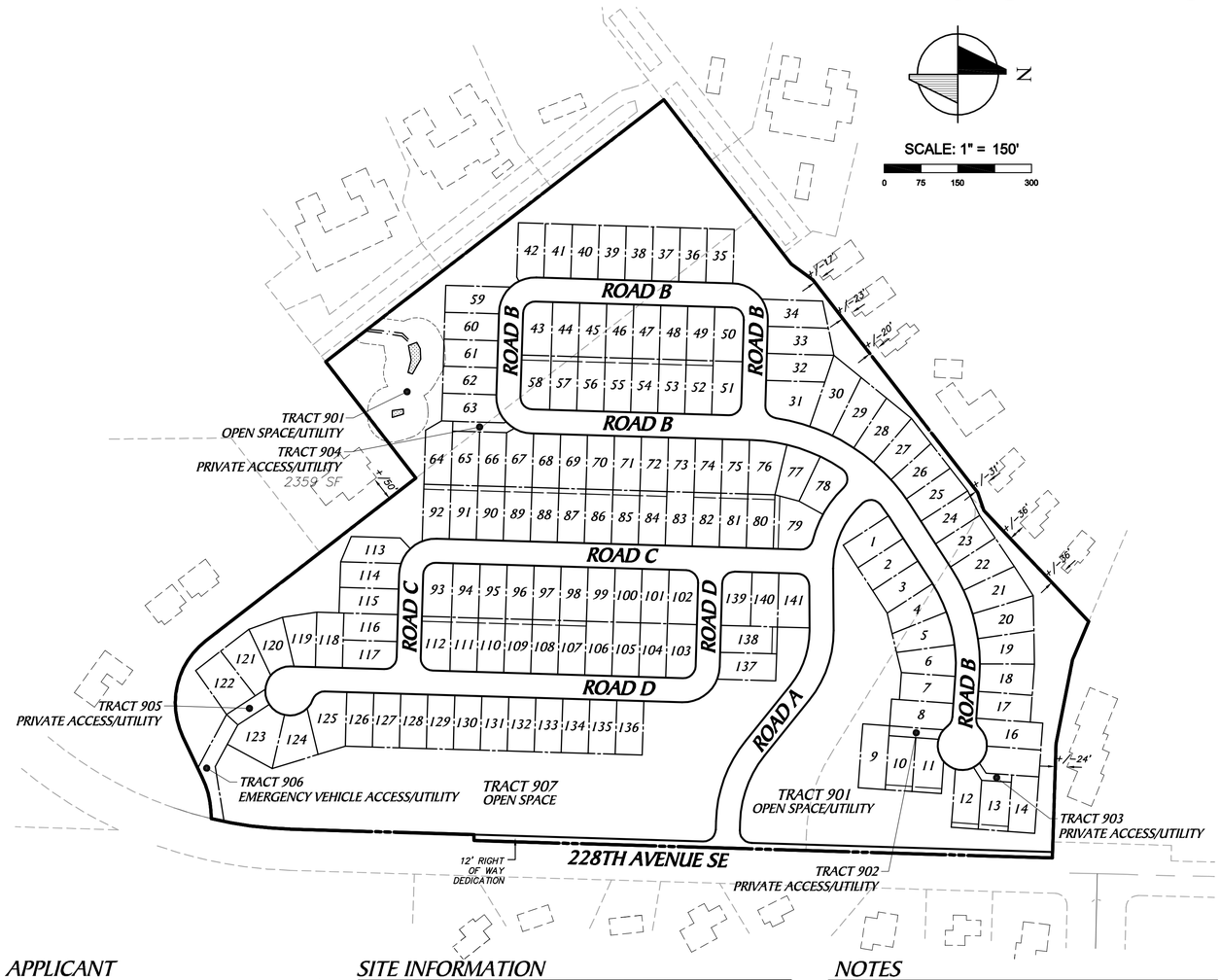
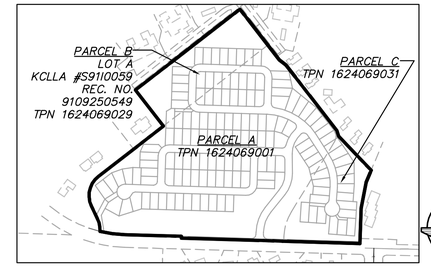
PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

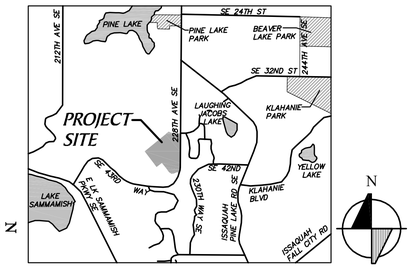
MADISON POINTE





EXISTING PARCEL MAP

1"=500'



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE THEREOF 534.69 FEET;
THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE;
THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;
THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 512.30 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 317.30 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 37°46'03" EAST 1,210.55 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THROUGH A CENTRAL ANGLE OF 77°43'17" AN ARC DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY;
THENCE NORTH 64°30'40" EAST 90.86 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AS CONVEYED TO KING COUNTY BY DEED RECORDED OCTOBER 21, 1971 UNDER RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 76°39'54" WEST 808.00 FEET;
THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN;
THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE SOUTHEAST;
THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING;

AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET;
THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;
THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 52°13'57" WEST 202.00 FEET;
THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202.00 FEET DISTANT;
THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING.

AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF;
THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING;
THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET;
THENCE SOUTH 52°13'57" WEST 547.75 FEET;
THENCE SOUTH 36°30'00" WEST 55.32 FEET;
THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET;
THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST;
THENCE ALONG A NON-TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET;
THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;
THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 714.30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 52°13'57" WEST 300 FEET;
THENCE SOUTH 37°46'03" EAST 871.00 FEET;
THENCE NORTH 52°13'57" EAST 300 FEET;
THENCE NORTH 37°46'03" WEST 871.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET;
THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;

THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 58°56'18" AN ARC DISTANCE OF 63.78 FEET;
THENCE NORTH 46°34'56" EAST 305.33 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 88°28'02" EAST 512.49 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST;
THENCE SOUTH 01°44'28" WEST 501.93 FEET ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO SWANSON-DEAN CORPORATION UNDER KING COUNTY RECORDED MAY 30, 1986 UNDER RECORDING NUMBER 8605301830, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE ALONG THE NORTH LINE THEREOF NORTH 89°29'02" WEST 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST MARGIN AND THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 16, SOUTH 01°44'28" WEST 32.86 FEET;
THENCE ALONG NORTH 88°04'00" WEST 232.84 FEET;
THENCE NORTH 78°53'00" WEST 174.00 FEET;
THENCE NORTH 67°10'08" WEST 5.66 FEET TO SAID NORTH LINE OF SECTION 16;
THENCE SOUTH 88°28'02" EAST 409.80 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE NORTH 88°28'02" WEST 542.49 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 46°34'56" EAST 40.75 FEET;
THENCE SOUTH 67°10'08" EAST 79.27 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE NORTH 88°28'02" WEST FOR 102.69 FEET TO THE POINT OF BEGINNING.

PARCEL D:

TOGETHER WITH THOSE RIGHTS SET FORTH IN THE STORM DRAIN, LANDSCAPE, UTILITY AND ACCESS EASEMENT AGREEMENT RECORDED MAY 30, 1986 AS RECORDING NO. 8605301837 AND RE-RECORDED MARCH 9, 1987 AS RECORDING NO. 8703090373.

APPLICANT

BRIXTON HOMES, LLC
14410 BEL-RED ROAD
BELLEVUE, WA 98007
CONTACT: TODD LEWITT
425-649-8110

PROJECT ENGINEER/PLANNER/ SURVEYOR/LANDSCAPE ARCH.

TRIAD A DIVISION OF DAVID EVANS ASSOCIATES, INC
20300 WOODINVILLE SNOHOMISH ROAD NE
WOODINVILLE, WA 98072
OFFICE PHONE: (425) 415-2000
CONTACT: RYAN KOHLMANN, AICP
E-MAIL: RKOHLMANN@TRIADASSOCIATES.NET

CONSULTANTS

GEOTECHNICAL ENGINEER:
TERRA
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WASHINGTON 98034
OFFICE PHONE: (425) 821-7777
CONTACT: TED SCHEPPER
EMAIL: TSCHEPPER@TERRA-ASSOCIATES.COM

WETLAND BIOLOGIST:
WETLAND RESOURCES
9505 19TH AVENUE SE, #106
EVERETT, WA 98208
OFFICE PHONE: (425) 337-3174
CONTACT: SCOTT BRAINARD
EMAIL: SCOTT@WETLANDRESOURCES.COM

SITE INFORMATION

ZONING DESIGNATION	SF-SL
LAND USE DESIGNATION	LOW DENSITY RESIDENTIAL
SUB AREA DESIGNATION	PROVIDENCE POINT
ADJACENT LAND USES	
NORTH	MF-H (ISSAQUAH)
WEST/SOUTH	SF-SL (ISSAQUAH)
EAST	R-1/R-4 (SAMMAMISH)
SITE AREA	1,776,913 SF
PROPOSED LAND USE	SF-SL
DENSITY ALLOWED	7.26 DU/AC=296 UNITS
PROPOSED NUMBER OF LOTS	141
IMPERVIOUS SURFACE RATIO	50%
PERVIOUS/LANDSCAPE/OPEN SPACE	
LOTS	445,997 SF (MAX., 50% OF LOT AREA)
OPEN SPACE TRACTS	587,449 SF
RIGHT OF WAY PLANTER	52,774 SF
TOTAL	1,086,220 SF
MAX. BLDG HEIGHT	30'
PROPOSED SET BACKS	
FRONT	10'
REAR	20'
SIDE	6'
AREA IN RIGHT OF WAY	269,309 SF
AREA IN RIGHT OF WAY DEDICATION (228TH AVE SE)	14,138 SF

NOTES

1. ON-SITE BUILDINGS TO BE REMOVED.

2. OFF-SITE EXISTING BUILDING LOCATIONS ARE SHOWN HEREON BY APPROXIMATION ONLY. THE INFORMATION WAS APPROXIMATED FROM GIS MAPS OBTAINED FROM THE KING COUNTY INTERACTIVE MAPPING TOOL (IMAP) WEBSITE, AND HORIZONTAL DISTANCES SHOWN HEREON BETWEEN THE SUBJECT PROPERTY BOUNDARY AND THE OFF-SITE BUILDINGS ARE APPROXIMATED THEREFROM.

3. BOUNDARY LINES AND ON-SITE TOPOGRAPHY ARE SHOWN PER ALTA/ACSM LAND TITLE SURVEY DONE BY BARGHAUSEN CONSULTING ENGINEERS DATED JANUARY 24, 2015. OFF-SITE CONTOURS AS SHOWN HEREON WERE INTERPOLATED FROM PUBLIC DOMAIN AIRBORNE LIDAR DATA ACQUIRED IN 2003 BY THE PUGET SOUND LIDAR CONSORTIUM. PROPERTY LINES FOR ADJOINING PARCELS SHOWN HEREON HAVE BEEN COMPILED FROM VARIOUS PUBLIC SOURCES AND HAVE NOT BEEN ESTABLISHED BY FIELD SURVEY. TRIAD ASSOCIATES FIELD LOCATED EXISTING ON-SITE WETLANDS AS DELINEATED BY WETLAND RESOURCES, INC. AND OFFSITE STORM DRAIN STRUCTURES LYING SOUTHWESTERLY OF THE SITE IN JULY, 2015. IN ADDITION, TRIAD ASSOCIATES INCORPORATED ADDITIONAL FIELD TOPOGRAPHY WORK ALONG 228TH AVE SE TO THE NORTH OF THE SITE AND ALONG THE EAST MARGIN OF 228TH AVENUE SE IN NOVEMBER, 2015 AS SHOWN HEREON.

4. LEGAL DESCRIPTION FOR SUBJECT PROPERTY IS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-709787-WAI DATED JANUARY 8, 2015 AT 7:30 AM

APPROXIMATE EARTHWORK QUANTITIES

CUT: 209,149 CU YDS
FILL: 56,985 CU YDS
EXCESS: 152,164 CU YDS
(QUANTITIES WERE ESTIMATED BY A THIRD PARTY AND SHOULD NOT BE RELIED ON FOR BIDDING PURPOSES)

SHEET INDEX

CV1	COVER SHEET
S1-S4	EXISTING CONDITIONS
PP1-3	PRELIMINARY PLAT
RS1-3	PRELIMINARY GRADING, ROAD & UTILITY PLANS
RD1	PRELIMINARY ROAD CROSS-SECTIONS & SCHEMATIC DETENTION/WATER QUALITY SYSTEMS
TR1-3	TREE RETENTION PLANS
LA1-3	PRELIMINARY LANDSCAPE PLANS

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20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

PRELIMINARY PLAT
COVER SHEET

BRIXTON HOMES, LLC
MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:
DATE:

RYAN KOHLMANN
PROJECT MANAGER
MARY H MCDOWELL, PLS
PROJECT SURVEYOR
RICHARD A TOMKINS, PE
PROJECT ENGINEER
LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 3/28/2016
SCALE: HORIZ.: 1"=150' VERT.:

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 15-098

SHEET NUMBER CV1 OF 18

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PTN OF THE E 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- LUMINAIRE (LUM.)
- YARD LIGHT
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- CLEANOUT (AS NOTED)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- WATER MANHOLE
- WATER METER
- BLOW-OFF / AIRVAC
- SIGN
- MONITOR WELL
- DIRECTIONAL ARROW
- SURVEY MONUMENT (AS NOTED)
- BENCHMARK
- SECTION CORNER (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- FOUND LEAD/TACK
- SURVEY CONTROL STATION
- PROPERTY LINE
- HANDICAP
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- HOGWIRE FENCE
- WATER LINE
- GAS LINE
- OVERHEAD/UNDERGROUND TEL. LINE
- OVERHEAD/UNDERGROUND PWR. LINE
- STORM LINE
- SEWER LINE

TREE LEGEND

- DL DRIP LINE
- CONIFER TREE
- C CEDAR
- CFR CONIFER
- F FIR
- H HEMLOCK
- J JUNIPER
- L LARCH
- P PINE
- S SPRUCE

DECIDUOUS TREE

- A ALDER
- B BIRCH
- CN CHESTNUT
- COT COTTONWOOD
- CY CHERRY
- D DECIDUOUS
- DW DOGWOOD
- E ELM
- M MAPLE
- MG MAGNOLIA
- O OAK
- PR POPLAR
- W WILLOW

GENERAL NOTES:

1. HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. BASIS OF BEARINGS IS NORTH 01°27'15" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., PER KING COUNTY POINTS 2247 (SOUTHEAST CORNER SECTION 9) AND 2237 (EAST QUARTER CORNER SECTION 9).

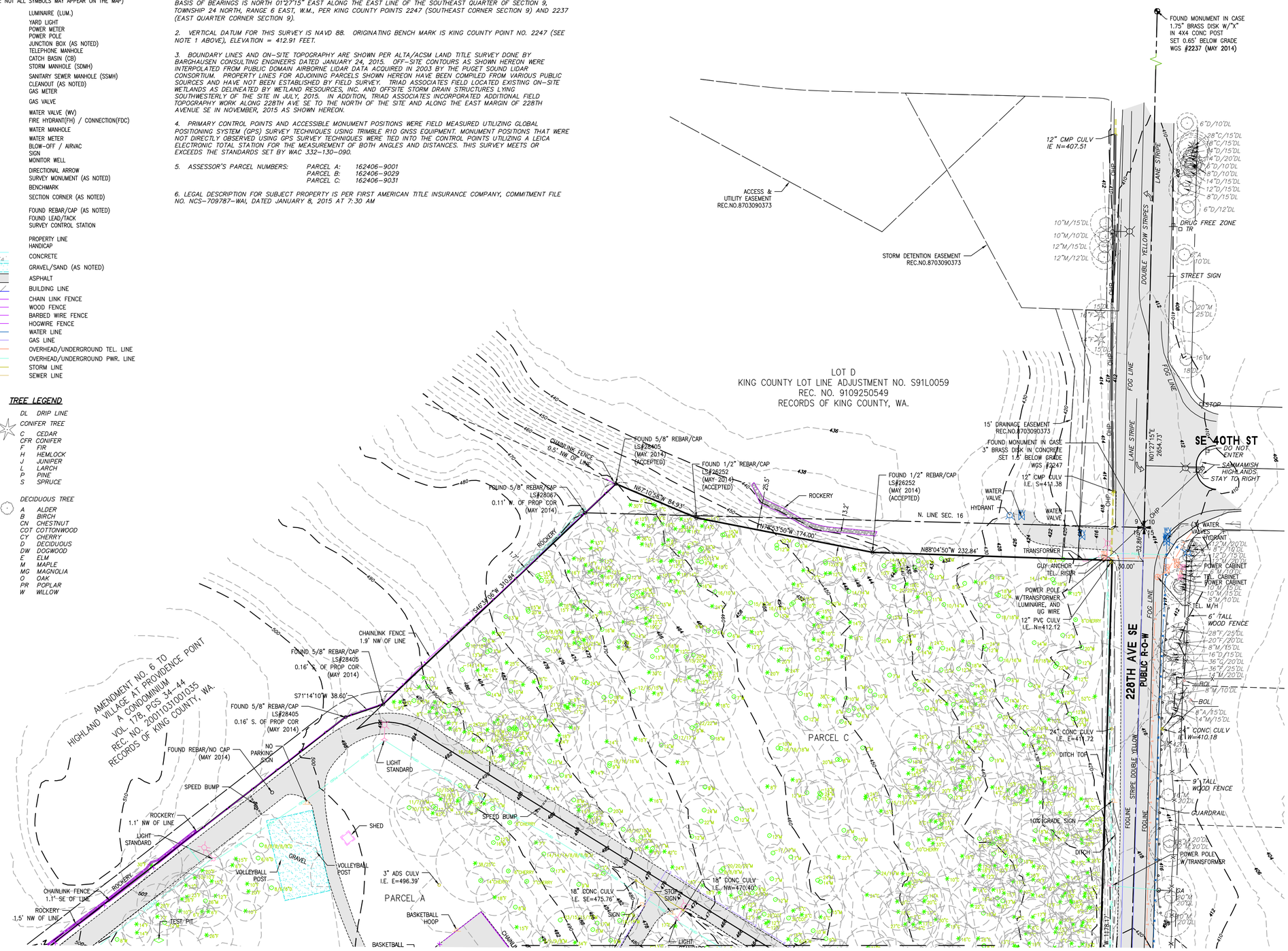
2. VERTICAL DATUM FOR THIS SURVEY IS NAVD 88. ORIGINATING BENCH MARK IS KING COUNTY POINT NO. 2247 (SEE NOTE 1 ABOVE), ELEVATION = 412.91 FEET.

3. BOUNDARY LINES AND ON-SITE TOPOGRAPHY ARE SHOWN PER ALTA/ACSM LAND TITLE SURVEY DONE BY BARGHAUSEN CONSULTING ENGINEERS DATED JANUARY 24, 2015. OFF-SITE CONTOURS AS SHOWN HEREON WERE INTERPOLATED FROM PUBLIC DOMAIN AIRBORNE LIDAR DATA ACQUIRED IN 2003 BY THE PUGET SOUND LIDAR CONSORTIUM. PROPERTY LINES FOR ADJOINING PARCELS SHOWN HEREON HAVE BEEN COMPILED FROM VARIOUS PUBLIC SOURCES AND HAVE NOT BEEN ESTABLISHED BY FIELD SURVEY. TRIAD ASSOCIATES FIELD LOCATED EXISTING ON-SITE WETLANDS AS DELINEATED BY WETLAND RESOURCES, INC. AND OFFSITE STORM DRAIN STRUCTURES LYING SOUTHWESTERLY OF THE SITE IN JULY, 2015. IN ADDITION, TRIAD ASSOCIATES INCORPORATED ADDITIONAL FIELD TOPOGRAPHY WORK ALONG 228TH AVE SE TO THE NORTH OF THE SITE AND ALONG THE EAST MARGIN OF 228TH AVENUE SE IN NOVEMBER, 2015 AS SHOWN HEREON.

4. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING A LEICA ELECTRONIC TOTAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.

5. ASSESSOR'S PARCEL NUMBERS:
   PARCEL A: 162406-9001
   PARCEL B: 162406-9029
   PARCEL C: 162406-9031

6. LEGAL DESCRIPTION FOR SUBJECT PROPERTY IS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-709787-WAI, DATED JANUARY 8, 2015 AT 7:30 AM



MATCH LINE
SEE SHEET 2

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

EXISTING CONDITIONS FOR
BRIXTON HOMES, LLC
MADISON POINTE
ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

GREGORY T. JUNEAU, PLS
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
RICHARD A. TOMKINS, PE
PROJECT ENGINEER
LAUREN R. PERRY, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 3/28/2016
SCALE: HORIZ.: 1" = 50' VERT.:

STATE OF WASHINGTON 36605 REGISTERED PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 15-098

SHEET NO. S1 OF 18

15098.DWG Sheet1

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PTN OF THE E 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- LUMINAIRE (LUM.)
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TREE LEGEND

DL DRIP LINE

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- P PINE
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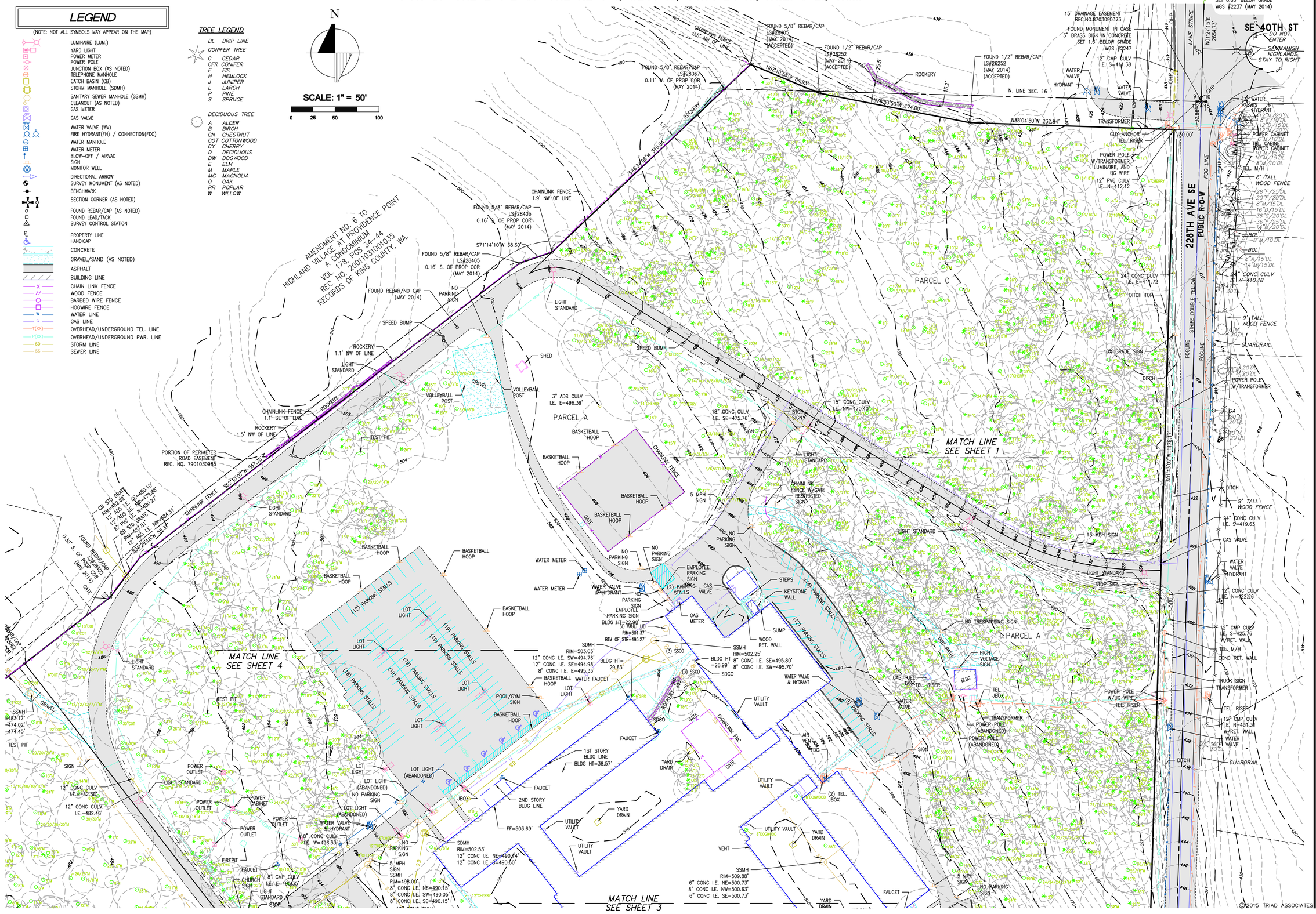
- DW DOGWOOD
- E ELM
- M MAPLE
- MG MAGNOLIA
- O OAK
- PR POPLAR
- W WILLOW

N

SCALE: 1" = 50'

0 25 50 100



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ccarmelli, Mar 28, 2016 - 10:39am
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triad

20300 Woodinville Snohomish Rd NE
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p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

EXISTING CONDITIONS FOR

BRIXTON HOMES, LLC

MADISON POINTE

ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

GREGORY T. JUNEAU, PLS
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

RICHARD A. TOMKINS, PE
PROJECT ENGINEER

LAUREN R. PERRY, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 3/28/2016

SCALE: HORIZ.: 1" = 50' VERT.:

STATE OF WASHINGTON GREGORY T. JUNEAU 36805 REGISTERED PROFESSIONAL LAND SURVEYOR

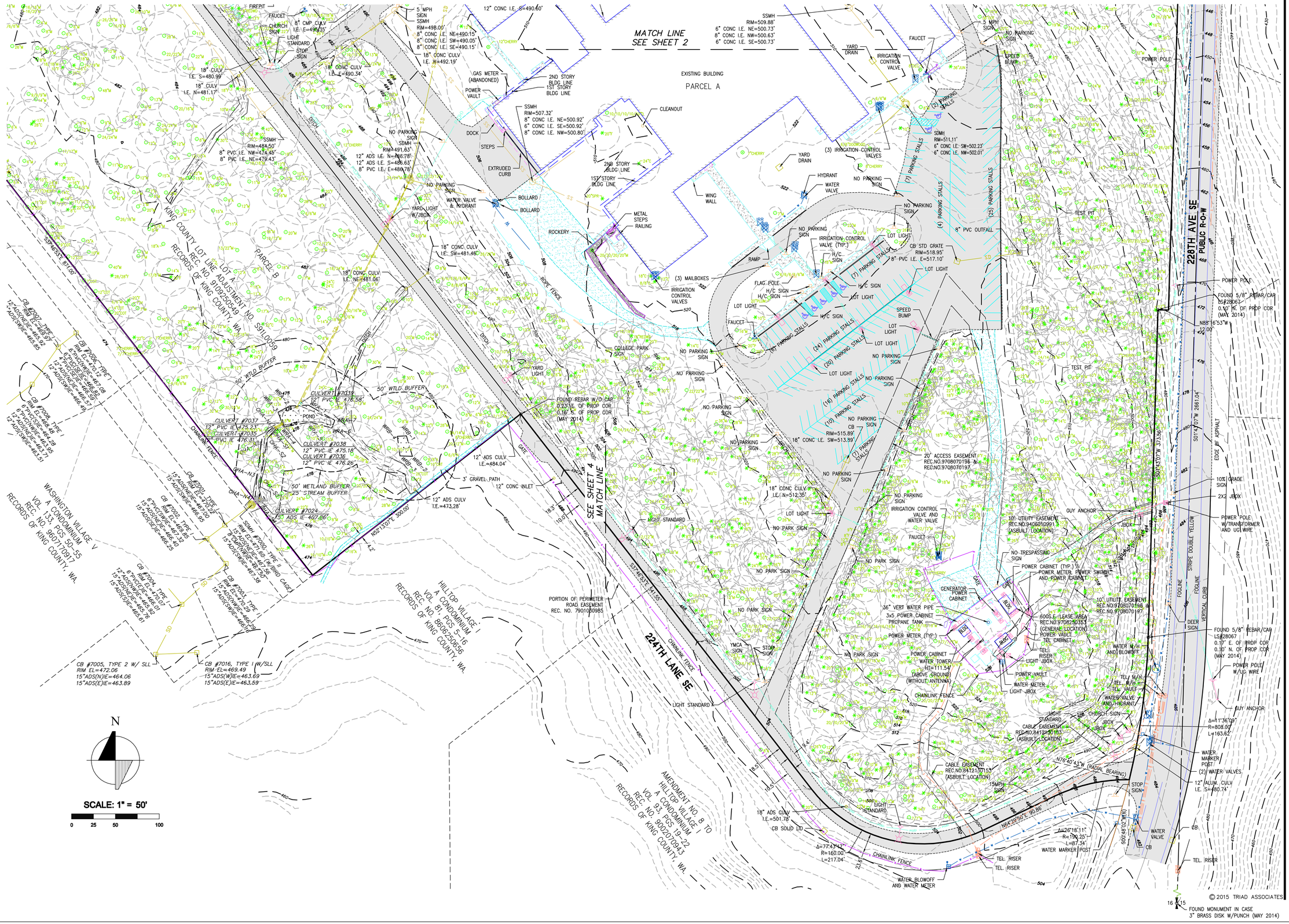
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 15-098

SHEET NO. S2 OF 18

15098.DWG Sheet2

PTN OF THE E 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.



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FOUND MONUMENT IN CASE
3" BRASS DISK W/PUNCH (MAY 2014)

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p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

EXISTING CONDITIONS
FOR
BRIXTON HOMES, LLC
MADISON POINTE
ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

GREGORY T. JUNEAU, PLS
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
RICHARD A. TOMKINS, PE
PROJECT ENGINEER
LAUREN R. PERRY, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 3/28/2016
SCALE: HORIZ.: 1" = 50' VERT.:

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NO. 15-098

SHEET NO. S3 OF 18

15098.DWG
Sheet3

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PTN OF THE E 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO NCS–709787–WA1 DATED JANUARY 8, 2015 AT 7:30 AM)

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE THEREOF 534.69 FEET;
THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE;
THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;
THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 512.30 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 317.30 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 37°46'03" EAST 1,210.55 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THROUGH A CENTRAL ANGLE OF 77°43'17" AN ARC DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY;
THENCE NORTH 64°30'40" EAST 90.86 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AS CONVEYED TO KING COUNTY BY DEED RECORDED OCTOBER 21, 1971 UNDER RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 76°39'54" WEST 808.00 FEET;
THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN;
THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE SOUTHEAST;
THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING;

AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET;
THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;
THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 52°13'57" WEST 202.00 FEET;
THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202.00 FEET DISTANT;
THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING.

AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF;
THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING;
THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET;
THENCE SOUTH 52°13'57" WEST 547.75 FEET;
THENCE SOUTH 36°30'00" WEST 55.32 FEET;
THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET;
THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST;
THENCE ALONG A NON–TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET;
THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;
THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 714.30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 52°13'57" WEST 300 FEET;
THENCE SOUTH 37°46'03" EAST 871.00 FEET;
THENCE NORTH 52°13'57" EAST 300 FEET;
THENCE NORTH 37°46'03" WEST 871.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET;
THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY;

THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 58°56'18" AN ARC DISTANCE OF 63.78 FEET;
THENCE NORTH 46°34'56" EAST 305.33 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 88°28'02" EAST 512.49 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST;
THENCE SOUTH 01°44'28" WEST 501.93 FEET ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO SWANSON–DEAN CORPORATION UNDER KING COUNTY RECORDED MAY 30, 1986 UNDER RECORDING NUMBER 8605301830, DESCRIBED AS FOLLOWS:

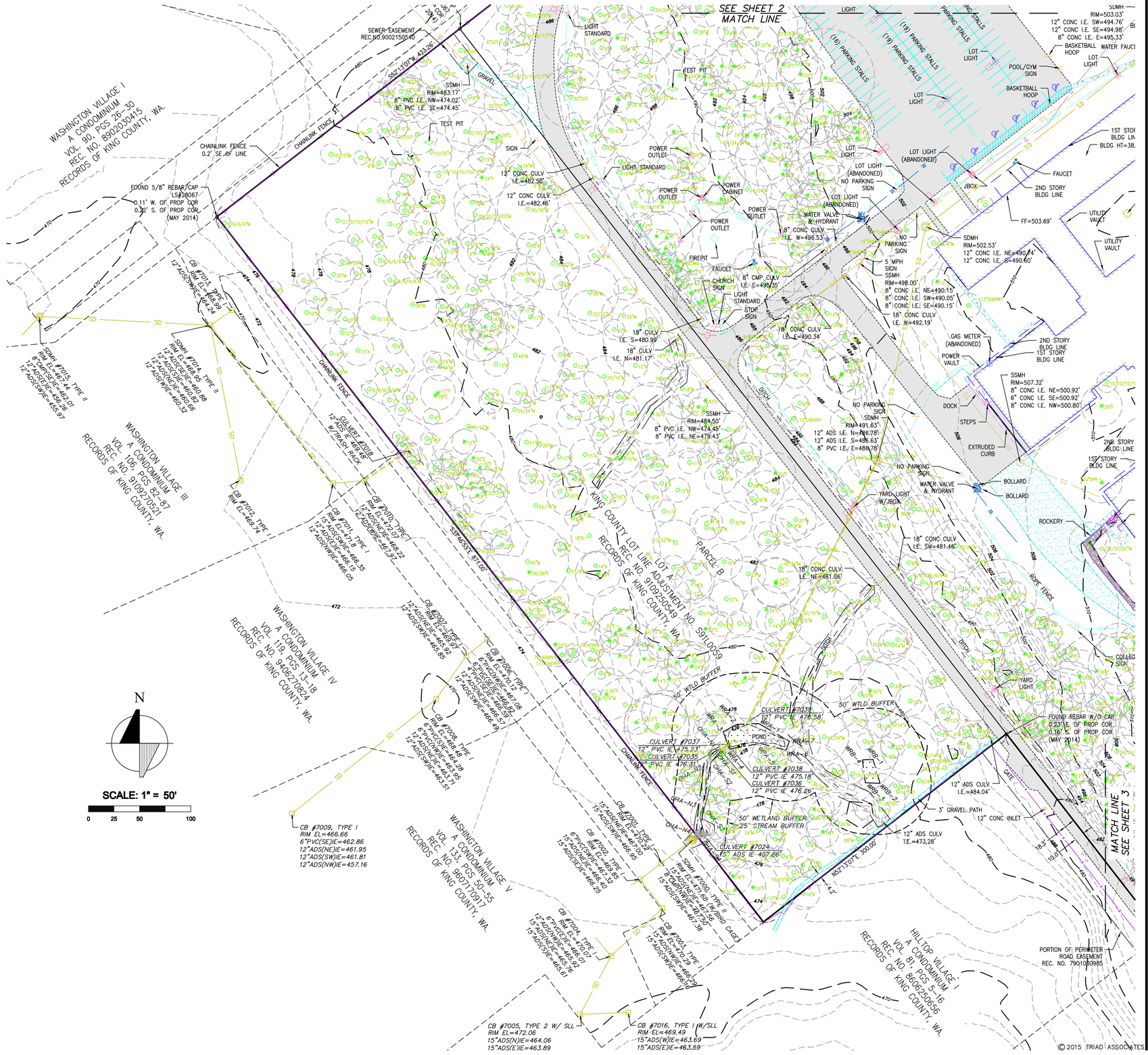
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE ALONG THE NORTH LINE THEREOF NORTH 89°29'02" WEST 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST MARGIN AND THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 16, SOUTH 01°44'28" WEST 32.86 FEET;
THENCE ALONG NORTH 88°04'00" WEST 232.84 FEET;
THENCE NORTH 78°53'00" WEST 174.00 FEET;
THENCE NORTH 67°10'08" WEST 5.66 FEET TO SAID NORTH LINE OF SECTION 16;
THENCE SOUTH 88°28'02" EAST 409.80 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE NORTH 88°28'02" WEST 542.49 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 46°34'56" EAST 40.75 FEET;
THENCE NORTH 67°10'08" EAST 79.27 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE NORTH 88°28'02" WEST FOR 102.69 FEET TO THE POINT OF BEGINNING.

PARCEL D:

TOGETHER WITH THOSE RIGHTS SET FORTH IN THE STORM DRAIN, LANDSCAPE, UTILITY AND ACCESS EASEMENT AGREEMENT RECORDED MAY 30, 1986 AS RECORDING NO. 8605301837 AND RE–RECORDED MARCH 9, 1987 AS RECORDING NO. 8703090373.



triad
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p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

EXISTING CONDITIONS FOR
BRIXTON HOMES, LLC
MADISON POINTE
ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY

GREGORY T. JUNEAU, PLS
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
RICHARD A. TOMKINS, PE
PROJECT ENGINEER
LAUREN R. PERRY, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 3/28/2016
SCALE: HORIZ.: 1" = 50' VERT.:

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 15-098
SHEET NO. S4 OF 18

15098.DWG Sheet4

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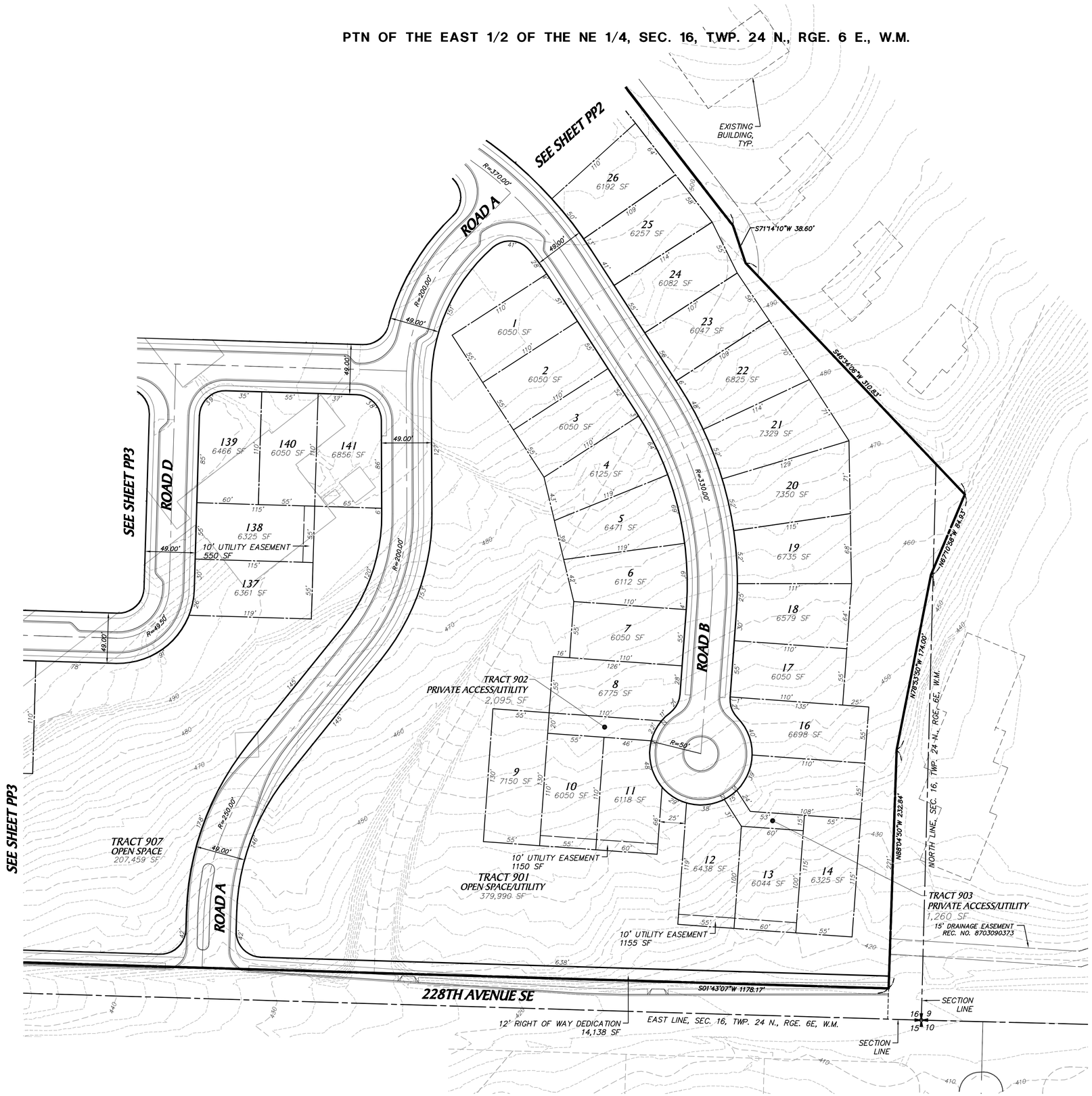
PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.



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SCALE: 1" = 50'

0 25 50 100

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p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

PRELIMINARY PLAT
FOR
BRIXTON HOMES, LLC

MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

RYAN KOHLMANN
PROJECT MANAGER

MARY H MCDOWELL, PLS
PROJECT SURVEYOR

RICHARD A TOMKINS, PE
PROJECT ENGINEER

LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 3/28/2016

SCALE: HORZ.: 1"=50' VERT.:

03-28-16
STATE OF WASHINGTON
36805
REGISTERED PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER 15-098

SHEET NUMBER PP1 OF 18

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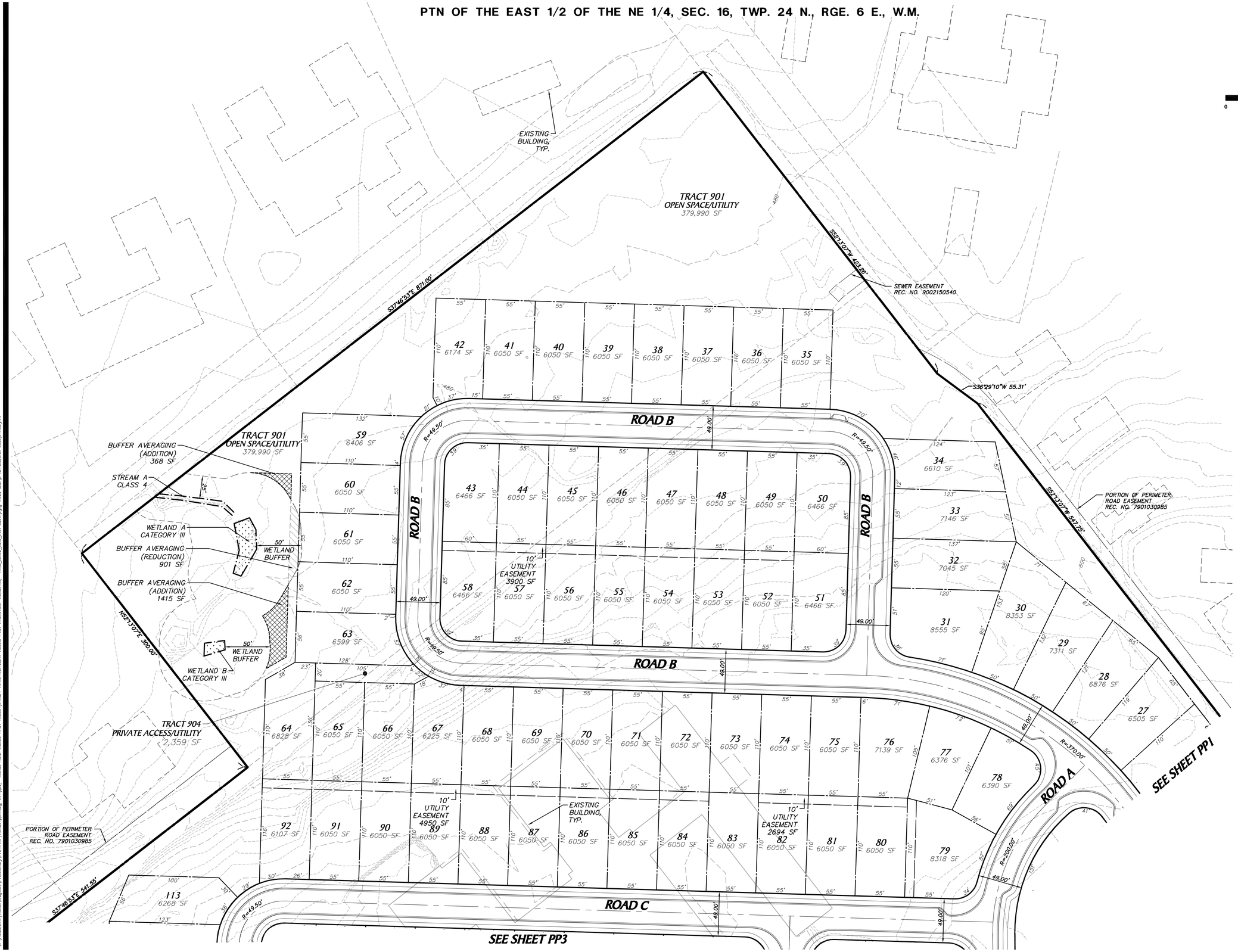
PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.



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20300 Woodinville Snohomish Rd NE
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p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

PRELIMINARY PLAT
FOR
BRIXTON HOMES, LLC
MADISON POINTE
CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

RYAN KOHLMANN
PROJECT MANAGER
MARY H MCDOWELL, PLS
PROJECT SURVEYOR
RICHARD A TOMKINS, PE
PROJECT ENGINEER
LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 3/28/2016
SCALE: HORZ.: 1"=50' VERT.:

STATE OF WASHINGTON
MARY H. MCDOWELL
36805
REGISTERED PROFESSIONAL LAND SURVEYOR
3-28-16

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JOB NUMBER 15-098

SHEET NUMBER PP2 OF 18

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PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

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SCALE: 1" = 50'

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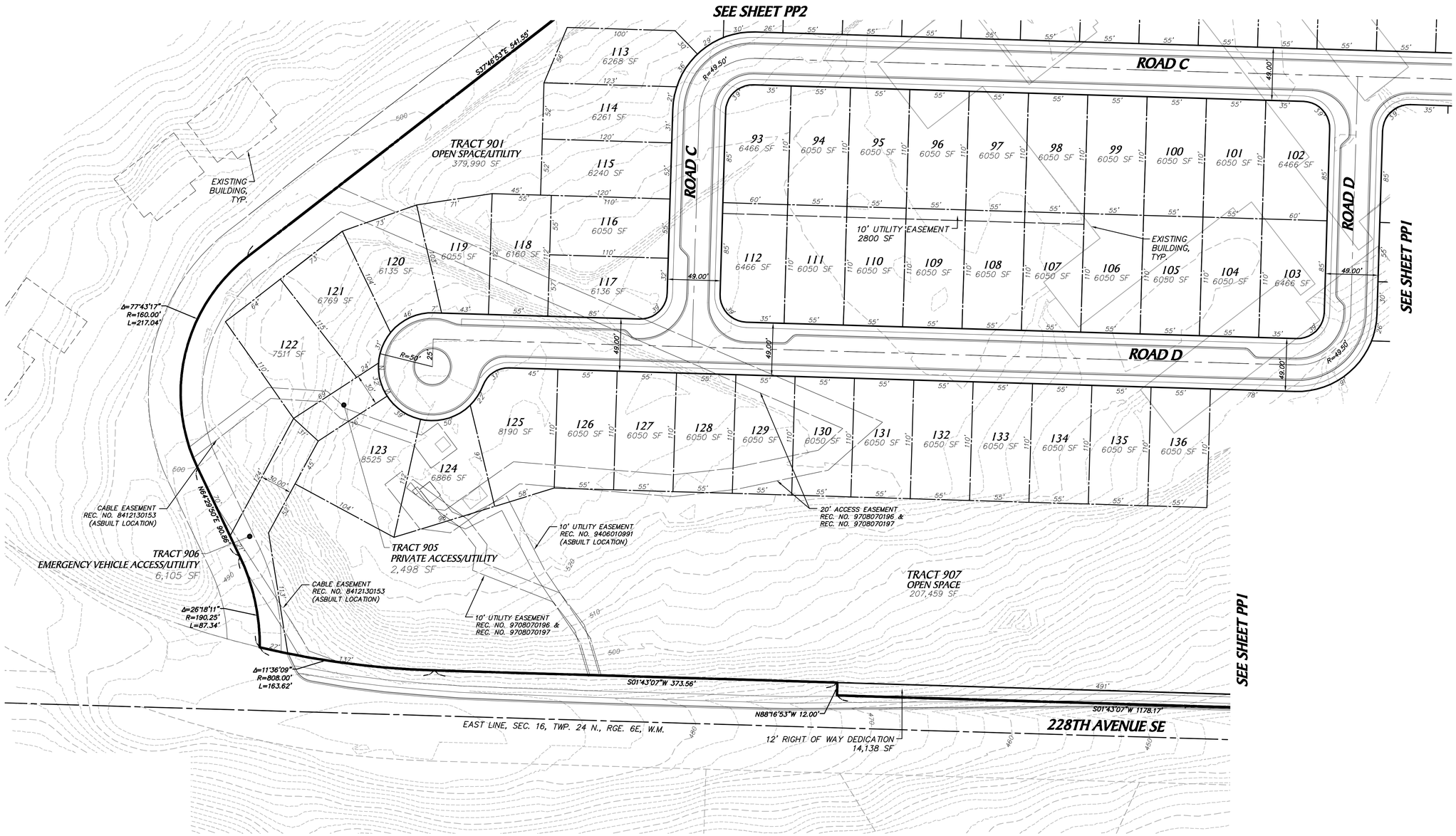

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PRELIMINARY PLAT
FOR
BRIXTON HOMES, LLC

MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

RYAN KOHLMANN
PROJECT MANAGER

MARY H MCDOWELL, PLS
PROJECT SURVEYOR

RICHARD A TOMKINS, PE
PROJECT ENGINEER

LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 3/28/2016

SCALE: HORZ.: 1"=50' VERT.:

STATE OF WASHINGTON
MARY H. MCDOWELL
03-28-16
36805
REGISTERED PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER 15-098

SHEET NUMBER PP3 OF 18

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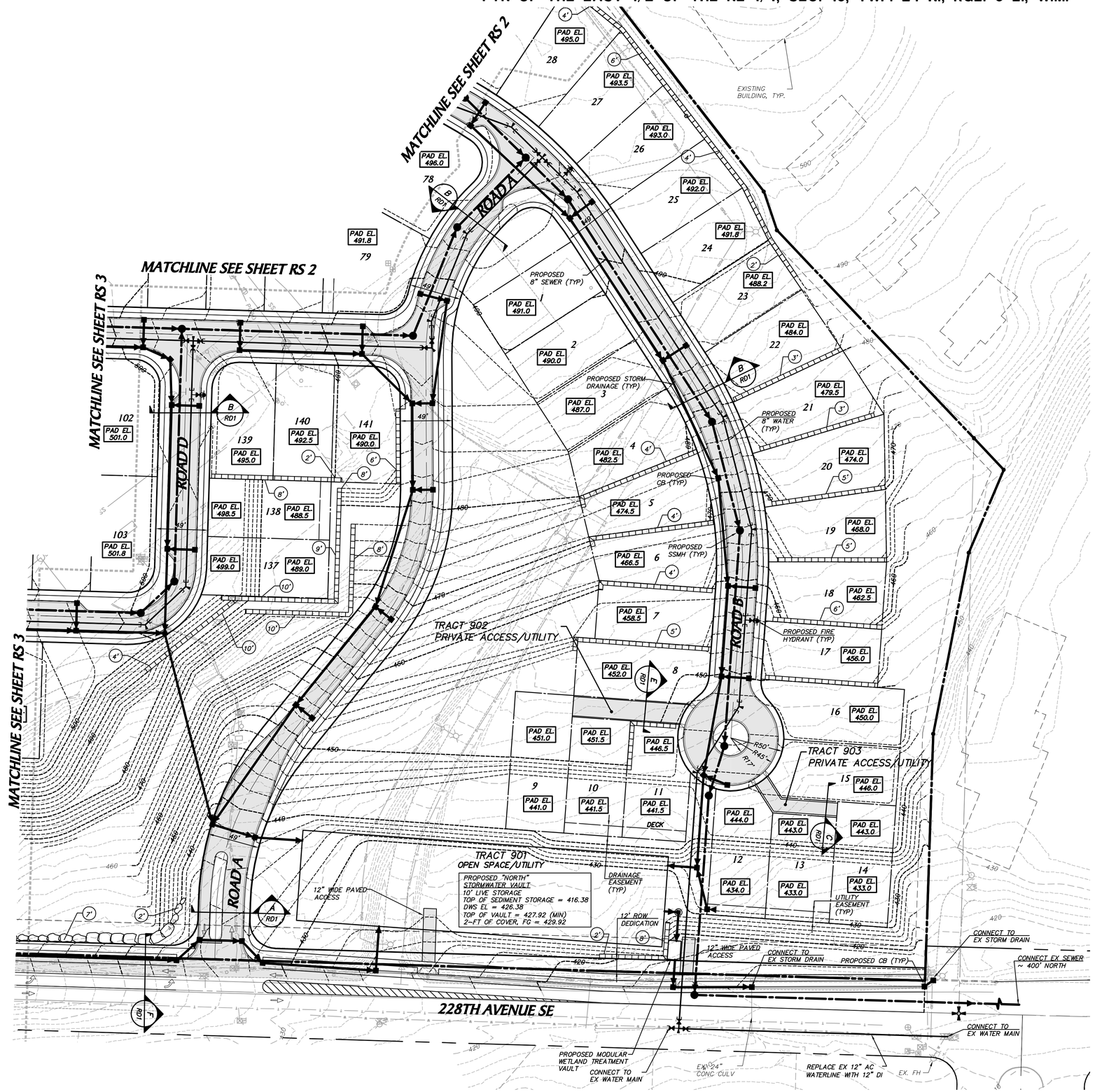
PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.



APPROXIMATE EARTHWORK QUANTITIES
CUT: 209,149 CU YDS
FILL: 56,985 CU YDS
EXCESS: 152,164 CU YDS
(QUANTITIES WERE ESTIMATED BY A THIRD PARTY AND SHOULD NOT BE RELIED ON FOR BIDDING PURPOSES)

LEGEND

PROPOSED STORM DRAINAGE

- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- STORM DRAIN PIPE
- SEWER MAIN
- WATER MAIN
- 420 — 10' PROPOSED CONTOURS
- 422 — 2' PROPOSED CONTOURS
- WETLAND
- BUFFER LINE
- ROCKERY
- MODULAR BLOCK WALL
- 5' APPROXIMATE WALL HEIGHT
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SEWER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- TEE
- BEND
- CONCRETE BLOCKING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- WETLAND

EXISTING FEATURES

- 300 — 10' EXISTING CONTOURS
- 302 — 2' EXISTING CONTOURS
- SD — EXISTING STORM DRAIN PIPE
- SS — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- PO — EXISTING POWER LINE
- UGP — EXISTING UNDERGROUND POWER LINE
- G — EXISTING GAS MAIN
- TL — EXISTING TELEPHONE LINE
- EXISTING CATCH BASIN, TYPE I
- EXISTING CATCH BASIN, TYPE II
- EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- P — EXISTING POWER VAULT
- EXISTING GUY ANCHOR
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING AIR/VAC RELEASE VALVE
- EXISTING BLOW OFF
- EXISTING GATE VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING GRAVEL
- EXISTING ASPHALT

N

SCALE: 1" = 50'

0 25 50 100

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w: triadassociates.net

PRELIMINARY GRADING, ROAD & UTILITY PLAN

BRIXTON HOMES, LLC

MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

RYAN KOHLMANN
PROJECT MANAGER

MARY H MCDOWELL, PLS
PROJECT SURVEYOR

RICHARD A TOMKINS, PE
PROJECT ENGINEER

LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 3/28/2016

SCALE: HORZ.: 1"=50' VERT.:

RICHARD A. TOMKINS
STATE OF WASHINGTON
28841
REGISTERED PROFESSIONAL ENGINEER
3/28/16

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 15-098

SHEET NUMBER RS1 OF 18

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PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

SCALE: 1" = 50'

0 25 50 100

N

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PRELIMINARY GRADING, ROAD & UTILITY PLAN

BRIXTON HOMES, LLC

MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

RYAN KOHLMANN
PROJECT MANAGER

MARY H MCDOWELL, PLS
PROJECT SURVEYOR

RICHARD A TOMKINS, PE
PROJECT ENGINEER

LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 3/28/2016

SCALE: HORZ.: 1"=50' VERT.:

RICHARD A. TOMKINS, STATE OF WASHINGTON, 23941, REGISTERED PROFESSIONAL ENGINEER

3/28/16

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 15-098

SHEET NUMBER RS2 OF 18

eshyzmerman, Mar 28, 2016 - 11:45am
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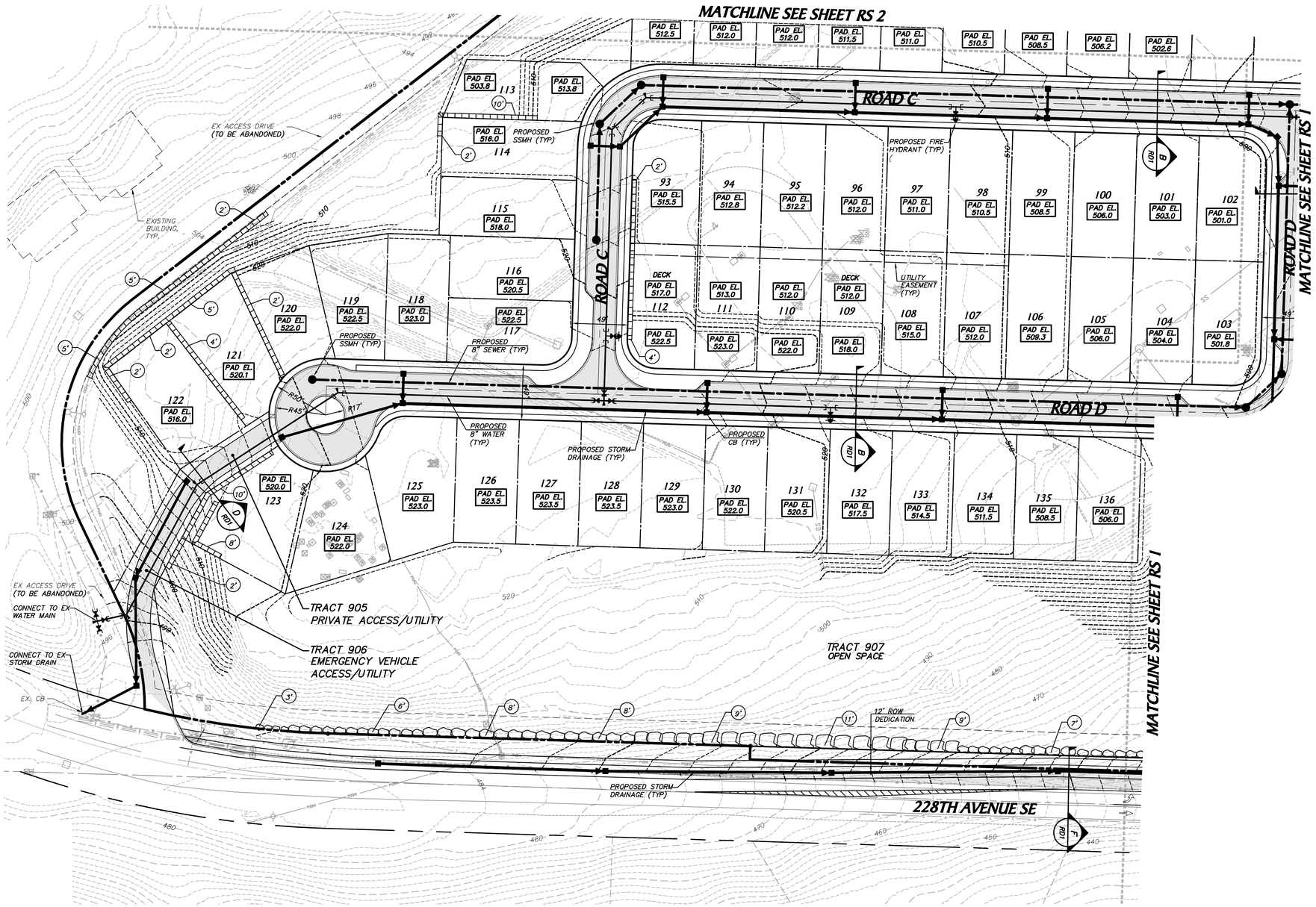

SCALE: 1" = 50'

0 25 50 100

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PRELIMINARY GRADING, ROAD & UTILITY PLAN

BRIXTON HOMES, LLC

MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

RYAN KOHLMANN
PROJECT MANAGER

MARY H MCDOWELL, PLS
PROJECT SURVEYOR

RICHARD A TOMKINS, PE
PROJECT ENGINEER

LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 3/28/2016

SCALE: HORZ.: 1"=50' VERT.:

RICHARD A. TOMKINS
STATE OF WASHINGTON
23841
REGISTERED PROFESSIONAL ENGINEER
3/28/16

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JOB NUMBER 15-098

SHEET NUMBER RS3 OF 18

ashgymerman, Mar 28, 2016 – 11:46am
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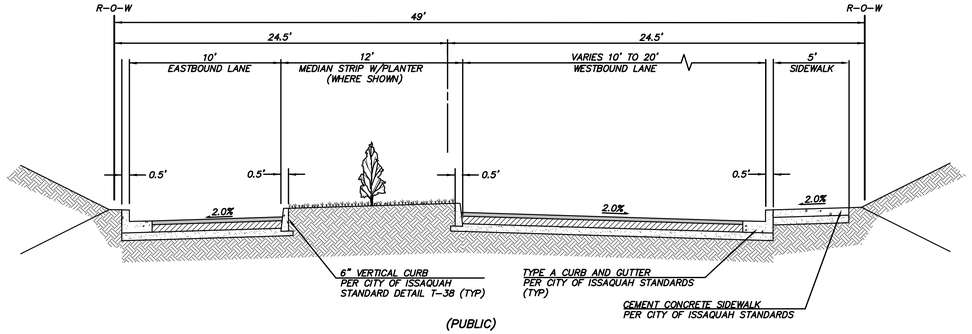
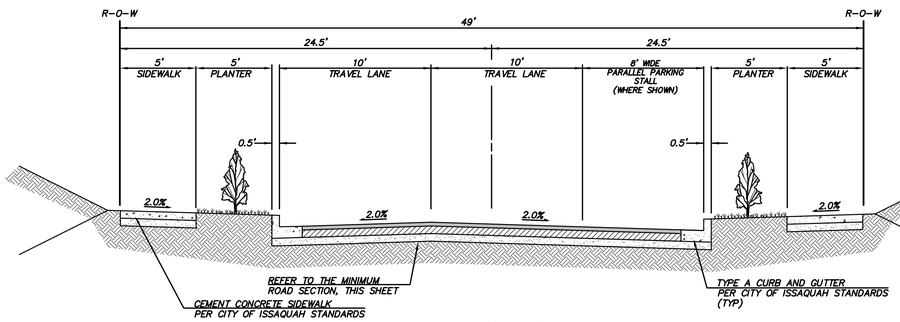
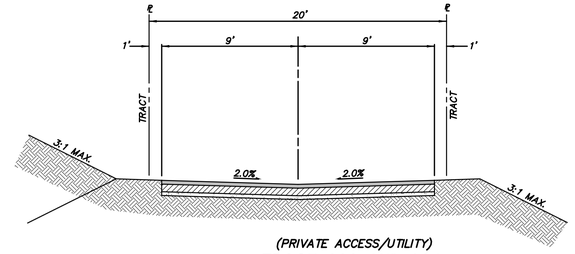


(PUBLIC)
ROAD A
PARKWAY (A / RS1)
NOT TO SCALE



(PUBLIC)
ROADS A, B, C, AND D
MINOR LOCAL RESIDENTIAL (B / RS1) (B / RS2) (B / RS3)
NOT TO SCALE



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TRACT SECTION (E / RS1) (E / RS2)
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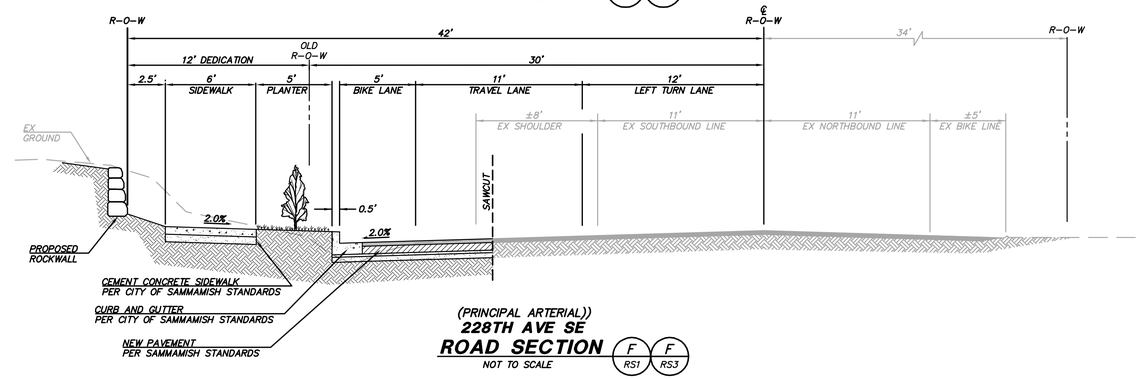
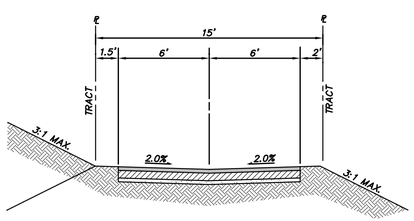


(PRINCIPAL ARTERIAL))
228TH AVE SE
ROAD SECTION (F / RS1) (F / RS3)
NOT TO SCALE



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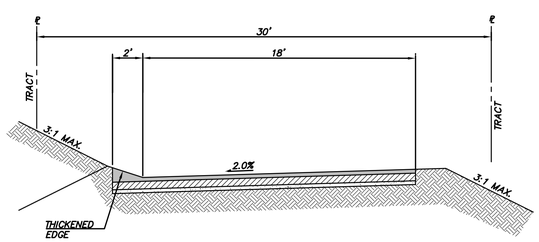

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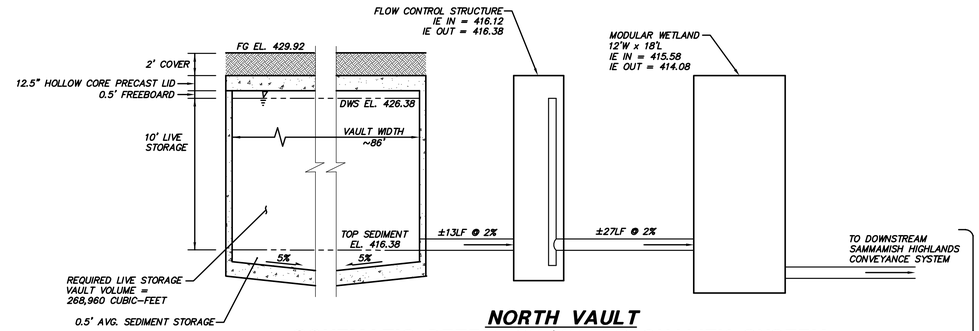
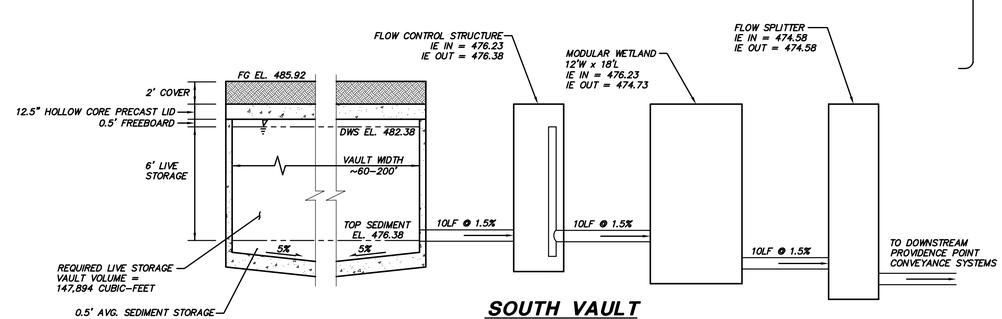


NORTH VAULT
SCHEMATIC DETENTION/WATER QUALITY SYSTEM
SCALE: NOT TO SCALE

FACILITIES SIZED TO PROVIDE LEVEL 2 FLOW CONTROL, BASIC AND SENSITIVE LAKE PROTECTION WATER QUALITY TREATMENT



SOUTH VAULT
SCHEMATIC DETENTION/WATER QUALITY SYSTEM
SCALE: NOT TO SCALE

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PRELIMINARY ROAD CROSS-SECTIONS & SCHEMATIC DETENTION/WATER QUALITY SYSTEMS
BRIXTON HOMES, LLC
MADISON POINTE
CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

RYAN KOHLMANN
PROJECT MANAGER
MARY H MCDOWELL, PLS
PROJECT SURVEYOR
RICHARD A TOMKINS, PE
PROJECT ENGINEER
LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 3/28/2016
SCALE: HORZL.: NTS VERT.:

RICHARD A. TOMKINS
STATE OF WASHINGTON
25841
REGISTERED PROFESSIONAL ENGINEER
3/28/16

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JOB NUMBER **15-098**
SHEET NUMBER **RD1** OF **18**

ethanmerrion, Mar 28, 2016 - 11:57am
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PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

EXISTING TREE LEGEND

- EXISTING SIGNIFICANT (6" & > OR 8" & > FOR ALDERS/COTTONWOODS) DECIDUOUS TREE
- EXISTING SIGNIFICANT (6" & >) CONIFEROUS TREE
- EXISTING SIGNIFICANT TREE DRIPLINE
- EXISTING TREES TO BE RETAINED (ALL OTHERS PROPOSED TO BE REMOVED)

DECIDUOUS TREES		CONIFEROUS TREES	
A	ALDER	CED	CEDAR
COT	COTTONWOOD	F	FIR
CHERRY	CHERRY	H	HEMLOCK
DOGWOOD	DOGWOOD	J	JUNIPER
D	DECIDUOUS	P	PINE
HOL	HOLLY	REDWD	REDWOOD
M	MAPLE	SPR	SPRUCE
PLUM	PLUM		
PR	POPLAR		
W	WILLOW		

TREE RETENTION CALCULATION

EXISTING SIGNIFICANT TREE DIA. INCHES	47,757 DIA INCHES
TREE DIA. INCHES REQUIRED TO BE SAVED (30% OF TOTAL INCHES)	14,327 DIA INCHES
TOTAL PROPOSED SAVE TREE DIA. INCHES	9,362 DIA. INCHES

NOTES

EXISTING SIGNIFICANT TREES AND DRIPLINES ARE PER BARGHAUSEN ALTA/ASCM SURVEY DATED 1/24/2015

REFER TO PROJECT DESCRIPTION FOR EXISTING TREE LIST AND LIST OF TREES PROPOSED TO BE SAVED

N

SCALE: 1" = 50'

0 25 50 100

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TREE RETENTION PLAN

BRIXTON HOMES, LLC

MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

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SHEET NUMBER TR1 OF 18

dtiffin, Mar 28, 2016 - 12:47pm
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PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

REFER TO SHEET TR1 FOR EXISTING TREE LEGEND, NOTES AND TREE RETENTION CALCULATIONS

SCALE: 1" = 50'

0 25 50 100

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TREE RETENTION PLAN

BRIXTON HOMES, LLC

MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:

DATE:

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dillin, Mar 28, 2016 - 12:48pm
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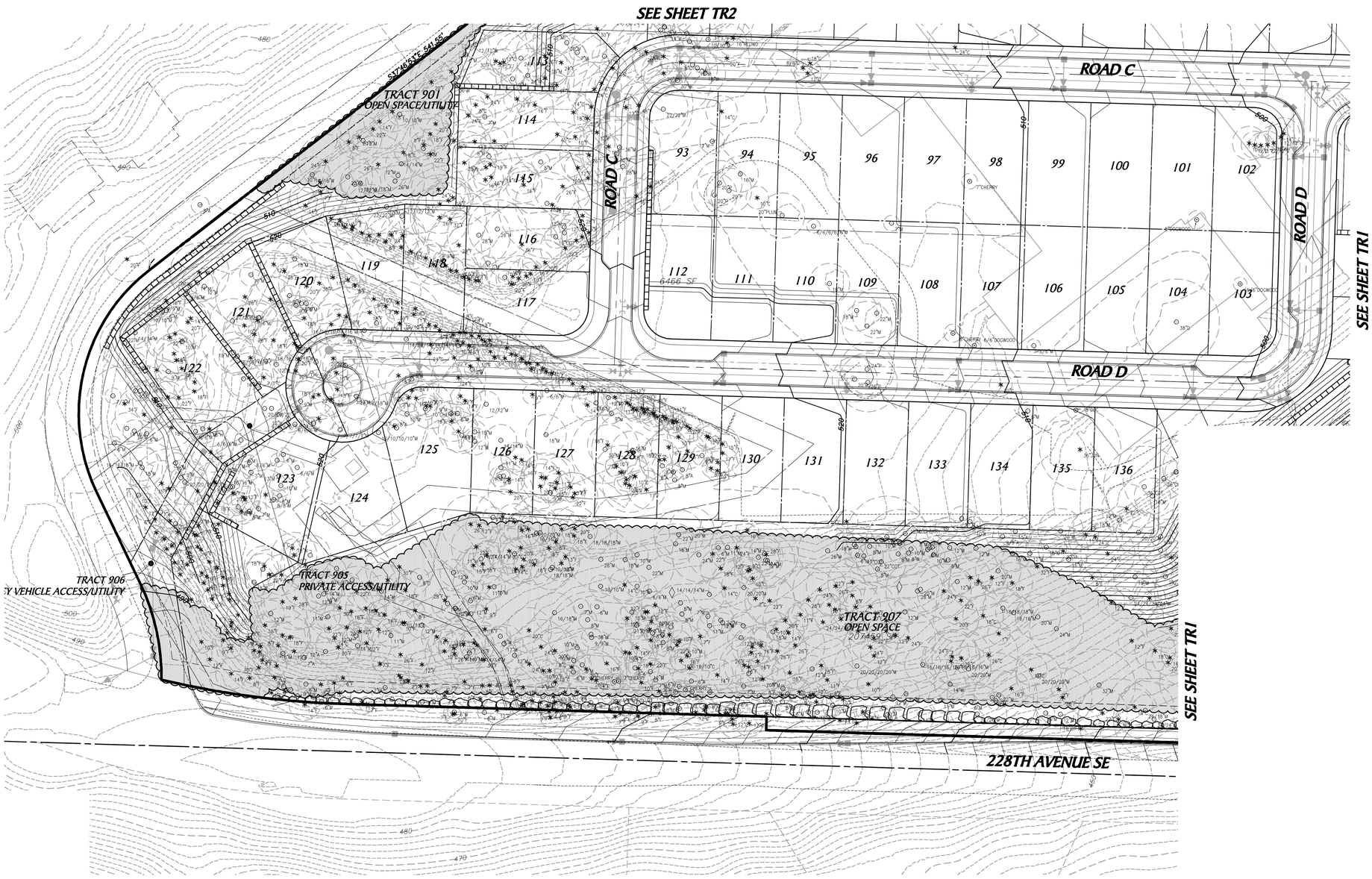
PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.



REFER TO SHEET TR1 FOR EXISTING TREE LEGEND, NOTES AND TREE RETENTION CALCULATIONS

N

SCALE: 1" = 50'

0 25 50 100

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TREE RETENTION PLAN

BRIXTON HOMES, LLC

MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

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JOB NUMBER 15-098

SHEET NUMBER TR3 OF 18

dillin, Mar 28, 2016 - 12:49pm
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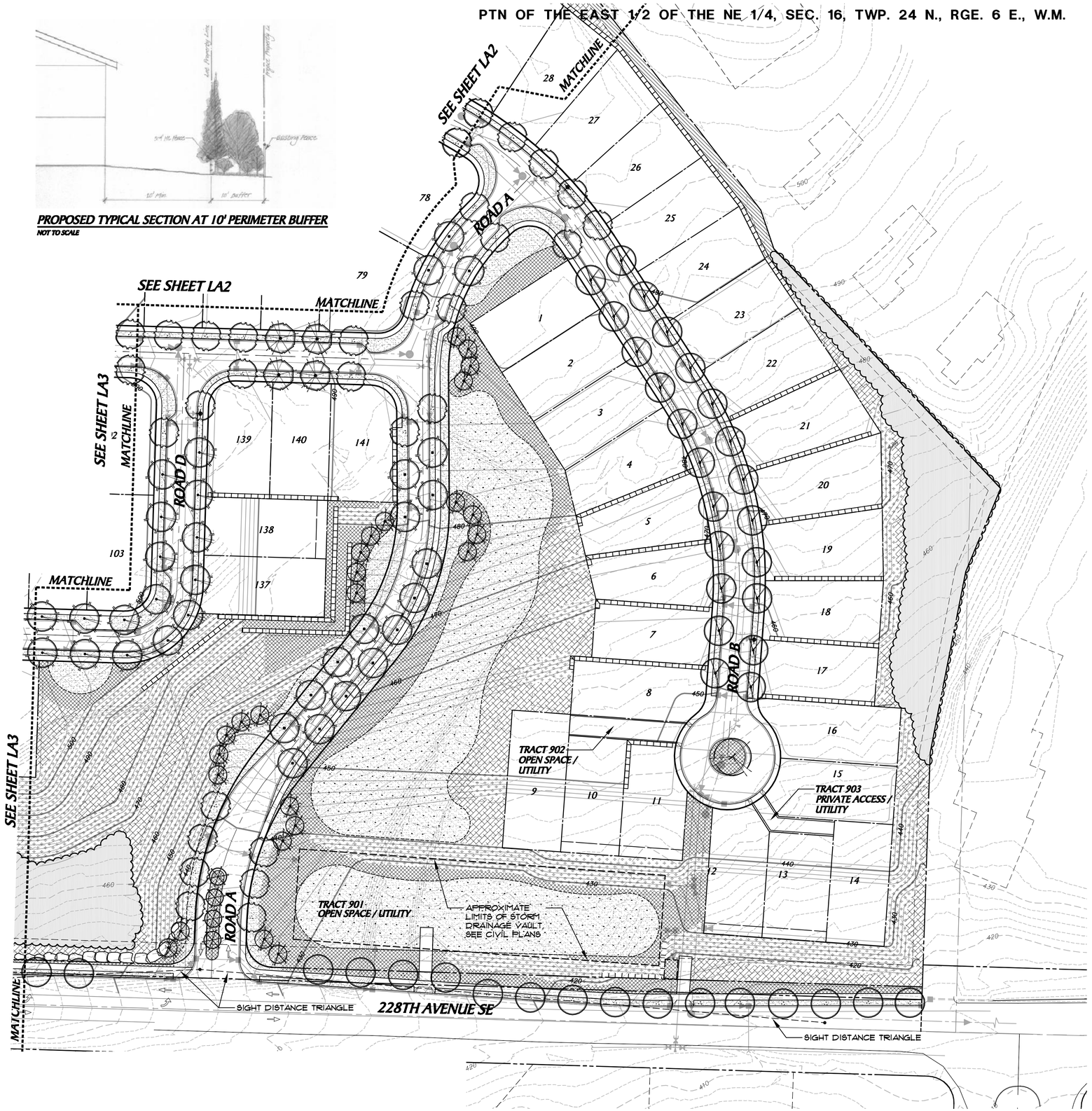
PTN OF THE EAST 1/2 OF THE NE 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

PROPOSED TYPICAL SECTION AT 10' PERIMETER BUFFER
NOT TO SCALE



MADISON POINTE - PRELIMINARY PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
	LARGE DECIDUOUS STREET TREES (ALL ✱)
	BETULA NIGRA *N* RIVER BIRCH
	FAGUS SYLVATICA EUROPEAN BEECH
	QUERCUS COCCINEA SCARLET OAK
	MEDIUM DECIDUOUS STREET TREES (ALL ✱)
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE
	BETULA JACQUMONTII HIMALAYAN BIRCH
	FRAXINUS PENNSYLVANICA 'SUMMIT' SUMMIT ASH
	PYRUS CALLERYANA 'CHANTICLEER' FLOWERING PEAR
	TILIA CORDATA LITTLE LEAF LINDEN
	ZELKOVA SERRATA 'VILLAGE GREEN'/ VILLAGE GREEN ZELKOVA
	NARROW DECIDUOUS STREET TREES (ALL ✱)
	ACER RUBRUM 'BOWHALL' ARMSTRONG RED MAPLE
	ACER PLATANOIDES 'COLUMNARE' COLUMNAR NORWEGIAN MAPLE
	SMALL DECIDUOUS STREET TREES (ALL ✱)
	ACER GINNALA AMUR MAPLE
	ACER GRISEUM PAPER BARK MAPLE
	AMELANCHIER 'AUTUMN BRILLIANCE' *N* SERVICEBERRY
	ORNAMENTAL & NATIVE PLANTINGS
	THE ORNAMENTAL & NATIVE PLANT MIX MAY INCLUDE THE FOLLOWING:
	TREES: BETULA JACQMONTII OCTOBER GLORY MAPLE AMUR MAPLE PAPER BARK MAPLE SERVICEBERRY CHINESE DOGWOOD SCOTCH PINE SLENDER HINOKI CYPRESS SHORE PINE HOGAN'S CEDAR
	SHRUBS: CRIMSON PYGMY BARBERRY GULF STREAM NANDINA PURPLE LEAF TEA OLIVE DWARF MUGHO PINE EMERALD ARBORVITAE BOX-LEAF HONEYSUCKLE DAVIDS VIBURNUM GLOSSY ABELIA IVORY HALO DOGWOOD DWARF RED OSIER DOGWOOD DWARF BURNING BUSH WILD ROSE
	GROUNDCOVERS: YELLOW VARIEGATED SEDGE BLUE OAT GRASS MEXICAN FEATHER GRASS DWARF MAIDEN GRASS DWARF YELLOW DAYLILY AUTUMN JOY SEDUM KINNIKINNICK COTONEASTER BARRENWORT BEACH STRAWBERRY SWORD FERN
	NATIVE RESTORATION PLANT MIX (ALL *N*)
	THE NATIVE RESTORATION PLANT MIX MAY INCLUDE THE FOLLOWING:
	TREES: BETULA NIGRA BIG LEAF MAPLE VINE MAPLE SERVICEBERRY PACIFIC DOGWOOD SHORE PINE DOUGLAS FIR WESTERN HEMLOCK WESTERN RED ALASKAN YELLOW CEDAR
	SHRUBS: INDIAN PLUM BEAKED HAZEL FLOWERING CURRENT PACIFIC WAX MYRTLE OREGON GRAPE SALAL EVERGREEN HUCKLEBERRY RED TWIG DOGWOOD IVORY HALO DOGWOOD WILD ROSE SNOWBERRY
	GROUNDCOVERS: CASCADE OREGON GRAPE KINNIKINNICK BEACH STRAWBERRY SWORD FERN
	NATIVE PLANT SEED MIX: MIX TO BE SELECTED FOR NORTHWEST CONDITIONS. NATIVE GRASS (50%) NATIVE SHRUB (20%) NATIVE GROUNDCOVER (30%)

SYMBOL	BOTANICAL/COMMON NAME
	STEEP SLOPE PLANTINGS
	THE NATIVE STEEP SLOPE PLANT MIX MAY INCLUDE THE FOLLOWING:
	TREES: BIG LEAF MAPLE VINE MAPLE SERVICEBERRY PACIFIC DOGWOOD SHORE PINE DOUGLAS FIR
	SHRUBS: FLOWERING CURRENT SUMAC PACIFIC WAX MYRTLE OREGON GRAPE SALAL RED TWIG DOGWOOD WILD ROSE SNOWBERRY EVERGREEN HUCKLEBERRY BOX-LEAF HONEYSUCKLE
	GROUNDCOVERS: CASCADE OREGON GRAPE KINNIKINNICK BEACH STRAWBERRY SWORD FERN DAVIDS PROSTRATE STRANSVESI
	ADDITIONAL SLOPE STABILIZATION MEASURES AS NEEDED INCLUDE: GRASS SEEDING NATIVE PLANT SEEDING GEO-TEXTILE FABRICS
	VISUAL SCREEN PLANTINGS
	THIS PLANT MIX WILL RESULT IN A VISUAL SCREEN AS ILLUSTRATED IN THE "PROPOSED TYPICAL SECTION AT 10 FT. PERIMETER BUFFER" ON THIS SHEET. PLANTS MAY INCLUDE THE FOLLOWING:
	TREES (50% EVERGREEN): AMUR MAPLE VINE MAPLE SERVICEBERRY SLENDER HINOKI CYPRESS HOGAN'S CEDAR SHORE PINE DOUGLAS FIR
	SHRUBS: PACIFIC WAX MYRTLE PURPLE LEAF TEA OLIVE EMERALD ARBORVITAE DAVIDS VIBURNUM GLOSSY ABELIA OREGON GRAPE SALAL DWARF BURNING BUSH
	GROUNDCOVERS: KINNIKINNICK COTONEASTER BARRENWORT SWORD FERN
	LAWN SEED MIX
	SEE NOTE 2 BELOW.
	MEADOW SEED MIX WITH WILDFLOWERS
	MEADOW SEED MIX TO BE LOW WATER USE. SEE NOTE 3 BELOW.
	EXISTING VEGETATION TO REMAIN
	APPROXIMATE AREA IS SHOWN. SEE SHEET TR1, TR2 AND TR3 FRO TREE RESTORATION PLANS.

PLANTING NOTES

1. PLANTING SPECIFICATIONS AND DETAILS TO CONFORM TO CITY REQUIREMENTS.
2. LAWN SEED MIX: SEED MIX TO BE DETERMINED, RYE / FESCUE MIX, MIN. (3) VARIETIES IN MIX
3. WILDFLOWER MEADOW SEED MIX: SEED MIX TO BE DETERMINED.
4. ✱ DECIDUOUS TREES WITH STAR (✱) SIZE & FORM CATEGORY IS BASED ON THE CITY OF ISSAQUAH STREET TREE LIST. REQUIRED STREET TREE SPACING IS BASED UPON TREE CATEGORY.
5. *N* NATIVE PLANTS WITH SYMBOL (*N*)

SCALE: 1" = 50'
0 25 50 100

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PRELIMINARY LANDSCAPE PLAN

BRIXTON HOMES, LLC
MADISON POINTE
CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVISED BY: DATE:

RYAN KOHLMANN
PROJECT MANAGER
MARY H MCDOWELL, PLS
PROJECT SURVEYOR
RICHARD A TOMKINS, PE
PROJECT ENGINEER
LAUREN R PERRY, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 3/28/2016
SCALE: HORZ.: 1"=50' VERT.:

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LAUREN PERRY
CERTIFICATE NO. 488
EXPIRES 02/18/2017
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **15-098**
SHEET NUMBER **LA1 OF 18**

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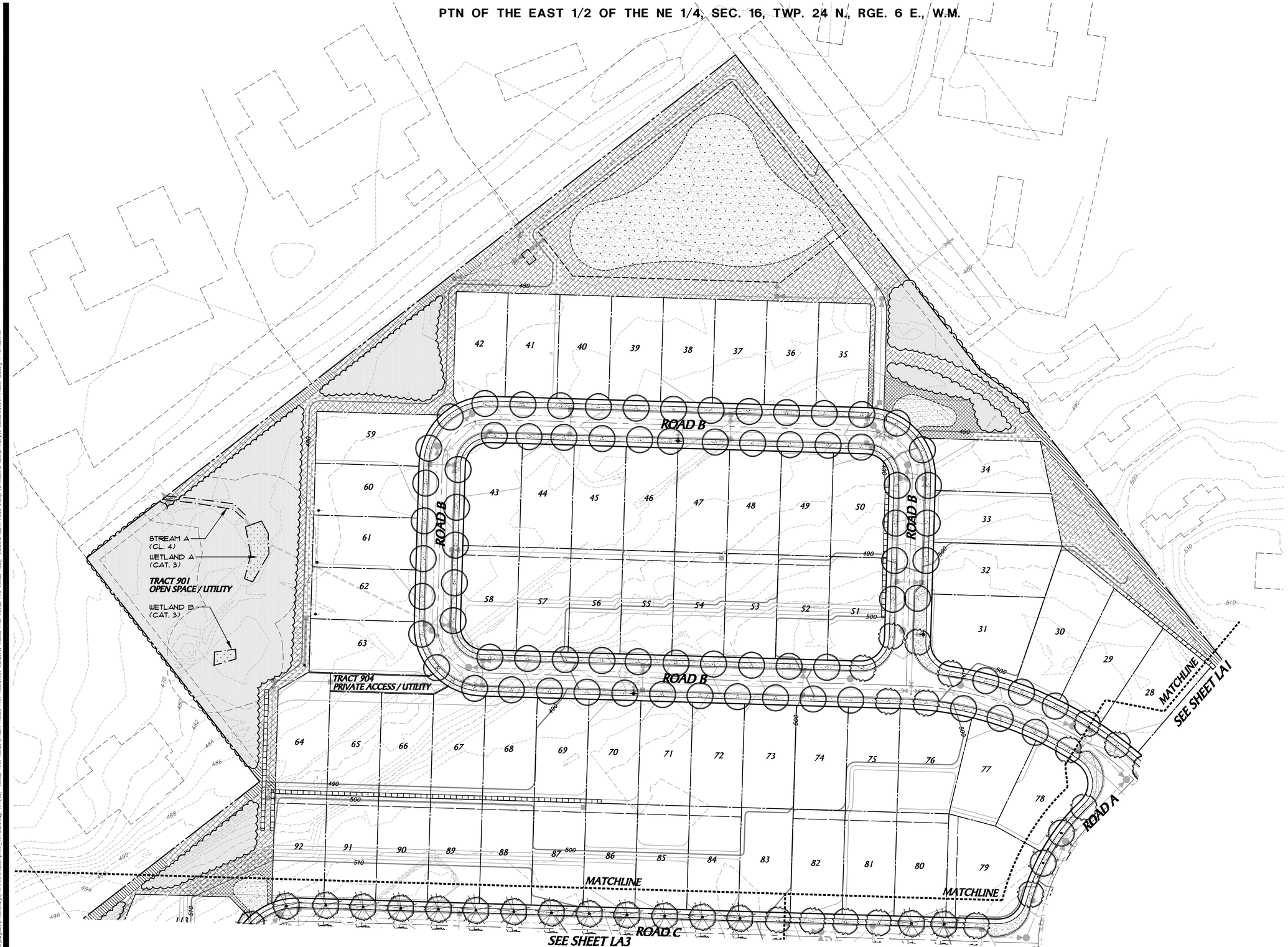

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MADISON POINTE

CITY OF ISSAQUAH, WASHINGTON

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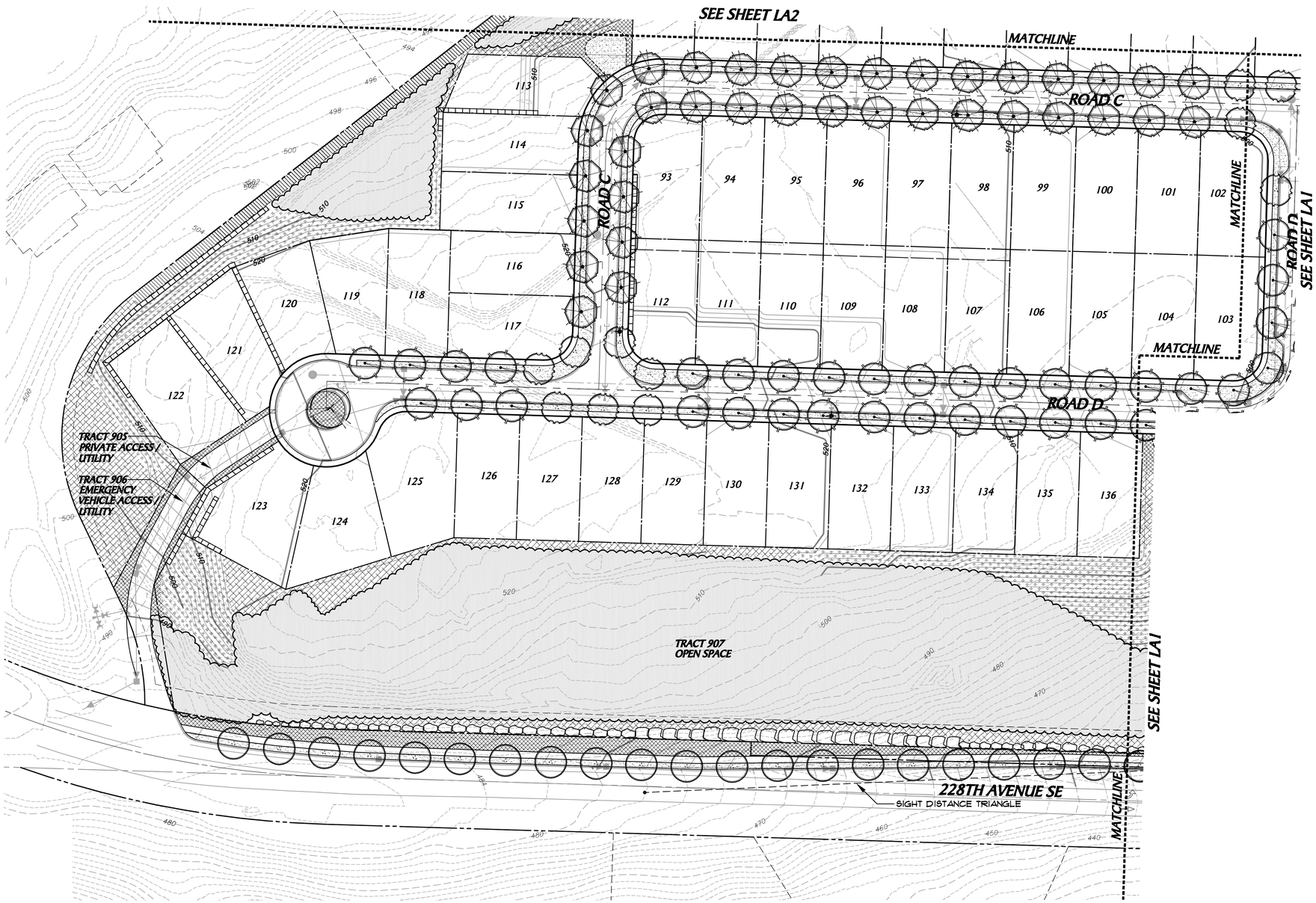

SCALE: 1" = 50'

0 25 50 100

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

LAUREN PERRY
CERTIFICATE NO. 488

EXPIRES 02/18/2017

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER 15-098

SHEET NUMBER LA3 OF 18

lperry, Mar 29, 2016 - 8:56am
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