARY UTILITY PLAN
12 PRELIMINARY ROAD SECTIONS
13-15 PRELIMINARY LANDSCAPE PLAN
16-17 TOPOGRAPHIC SURVEY

LEGEND

PROPOSED FEATURES

- BOUNDARY
- FLOW & CURB LINE
- CENTER LINE
- 600 — 10' PROPOSED CONTOURS
- 602 — 2' PROPOSED CONTOURS
- RETAINING WALL
- ROCKERY
- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- WALL/ROCKERY DRAIN
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN (PZ 916)
- WATER MAIN (PZ 752)
- WATER MAIN (PZ 616)
- PROPOSED UTILITY EASEMENT
- CATCH BASIN, TYPE I
- PIPE FLOW
- STORM CLEANOUT
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE HYDRANT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED WOODCHIP TRAIL
- STEEP SLOPES (> 40%)

EXISTING FEATURES

- 300 — 10' EXISTING CONTOURS
- 302 — 2' EXISTING CONTOURS
- EDGE OF WETLAND
- EXISTING EDGE OF PAVEMENT
- SD — EXISTING STORM DRAIN PIPE
- SS — EXISTING SEWER MAIN
- FM — EXISTING SEWER FORCE MAIN
- W — EXISTING WATER MAIN
- OHP — EXISTING AERIAL POWER LINE
- P — EXISTING BURIED POWER LINE
- G — EXISTING GAS MAIN
- TV — EXISTING BURIED TV/CABLE
- OTV — EXISTING AERIAL TV/CABLE
- T — EXISTING BURIED TELEPHONE LINE
- OHT — EXISTING AERIAL TELEPHONE LINE
- FO — EXISTING BURIED FIBER OPTIC CABLE
- EXISTING RETAINING WALL
- EXISTING PIPE FLOW
- EXISTING CATCH BASIN, TYPE I
- EXISTING CATCH BASIN, TYPE II
- EXISTING YARD DRAIN
- EXISTING STORM CLEANOUT
- EXISTING STORM DRAIN STUB
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING SEWER STUB
- EXISTING WATER MANHOLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING AIR/VAC RELEASE VALVE
- EXISTING BLOW OFF
- EXISTING GATE VALVE
- EXISTING WATER WELL
- EXISTING HOSE BIB
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- P — EXISTING POWER VAULT
- EXISTING TRANSFORMER
- EXISTING POWER METER
- EXISTING GAS METER
- EXISTING GAS VALVE
- T — EXISTING TELEPHONE VAULT
- EXISTING TRAFFIC SIGNAL
- EXISTING STREET LIGHT
- EXISTING YARD LIGHT
- EXISTING MAIL BOX
- EXISTING ROCKERY
- EXISTING SIGN
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING GRAVEL
- EXISTING ASPHALT
- WETLAND

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net
Land Development Consultants

PRELIMINARY PLAT COVER SHEET

TALUS
PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/19/14
SCALE: HORIZ.: 1"= 150' VERT.:

PRELIMINARY

Robert E. Wallis
STATE OF WASHINGTON
18102
REGISTERED PROFESSIONAL LAND SURVEYOR
FEB 18, 2014

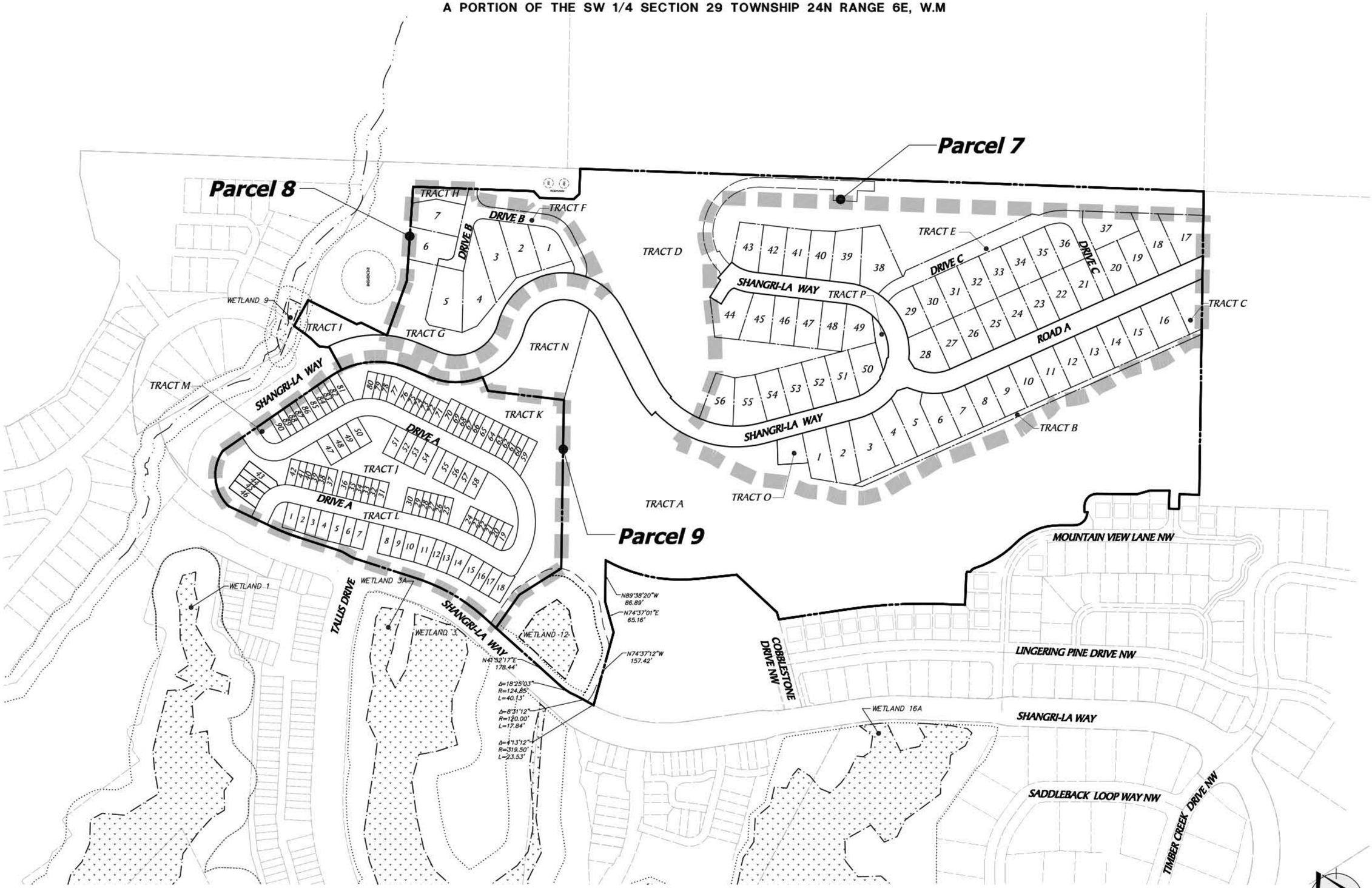
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 1 OF 17

© 2014 TRIAD ASSOCIATES

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M



See Sheets 3-5 for boundary bearings and distances not shown on this plan

SCALE: 1" = 100

0 50 100 200

© 2014 TRIAD ASSOCIATES

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

PRELIMINARY PLAT
OVERALL SITE PLAN

TALUS
PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/19/14
SCALE: HORZ.: 1"=100' VERT.: N/A

PRELIMINARY

ROBERT E. WALLIS STATE OF WASHINGTON 18102 REGISTERED PROFESSIONAL LAND SURVEYOR

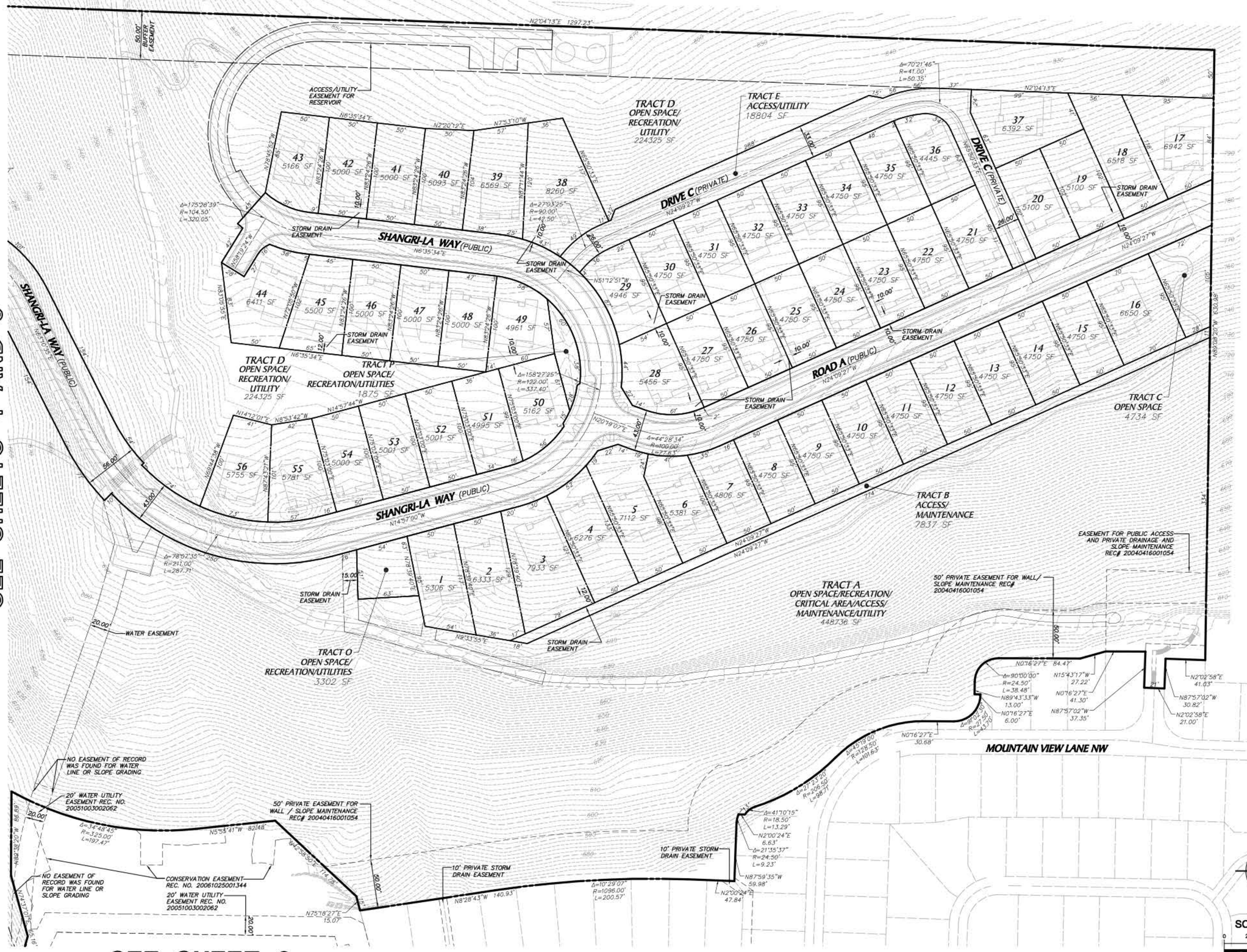
Robert Wallis
FEB 18, 2014

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 2 OF 17

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M



TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

PRELIMINARY PLAT
PARCEL 7

TALUS
PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:
DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/19/14
SCALE: HORIZ.: 1"=50' VERT.:

PRELIMINARY

ROBERT E. WALLIS STATE OF WASHINGTON 18102 REGISTERED PROFESSIONAL LAND SURVEYOR
Robert Wallis
FEB 18, 2014

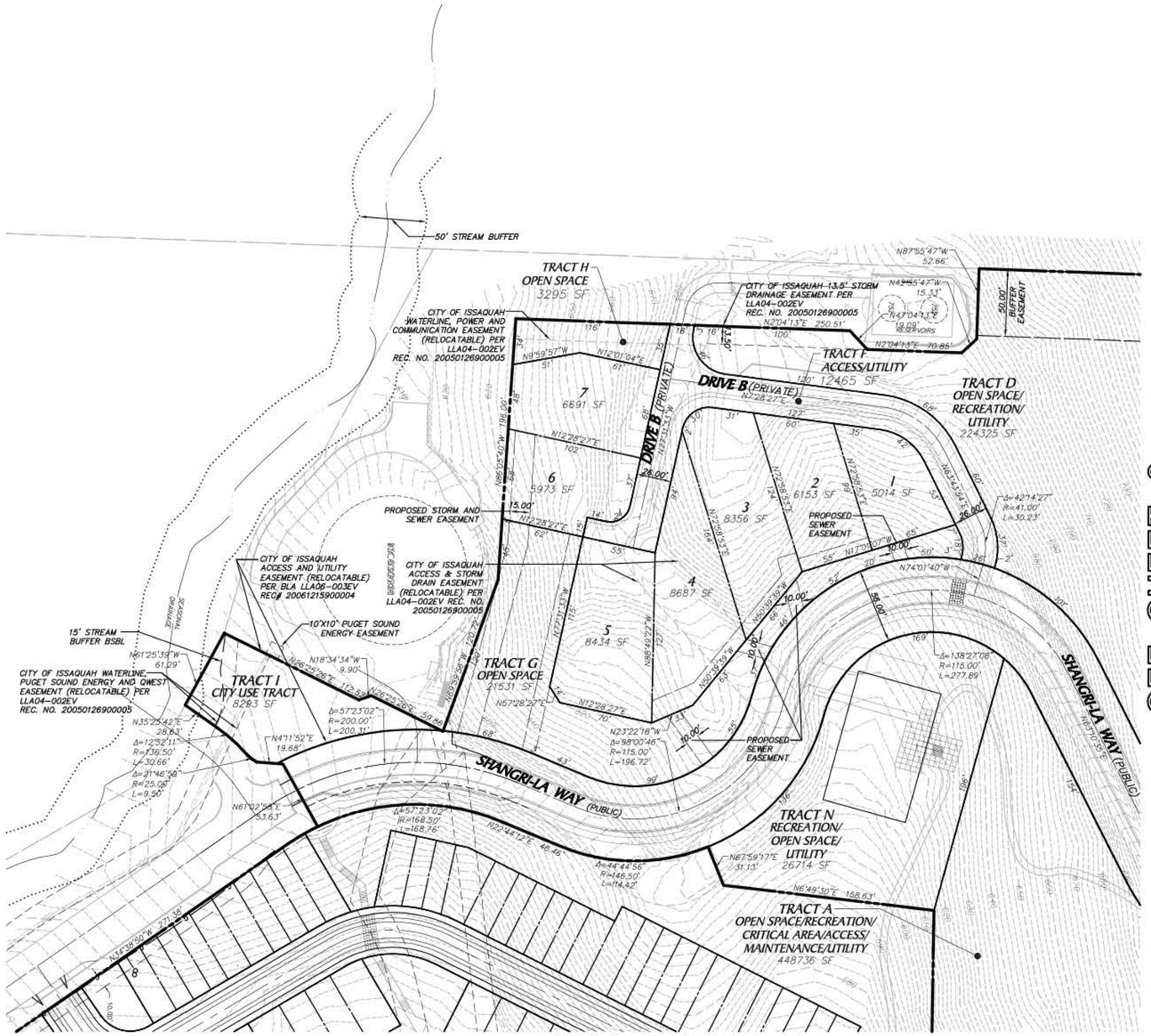
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 3 OF 17

© 2014 TRIAD ASSOCIATES

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M



SCALE: 1" = 50'

0 25 50 100

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

PRELIMINARY PLAT
PARCEL 8

TALUS
PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:
DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/19/14
SCALE: HORIZ.: 1'=50' VERT.:

PRELIMINARY

STATE OF WASHINGTON
ROBERT E. WALLIS
18102
REGISTERED PROFESSIONAL LAND SURVEYOR
Robert E. Wallis
FEB 18, 2014

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 4 OF 17

© 2014 TRIAD ASSOCIATES

SEE SHEET 4

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M

SEE SHEET 3

© 2014 TRIAD ASSOCIATES

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

PRELIMINARY PLAT
PARCEL 9

TALUS
PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER

ROBERT E. WALLIS, PLS
PROJECT SURVEYOR

THOMAS P. MATT, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 2/19/14
SCALE: HORIZ.: 1"=30' VERT.:

PRELIMINARY

ROBERT E. WALLIS STATE OF WASHINGTON 18102 REGISTERED PROFESSIONAL LAND SURVEYOR

Robert Wallis

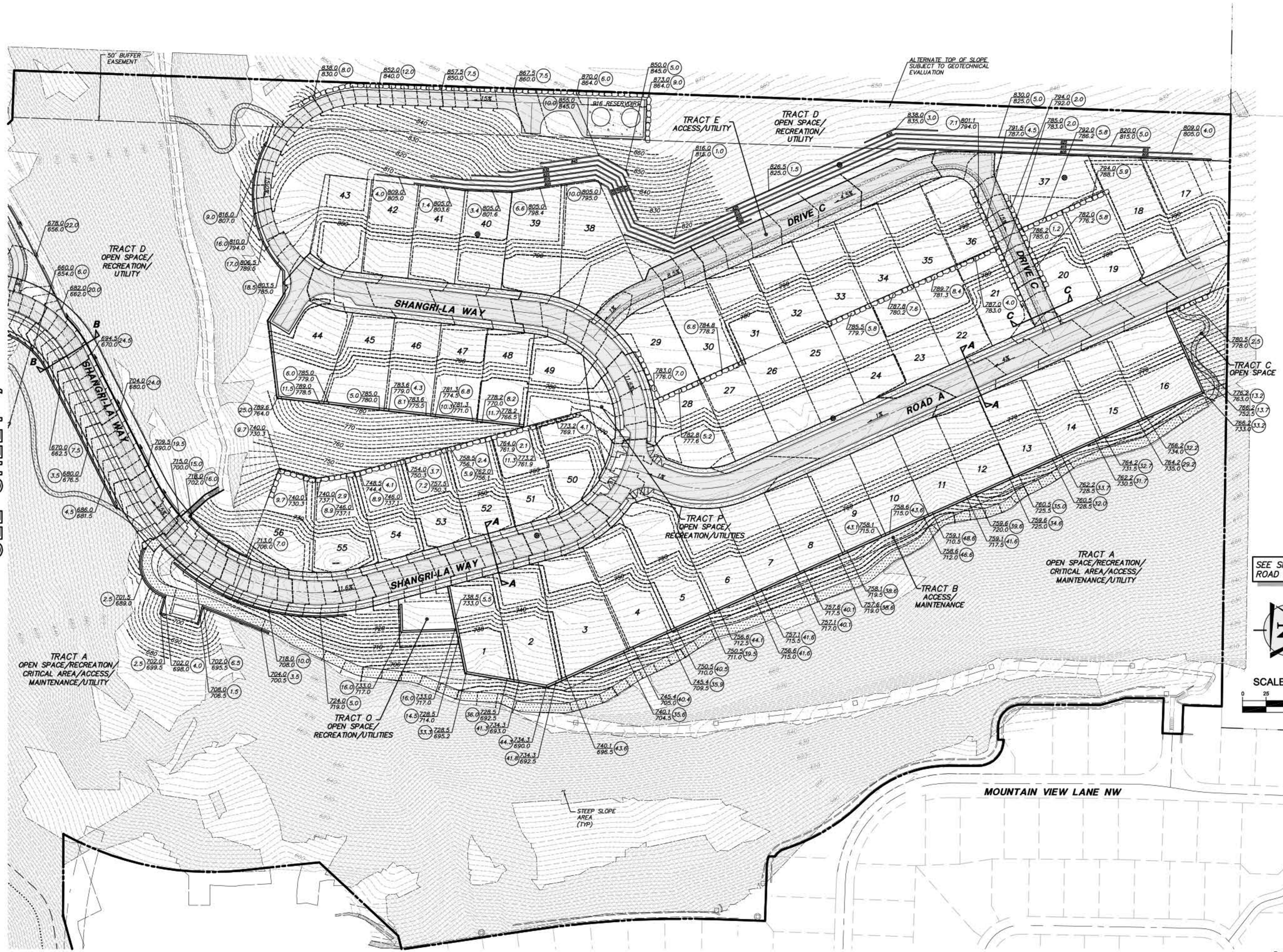
FEB 18, 2014

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 5 OF 17

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M



© 2014 TRIAD ASSOCIATES

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net

Land Development Consultants

PRELIMINARY GRADING PLAN

TALUS

PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:

DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 2/19/14

SCALE: HORIZ.: 1'=50' VERT.: N/A

PRELIMINARY

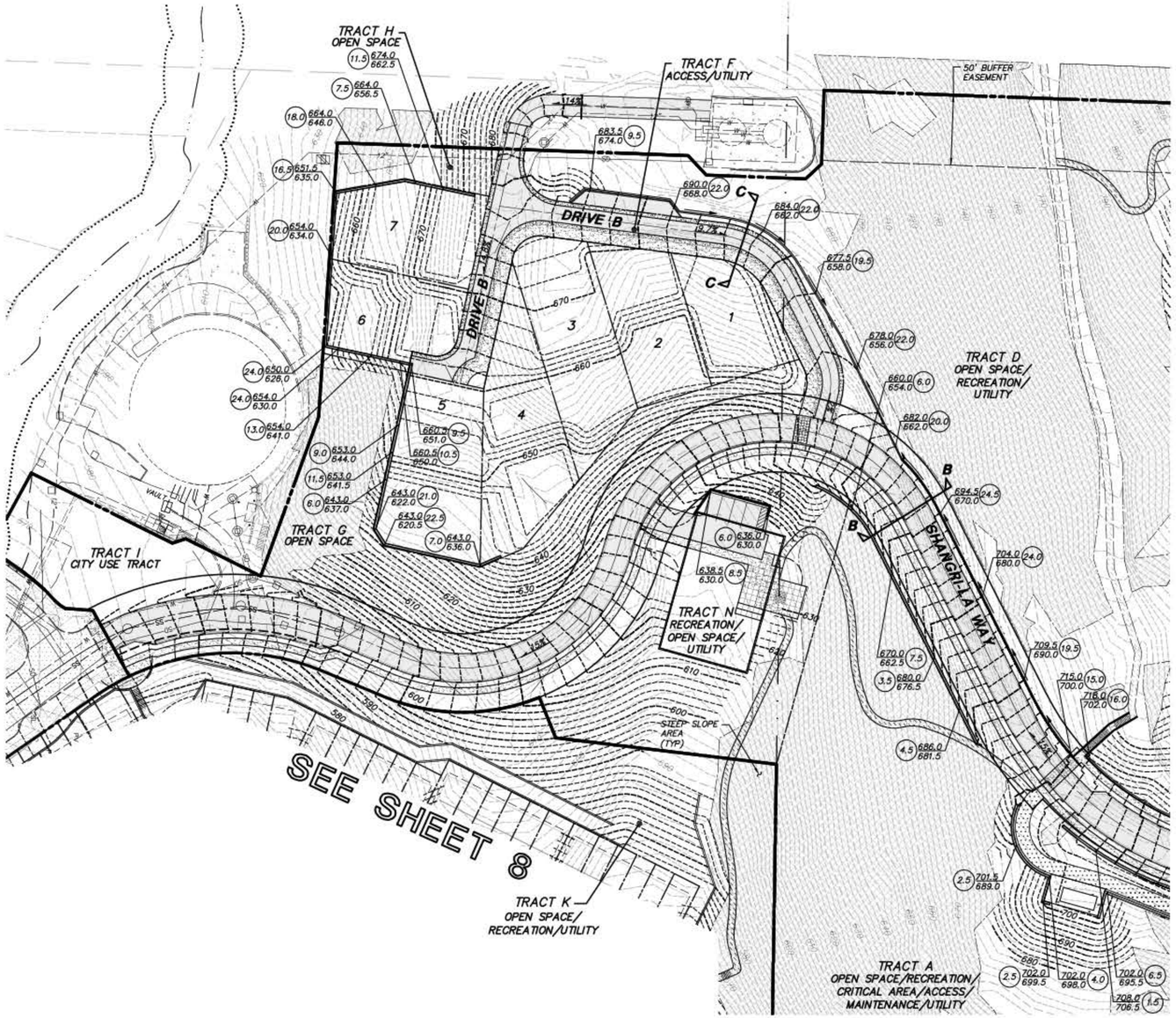
THOMAS P. MATT STATE OF WASHINGTON 33768 REGISTERED PROFESSIONAL ENGINEER
2/18/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 6 OF 17

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M



SEE SHEET 12 FOR ROAD SECTIONS.

SCALE: 1" = 50'

0 25 50 100

© 2014 TRIAD ASSOCIATES

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net

Land Development Planning

PRELIMINARY GRADING PLAN

TALUS

PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER

ROBERT E. WALLIS, PLS
PROJECT SURVEYOR

THOMAS P. MATT, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 2/19/14

SCALE: HORIZ.: 1'=50' VERT.: N/A

PRELIMINARY

THOMAS P. MATT
STATE OF WASHINGTON
33768
REGISTERED PROFESSIONAL ENGINEER
2/18/14

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 7 OF 17

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M

SEE SHEET 7

©2014 TRIAD ASSOCIATES

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

PRELIMINARY GRADING PLAN

TALUS

PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:

DATE:

ALAN D. FURE, PE
PROJECT MANAGER

ROBERT E. WALLIS, PLS
PROJECT SURVEYOR

THOMAS P. MATT, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 2/19/14

SCALE: HORIZ.: 1"=30' VERT.: N/A

PRELIMINARY

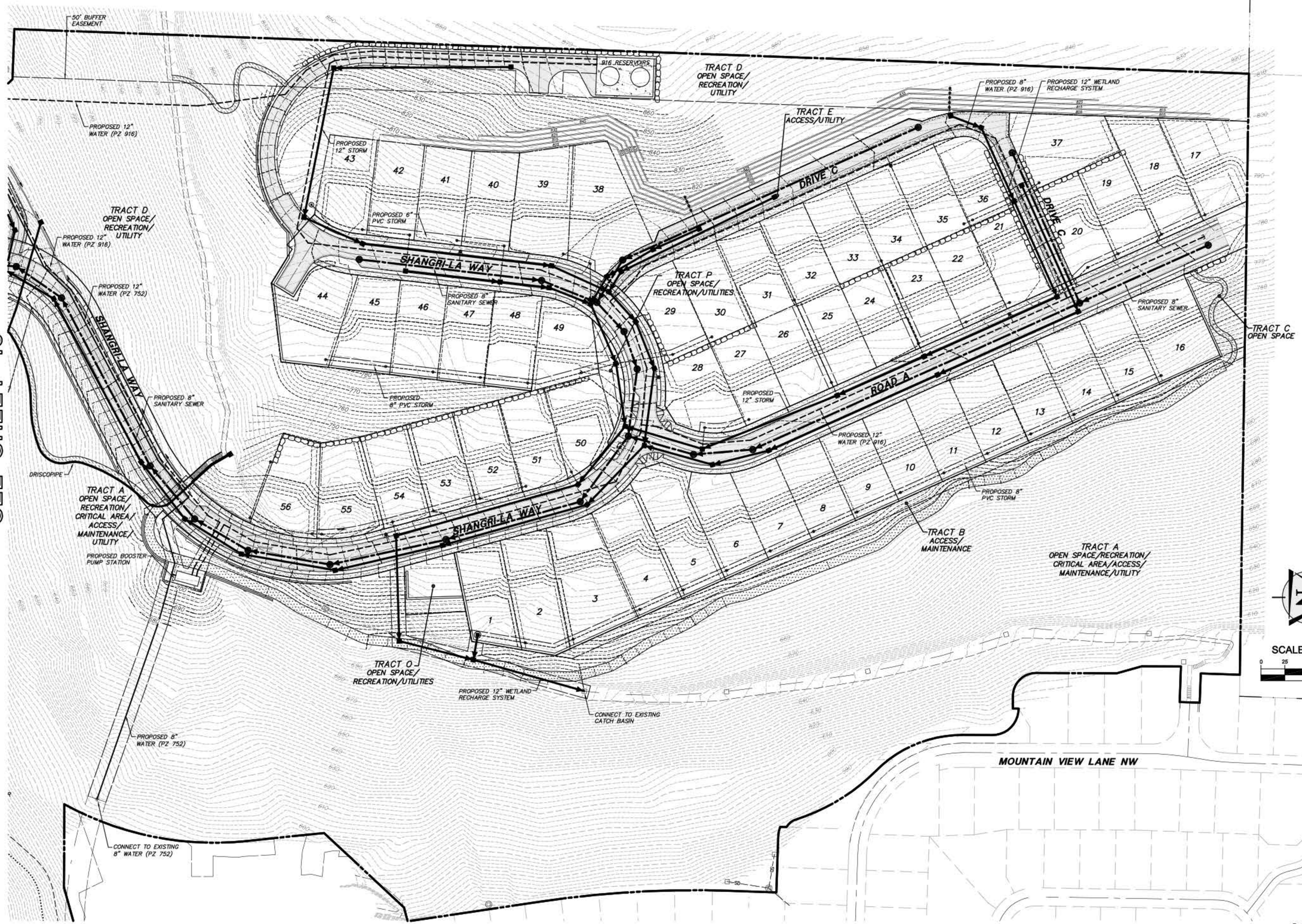
THOMAS P. MATT
STATE OF WASHINGTON
33768
REGISTERED PROFESSIONAL ENGINEER
2/18/14

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 8 OF 17

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M



TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net

Land Development Consultants

PRELIMINARY UTILITY PLAN

TALUS

PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER

ROBERT E. WALLIS, PLS
PROJECT SURVEYOR

THOMAS P. MATT, PE
PROJECT ENGINEER

DENISE UFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 2/19/14

SCALE: HORIZ.: 1"=50' VERT.: N/A

PRELIMINARY

THOMAS P. MATT STATE OF WASHINGTON 33768 REGISTERED PROFESSIONAL ENGINEER
2/18/14

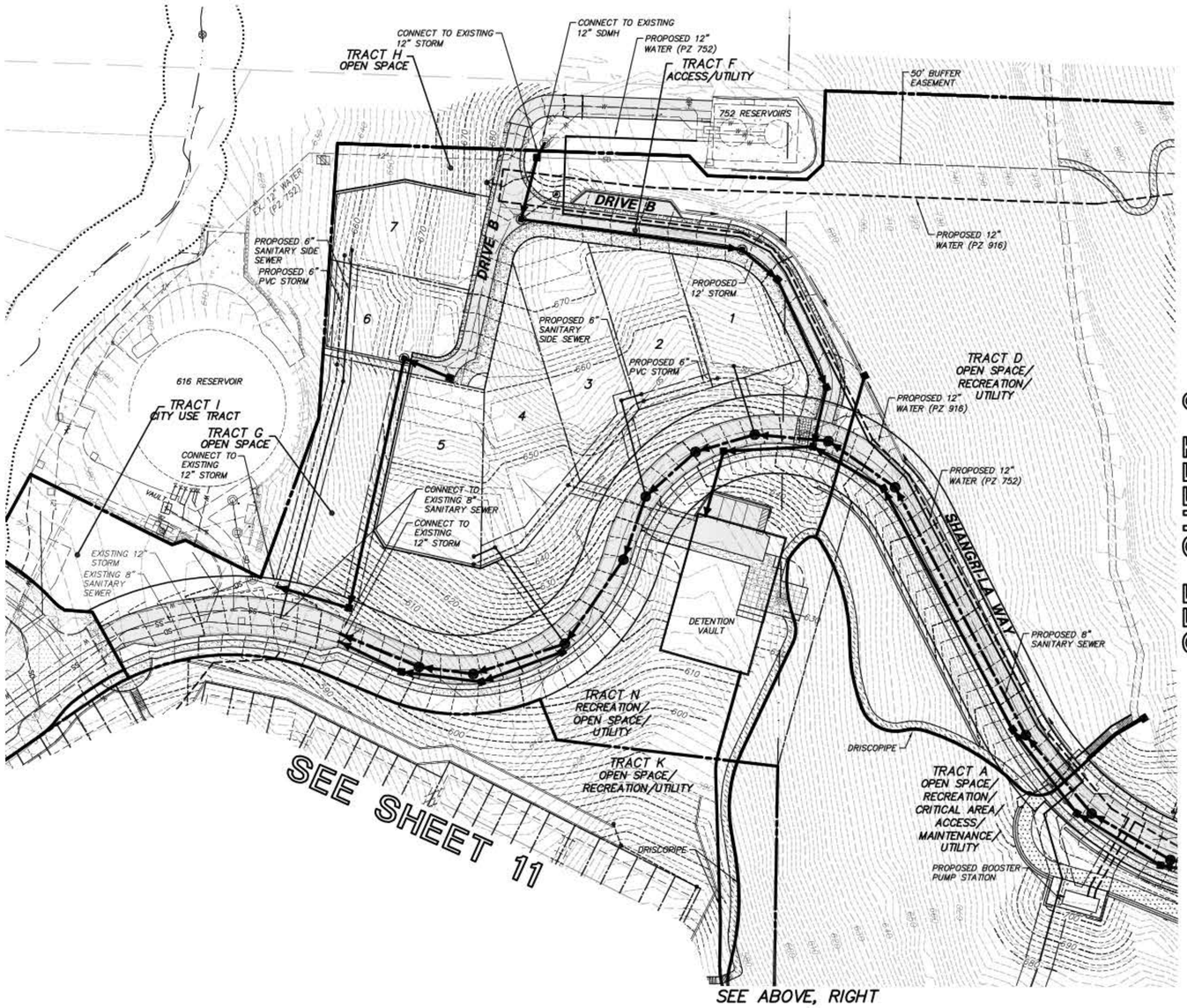
STAMP NOT VALID UNLESS SIGNED AND DATED

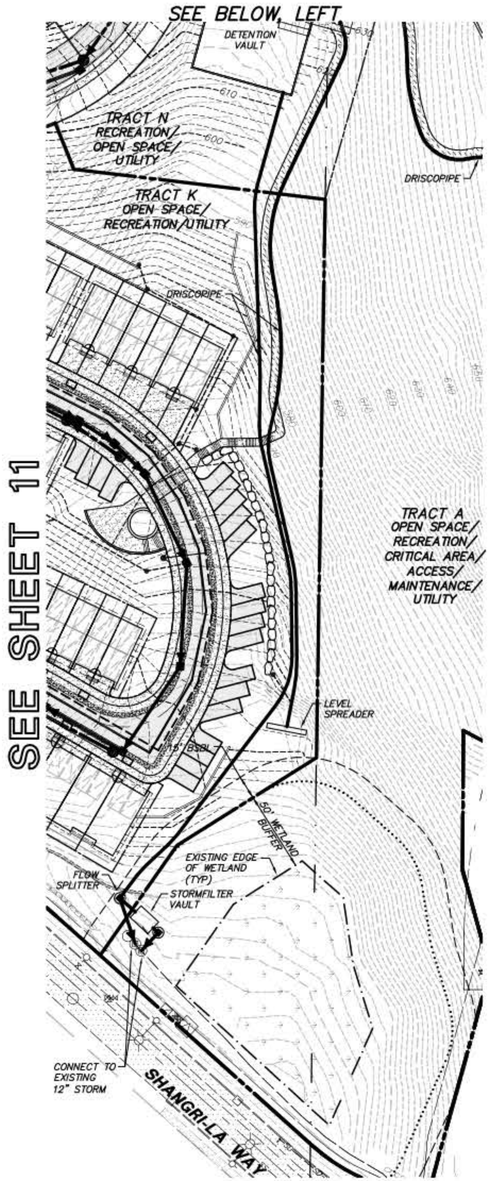
JOB NUMBER 07-079

SHEET NUMBER 9 OF 17

© 2014 TRIAD ASSOCIATES

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M





SCALE: 1" = 50'

0 25 50 100

© 2014 TRIAD ASSOCIATES

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net

Land Development Consultants

PRELIMINARY UTILITY PLAN

TALUS

PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 2/19/14

SCALE: HORIZ.: 1'=50' VERT.: N/A

PRELIMINARY

THOMAS P. MATT STATE OF WASHINGTON 33768 REGISTERED PROFESSIONAL ENGINEER
2/18/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 10 OF 17

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M

SEE SHEET 10

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net

Land Development Consultants

PRELIMINARY UTILITY PLAN

TALUS

PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVISED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE UFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 2/19/14

SCALE: HORIZ.: 1"=30' VERT.: N/A

PRELIMINARY

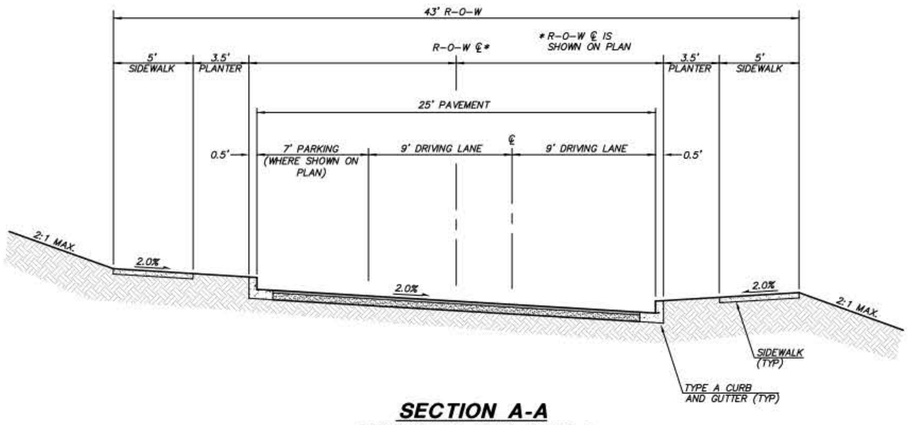
THOMAS P. MATT STATE OF WASHINGTON 33768 REGISTERED PROFESSIONAL ENGINEER
2/18/14

STAMP NOT VALID UNLESS SIGNED AND DATED

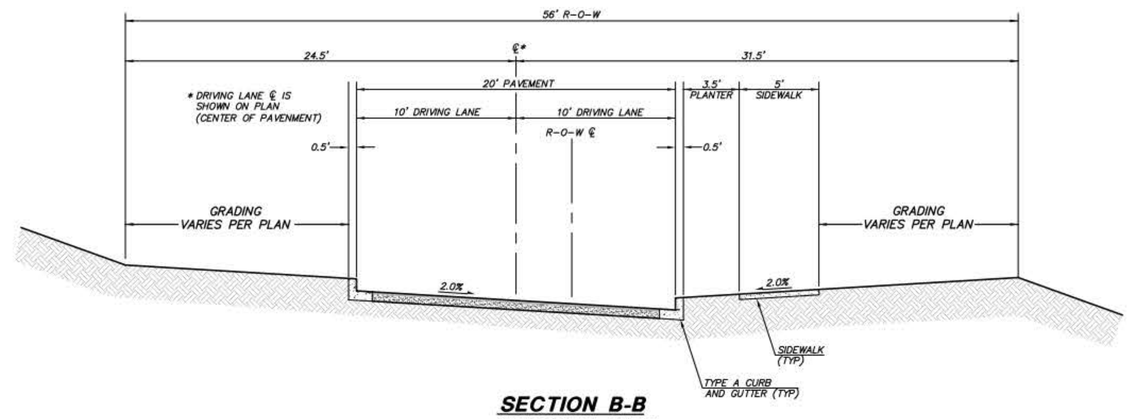
JOB NUMBER 07-079

SHEET NUMBER 11 OF 17

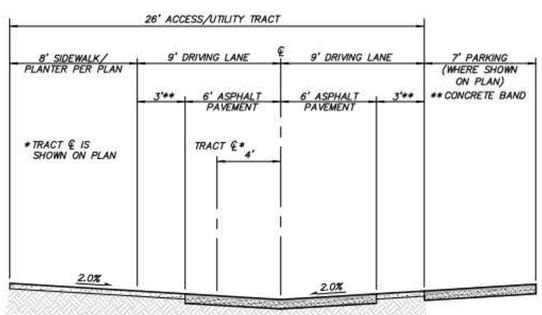
© 2014 TRIAD ASSOCIATES



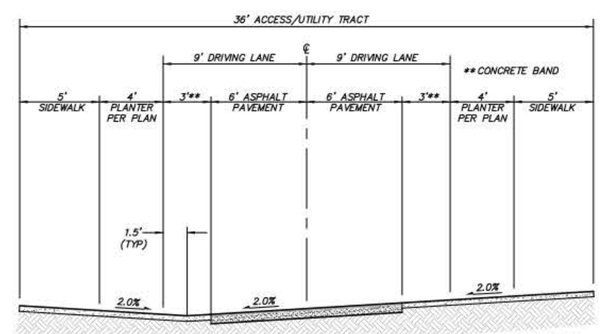
SECTION A-A
SHANGRI-LA WAY, ROAD A
NOT TO SCALE
(RESIDENTIAL STREET)



SECTION B-B
SHANGRI-LA WAY
NOT TO SCALE
(CONNECTOR)



SECTION C-C
DRIVE B AND DRIVE C
NOT TO SCALE
(PRIVATE STREET)



SECTION D-D
DRIVE A
NOT TO SCALE
(PRIVATE STREET)

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net

Land Development Plans & Plats

PRELIMINARY ROAD SECTIONS

TALUS
PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE UFTIN, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/19/14
SCALE: HORIZ.: N/A VERT.: N/A

PRELIMINARY

THOMAS P. MATT
STATE OF WASHINGTON
33768
REGISTERED PROFESSIONAL ENGINEER
2/18/14

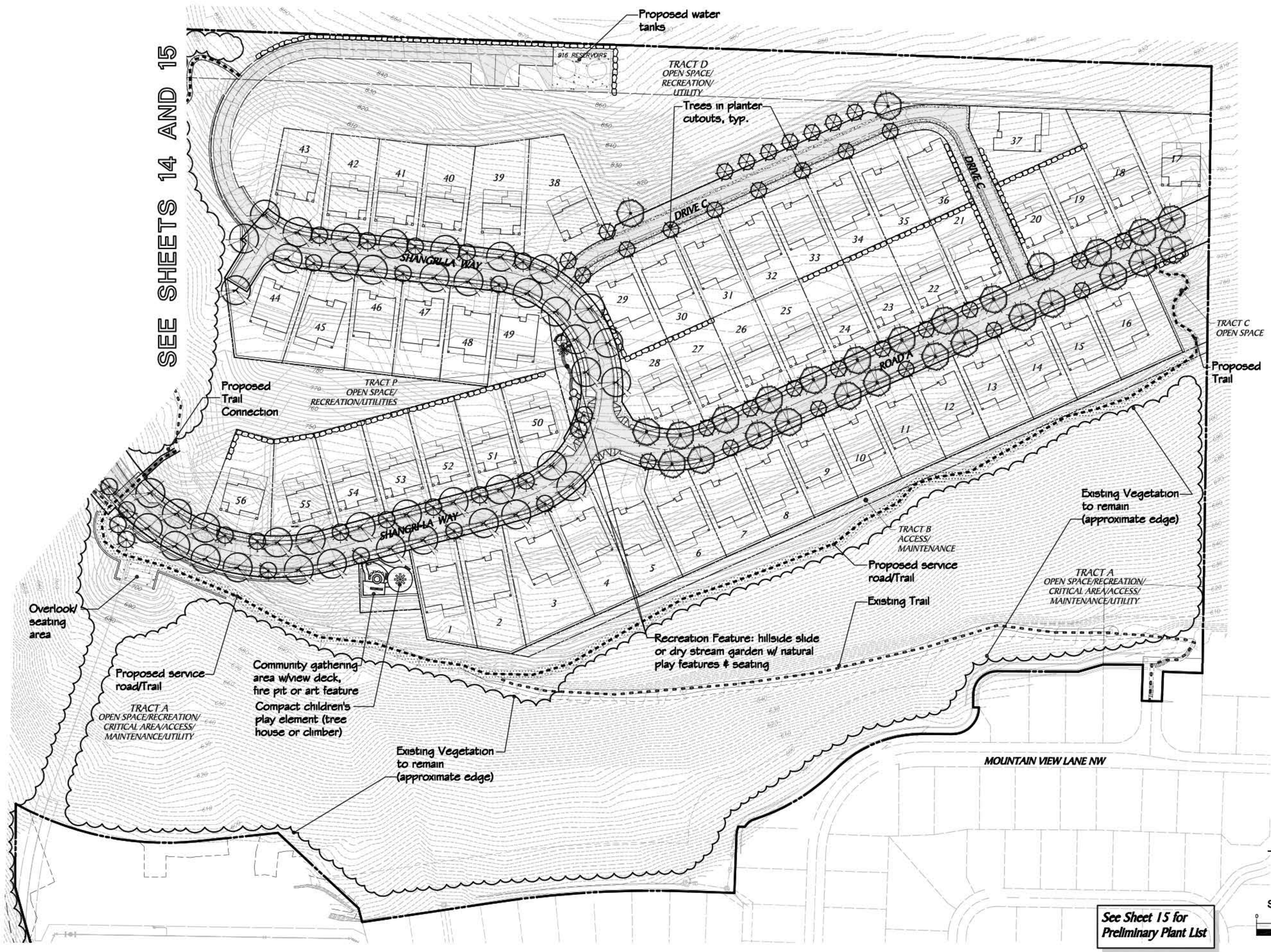
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 12 OF 17

© 2014 TRIAD ASSOCIATES

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M



TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net

Land Development Planning

PRELIMINARY LANDSCAPE PLAN

TALUS

PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 2/19/14
SCALE: HORIZ.: 1'=50' VERT.: N/A

PRELIMINARY

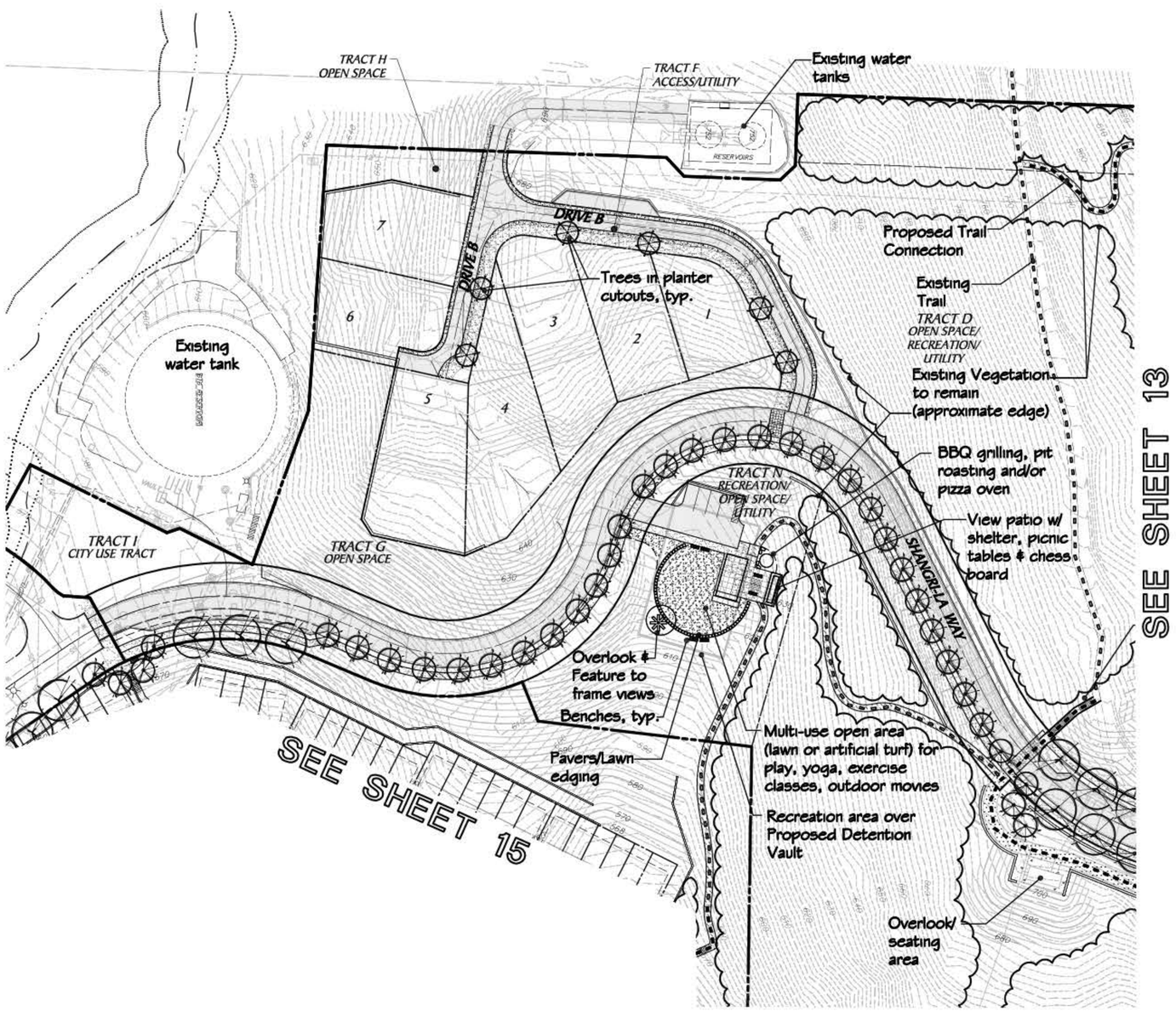
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DENISE LIFTIN
CERTIFICATE NO. 523
2/19/14
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 13 OF 17

© 2014 TRIAD ASSOCIATES

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M



See Sheet 15 for Preliminary Plant List

SCALE: 1" = 50'

0 25 50 100

© 2014 TRIAD ASSOCIATES

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net

Land Development Planning

PRELIMINARY LANDSCAPE PLAN

TALUS

PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER

ROBERT E. WALLIS, PLS
PROJECT SURVEYOR

THOMAS P. MATT, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 2/19/14

SCALE: HORIZ.: 1'=50' VERT.: N/A

PRELIMINARY

2/19/14

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

Denise Liftin

DENISE LIFTIN
CERTIFICATE NO. 523

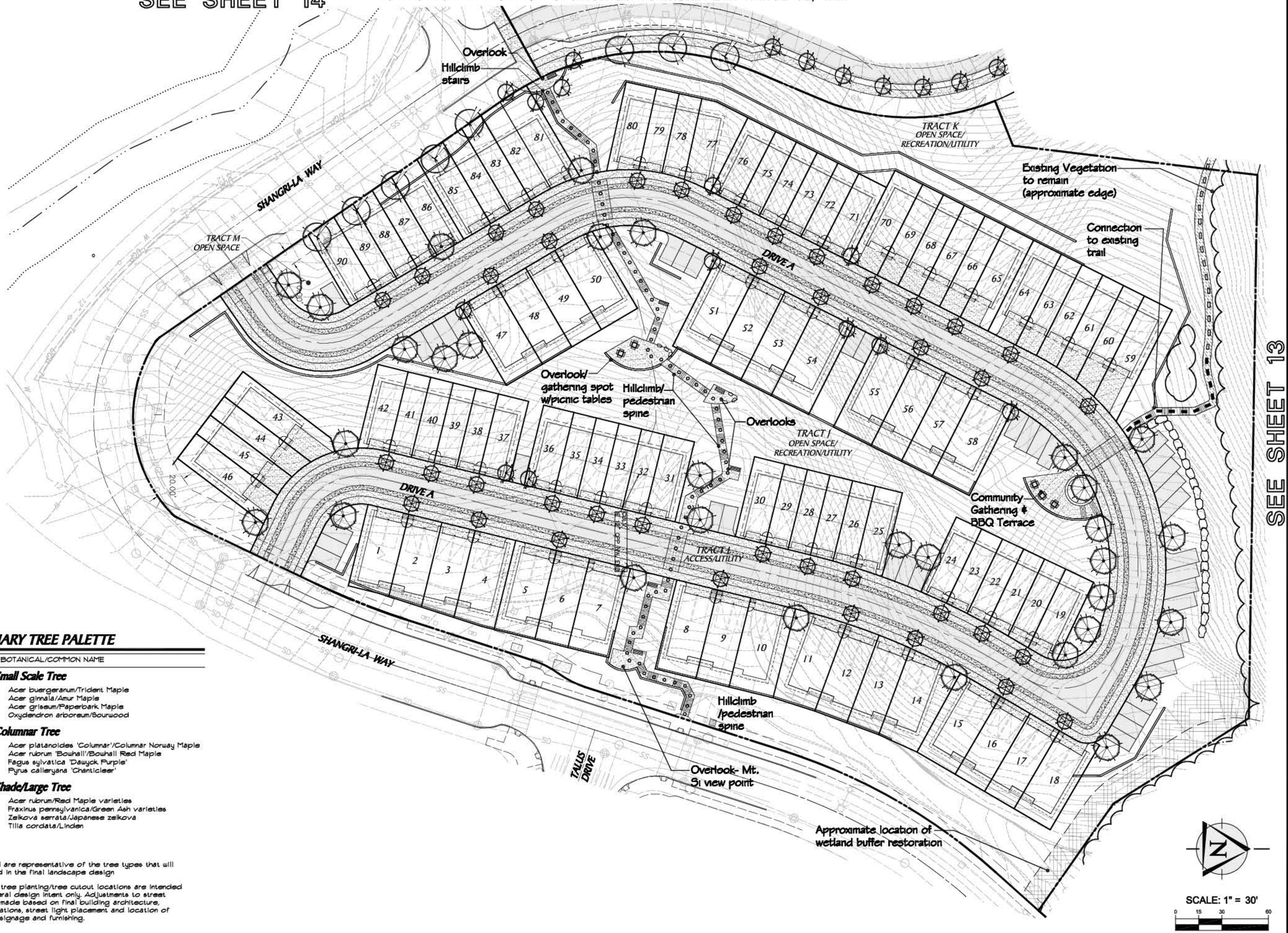
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 14 OF 17

SEE SHEET 14

A PORTION OF THE SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M



SEE SHEET 13

PRELIMINARY TREE PALETTE

SYMBOL	BOTANICAL/COMMON NAME
Small Scale Tree	Acer buergeranum/Trident Maple Acer ginnala/Amur Maple Acer griseum/Paperbark Maple Oxydendron arboreum/Sourwood
Columnar Tree	Acer platanoides 'Columnar'/Columnar Norway Maple Acer rubrum 'Bowhall'/Bowhall Red Maple Fagus sylvatica 'Dawyck Purple' Pyrus calleryana 'Chanticleer'
Shade/Large Tree	Acer rubrum/Red Maple varieties Fraxinus pennsylvanica/Green Ash varieties Zelkova serrata/Japanese zelkova Tilia cordata/Linden

Notes

*Plants listed are representative of the tree types that will be proposed in the final landscape design

Streetscape tree planting/tree cutout locations are intended to show general design intent only. Adjustments to street trees will be made based on final building architecture, driveway locations, street light placement and location of other street signage and furnishing.

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Planning

PRELIMINARY LANDSCAPE PLAN
PARCEL 9

TALUS
PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:
DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/19/14
SCALE: HORIZ.: 1"=50' VERT.: N/A

PRELIMINARY

2/19/14

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DENISE LIFTIN
CERTIFICATE NO. 523

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

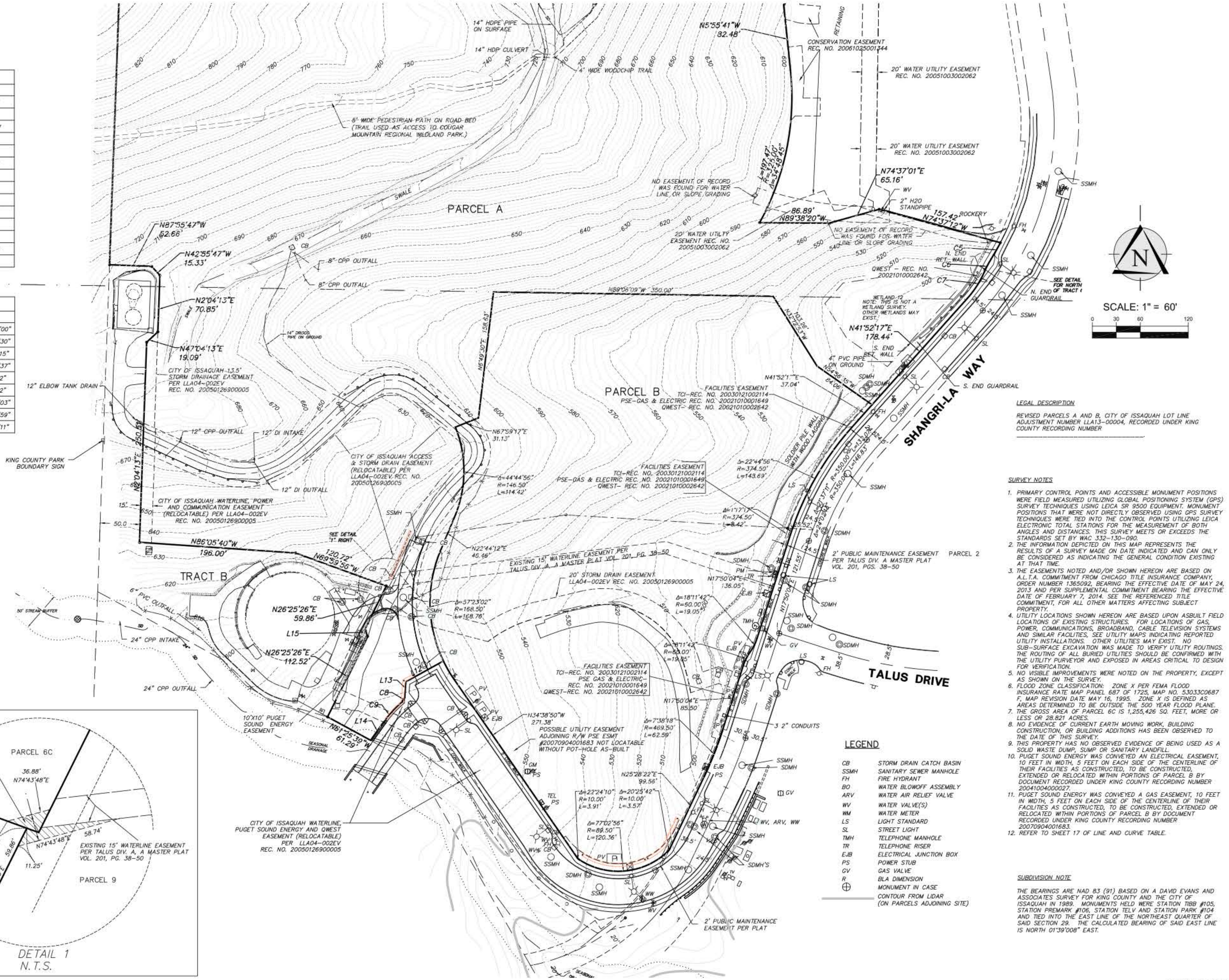
SHEET NUMBER 15 OF 17

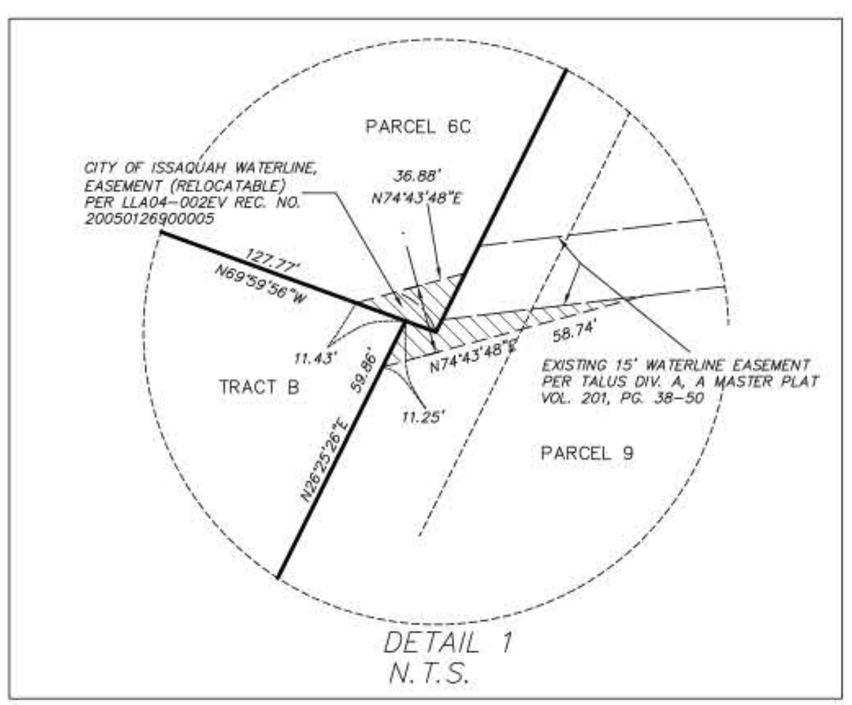
© 2014 TRIAD ASSOCIATES

A PORTION OF THE SE 1/4, SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	30.82	S87°57'02"E
L2	21.00	S2°02'58"W
L3	37.35	N87°57'02"W
L4	41.30	S0°16'27"W
L5	27.22	S15°43'17"E
L6	13.00	S89°43'33"E
L7	6.00	N0°16'27"E
L8	30.68	S0°16'27"W
L9	6.63	S2°00'24"W
L10	15.07	N75°18'27"E
L12	53.63	N61°02'58"E
L13	19.68	N4°11'52"E
L14	28.63	N35°25'42"E
L15	9.90	S18°34'34"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.48'	24.50'	Δ=90°00'00"
C2	43.70'	27.50'	Δ=91°02'30"
C3	13.29'	18.50'	Δ=41°10'15"
C4	9.23'	24.50'	Δ=21°35'37"
C5	23.53'	319.50'	Δ=4°13'12"
C6	17.84'	120.00'	Δ=8°31'12"
C7	40.13'	124.85'	Δ=18°25'03"
C8	9.50'	25.00'	Δ=21°46'59"
C9	30.66'	136.50'	Δ=12°52'11"





DETAIL 1
N.T.S.

LEGAL DESCRIPTION

REVISED PARCELS A AND B, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER LLA13-00004, RECORDED UNDER KING COUNTY RECORDING NUMBER

SURVEY NOTES

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. THE EASEMENTS NOTED AND/OR SHOWN HEREON ARE BASED ON ALL T.A. COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 1365092, BEARING THE EFFECTIVE DATE OF MAY 24, 2013 AND PER SUPPLEMENTAL COMMITMENT BEARING THE EFFECTIVE DATE OF FEBRUARY 7, 2014. SEE THE REFERENCED TITLE COMMITMENT, FOR ALL OTHER MATTERS AFFECTING SUBJECT PROPERTY.
4. UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATIONS OF EXISTING STRUCTURES. FOR LOCATIONS OF GAS, POWER, COMMUNICATIONS, BROADBAND, CABLE TELEVISION SYSTEMS AND SIMILAR FACILITIES, SEE UTILITY MAPS INDICATING REPORTED UTILITY INSTALLATIONS. OTHER UTILITIES MAY EXIST. NO SUB-SURFACE EXCAVATION WAS MADE TO VERIFY UTILITY ROUTINGS. THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.
5. NO VISIBLE IMPROVEMENTS WERE NOTED ON THE PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
6. FLOOD ZONE CLASSIFICATION: ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 687 OF 1725, MAP NO. 53033C0687 F, MAP REVISION DATE MAY 16, 1995. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLANE.
7. THE GROSS AREA OF PARCEL 6C IS 1,255,426 SQ. FEET, MORE OR LESS OR 28.821 ACRES.
8. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS HAS BEEN OBSERVED TO THE DATE OF THIS SURVEY.
9. THIS PROPERTY HAS NO OBSERVED EVIDENCE OF BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. PUGET SOUND ENERGY WAS CONVEYED AN ELECTRICAL EASEMENT, 10 FEET IN WIDTH, 5 FEET ON EACH SIDE OF THE CENTERLINE OF THEIR FACILITIES AS CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED WITHIN PORTIONS OF PARCEL B BY DOCUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20041004000027.
11. PUGET SOUND ENERGY WAS CONVEYED A GAS EASEMENT, 10 FEET IN WIDTH, 5 FEET ON EACH SIDE OF THE CENTERLINE OF THEIR FACILITIES AS CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED WITHIN PORTIONS OF PARCEL B BY DOCUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20070904001683.
12. REFER TO SHEET 17 OF LINE AND CURVE TABLE.

SUBDIVISION NOTE

THE BEARINGS ARE NAD 83 (91) BASED ON A DAVID EVANS AND ASSOCIATES SURVEY FOR KING COUNTY AND THE CITY OF ISSAQUAH IN 1989. MONUMENTS HELD WERE STATION TIBB #105, STATION PREMARK #106, STATION TELV AND STATION PARK #104 AND TIED INTO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29. THE CALCULATED BEARING OF SAID EAST LINE IS NORTH 01°39'00B" EAST.

LEGEND

CB	STORM DRAIN CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
BO	WATER BLOWOFF ASSEMBLY
ARV	WATER AIR RELIEF VALVE
WV	WATER VALVE(S)
WM	WATER METER
LS	LIGHT STANDARD
SL	STREET LIGHT
TMH	TELEPHONE MANHOLE
TR	TELEPHONE RISER
EJB	ELECTRICAL JUNCTION BOX
PS	POWER STUB
GV	GAS VALVE
R	BLA DIMENSION
⊕	MONUMENT IN CASE
	CONTOUR FROM LIDAR (ON PARCELS ADJOINING SITE)

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net

Land Development Plans & Plats

PRELIMINARY PLAT
TOPOGRAPHIC SURVEY

TALUS
PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
			LMJ	REW

DATE:
REVIEWED BY:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 02/19/14
SCALE: HORIZ.: 1"=60' VERT.:

PRELIMINARY

ROBERT E. WALLIS STATE OF WASHINGTON 18102 REGISTERED PROFESSIONAL LAND SURVEYOR
Robert E. Wallis
FEB 18, 2014

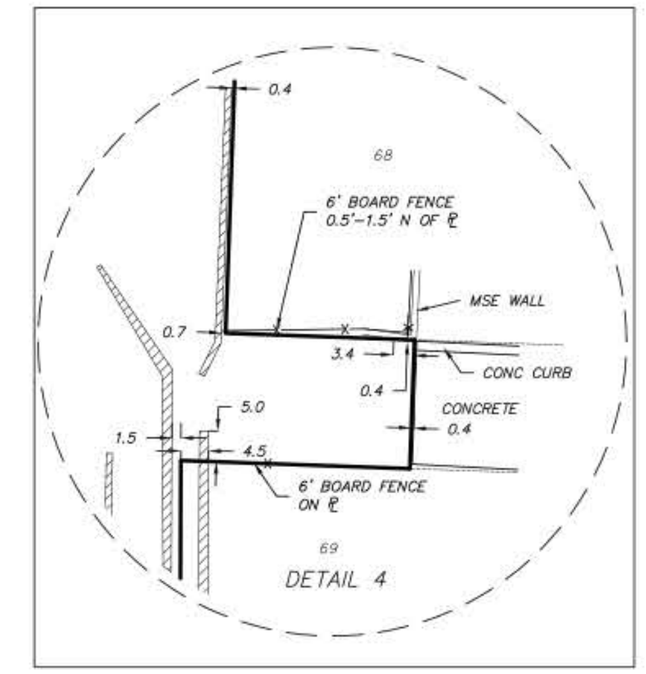
STAMP NOT VALID UNLESS SIGNED AND DATED

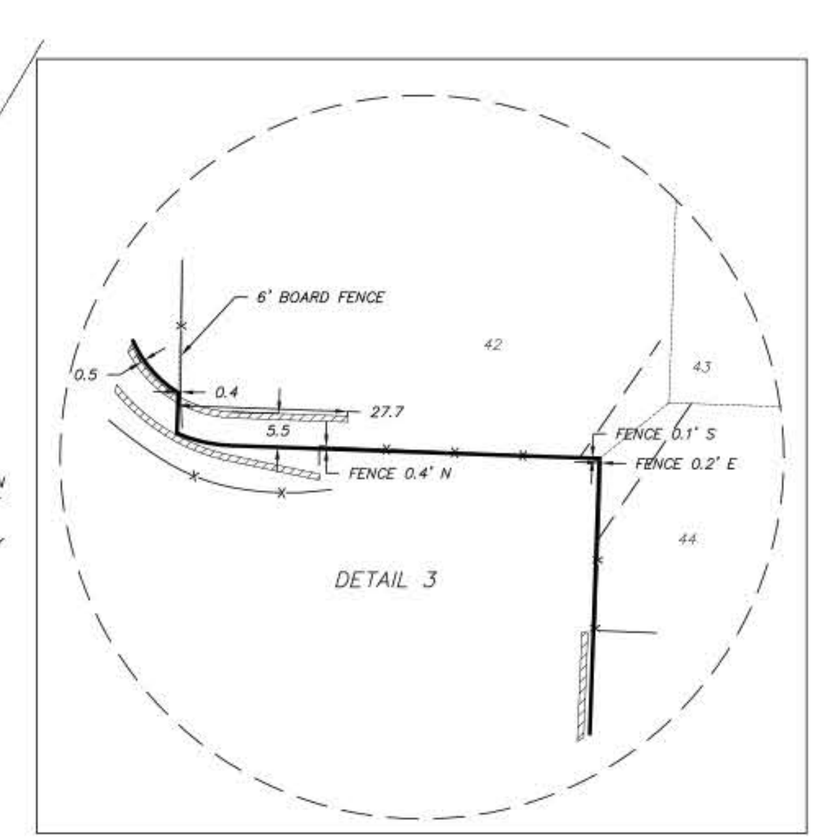
JOB NUMBER 07-079

SHEET NUMBER 16 OF 17

© 2014 TRIAD ASSOCIATES

A PORTION OF THE SE 1/4, SW 1/4 SECTION 29 TOWNSHIP 24N RANGE 6E, W.M





LEGEND

CB	STORM DRAIN CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
BO	WATER BLOWOFF ASSEMBLY
ARV	WATER AIR RELIEF VALVE
WV	WATER VALVE(S)
WM	WATER METER
LS	LIGHT STANDARD
SL	STREET LIGHT
TMH	TELEPHONE MANHOLE
TR	TELEPHONE RISER
EJB	ELECTRICAL JUNCTION BOX
PS	POWER STUB
GV	GAS VALVE
R	BLA DIMENSION
⊕	MONUMENT IN CASE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	38.48'	24.50'	Δ=90°00'00"
C2	43.70'	27.50'	Δ=91°02'30"
C3	13.29'	18.50'	Δ=41°10'15"
C4	9.23'	24.50'	Δ=21°35'37"
C5	23.53'	319.50'	Δ=4°13'12"
C6	17.84'	120.00'	Δ=8°31'12"
C7	40.13'	124.85'	Δ=18°25'03"
C8	9.50'	25.00'	Δ=21°46'59"
C9	30.66'	136.50'	Δ=12°52'11"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	30.82	S87°57'02"E
L2	21.00	S2°02'58"W
L3	37.35	N87°57'02"W
L4	41.30	S0°16'27"W
L5	27.22	S15°43'17"E
L6	13.00	S89°43'33"E
L7	6.00	N0°16'27"E
L8	30.68	S0°16'27"W
L9	6.63	S2°00'24"W
L10	15.07	N75°18'27"E
L12	53.63	N61°02'58"E
L13	19.68	N4°11'52"E
L14	28.63	N35°25'42"E
L15	9.90	S18°34'34"E

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net

PRELIMINARY PLAT
TOPOGRAPHIC SURVEY

TALUS
PARCELS 7, 8 & 9

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ALAN D. FURE, PE
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
THOMAS P. MATT, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 02/19/14
SCALE: HORIZ.: 1"=60' VERT.:

PRELIMINARY

ROBERT E. WALLIS, STATE OF WASHINGTON, 18102, REGISTERED PROFESSIONAL LAND SURVEYOR
FEB 18, 2014

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 07-079

SHEET NUMBER 17 OF 17

© 2014 TRIAD ASSOCIATES