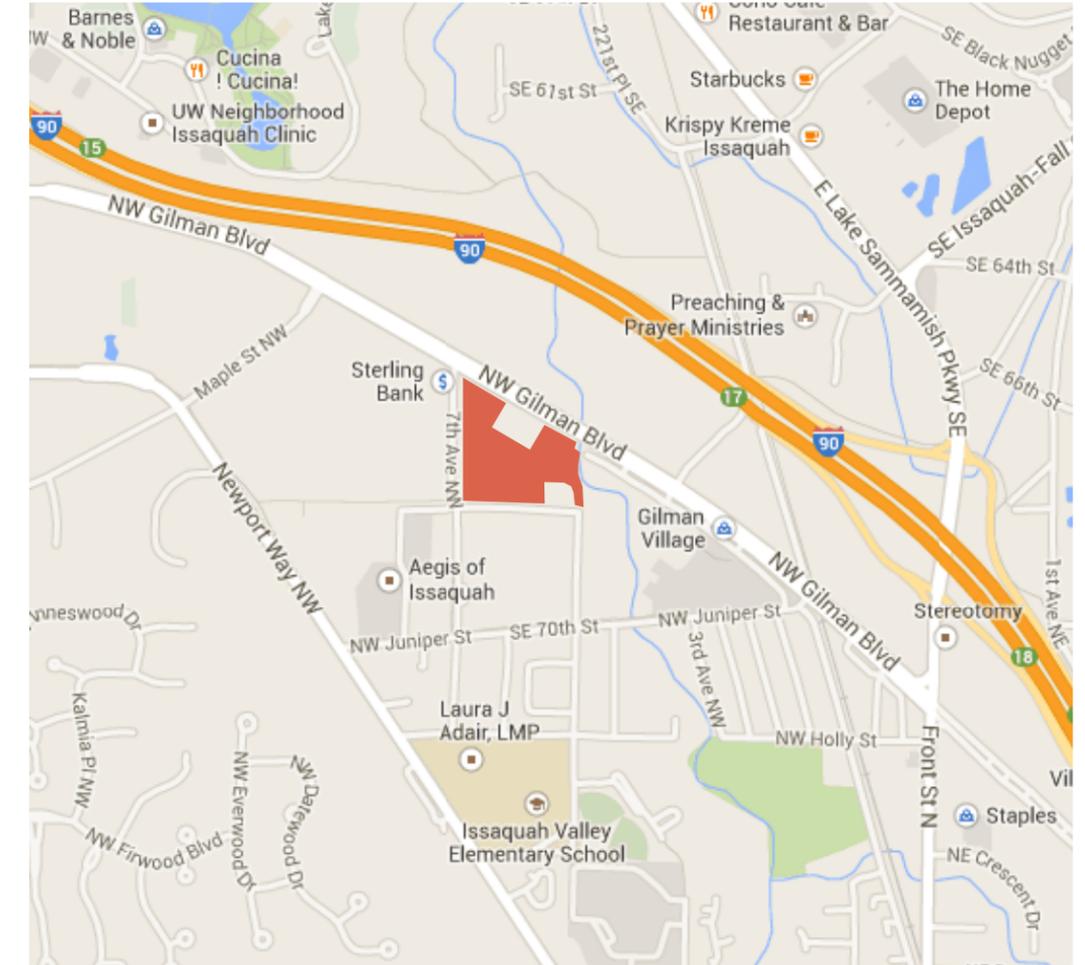


SEVENTH AT GILMAN





AERIAL MAP SHOWING SITE



VICINITY MAP

PROJECT DESCRIPTION

The Central Issaquah Plan demonstrates a vision for a new urban community. The Seventh at Gilman property is surrounded by places to work, shop, dine, play, and learn. The proposed development of over 340 new multifamily residences will introduce a population of close to 650, within walking distance of these amenities, and adjacent pedestrian and bicycle trails to parks and lakes, and with easy transit service throughout Issaquah as well as to Seattle and Bellevue.

Despite the many site restrictions imposed by the proximity to Issaquah Creek and the adjacent lowrise commercial development, the property is ideal for a medium density residential development allowed within this zoning district. Creating a pedestrian character to the existing roads and introducing pedestrian paths across the site builds upon the vision of the “Green Necklace” network.

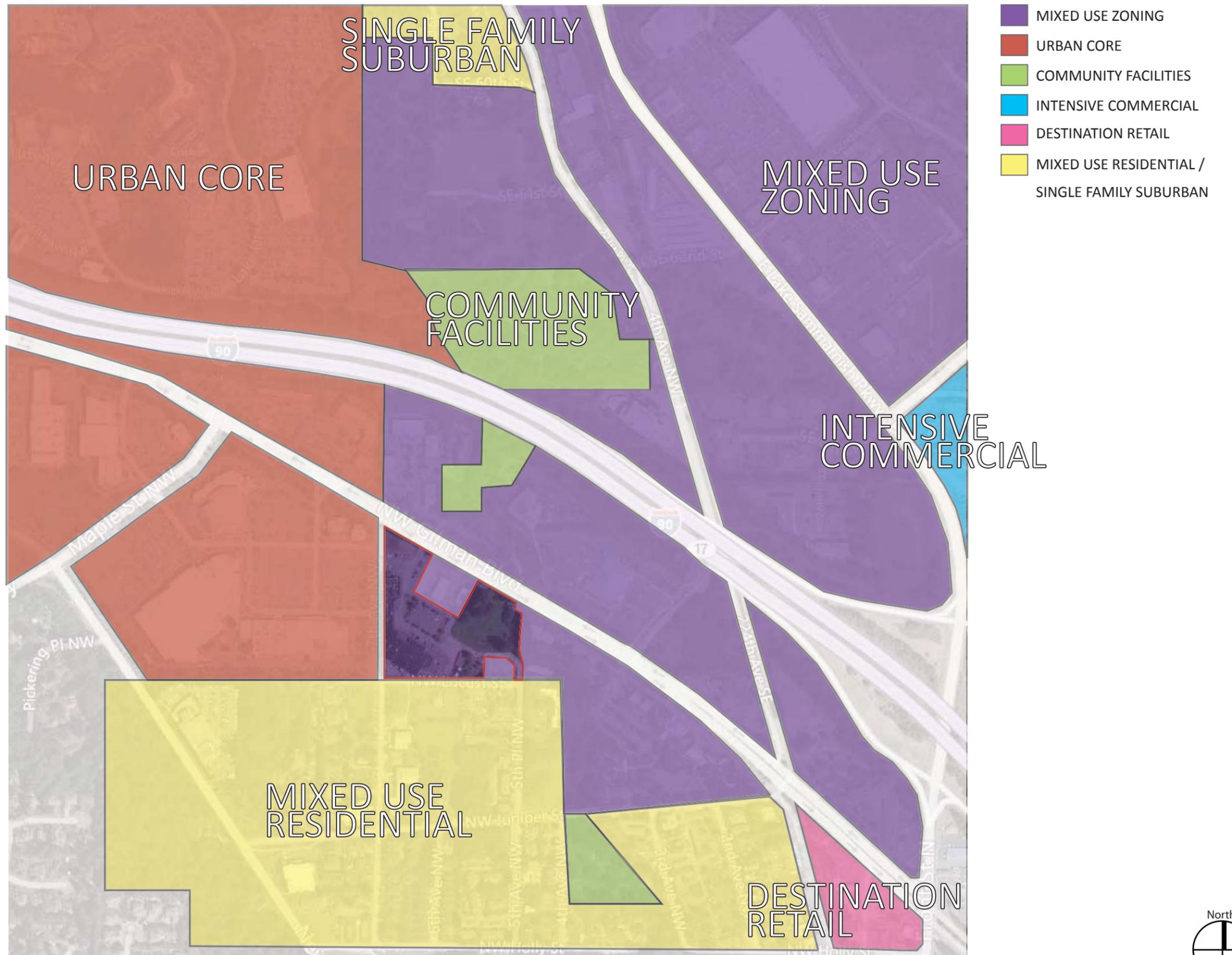
ZONING CODE SUMMARY

CODE: CENTRAL ISSAQUAH DEVELOPMENT AND DESIGN STANDARDS
 ZONE: MU
 ADJ. ZONES: URBAN CORE & MIXED-USE RESIDENTIAL
 OVERLAYS:

SECTION / TOPIC	REQUIRED / ALLOWED	PROPOSED (WHEN DIFFERENT)
Development Standards: 4.0 Zoning PERMITTED USES	MULTIFAMILY	
Development Standards: 4.0 Zoning - TABLE 4.3 LEVEL OF REVIEW	LEVEL 3 > 100,000 SF	
Development Standards: 4.0 Zoning - TABLE 4.4 BASE HEIGHT MAX HEIGHT	48' (Expanded to 54' for Access to Underground Parking) 85'	
IMC 18.07.060.B.4 MEASURING HEIGHT	Height is measured from average grade of the existing or finished grade (which ever is lower)	
Development Standards: 4.0 Zoning - TABLE 4.4 BASE RESIDENTIAL FAR BASE COMMERCIAL FAR MAX RESIDENTIAL FAR MAX COMMERCIAL FAR MAXIMUM IMPERVIOUS SURFACE	1.7 1.25 3.5 3.5 90%	
Development Standards: 4.0 Zoning - TABLE 4.4 SETBACKS BUILD TO LINE SIDE REAR	0'-10' 0 0	
Development Standards: 5.0 Density Bonus Program DENSITY BONUS - RESIDENTIAL	This project will not pursue density bonus	
Development Standards 6 Circulation Facilities Standards		
Development Standards: 7.3 Required Community Spaces REQ'D RESIDENTIAL COMMUNITY SPACE ON-SITE AMENITY	Min. of 48 SF of private useable outdoor space / residential unit (6' x 8' patio / deck) Common private outdoor space not connected to any individual unit but accessible to all Residential buildings with 22 units or more must provide min. 400 SF recreation room.	
Development Standards: 7.4 Significant Community Space NEIGHBORHOOD PARK	This project falls within the Neighborhood park zone. Parks are strongly encouraged. See Development Standards for details on execution of the Neighborhood Park.	
Development Standards 8.0 Parking Standards - TABLE 8.10-1 MULTIFAMILY 1 BEDROOM MULTIFAMILY OVER 1 BEDROOM	Min. Stalls req'd = 1 or .75 for units below 600 SF, Max. Stalls allowed = 1.25 Min. Stalls req'd = 1, Max. Stalls allowed = 2	
Development Standards 8.0 Parking Standards - TABLE 8.11-1 MULTIFAMILY BIKE PARKING	Min. of 2 spaces total req'd .15 spaces per bedroom	
Development Standards 8.12 Motorcycle Parking RESIDENTIAL MOTORCYCLE PARKING SPACES REQ'D	1/36 of all stalls with residential projects over 6 units.	
Development Standards 8.20 Parking Stall / Aisle Dimension Standards for Structured and Surface Parking Stalls STANDARD STALL SIZE COMPACT STALL SIZE MICRO STALL SIZE	90 degree parking 18.5' x 9' and 24' drive aisle 90 degree parking 16' x 8' and 22' drive aisle 90 degree parking 12' x 7' and 18' drive aisle	

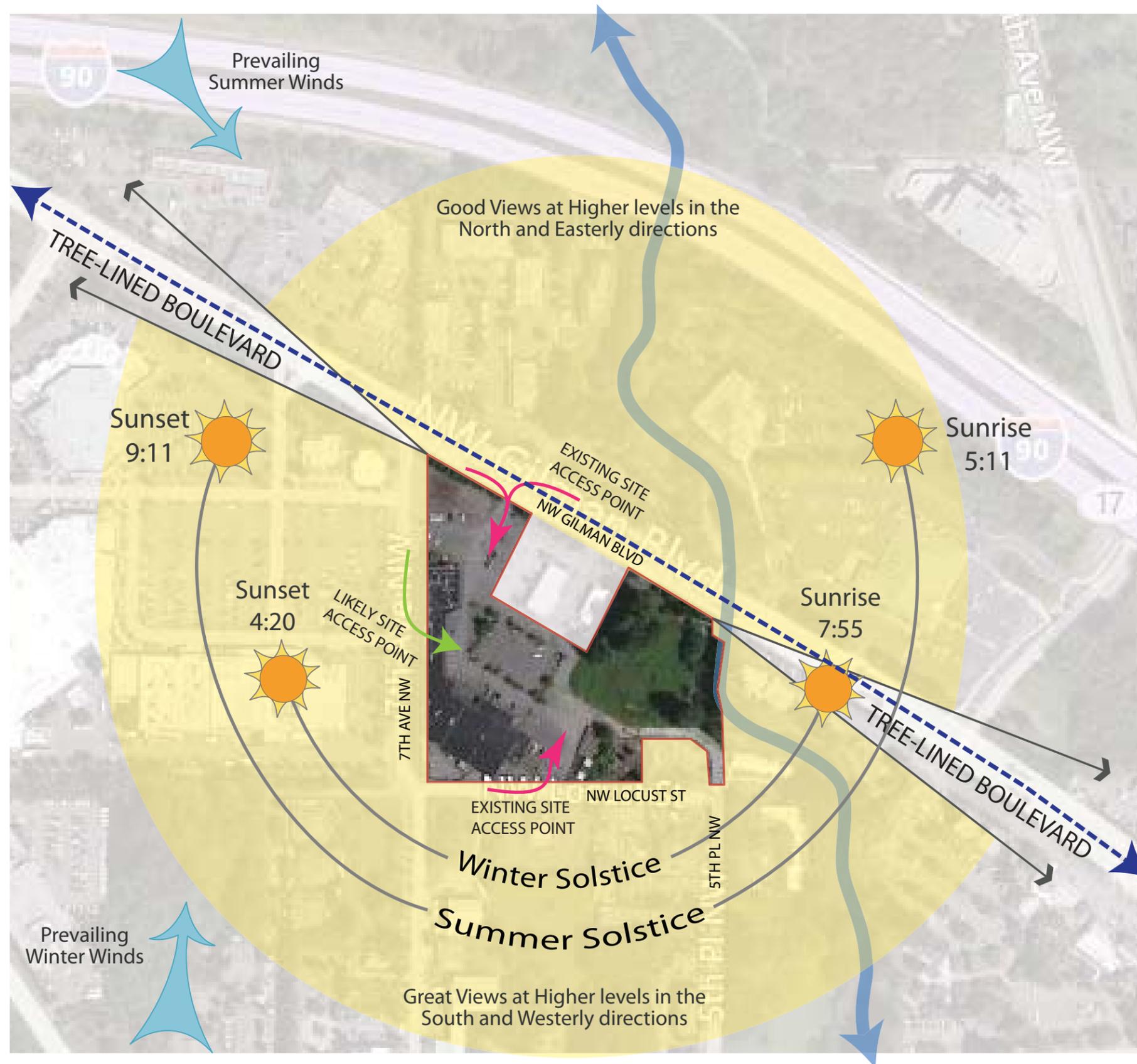
SECTION / TOPIC	REQUIRED / ALLOWED	PROPOSED (WHEN DIFFERENT)
IMC 18.09.090.H.1 Parking Area Standards COMPACT CAR STALLS NUMBER PERMITTED	Up to 60 percent of req'd parking may be sized for compact stalls	
Development Standards 9 Sign Standards		
Development Standards 10.4 Landscape Parking Requirements Regulation of Parking Lots	Interior Landscape: 1 tree for every 6 parking stalls Interior landscaped areas excluding edge condition should equal or greater than 10%.	
Development Standards 10.13 Tree Retention Requirements GENERAL TREE RETENTION REQUIREMENTS	25% of the total caliper (4.5 feet above the ground) within developable area shall be retained See Development Standards for details on Tree Retention Requirements.	
Development Standards 11 Site Design Standards		
Development Standards 12 Circulation Design Standards		
Development Standards 13 Community Space Standards		
Development Standards 14 Building Standards		
Development Standards 15 Parking Standards		
Development Standards 16 Landscape Standards		
Development Standards 17 Lighting Standards		
Development Standards 17 Figure A ILLUMINATION LEVEL STANDARDS TABLE	See table for references and desired (fc) min. average	

Project Name:
 Project Number:
 Workbook: Gilman notebk.xlsx
 Worksheet: zonesum



ZONING





ENVIRONMENTAL ANALYSIS:
SOLAR, WIND, ACCESS, AND VIEWS



Legend

-  Bike/Ped Path
-  Bus route



Bus Routes



200

Bus Routes



200
209
214
271
927



- ROUTE 200 - LOCAL ROUTE THROUGH ISSAQUAH
- ROUTE 209 - REGIONAL ROUTE FROM ISSAQUAH TO SNOQUALMIE / NORTH BEND
- ROUTE 214 - REGIONAL ROUTE FROM NORTH BEND THROUGH ISSAQUAH AND TO DOWNTOWN SEATTLE
- ROUTE 271 - REGIONAL ROUTE FROM ISSAQUAH THROUGH BELLEVUE AND TO SEATTLE UNIVERSITY DISTRICT
- ROUTE 927 - LOCAL ROUTE FROM ISSAQUAH TO SAMMAMISH

TRAFFIC, TRAILS, BIKE AND LAND



RETAIL USE

Within 1/4 mile from site:

- Issaquah Coffee Company 1
- Field-Champions Bar 2
- Taco Bell & KFC 3
- Tutta Bella Pizza 4
- Starbuck 5
- Chipolte 6
- Chico's 7
- Target 8
- Papa Murphy's 9
- REI 10
- Safeway 11

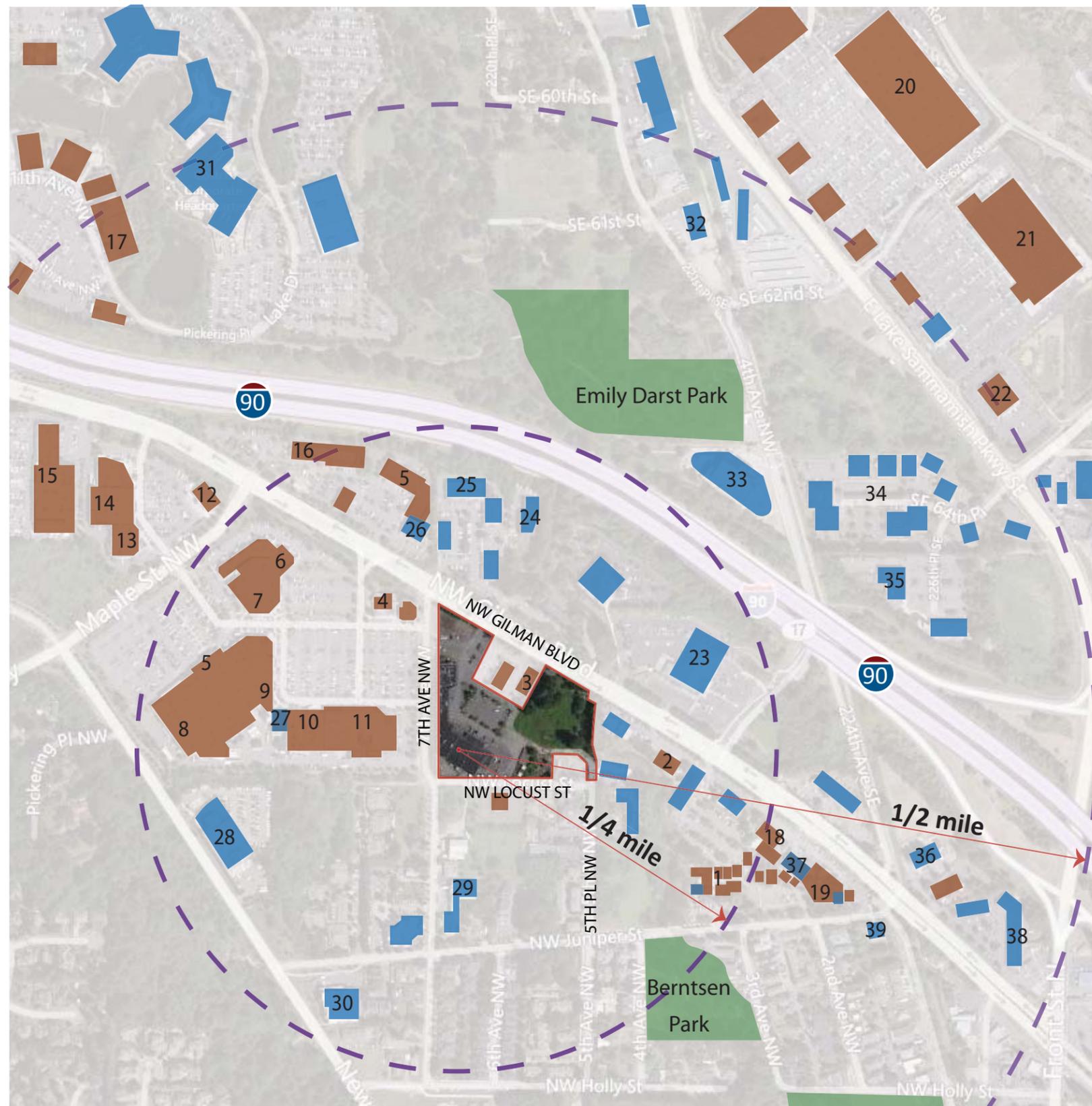
Within 1/2 mile from site:

- Wildfin Grill 12
- Petco 13
- Ross 14
- Gold's Gym 15
- Round Table Pizza 16
- Regal Cinemas 17
- Bangalore Cusine of India 18
- Gilman Village 19

Just outside 1/2 mile:

- Fred Meyer 20
- Home Depot 21
- Walgreens 22

DEVELOPMENT PATTERN



COMMERCIAL USE

Within 1/4 mile from site:

- 23 US Post Office
- 24 Issaquah Dental Laboratory
- 25 Cascade Veterinary
- 26 Kid's County Child Care
- 27 Massage Envy Spa
- 28 Public library
- 29 AtWork!
- 30 Newport Way Storage

Within 1/2 mile from site:

- 31 Costco Corporate Headquarters
- 32 Eastside Services (auto)
- 33 Issaquah Medical Bldg.
- 34 Meadow Creek Business Center (medical)
- 35 Issaquah Surgery Center
- 36 Busaba Massage
- 37 BECU (credit union)
- 38 Eastside Auto Glass
- 39 Issaquah Salmon Days

INSTITUTIONAL USE

Within 1/2 mile from site:

- 40 Issaquah Valley Elementary School

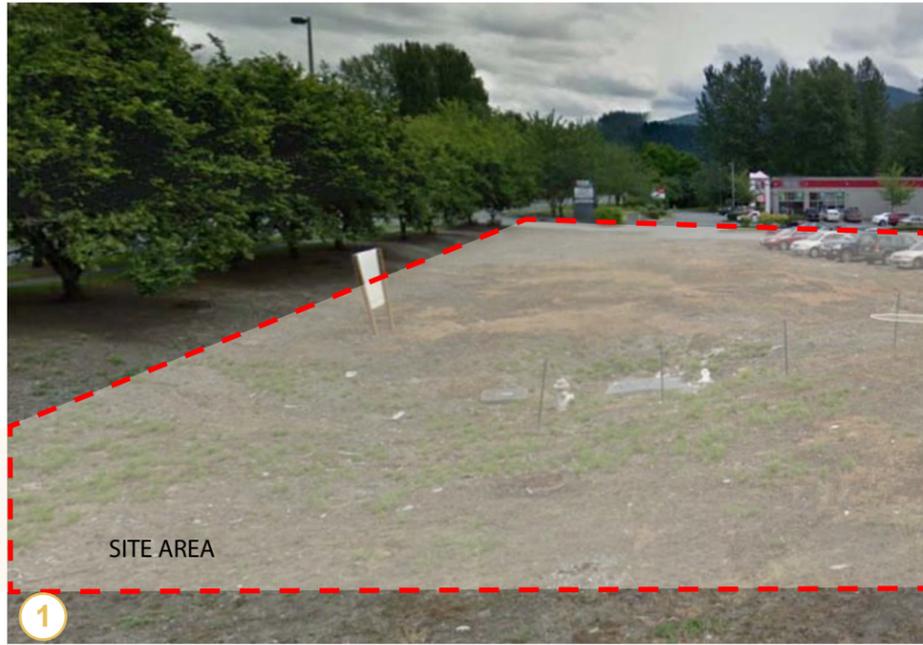
Within 2 miles from site:

- 41 Issaquah Middle School
- 42 Clark Elementary School
- 43 Issaquah High School

40 ▼

41 ▼ 42 43

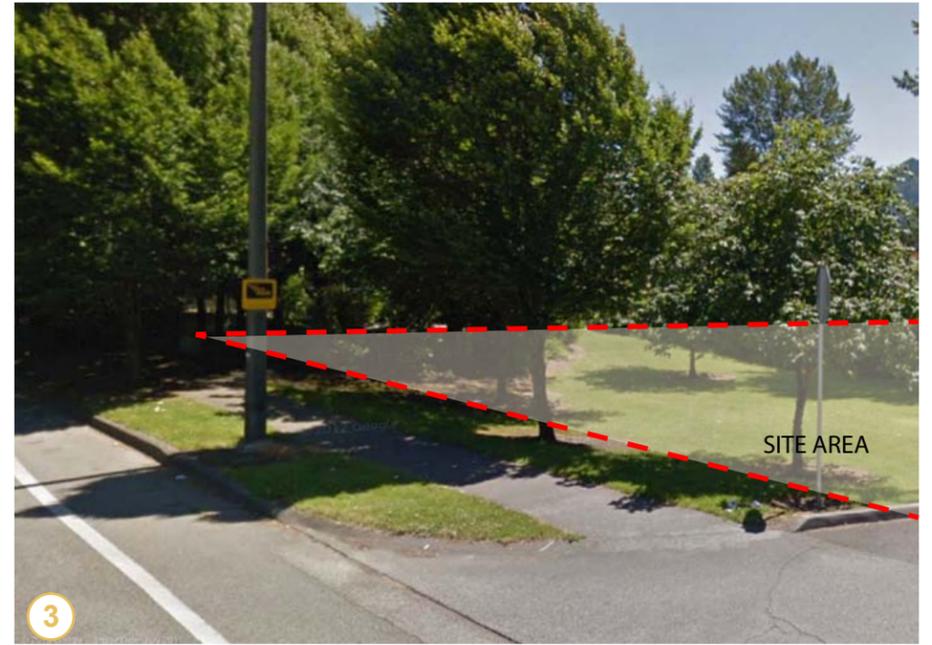




VIEW EAST FROM 7TH AVE NW



VIEW SOUTH FROM NW GILMAN BLVD



VIEW EAST AT NW GILMAN BLVD

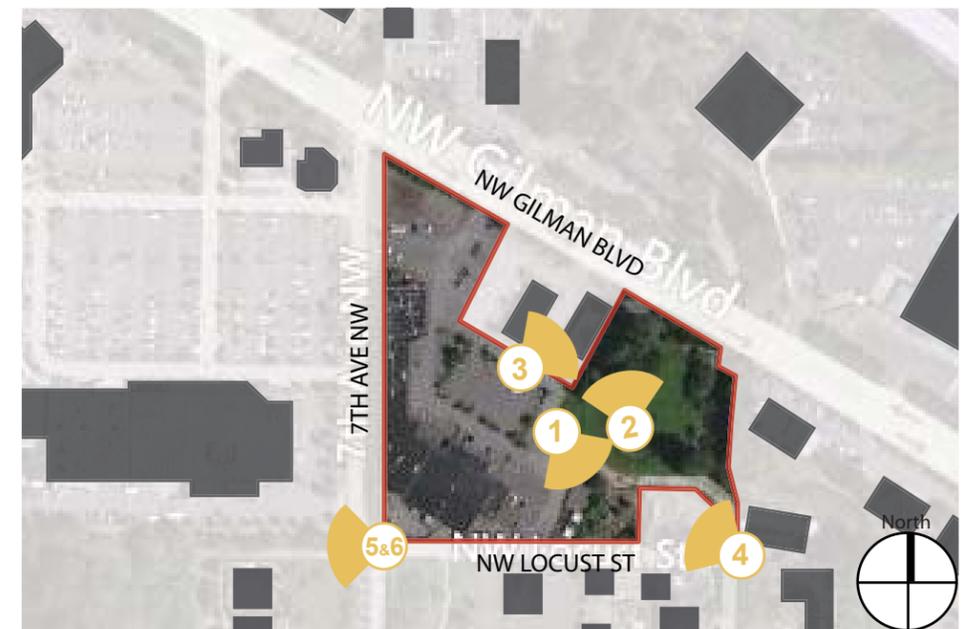


VIEW SOUTH AT 7TH AVE NW









PORTION OF THE N.W. 1/4, OF THE N.E. 1/4 OF SEC. 28 TWN. 24 N., RNG 6 E., WM
CITY OF ISSAQUAH, WASHINGTON

SUBJECT TO THE FOLLOWING SPECIAL EXCEPTIONS

9. THIS ITEM HAS BEEN INTENTIONALLY DELETED
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED FEBRUARY 4, 1990 UNDER RECORDING NO. 5128158 FOR UTILITIES AFFECTING THE SOUTHERLY 10 FEET OF PARCEL C
11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED MAY 18, 1990 UNDER RECORDING NO. 519284 IN FAVOR OF SUNSET CENTER, INC., A WASHINGTON CORPORATION FOR ROADWAY AFFECTING A PORTION OF SAID PREMISES, DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 1, 1990 AS RECORDING NO. 801201084 OF OFFICIAL RECORDS
12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED FEBRUARY 6, 1991 UNDER RECORDING NO. 5249179 IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE AND REMOVE SUCH COMMUNICATION SYSTEMS AFFECTING PARCELS A, B, D AND E. SAID INSTRUMENT AMENDS THAT EASEMENT RECORDED ON OCTOBER 15, 1948 UNDER RECORDING NO. 334324. A PARTIAL RELEASE OF SAID EASEMENT WAS RECORDED NOVEMBER 25, 1980 UNDER RECORDING NO. 8011250445
13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED MARCH 24, 1981 UNDER RECORDING NO. 5270866 IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, IMPROVE, REPAIR MAINTAIN AND OPERATE ELECTRIC DISTRIBUTION LINE AFFECTING PARCEL C (AS DESCRIBED THEREIN)
14. THIS ITEM HAS BEEN INTENTIONALLY DELETED
15. THIS ITEM HAS BEEN INTENTIONALLY DELETED
16. THIS ITEM HAS BEEN INTENTIONALLY DELETED
17. THIS ITEM HAS BEEN INTENTIONALLY DELETED
18. THIS ITEM HAS BEEN INTENTIONALLY DELETED
19. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED JUNE 26, 1985 UNDER RECORDING NO. 35028186 IN FAVOR OF GILBERT CENTER AND ALMA CENTER FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND PARKING AS DESCRIBED THEREIN
20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 1810" RECORDED JULY 5, 1985 AS RECORDING NO. 850705005 OF OFFICIAL RECORDS (AFFECTS PARCELS A AND C)
21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED DECEMBER 5, 1985 AS RECORDING NO. 851205015 OF OFFICIAL RECORDS
22. THIS ITEM HAS BEEN INTENTIONALLY DELETED
23. THIS ITEM HAS BEEN INTENTIONALLY DELETED
24. THIS ITEM HAS BEEN INTENTIONALLY DELETED
25. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "KIN MANAGEMENT CONTRACT" RECORDED MARCH 24, 2008 AS INSTRUMENT NO. 2008032400187 OF OFFICIAL RECORDS, BETWEEN DEWANE L. BRISCOE AND BRYAN L. BRISCOE (AFFECTS PARCEL D AND LOT 3 OF PARCEL C)
26. ANY QUESTION THAT MAY ARISE DUE TO THE SHIFTING AND/OR CHANGING IN THE COURSE OF ISSAQUAH CREEK.

LEGAL DESCRIPTIONS

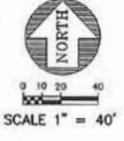
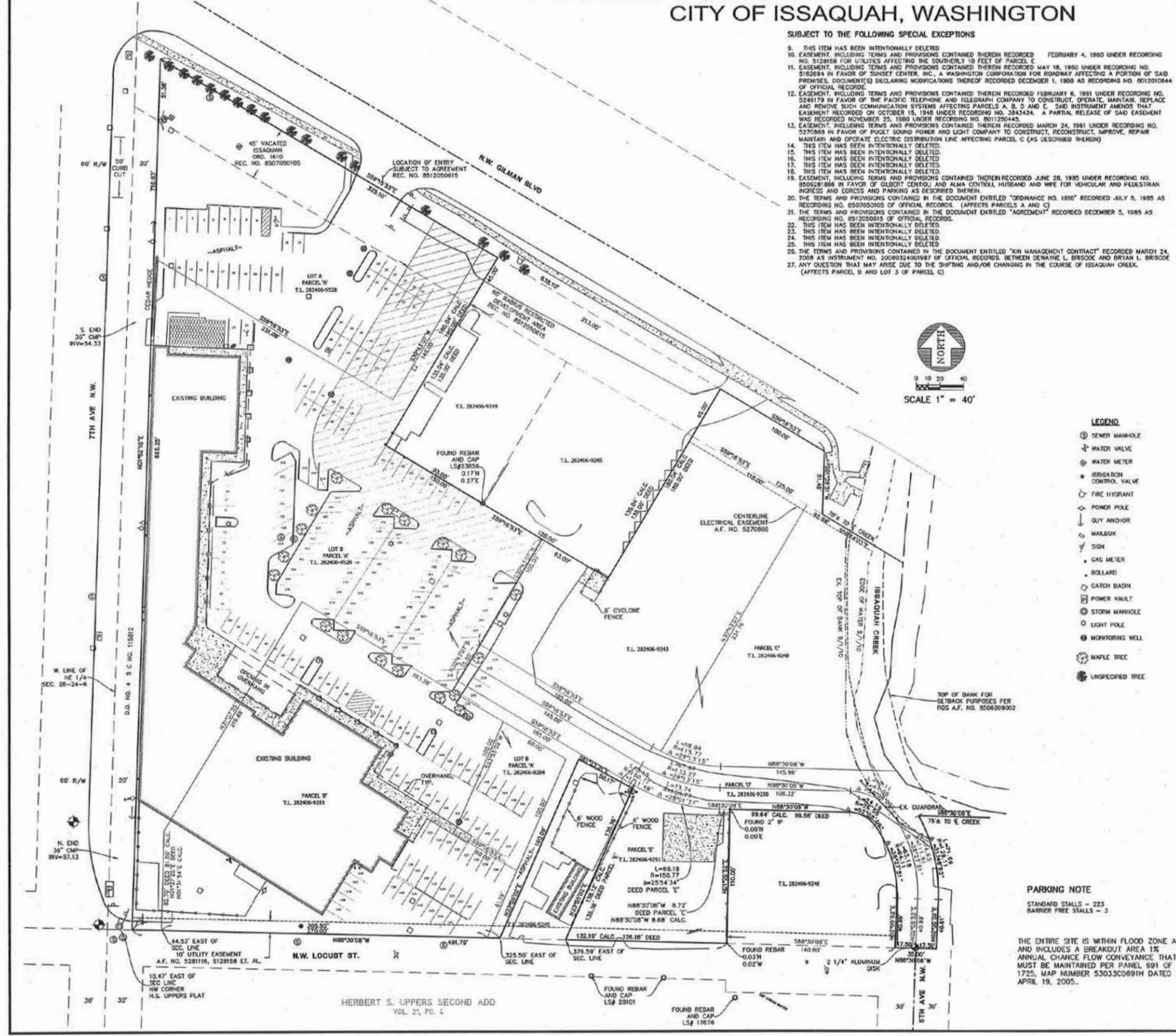
PARCEL A:
LOTS A AND B, CITY OF ISSAQUAH, LOT LINE ADJUSTMENT NO. 88-02, RECORDED JULY 28, 1992 UNDER RECORDING NO. 9207281919, IN KING COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF VACATED NORTHWEST GILMAN BOULEVARD AS DEEDED BY THE CITY OF ISSAQUAH RECORDED JULY 5, 1984 UNDER RECORDING NO. 840705037 LYING BETWEEN THE PROLONGATION OF THE EASTERLY AND WESTERLY LINES PRODUCED NORTH.

PARCEL B:
THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
BEGINNING AT A POINT SOUTH 89°30'00" EAST 44.53 FEET FROM THE NORTHEAST CORNER OF SAID ADDITION;
THENCE NORTH 01°37'25" EAST 82.70 FEET; THENCE NORTH 31°37'25" EAST 218.89 FEET; THENCE SOUTH 59°18'53" EAST 193.30 FEET; THENCE SOUTH 23°25'02" WEST 100 FEET; THENCE SOUTH 59°18'53" EAST 40 FEET; THENCE SOUTH 23°25'02" WEST 60.09 FEET;
THENCE NORTH 89°30'00" WEST 220.50 FEET TO THE POINT OF BEGINNING.

PARCEL C:
LOTS 2 AND 3 CITY OF ISSAQUAH SHORT PLAT NO. 78-06, RECORDED DECEMBER 18, 1978 UNDER KING COUNTY RECORDING NO. 781210074 WASHINGTON;
TOGETHER WITH THAT PORTION OF VACATED NORTHWEST GILMAN BOULEVARD AS DEEDED BY THE CITY OF ISSAQUAH RECORDED JULY 5, 1984 UNDER RECORDING NO. 840705037 THAT WOULD ATTACH TO THE NORTHEASTERLY LINE OF SAID LOT 2.

PARCEL D:
A STRIP OF LAND 35 FEET IN WIDTH OVER A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OVER A PORTION OF THE NORTH 50 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF PRIMARY STATE HIGHWAY NO. 2 DISTANT SOUTH 59°18'53" EAST, 469.58 FEET FROM A MONUMENT MARKING THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND THE SOUTHWESTERLY LINE OF SAID HIGHWAY (SAID MONUMENT HAVING BEEN SET BY VICTOR J. CARLSON JR., PROFESSIONAL LAND SURVEYOR, TO MARK SAID NORTH-SOUTH CENTERLINE, WHICH LOCATION WAS THEREAFTER AGREED UPON BY MARVIN MOHL AND COMMISSIONERS OF KING COUNTY DRAINAGE DISTRICT NO. 4, ADJUTING OWNERS);
THENCE SOUTH 30°43'08" WEST 252.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;
THENCE SOUTH 59°18'53" EAST 165.02 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 133.27 FEET, A DISTANCE OF 87.97 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 88°30'08" EAST 108.30 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 44.14 FEET, AN ARC DISTANCE OF 40.16 FEET TO A POINT OF COMPOUND CURVE;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 111.51 FEET, A DISTANCE OF 74.93 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 89°18'53" WEST 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 50 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28 AND THE TERMINUS OF SAID CENTERLINE;
TOGETHER WITH A STRIP OF LAND 35 FEET IN WIDTH OVER A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF PRIMARY STATE HIGHWAY NO. 2 DISTANT SOUTH 59°18'53" EAST, 469.58 FEET FROM A MONUMENT MARKING THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND THE SOUTHWESTERLY LINE OF SAID HIGHWAY (SAID MONUMENT HAVING BEEN SET BY VICTOR J. CARLSON JR., PROFESSIONAL LAND SURVEYOR, TO MARK SAID NORTH-SOUTH CENTERLINE, WHICH LOCATION WAS THEREAFTER AGREED UPON BY MARVIN MOHL AND COMMISSIONERS OF KING COUNTY DRAINAGE DISTRICT NO. 4, ADJUTING OWNERS);
THENCE SOUTH 30°43'08" WEST 252.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;
THENCE SOUTH 59°18'53" EAST 165.02 FEET TO A POINT OF CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 133.27 FEET, A DISTANCE OF 87.97 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 88°30'08" EAST 108.30 FEET TO A POINT OF CURVE;
THENCE NORTH 01°29'52" EAST 17.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID 35 FOOT WIDE STRIP OF LAND;
THENCE SOUTH 88°30'08" EAST A DISTANCE OF 68 FEET MORE OR LESS TO THE THREAD OF ISSAQUAH CREEK;
THENCE SOUTHEASTERLY ALONG THE THREAD OF ISSAQUAH CREEK, A DISTANCE OF 60 FEET MORE OR LESS TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF A LINE 35 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) AND PARALLEL WITH AFORESAID CENTERLINE STARTING FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°30'08" WEST ALONG SAID EXTENSION AND LINE A DISTANCE OF 60 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID 35 FOOT WIDE STRIP OF LAND AS DESCRIBED ABOVE IN MAIN LEGAL, SAID POINT BEING A CURVE HAVING A RADIUS OF 129.11 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 15.01 FEET THROUGH A CENTRAL ANGLE OF 06°39'47" TO A POINT OF COMPOUND CURVE;
THENCE CONTINUING NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 61.64 FEET AN ARC DISTANCE OF 56.09 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE HERBERT S. UPPERS SECOND ADDITION TO ISSAQUAH, ACCORDING TO THE FLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON, SAID POINT BEING SOUTH 80°30'08" EAST 10.47 FEET FROM THE WEST LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 88°30'08" EAST 369.12 FEET ALONG THE NORTHERLY LIMITS OF SAID PLAT TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 23°55'07" EAST 135.36 FEET;
THENCE ALONG A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 27°24'25" EAST HAVING A RADIUS OF 150.77 FEET, AN ARC DISTANCE OF 68.18 FEET;
THENCE SOUTH 88°30'08" EAST 8.72 FEET;
THENCE SOUTH 01°29'52" WEST 110.00 FEET;
THENCE NORTH 88°30'08" WEST 128.18 FEET TO THE TRUE POINT OF BEGINNING.



LEGEND

- ⊙ SEWER MANHOLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- ⊕ MARKBOX
- ⊕ SIGN
- ⊕ GAS METER
- ⊕ BOLLARD
- ⊕ CATCH BASIN
- ⊕ POWER VAULT
- ⊕ STORM MANHOLE
- ⊕ LIGHT POLE
- ⊕ MONITORING WELL
- ⊕ MAPLE TREE
- ⊕ UNSPECIFIED TREE

PARKING NOTE
STANDARD STALLS - 223
BARRIER FREE STALLS - 3

THE ENTIRE SITE IS WITHIN FLOOD ZONE AE AND INCLUDES A BREAKOUT AREA 1% ANNUAL CHANCE FLOW CONVEYANCE THAT MUST BE MAINTAINED PER PANEL 591 OF 1725, MAP NUMBER 53033C0691H DATED APRIL 19, 2005.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF WASHINGTON CERTIFIES TO (1) KIN PARTNERSHIP AND (2) FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES (FILE NO. NCS-448402-WA1) AS FOLLOWS:
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATE AND THE AMERICAN CONGRESS OF SURVEYING AND MAPPING IN 1992 AND NPS IN 1997, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1, 7C), 8, 9, 10, 11 AND 13 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN SURVEY".

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND CORRECT.

William Shupe Holmberg
WILLIAM SHUPE HOLMBERG, PLS# 11332
DATE: 10/17/10



REVISIONS	BY	DATE

GILMAN SQUARE ALTA SURVEY

KIN PARTNERSHIP

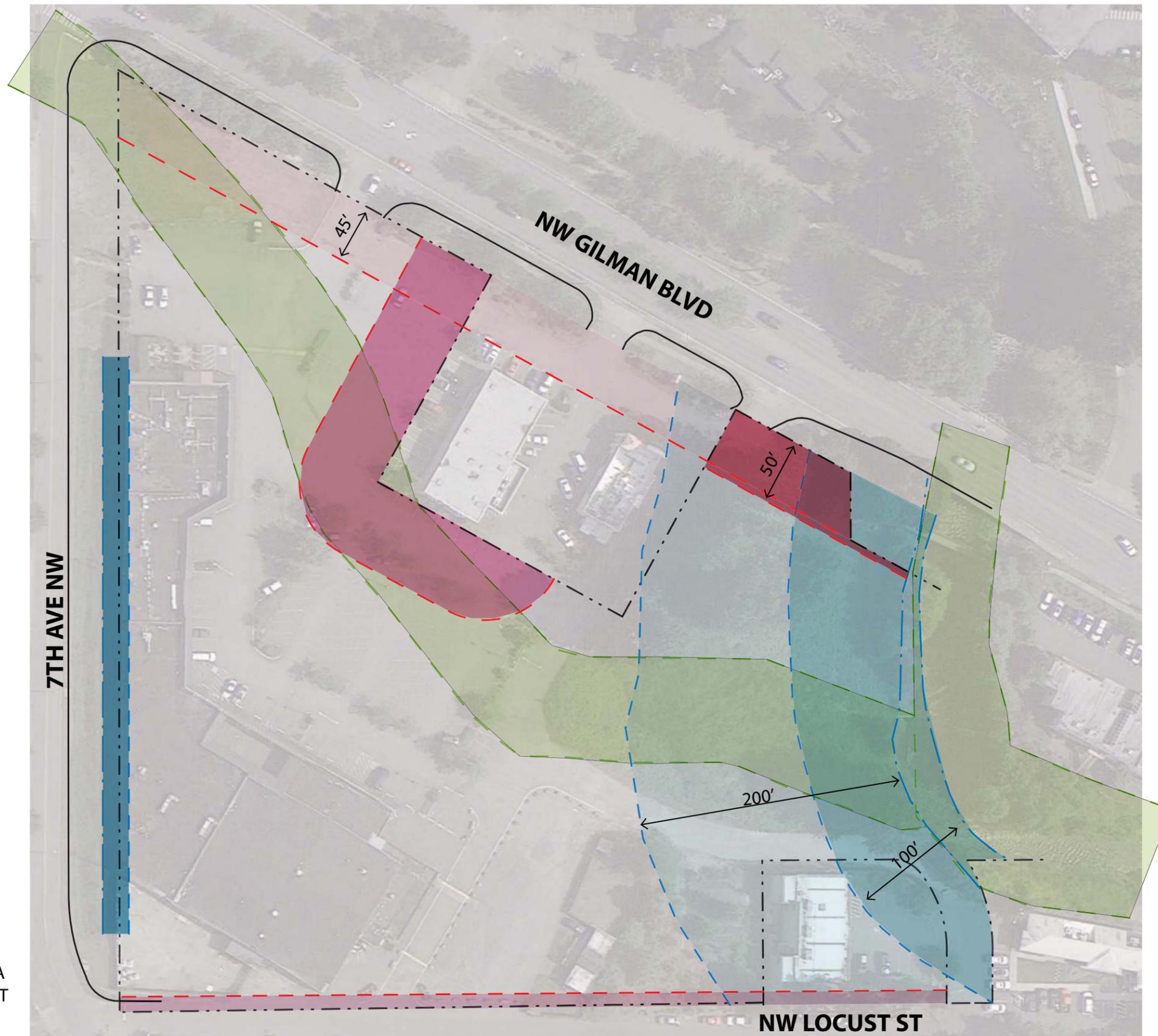


143 NE Juniper Street, Suite 201 - Issaquah, WA 98029 • Tel: (206) 331-3055
Eastern Washington Division
104 East 2nd Street • Cle Elum, WA 99022 • Tel: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	10569
DATE	9/2/10
SCALE	1"=40'
DRAWN	WSH
DRAIN	JEF
CHECKED	WSH
APPROVED	WSH

SHEET 1 OF 1

SURVEYOR DRAWING



- EXISTING FEMA MAPPED FLOOD PATH
- 200' SHORELINE SETBACK FROM TOP OF BANK
35' BUILDING HEIGHT LIMIT
- 100' STREAM SETBACK FROM EDGE OF WATER
- 25' SETBACK FROM 7th AVENUE STREAM
- 45' UTILITY EASEMENT
- 10' UTILITY EASEMENT
- 60' RADIUS RESTRICTED DEVELOPMENT AREA
- 50' ELECTRICAL EASEMENT

RESTRICTED AREA
OF DEVELOPMENT

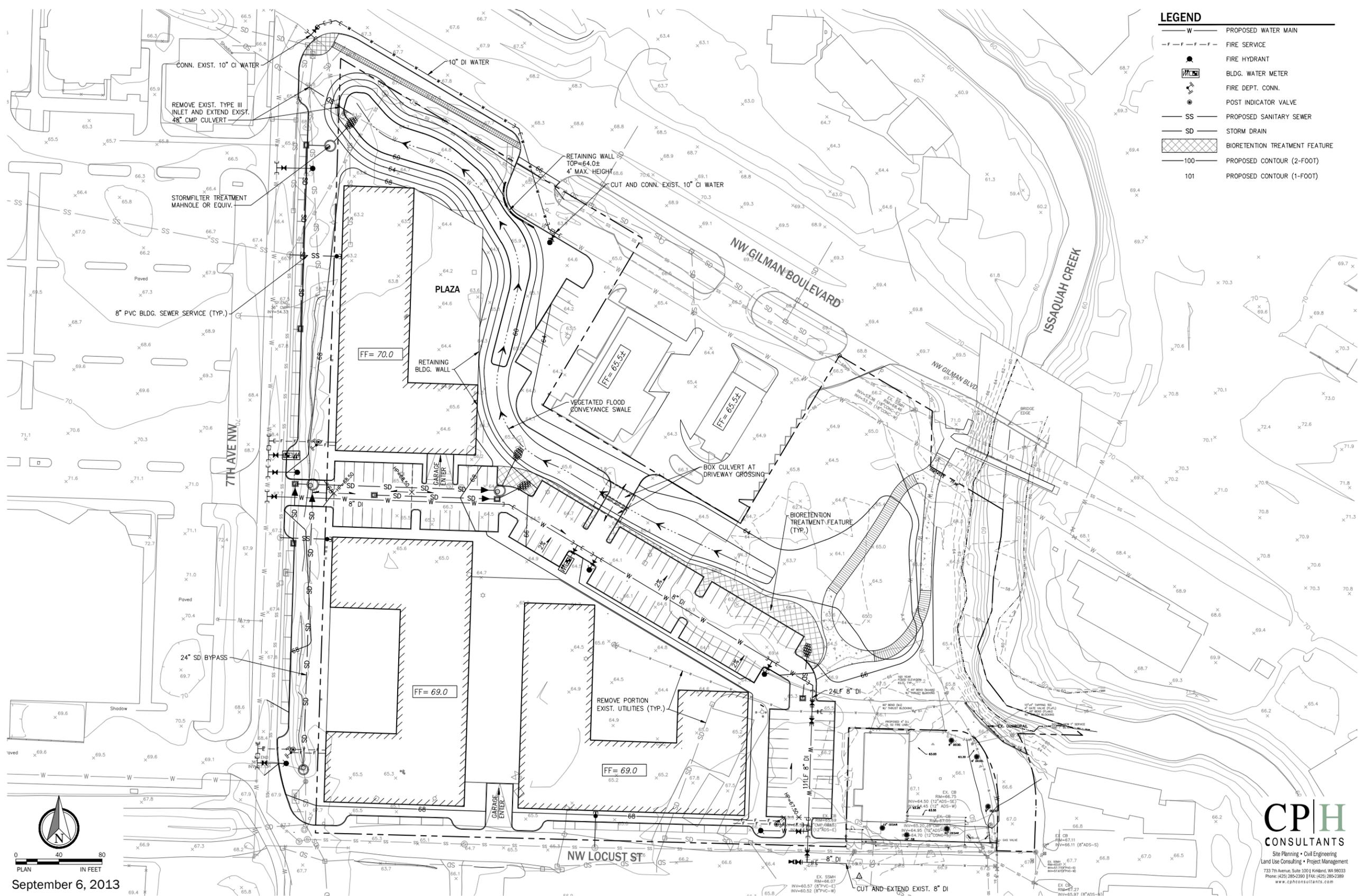




- EXISTING FEMA MAPPED FLOOD PATH
- 200' SHORELINE SETBACK FROM TOP OF BANK
35' BUILDING HEIGHT LIMIT
- 100' STREAM SETBACK FROM EDGE OF WATER
- 25' SETBACK FROM 7th AVENUE STREAM
- 45' UTILITY EASEMENT
- 10' UTILITY EASEMENT
- 60' RADIUS RESTRICTED DEVELOPMENT AREA
- 50' ELECTRICAL EASEMENT

RESTRICTED AREA
OF DEVELOPMENT

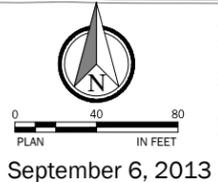




LEGEND

— W —	PROPOSED WATER MAIN
- f - f - f - f -	FIRE SERVICE
●	FIRE HYDRANT
⊠	BLDG. WATER METER
⊕	FIRE DEPT. CONN.
⊙	POST INDICATOR VALVE
— SS —	PROPOSED SANITARY SEWER
— SD —	STORM DRAIN
▨	BIORETENTION TREATMENT FEATURE
— 100 —	PROPOSED CONTOUR (2-FOOT)
— 101 —	PROPOSED CONTOUR (1-FOOT)

CIVIL DRAWING

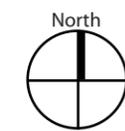


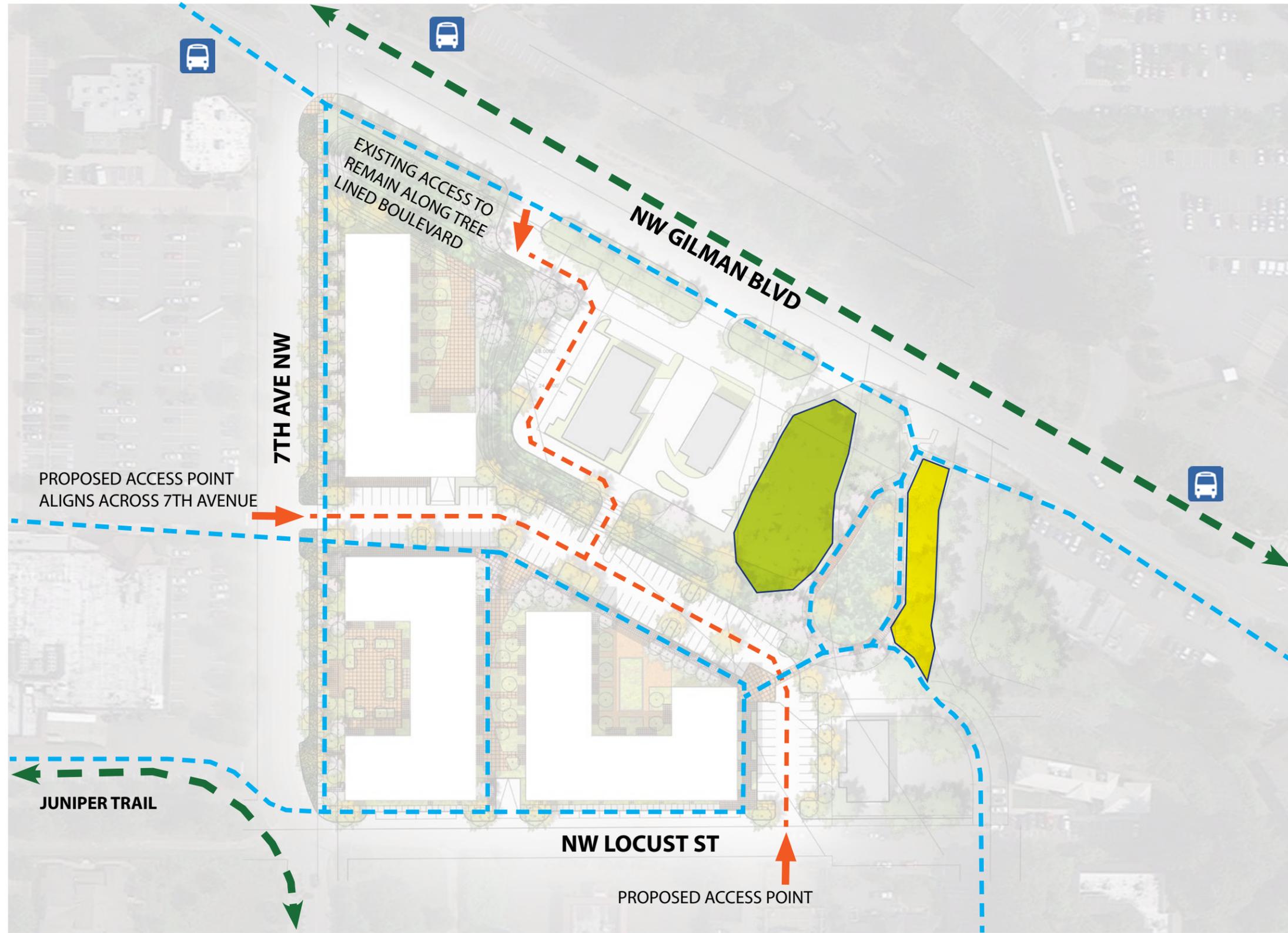
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CONSULTANTS
 Site Planning • Civil Engineering
 Land Use Consulting • Project Management
 733 7th Avenue, Suite 1001 Kirkland, WA 98033
 Phone: 425-285-2380 | Fax: 425-285-2389
 www.cphconsultants.com



- LOBBY LOCATIONS
- PARKING ENTRY LOCATIONS
- MECHANICAL AND TRASH LOCATIONS
- TRANSFORMER LOCATION
- OPEN SPACE
- COMMUNITY SPACE

SITE PLAN





- BICYCLE PATHS
- BUS STOPS
- VEHICULAR PATHS
- PEDESTRIAN PATHS
- TREE PRESERVATION IN DEVELOPABLE AREA
- POTENTIAL CREEK ENHANCEMENT AREA

CIRCULATION AND TREE PRESERVATION PLAN



- SURFACE PARKING
- BELOW GRADE STRUCTURED PARKING
- BIKE PARKING
- PARKING ENTRY LOCATIONS

VEHICULAR AND BICYCLE PARKING PLAN



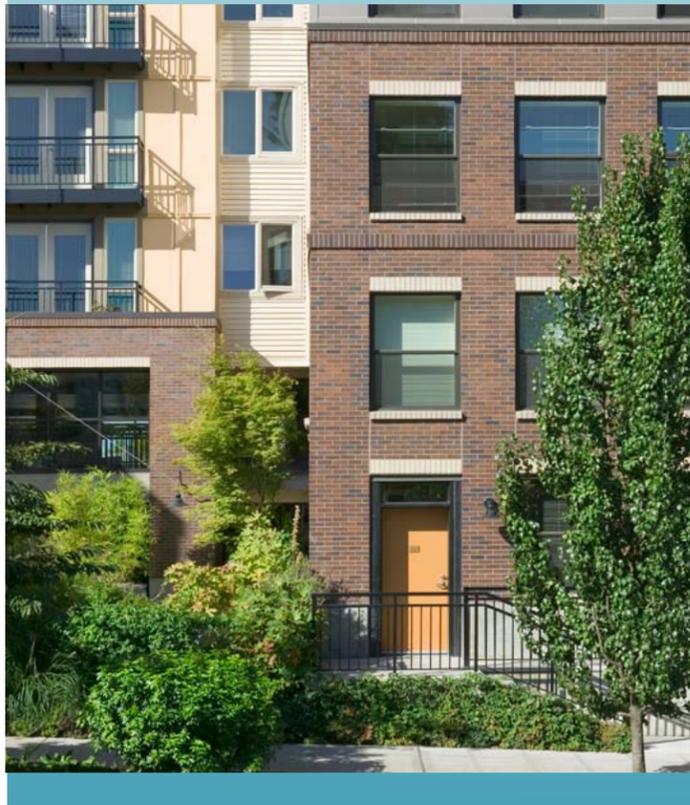
3D AXONOMETRIC VIEW



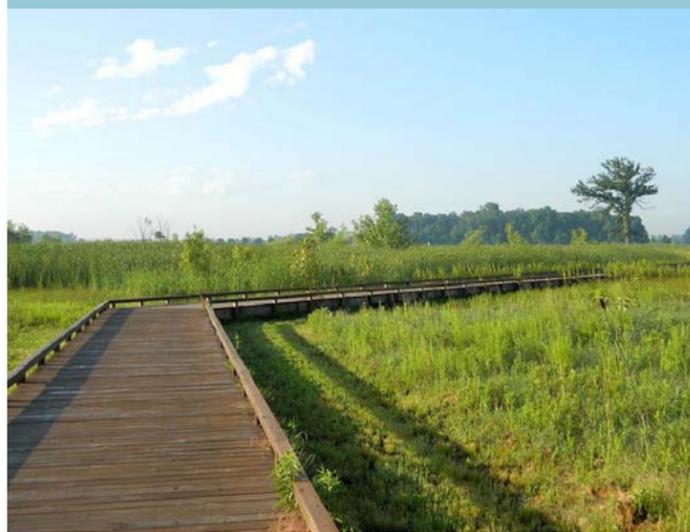
3D AXONOMETRIC VIEW



3D AXONOMETRIC VIEW



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