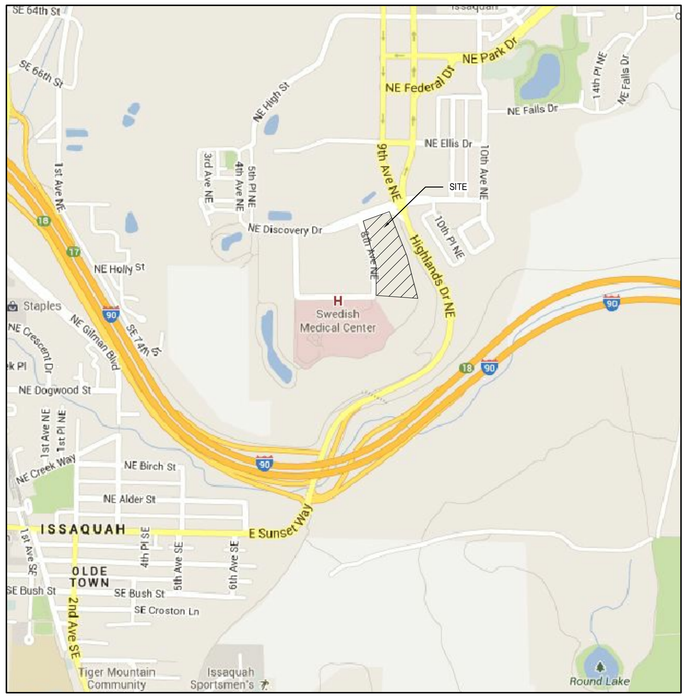
ISSAQUAH HIGHLANDS
BLOCK 25, 26, 27
SIDE DEVELOPMENT PERMIT
JUNE 26, 2013

VICINITY MAP

NTS



PROJECT INFORMATION

PROJECT ADDRESS:	BLOCKS 25, 26, 27 ISSAQUAH, WASHINGTON
DESCRIPTION:	209,715 SF OF NEW CONSTRUCTION CONSISTING OF 6 MULTI-FAMILY BUILDINGS WITH 209 APARTMENT UNITS AND 337 INTERNAL, COVERED, STREET, AND ON-GRADE PARKING STALLS.
PARCEL NUMBERS:	3630250010, 3630250020, 3630250030
RELATED PERMITS:	BUILDING PERMIT, LANDSCAPE UTILITY PERMIT, CLEARING AND GRADING PERMIT
LEGAL DESCRIPTION:	BLOCKS 25 THROUGH 27, FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 235 OF PLATS AT PAGES 15 THROUGH 22, INCLUSIVE, RECORDED UNDER RECORDING NO. 20060619000212, RECORDS OF KING COUNTY, WASHINGTON.
ZONING CLASSIFICATION:	URBAN VILLAGE
NEIGHBORHOOD TYPE:	TRADITIONAL TOWNSCAPE

ZONING SUMMARY

AREA TABULATION

EXISTING SITE AREA:	188,999 SF	4.34 AC
ADDT'L SITE AREA:	30,579 SF	0.71 AC
TOTAL SITE AREA:	219,578 SF	5.05 AC

GROSS FLOOR AREA

RESIDENTIAL:	159,008 SF
ENCLOSED PARKING:	37,094 SF
OFFICE/AMENITY/RECREATION:	13,613 SF
TOTAL BUILDING FLOOR AREA:	209,715

FAR: 0.95

DENSITY: 41 DU/AC

IMPERVIOUS SURFACE CALCULATIONS

BUILDING FOOTPRINT:	55,321 SF	1.27 AC
VEHICULAR PAVING:	63,359 SF	1.45 AC
HARDSCAPE:	26,078 SF	0.59 AC
TOTAL IMPERVIOUS SURFACE AREA:		3.31 AC

PERVIOUS SURFACE CALCULATIONS

PARKING BUFFER:	9,842 SF	0.23 AC
LANDSCAPE:	30,231 SF	0.69 AC
TOTAL PERVIOUS SURFACE AREA:		0.92 AC

PARKING

STANDARD STALLS:	199
ADA STALLS:	6
VAN STALLS:	2
COMPACT STALLS:	134
TRUCK LOADING STALLS:	2
TOTAL AUTO PARKING:	337
BICYCLE PARKING:	16

BUILDING TYPES:

A- 5 STORIES OF TYPE VA R-2 OCCUPANCY OVER 1 STORY OF TYPE IA S-2 OCCUPANCY.
B- 3 STORIES OF TYPE VA R-2 OCCUPANCY.
C- 3 STORIES OF TYPE VA R-2 OCCUPANCY.
D- 3 STORIES OF TYPE VA R-2 OCCUPANCY.
E- 3 STORIES OF TYPE VA R-2 OCCUPANCY.
F- 5 STORIES OF TYPE VA R-2 OCCUPANCY OVER 1 STORY OF TYPE IA R-2 AND A-3 OCCUPANCY.

DEVCO BLK 25,26,27

UNIT MIX - North Building

LEVEL	1-BD	2-BD	3-BD	Total Units
P1				
1	8	11	5	24
2	7	12	5	24
3	7	12	5	24
4	7	12	5	24
5	7	12	5	24
Total	36	59	25	**120**
	30%	49%	45	

UNIT MIX - South Building

LEVEL	1-BD	2-BD	3-BD	Total Units
1	2	3	1	6
2	4	7	4	15
3	4	7	4	15
4	4	7	4	15
5	4	7	4	15
6	4	7	4	15
Total	22	38	21	**81**
	27%	47%	26%	

CARRIAGE BUILDINGS	3-BD
	8

TOTAL UNITS	1-BD	2-BD	3-BD	
	58	97	54	**209**
	27.75%	46.41%	25.84%	

PARKING PROVIDED

LEVEL	COMPACT 8'-0"X14'-0"	STANDARD 9'-0"X16'-6"	ADA 9'-0"X16'-6"	Parallel	Total Stalls
P1	34	47	4		85
Carriage		24			24
Surface Parking	98	91	4	35	228
Total	132	162	8	35	337
	39%	48%	2%	10%	

PARKING REQUIRED				
1 BR = 1.25		58	* 1.25 =	72.5
2+ BR = 1.75		151	* 1.75 =	264.25
		Total Parking Required =		**0**

TYPICAL UNIT SIZES	1-BD	2-BD	3-BD
	735 SF	985 SF	1,125+ SF

SHEET INDEX

G-001	COVER SHEET
G-002	LANDSCAPE BUFFER PLAN
S-001	EXISTING CONDITIONS
C-101	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-102	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-103	CONCEPTUAL UTILITY PLAN
C-104	CONCEPTUAL UTILITY PLAN
C-105	FIRE TRUCK VEHICLE MANEUVERING DIAGRAM
L-100	LANDSCAPE KEY PLAN
L-101	LANDSCAPE PLAN - NORTH
L-102	LANDSCAPE PLAN - SOUTH
L-301	SITE SECTIONS
L-302	TRASH/RECYCLING/COMPOST/MAIL KIOSK PLAN
A-120A	NORTH BLDG - P-1 LEVEL
A-121A	NORTH BLDG - GROUND LEVEL
A-121B	SOUTH BLDG - GROUND LEVEL
A-122A	NORTH BLDG - LEVELS 2-5
A-122B	SOUTH BLDG - LEVELS 2-6

PROJECT TEAM

OWNER:
DISCOVERY HEIGHTS III LLC
375 118TH AVE SE, SUITE 118
BELLEVUE, WA 98005
(425) 453-9551
TOM NEUBAUER, JACK HUNDEN

ARCHITECT:
GGLO
1301 FIRST AVE, SUITE 301
SEATTLE, WA 98101
(206) 467-5828
JAMES BRADLEY

LANDSCAPE ARCHITECT:
GGLO
1301 FIRST AVE, SUITE 301
SEATTLE, WA 98101
(206) 467-5828
MARIEKE LACASSE

CIVIL ENGINEER:
CPH
733 7TH AVE, SUITE 100
KIRKLAND, WA 98033
(425) 285-2390
MATT HOUGH

LEGAL OWNER

OWNER:
GRAND-GLACIER LLC
C/O PORT BLAKELY COMMUNITIES, INC.
1011 NE HIGH STTREET, SUITE 200
ISSAQUAH, WA 98029
PH: (425) 391-4700; FAX: (425) 391-9028

AGENT

AGENT:
DEVCO, INC.
375 118TH AVE SE, SUITE 118
BELLEVUE, WA 98005
(425) 453-9551
TOM NEUBAUER, JACK HUNDEN

GGLO
1301 First Avenue
Suite 301
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Tel: (206) 467-5828
Fax: (206) 467-0627

Email: gglo@gglo.com
http://www.gglo.com

PROJECT:
ISSAQUAH HIGHLANDS BLOCK 25-27

PROJECT ADDRESS:
BLOCK 25-27
ISSAQUAH, WA 98029

OWNER:
DISCOVERY HEIGHTS III, LLC
375 118TH AVE SE, SUITE 118
BELLEVUE, WA 98005

MARK	DATE	DESCRIPTION
		REVISIONS

MARK	DATE	DESCRIPTION
A	06/26/2013	SITE DEVELOPMENT PERMIT
		ISSUE INFORMATION

PLOT DATE: **JUN 26, 2013**

PROJECT NO.:	**2013021.00**
DRAWN BY:	**DM**
CHECKED BY:	**MARIEKE LACASSE**
GGLO PRINCIPAL IN CHARGE:	**JAMES BRADLEY**
GGLO PROJECT MANAGER:	**A. MANAGER**
OWNER APPROVAL:	

SHEET TITLE
COVER SHEET

SHEET NO.
G-001

SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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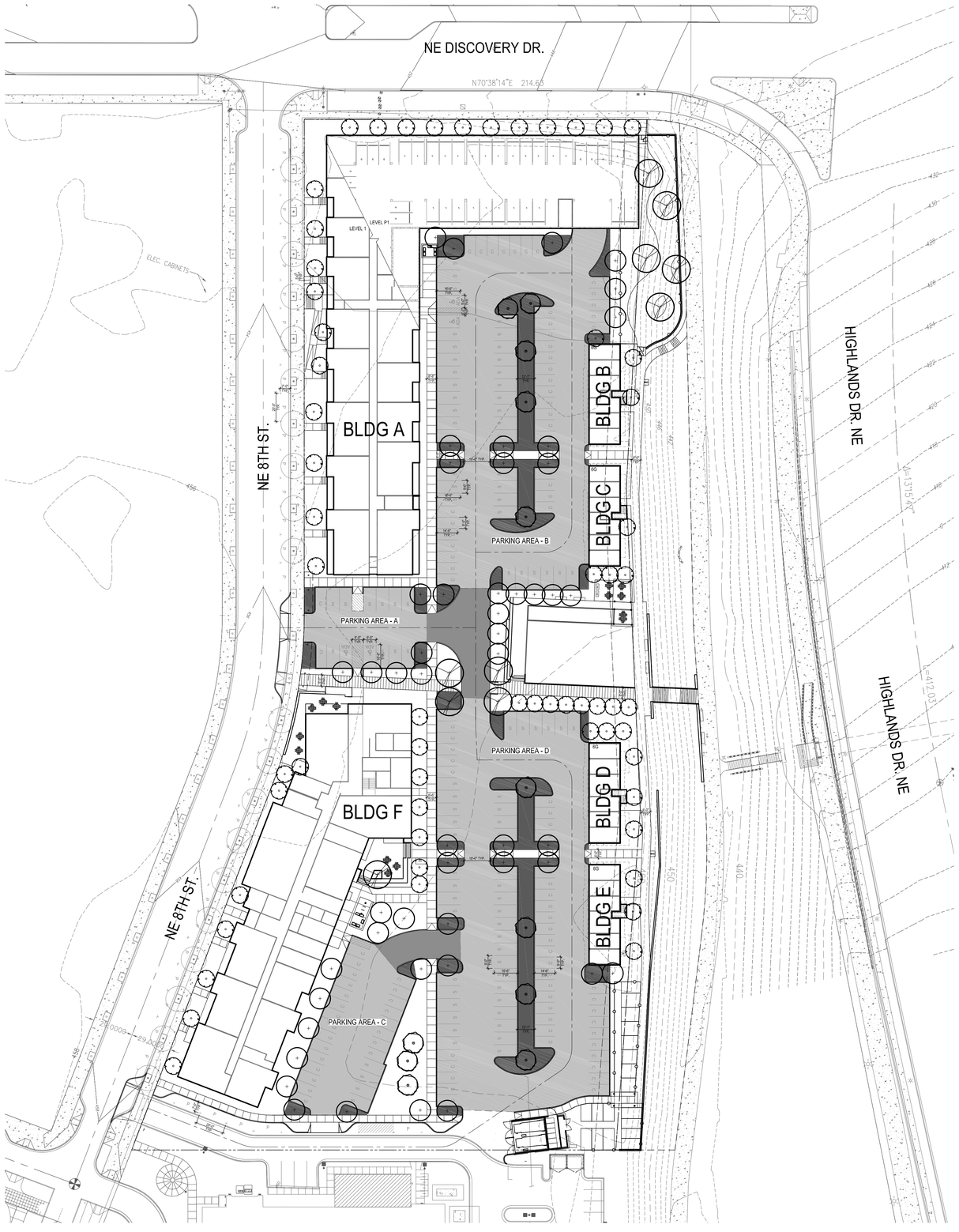

LEGEND

- PARKING - 60,002 SF
- CIRCULATION - 3,357 SF
- PARKING LANDSCAPE BUFFER - 9,704 SF PROVIDED, 6,000 SF REQUIRED

PARKING AREA - A

PARKING AREA: 4,058 SF

TREES: 2
STALLS: 13

BUFFER AREAS

NAME	AREA
A-1	131 SF
A-2	151 SF
A-3	168 SF
A-4	155 SF
TOTAL	605 SF

PARKING AREA - B

PARKING - 27,225 SF

TREES - 13
PARKING - 72

BUFFER AREAS

NAME	AREA
B-1	332 SF
B-10	205 SF
B-11	216 SF
B-12	116 SF
B-2	212 SF
B-3	1695 SF
B-4	103 SF
B-5	103 SF
B-6	1012 SF
B-7	18 SF
B-8	115 SF
B-9	116 SF
TOTAL	4243 SF

PARKING AREA - C

PARKING - 5,371 SF

TREES - 2
STALLS - 27

BUFFER AREAS

NAME	AREA
C-1	105 SF
C-2	122 SF
C-3	85 SF
TOTAL	312 SF

PARKING AREA - D

PARKING - 30,864 SF

TREES - 15
STALLS - 81

BUFFER AREAS

NAME	AREA
D-1	208 SF
D-10	107 SF
D-10	103 SF
D-11	103 SF
D-2	148 SF
D-3	119 SF
D-4	1041 SF
D-5	17 SF
D-6	149 SF
D-7	2205 SF
D-8	160 SF
D-9	203 SF
TOTAL	4563 SF

A1 LANDSCAPE BUFFER PLAN
1" = 40'-0"

SCALE: 1"=40'-0"
0' 20' 40' 80'

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http://www.gglo.com

PROJECT:
ISSAQUAH HIGHLANDS BLOCK 25-27

PROJECT ADDRESS:
BLOCK 25-27
ISSAQUAH, WA 98029

OWNER:
DISCOVERY HEIGHTS III, LLC
375 118TH AVE SE, SUITE 118
BELLEVUE, WA 98005

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	06/26/2013	SITE DEVELOPMENT PERMIT

ISSUE INFORMATION

PLOT DATE: **JUN 26, 2013**

PROJECT NO.:	**2013021.00**
DRAWN BY:	**DM**
CHECKED BY:	**MARIEKE LACASSE**
GGLO PRINCIPAL IN CHARGE:	**JAMES BRADLEY**
GGLO PROJECT MANAGER:	**A. MANAGER**
OWNER APPROVAL:	

SHEET TITLE
LANDSCAPE BUFFER PLAN

SHEET NO.
G-002

SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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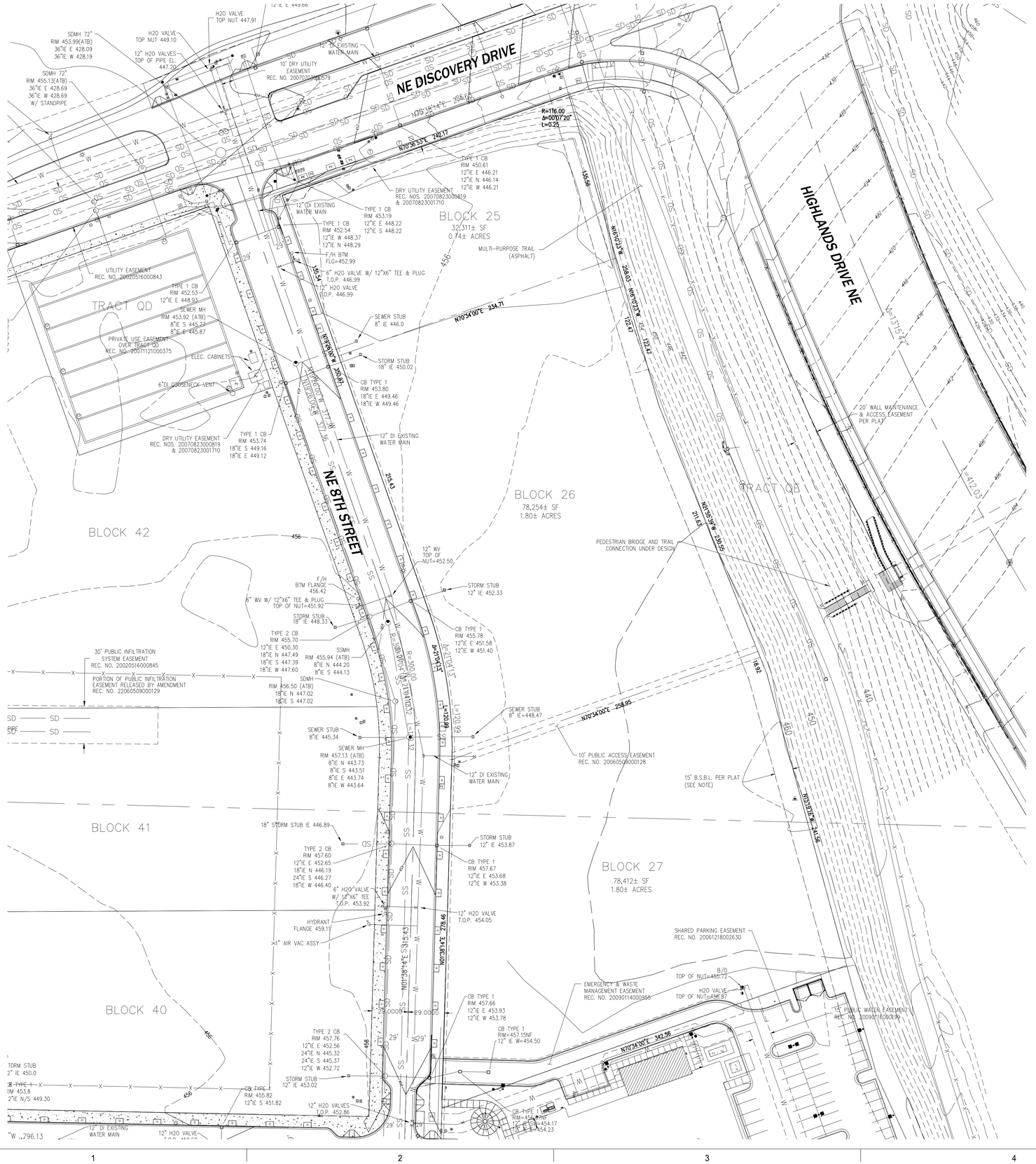

SURVEY DATA

BASIS OF BEARING

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER CITY OF ISSAQUAH SHORT PLAT NO. SP03-009IH, REC. NO. 20031022900002, IN KING COUNTY, WASHINGTON. (AS SHOWN ON REF. 1)

REFERENCES

1. FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, REC. NO. 20060619000212

LEGAL DESCRIPTION

BLOCKS 25 THROUGH 27, FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 235 OF PLATS AT PAGES 15 THROUGH 22, INCLUSIVE, RECORDED UNDER RECORDING NO. 20060619000212, RECORDS OF KING COUNTY, WASHINGTON.

HORIZONTAL CONTROL

NAD 83/91

VERTICAL CONTROL

(PER DAVID EVANS AND ASSOCIATES)
NAVD 88 BASED ON N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON

NOTES AND RESTRICTIONS

1. ALL TITLE INFORMATION SHOWN ON THIS MAP IS PER PUBLIC RECORD. NO TITLE RESEARCH HAS BEEN CONDUCTED BEYOND WHAT IS KNOWN TO THE PREPARER. CORE DESIGN, INC. IS NOT RESPONSIBLE FOR ANY TITLE ISSUES THAT MAY ARISE AS A RESULT OF NOT BEING DEPICTED ON THIS MAP AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 05, 2013.

3. PROPERTY AREA = 188,977± SQUARE FEET (4.3383± ACRES).

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

7. ALL WATER MAINS ARE 12" DUCTILE IRON UNLESS NOTED OTHERWISE.

8. ALL SEWER MAINS ARE PVC UNLESS NOTED OTHERWISE.

9. ALL STORM DRAIN PIPES ARE LCPE UNLESS NOTED OTHERWISE.

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CORE DESIGN
14711 N.E. 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

PROJECT:

ISSAQUAH HIGHLANDS BLOCKS 25-27

PROJECT ADDRESS:
BLOCKS 25-27
ISSAQUAH, WA 98029

OWNER:
DISCOVERY HEIGHTS III, LLC
11100 MAIN STREET, SUITE 301
BELLEVUE, WA 98004

MARK	DATE	DESCRIPTION
		REVISIONS

MARK	DATE	DESCRIPTION
A		Pick here with DDATTE command
		ISSUE INFORMATION
		PLOT DATE: —

PROJECT NO.:	**0024-13-020**
DRAWN BY:	**PCE**
CHECKED BY:	
CPH PRINCIPAL IN CHARGE:	**MATT HOUGH**
CPH PROJECT MANAGER:	**MATT HOUGH**
OWNER APPROVAL:	

SHEET TITLE
EXISTING CONDITIONS

SHEET NO.
S-001

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SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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GLENN R. SPRAGUE — STATE OF WASHINGTON — 41299 — REGISTERED PROFESSIONAL LAND SURVEYOR
6-18-13

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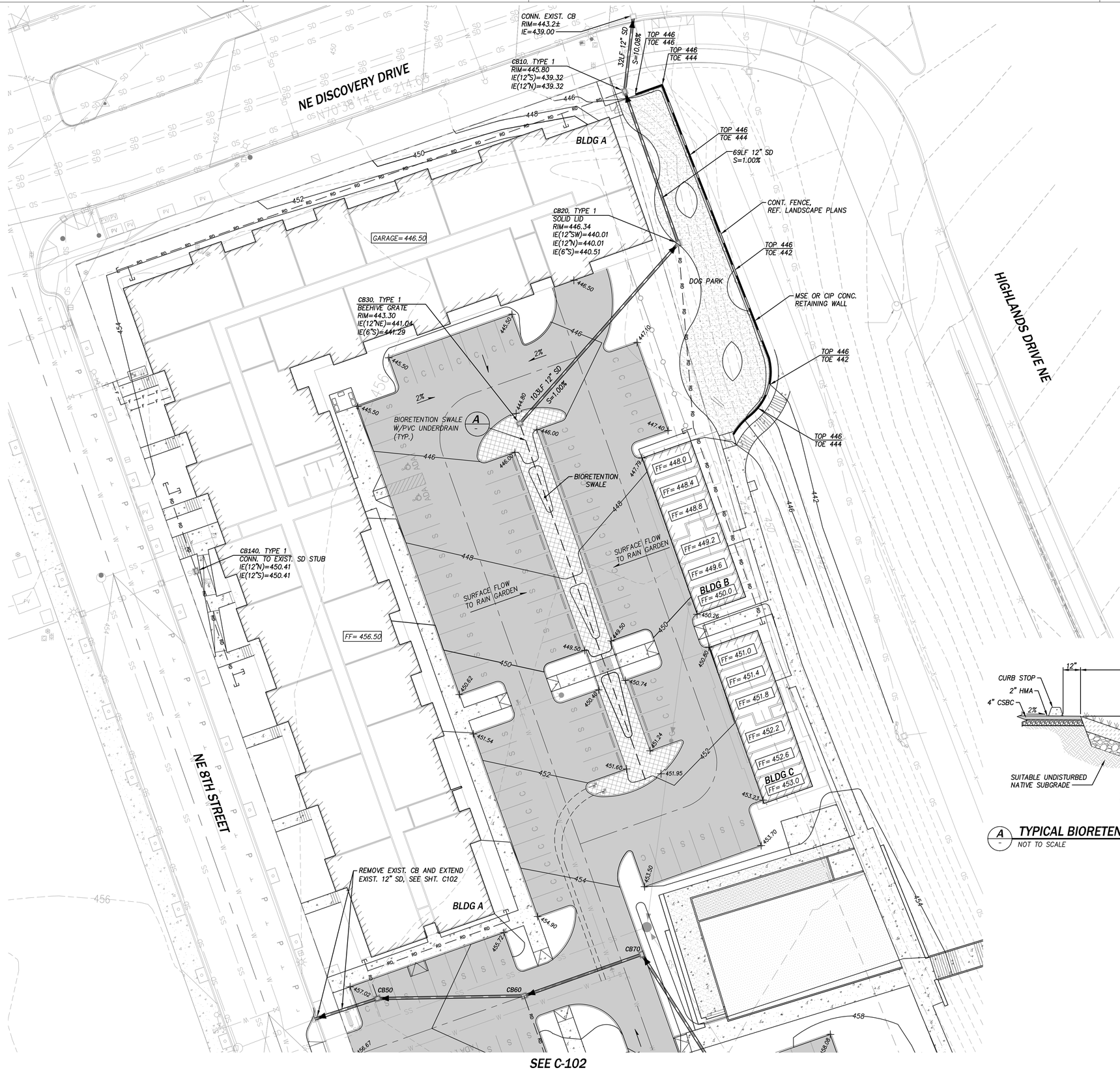


LEGEND

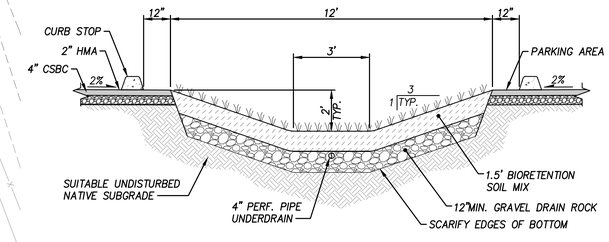
- FF= — FINISH FLOOR ELEVATION
- (10.0) TOP 586.1 TOE 576.0 — TOP/TOE ELEVATION AND HEIGHT
- RETAINING WALL
- GRADE BREAK
- ASPHALT VALLEY FLOWLINE
- SURFACE FLOW/GRADE
- ×520.9 — SPOT ELEV. (FINISH GRADE)
- STORM DRAIN PIPE
- BLDG. DRAIN (SEE NOTE 3)
- SD CATCH BASIN
- CLEANOUT
- BLDG. SD SERVICE CONN.
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- BIORENTENTION SWALE
- PROPOSED POWER FACILITY

IMPERVIOUS AREA SUMMARY

TOTAL GROSS SITE AREA=	4.34 AC
IMPERVIOUS AREAS	
BUILDING=	1.27 AC
ASPHALT/SIDEWALKS=	2.05 AC
TOTAL IMP.=	3.32 AC

NOTES:

1. STORM DRAINAGE TREATMENT AND DETENTION FACILITIES ARE PROVIDED BY OTHER EXISTING OFF-SITE SYSTEMS IN ISSAQUAH HIGHLANDS.
2. STORM DRAINAGE PIPE SIZES WILL BE CONFIRMED DURING FINAL DESIGN.
3. BUILDING DRAIN COLLECTION PIPE SHALL BE 6" PVC FOR CONNECTION OF ROOF AND FOUNDATION DRAINS.



A — TYPICAL BIORETENTION SWALE
NOT TO SCALE

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Land Use Consulting • Project Management
733 7th Avenue, Suite 100 | Kirkland, WA 98033
Phone: (425) 285-2280 | FAX: (425) 285-2389
www.cphconsultants.com

PROJECT:

ISSAQUAH HIGHLANDS BLOCKS 25-27

PROJECT ADDRESS:
BLOCKS 25-27
ISSAQUAH, WA 98029

OWNER:
DISCOVERY HEIGHTS III, LLC
11100 MAIN STREET, SUITE 301
BELLEVUE, WA 98004

MARK	DATE	DESCRIPTION
		REVISIONS

MARK	DATE	DESCRIPTION
A		Pick here with DDATTE command
		ISSUE INFORMATION

PLOT DATE: —

PROJECT NO.:	0024-13-020
DRAWN BY:	PCE
CHECKED BY:	
CPH PRINCIPAL IN CHARGE:	MATT HOUGH
CPH PROJECT MANAGER:	MATT HOUGH
OWNER APPROVAL:	

SHEET TITLE

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NO.

C-101

SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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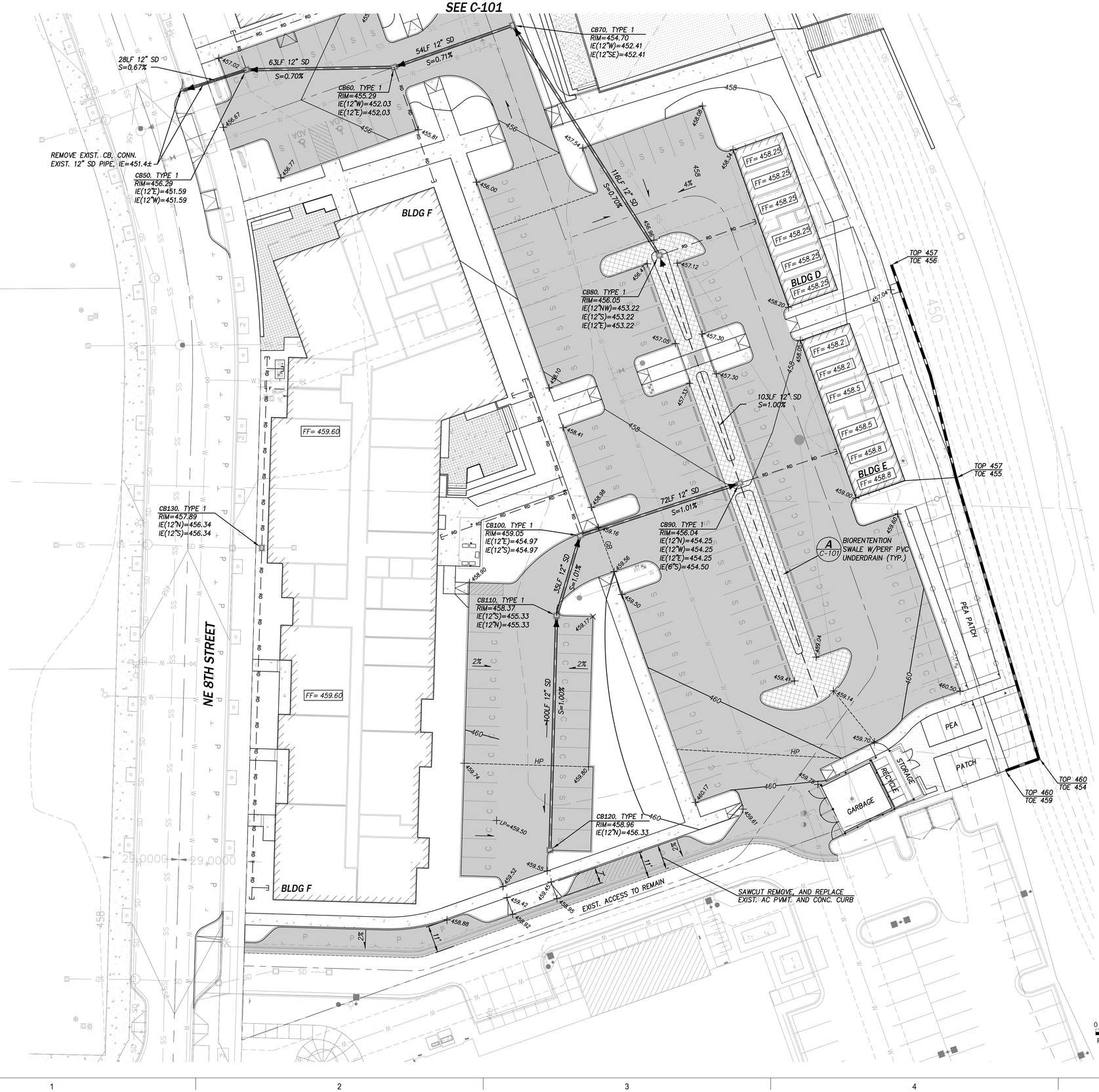
SEE C-101



LEGEND

- FF= — FINISH FLOOR ELEVATION
- (10.0) TOP 586.1 / TOE 576.0 — TOP/TOE ELEVATION AND HEIGHT
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- GRADE BREAK
- ASPHALT VALLEY FLOWLINE
- SURFACE FLOW/GRADE
- ×520.9 — SPOT ELEV. (FINISH GRADE)
- STORM DRAIN PIPE
- BLDG. DRAIN (SEE NOTE 3)
- SD CATCH BASIN
- CLEANOUT
- BLDG. SD SERVICE CONN.
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- BIORENTENTION SWALE
- PROPOSED POWER FACILITY

IMPERVIOUS AREA SUMMARY

TOTAL GROSS SITE AREA=	4.34 AC
IMPERVIOUS AREAS	
BUILDING=	1.27 AC
ASPHALT/SIDEWALKS=	2.05 AC
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3. BUILDING DRAIN COLLECTION PIPE SHALL BE 6" PVC FOR CONNECTION OF ROOF AND FOUNDATION DRAINS.

PLAN 0 20 40 IN FEET

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Land Use Consulting • Project Management
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Phone: (425) 285-2280 | FAX: (425) 285-2389
www.cphconsultants.com

PROJECT:

ISSAQUAH HIGHLANDS BLOCKS 25-27

PROJECT ADDRESS:
BLOCKS 25-27
ISSAQUAH, WA 98029

OWNER:
DISCOVERY HEIGHTS III, LLC
11100 MAIN STREET, SUITE 301
BELLEVUE, WA 98004

MARK	DATE	DESCRIPTION
0	6/19/13	OWNER REVIEW

REVISIONS

MARK	DATE	DESCRIPTION
A		Pick here with DDATTE command

ISSUE INFORMATION

PLOT DATE: —

PROJECT NO.:	0024-13-020
DRAWN BY:	PCE
CHECKED BY:	
CPH PRINCIPAL IN CHARGE:	MATT HOUGH
CPH PROJECT MANAGER:	MATT HOUGH
OWNER APPROVAL:	

SHEET TITLE
CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NO.
C-102

SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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LEGEND - PROPOSED SYSTEMS

- 1" WATER METER AND SERVICE LINE
- 2" WATER METER AND SERVICE LINE
- DCVA VAULT
- POST INDICATOR VALVE (PIV)
- FIRE DEPT. CONN. (FDC)
- F — FIRE SERVICE, SEE FIRE SYSTEM NOTES
- FIRE HYDRANT ASSEMBLY
- 2" OR SMALLER DCVA ASSEMBLY
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- W — WATER MAIN
- SS — SANITARY SEWER MAIN
- PROPOSED POWER OR COMM. FACILITY
- WATER SERVICE
- SANITARY SEWER SERVICES

WATER SYSTEM NOTES:

1. ALL WATER MAIN PIPE AND APPURTENANCES SHALL BE 12"-INCH NOMINAL DIAMETER DUCTILE IRON CL52, UNLESS OTHERWISE NOTED AND APPROVED BY CITY.
2. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF 36" UNLESS NOTED OTHERWISE ON PLANS.

FIRE SYSTEM NOTES:

1. FIRE SUPPLY LINE SIZES SHALL BE DETERMINED BY FIRE PROTECTION ENGINEER PRIOR TO FINAL ENGINEERING PERMIT APPROVAL.
2. FIRE SUPPLY LINES SHALL HAVE DOUBLE DETECTOR CHECK VALVE (DCVA) ASSEMBLIES LOCATED INSIDE BUILDINGS AT DESIGNATED SPRINKLER MECHANICAL ROOMS UNLESS NOTED OTHERWISE.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER PIPE SHALL BE SDR35 PVC UNLESS NOTED OTHERWISE.
2. ALL SIDE SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2% (S=0.0200) FROM PUBLIC SEWER MAIN TO BUIDING CONNECTION.

0 20 40
PLAN IN FEET

GGLO
1301 First Avenue
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PROJECT:

ISSAQUAH HIGHLANDS BLOCKS 25-27

PROJECT ADDRESS:
BLOCKS 25-27
ISSAQUAH, WA 98029

OWNER:
DISCOVERY HEIGHTS III, LLC
11100 MAIN STREET, SUITE 301
BELLEVUE, WA 98004

MARK	DATE	DESCRIPTION
		REVISIONS

MARK	DATE	DESCRIPTION
A		Pick here with DDATTE command
		ISSUE INFORMATION

PLOT DATE: —

PROJECT NO.:	**0024-13-020**
DRAWN BY:	**PCE**
CHECKED BY:	
CPH PRINCIPAL IN CHARGE:	**MATT HOUGH**
CPH PROJECT MANAGER:	**MATT HOUGH**
OWNER APPROVAL:	

SHEET TITLE
CONCEPTUAL UTILITY PLAN

SHEET NO.
C-103

MATTHEW J. HOUGH
STATE OF WASHINGTON
36495
REGISTERED
PROFESSIONAL ENGINEER
6/26/2013

SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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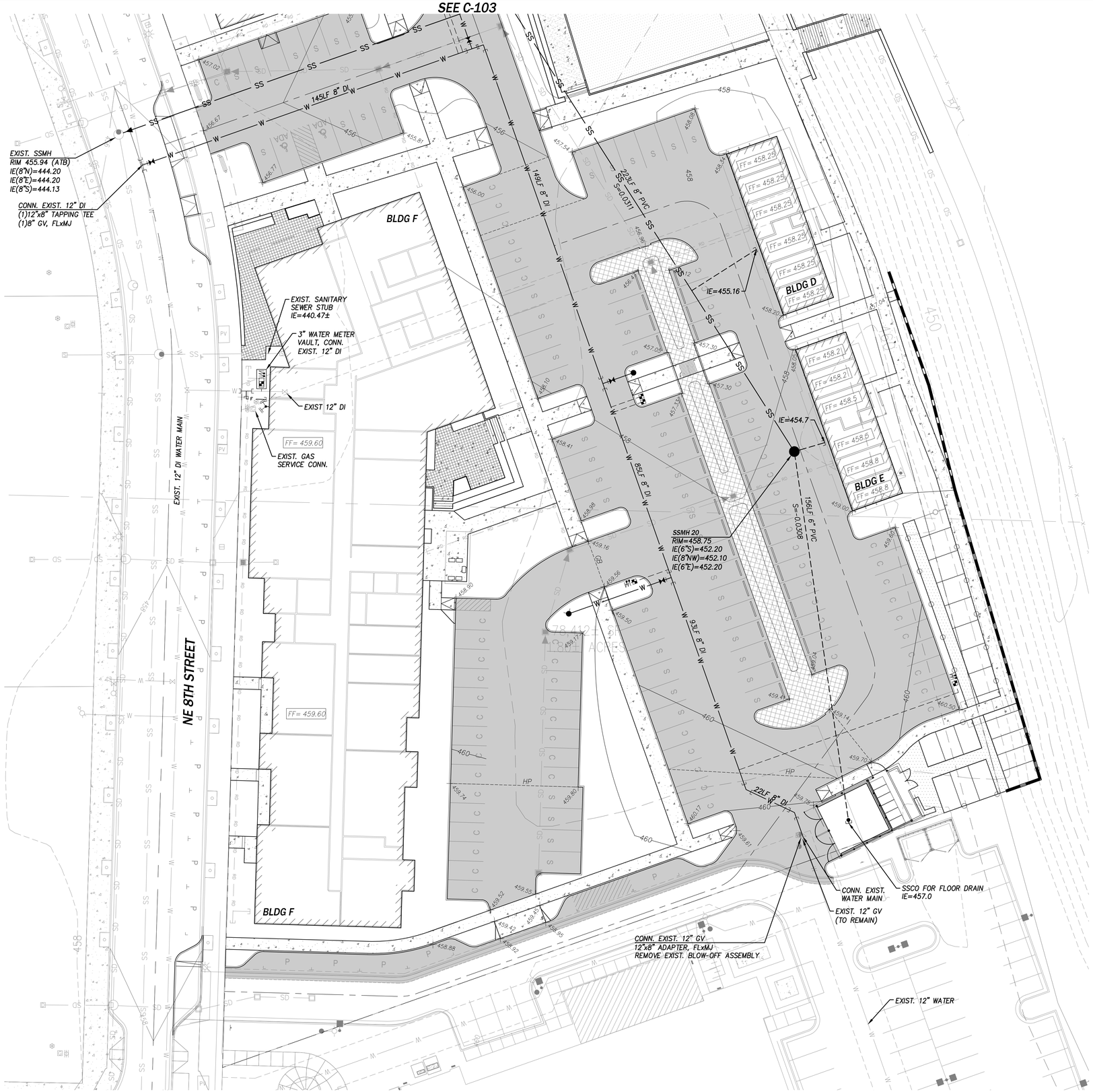
SEE C-103



LEGEND - PROPOSED SYSTEMS

- 1" WATER METER AND SERVICE LINE
- 2" WATER METER AND SERVICE LINE
- DCVA VAULT
- POST INDICATOR VALVE (PIV)
- FIRE DEPT. CONN. (FDC)
- F — FIRE SERVICE, SEE FIRE SYSTEM NOTES
- FIRE HYDRANT ASSEMBLY
- 2" OR SMALLER DCVA ASSEMBLY
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- W — WATER MAIN
- SS — SANITARY SEWER MAIN
- PROPOSED POWER OR COMM. FACILITY
- WATER SERVICE
- SANITARY SEWER SERVICES

WATER SYSTEM NOTES:

1. ALL WATER MAIN PIPE AND APPURTENANCES SHALL BE 12"-INCH NOMINAL DIAMETER DUCTILE IRON CL52, UNLESS OTHERWISE NOTED AND APPROVED BY CITY.
2. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF 36" UNLESS NOTED OTHERWISE ON PLANS.

FIRE SYSTEM NOTES:

1. FIRE SUPPLY LINE SIZES SHALL BE DETERMINED BY FIRE PROTECTION ENGINEER PRIOR TO FINAL ENGINEERING PERMIT APPROVAL.
2. FIRE SUPPLY LINES SHALL HAVE DOUBLE DETECTOR CHECK VALVE (DCVA) ASSEMBLIES LOCATED INSIDE BUILDINGS AT DESIGNATED SPRINKLER MECHANICAL ROOMS UNLESS NOTED OTHERWISE.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER PIPE SHALL BE SDR35 PVC UNLESS NOTED OTHERWISE.
2. ALL SIDE SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2% (S=0.0200) FROM PUBLIC SEWER MAIN TO BUIDING CONNECTION.

N

0 20 40
PLAN IN FEET

MATTHEW J. HOUGH — STATE OF WASHINGTON — 36495 — REGISTERED PROFESSIONAL ENGINEER — 6/26/2013

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Site Planning • Civil Engineering
Land Use Consulting • Project Management
733 7th Avenue, Suite 100 | Kirkland, WA 98033
Phone: (425) 285-2280 | FAX: (425) 285-2389
www.cphconsultants.com

PROJECT:
ISSAQUAH HIGHLANDS BLOCKS 25-27

PROJECT ADDRESS:
BLOCKS 25-27
ISSAQUAH, WA 98029

OWNER:
DISCOVERY HEIGHTS III, LLC
11100 MAIN STREET, SUITE 301
BELLEVUE, WA 98004

MARK	DATE	DESCRIPTION
		REVISIONS

MARK	DATE	DESCRIPTION
A		Pick here with DDATTE command
		ISSUE INFORMATION
		PLOT DATE: —

PROJECT NO.:	**0024-13-020**
DRAWN BY:	**PCE**
CHECKED BY:	
CPH PRINCIPAL IN CHARGE:	**MATT HOUGH**
CPH PROJECT MANAGER:	**MATT HOUGH**
OWNER APPROVAL:	

SHEET TITLE
CONCEPTUAL UTILITY PLAN

SHEET NO.
C-104

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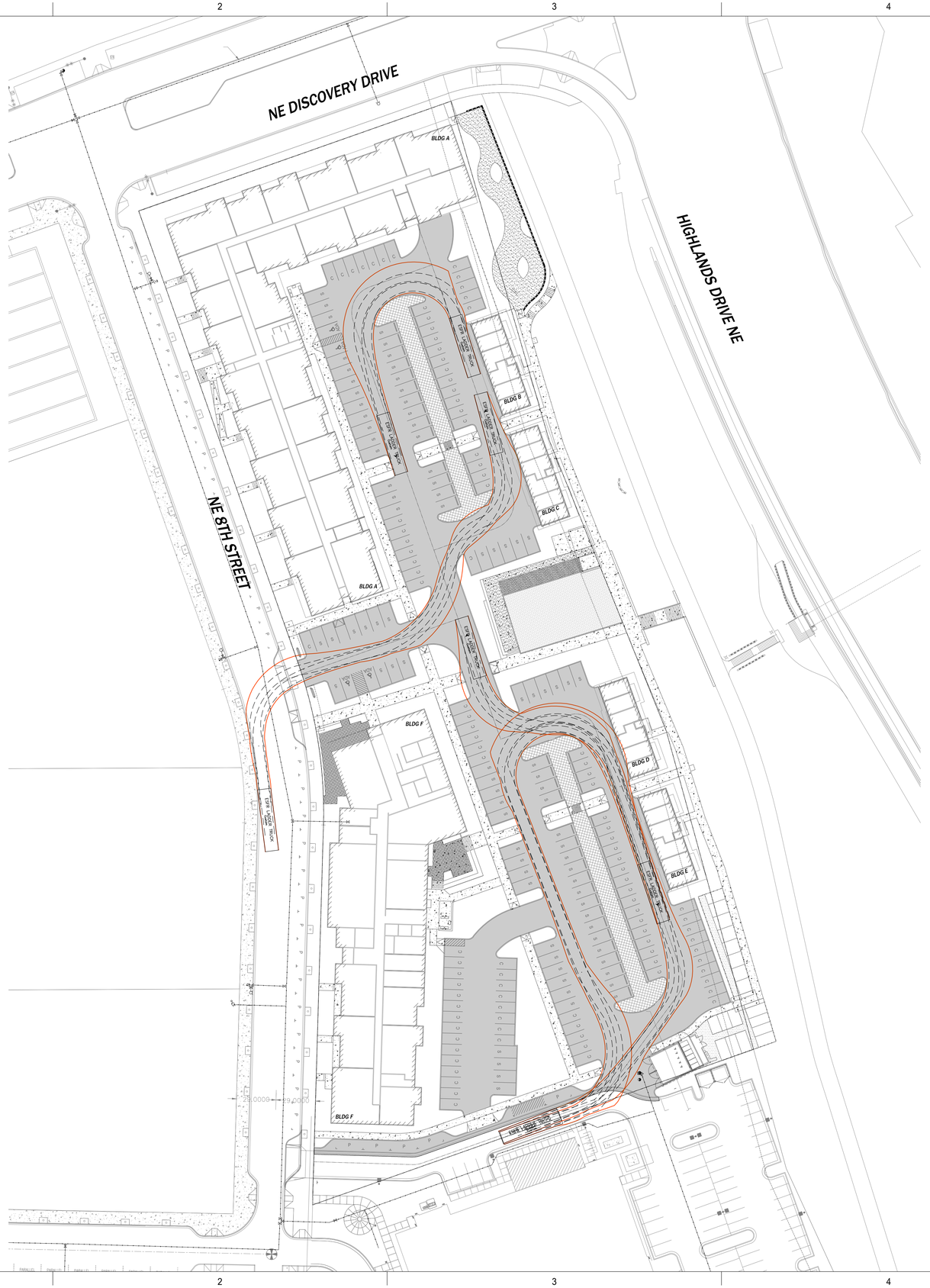

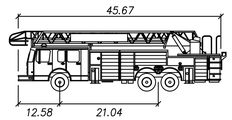

ESFR LADDER TRUCK

	FEET
WIDTH	: 9.75
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 34.0

DESIGN VEHICLE

NOT TO SCALE

LEGEND

- FRONT/REAR TIRES
- VEHICLE BODY

N

0 40 80

PLAN IN FEET

SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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Seattle, WA 98101

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Email: gglo@gglo.com
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PROJECT:

ISSAQUAH HIGHLANDS BLOCKS 25-27

PROJECT ADDRESS:

BLOCKS 25-27
ISSAQUAH, WA 98029

OWNER:

DISCOVERY HEIGHTS III, LLC
11100 MAIN STREET, SUITE 301
BELLEVUE, WA 98004

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		REVISIONS

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		ISSUE INFORMATION
PLOT DATE:		

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CHECKED BY:	
CPH PRINCIPAL IN CHARGE:	**MATT HOUGH**
CPH PROJECT MANAGER:	**MATT HOUGH**
OWNER APPROVAL:	

SHEET TITLE

FIRE TRUCK VEHICLE MANEUVERING DIAGRAM

SHEET NO.

C-105

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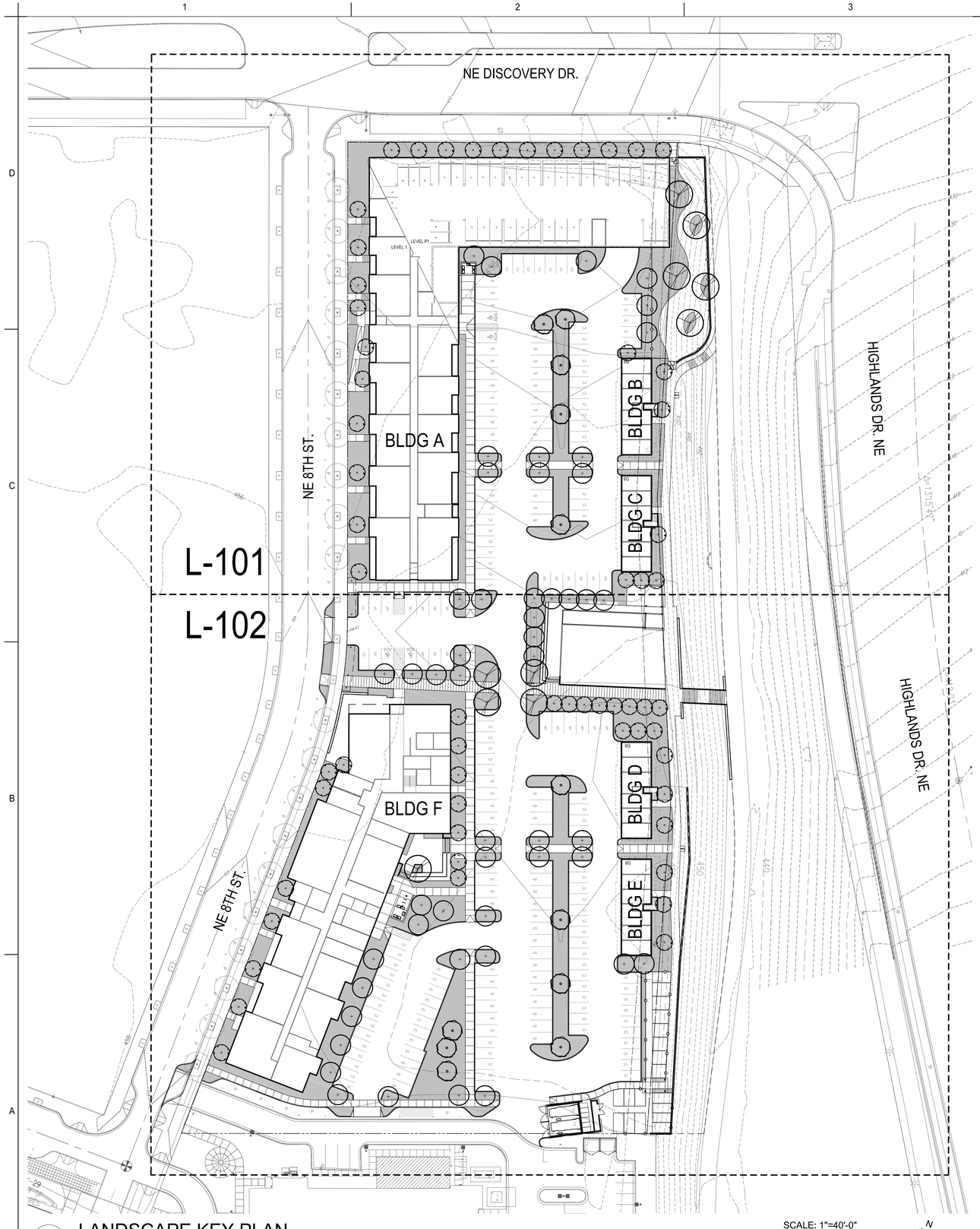

A1 LANDSCAPE KEY PLAN
1" = 40'-0"

SCALE: 1"=40'-0"
0' 20' 40' 80'

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375 118TH AVE SE, SUITE 118
BELLEVUE, WA 98005

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		REVISIONS

MARK	DATE	DESCRIPTION
A	06/26/2013	SITE DEVELOPMENT PERMIT

ISSUE INFORMATION
PLOT DATE: **JUN 26, 2013**

PROJECT NO.:	**2013021.00**
DRAWN BY:	**DM**
CHECKED BY:	**MARIEKE LACASSE**
GGLO PRINCIPAL IN CHARGE:	**JAMES BRADLEY**
GGLO PROJECT MANAGER:	**A. MANAGER**
OWNER APPROVAL:	

SHEET TITLE
LANDSCAPE KEY PLAN

SHEET NO.
L-100

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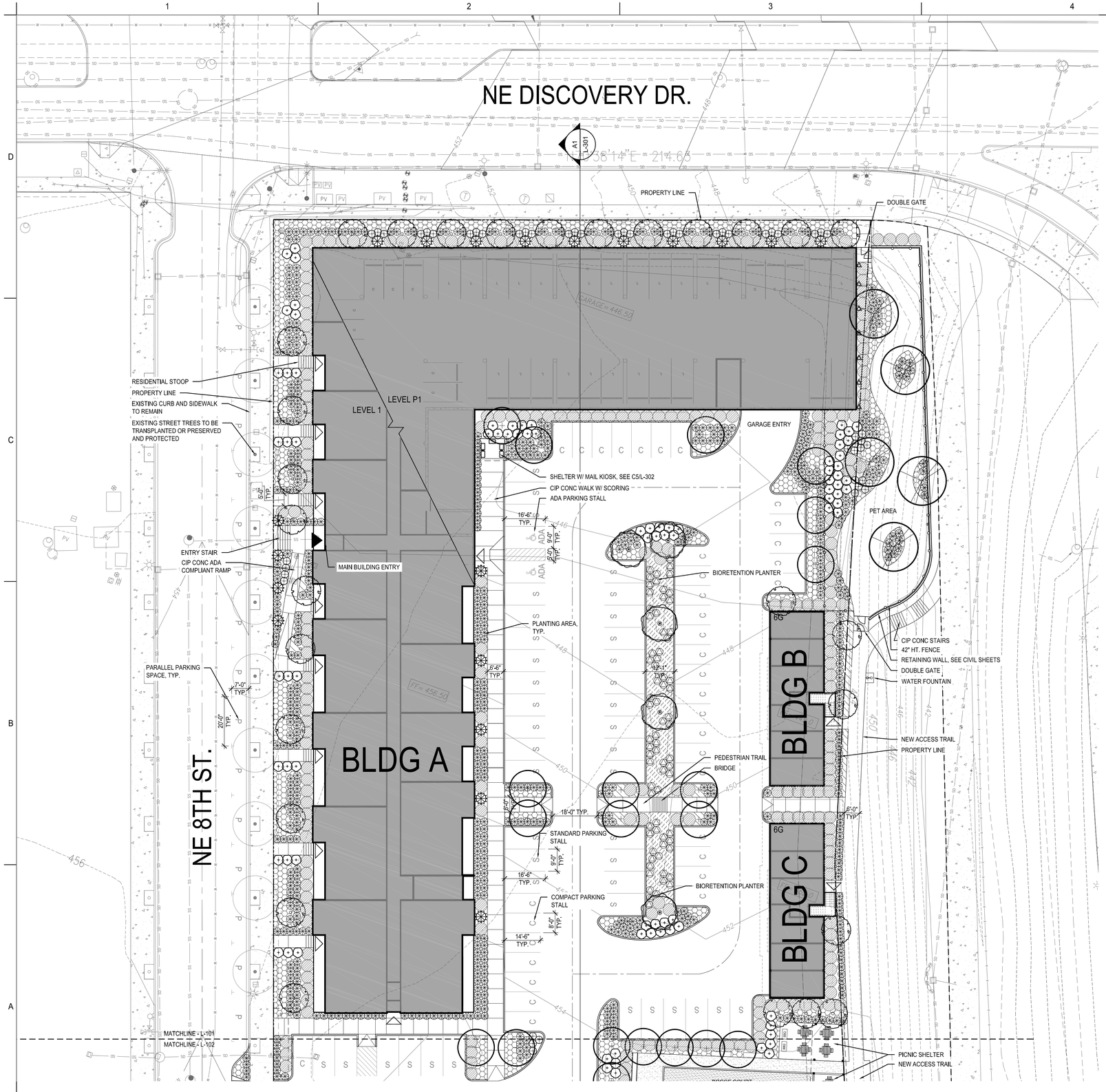

A1 LANDSCAPE PLAN - NORTH
1" = 20'-0"

SCALE: 1"=20'-0"
0' 10' 20' 40'
N

CONCEPT PLANT SCHEDULE

PARKING LOT TREE
ACER PLATANOIDES `COLUMNARE` / COLUMNAR NORWAY MAPLE
ACER RUBRUM `KARPICK` / KARPICK RED MAPLE
ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

SMALL DECIDUOUS
ACER CIRCINATUM / VINE MAPLE
ACER GRISEUM / PAPERBARK MAPLE
CORNUS KOUSA `EDDIE`S WHITE WONDER` / KOUSA DOGWOOD
PRUNUS X YEDOENSIS / YOSHINO CHERRY

RAINGARDEN TREE
ACER CIRCINATUM / VINE MAPLE
FRAXINUS LATIFOLIA / OREGON ASH

LARGE DECIDUOUS TREE
CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
POPULUS TREMULOIDES / QUAKING ASPEN

COLUMNAR TREE
CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS
PICEA OMORIKA / SERBIAN SPRUCE

LARGE EVERGREEN SHRUBS
ARBUTUS UNEDO `COMPACTA` / DWARF STRAWBERRY TREE
ILEX CRENATA / JAPANESE HOLLY
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE
OSMANTHUS X BURKWOODII / BURKWOOD OSMANTHUS

LARGE DECIDUOUS SHRUBS
CALLICARPA BODINIERI `PROFUSION` / PROFUSION BEAUTYBERRY
CORNUS SERICEA `SILVER AND GOLD` / SILVER AND GOLD DOGWOOD
HYDRANGEA MACROPHYLLA `MARIESII VARIEGATA` / LACECAP HYDRANGEA
VIBURNUM PLICATUM TOMENTOSUM `MARIESII` / MARIESII DOUBLE FILE VIBURNUM

SMALL EVERGREEN SHRUBS
ABELIA X GRANDIFLORA `EDWARD GOUCHER` / GLOSSY ABELIA
BUXUS MICROPHYLLA JAPONICA `GREEN BEAUTY` / JAPANESE BOXWOOD
ILEX CRENATA `NORTHERN BEAUTY` / NORTHERN BEAUTY HOLLY
LONICERA PILEATA / PRIVET HONEYSUCKLE
NANDINA DOMESTICA `HARBOUR DWARF` / DWARF HEAVENLY BAMBOO
SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA

SMALL DECIDUOUS SHRUBS
BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
CORNUS SERICEA `KELSEYI` / KELSEYI DOGWOOD
ITEA VIRGINICA `HENRY`S GARNET` / HENRY`S GARNET SWEETSPIRE
LEUCOTHOE FONTANESIANA `ZEBLID` / SCARLETTA FETTERBUSH
SPIRAEA JAPONICA `LITTLE PRINCESS` / LITTLE PRINCESS JAPANESE SPIREA
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY

RAINGARDEN SHRUBS
CORNUS SERICEA `ISANTI` / ISANTI REDOSIER DOGWOOD
CORNUS SERICEA `KELSEYI` / KELSEYI DOGWOOD
POLYSTICHUM MUNITUM / WESTERN SWORD FERN
SALIX PURPUREA `NANA` / DWARF ARCTIC WILLOW
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY

VINES
CLEMATIS ARMANDII / EVERGREEN CLEMATIS
HYDRANGEA ANOMALA PETIOLARIS / CLIMBING HYDRANGEA
SCHIZOPHRAGMA HYDRANGEOIDES `MOONLIGHT` / JAPANESE HYDRANGEA

FERNS, GRASSES & PERENNIALS
ASTILBE X ARENDSII `BRIDAL VEIL` / BRIDAL VEIL ASTILBE
GAURA LINDHEIMERI `SISKIYOU PINK` / SISKIYOU PINK GAURA
MISCANTHUS SINENSIS `ADAGIO` / ADAGIO EULALIA GRASS
MUHLENBERGIA CAPILLARIS `LENCA` / REGAL MIST PINK MUHLY
PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS
PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS
POLYSTICHUM MUNITUM / WESTERN SWORD FERN
SMILACINA RACEMOSA / FALSE SOLOMON`S-SEAL
STIPA TENUISSIMA / MEXICAN FEATHER GRASS

BIORETENTION PERENNIALS
CAMASSIA QUAMASH / SMALL CAMAS
CAREX OBNUPTA / SLOUGH SEDGE
JUNCUS EFFUSUS / SOFT RUSH

EVERGREEN GROUNDCOVERS
ARCTOSTAPHYLOS UVA-URSI `VANCOUVER JADE` / VANCOUVER JADE KINNIKINNICK
EPIMEDIUM X RUBRUM / RED BARRENWORT
GAULTHERIA SHALLON / SALAL
GERANIUM X CANTABRIGIENSE `BIOKOVO` / BIOKOVO CRANESBILL
LIRIOPE MUSCARI `MAJESTIC` / LILY TURF

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PROJECT:
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PROJECT ADDRESS:
BLOCK 25-27
ISSAQUAH, WA 98029

OWNER:
DISCOVERY HEIGHTS III, LLC
375 118TH AVE SE, SUITE 118
BELLEVUE, WA 98005

MARK	DATE	DESCRIPTION
		REVISIONS
A	06/26/2013	SITE DEVELOPMENT PERMIT

MARK	DATE	DESCRIPTION
		ISSUE INFORMATION

PLOT DATE: **JUN 26, 2013**

PROJECT NO.:	**2013021.00**
DRAWN BY:	**DM**
CHECKED BY:	**MARIEKE LACASSE**
GGLO PRINCIPAL IN CHARGE:	**JAMES BRADLEY**
GGLO PROJECT MANAGER:	**A. MANAGER**
OWNER APPROVAL:	

SHEET TITLE
LANDSCAPE PLAN NORTH

SHEET NO.
L-101

SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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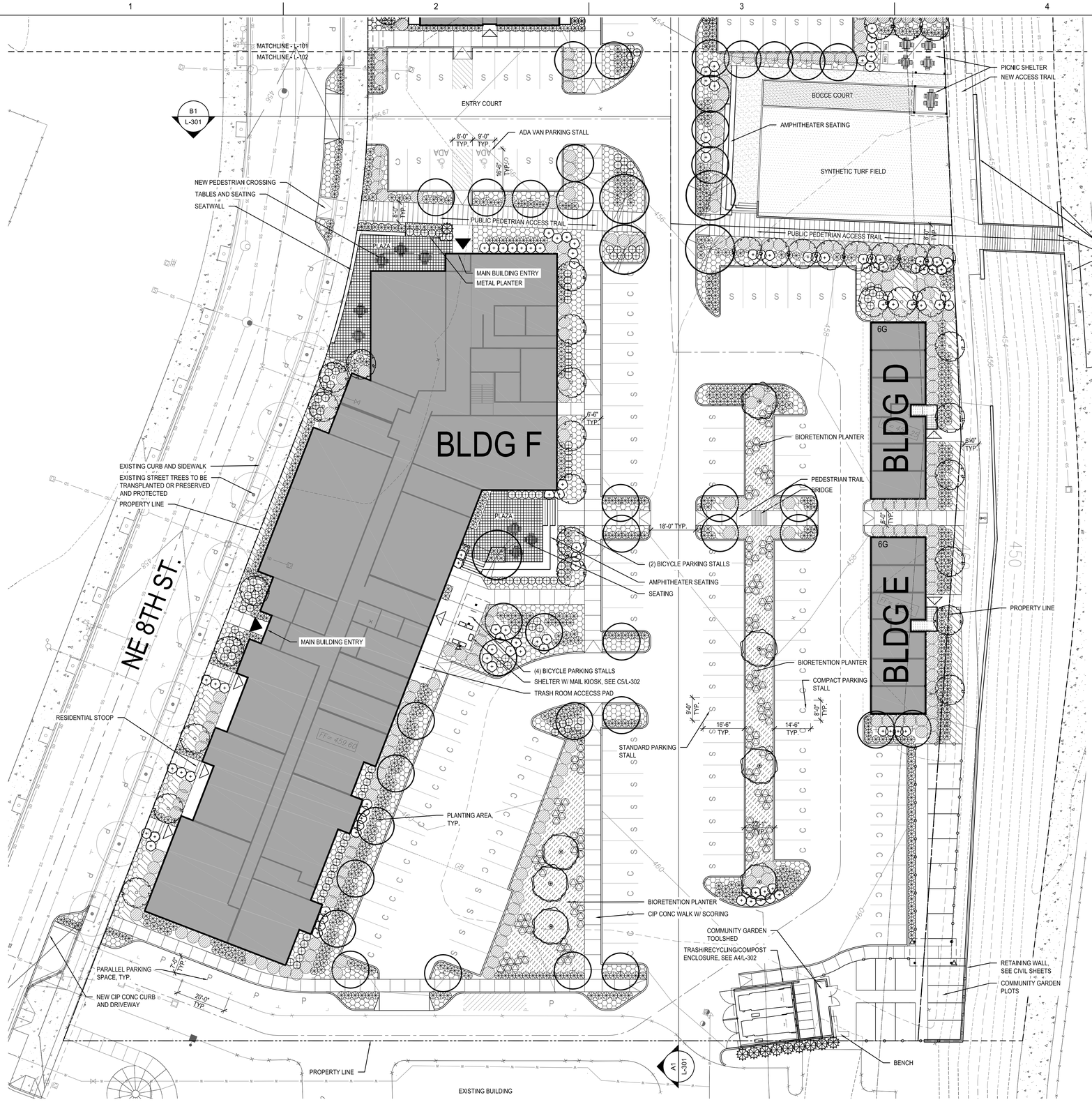

A1 LANDSCAPE PLAN - SOUTH
1" = 20'-0"

SCALE: 1"=20'-0"
0' 10' 20' 40'

CONCEPT PLANT SCHEDULE

PARKING LOT TREE
ACER PLATANOIDES `COLUMNARE` / COLUMNAR NORWAY MAPLE
ACER RUBRUM `KARPICK` / KARPICK RED MAPLE
ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

SMALL DECIDUOUS
ACER CIRCINATUM / VINE MAPLE
ACER GRISEUM / PAPERBARK MAPLE
CORNUS KOUSA `EDDIE`S WHITE WONDER` / KOUSA DOGWOOD
PRUNUS X YEDOENSIS / YOSHINO CHERRY

RAINGARDEN TREE
ACER CIRCINATUM / VINE MAPLE
FRAXINUS LATIFOLIA / OREGON ASH

LARGE DECIDUOUS TREE
CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
POPULUS TREMULOIDES / QUAKING ASPEN

COLUMNAR TREE
CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS
PICEA OMORIKA / SERBIAN SPRUCE

LARGE EVERGREEN SHRUBS
ARBUTUS UNEDO `COMPACTA` / DWARF STRAWBERRY TREE
ILEX CRENATA / JAPANESE HOLLY
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE
OSMANTHUS X BURKWOODII / BURKWOOD OSMANTHUS

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SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA

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PROJECT:
ISSAQUAH HIGHLANDS BLOCK 25-27

PROJECT ADDRESS:
BLOCK 25-27
ISSAQUAH, WA 98029

OWNER:
DISCOVERY HEIGHTS III, LLC
375 118TH AVE SE, SUITE 118
BELLEVUE, WA 98005

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	06/26/2013	SITE DEVELOPMENT PERMIT

ISSUE INFORMATION

PLOT DATE: **JUN 26, 2013**

PROJECT NO.: **2013021.00**
DRAWN BY: **DM**
CHECKED BY: **MARIEKE LACASSE**
GGLO PRINCIPAL IN CHARGE: **JAMES BRADLEY**
GGLO PROJECT MANAGER: **A. MANAGER**
OWNER APPROVAL:

SHEET TITLE
LANDSCAPE PLAN SOUTH

SHEET NO.
L-102

SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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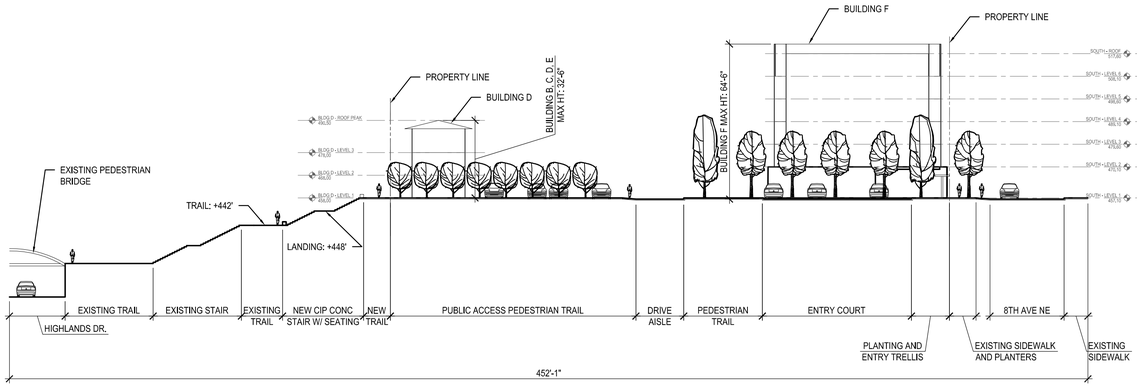
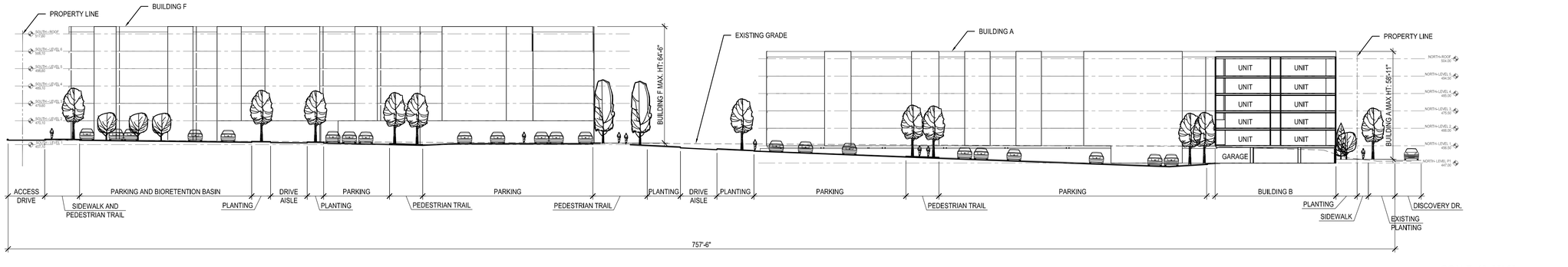


B1 SITE SECTION: EAST - WEST

1/16" = 1'-0"

SCALE: 1"=30'-0"

0' 15' 30' 60'



A1 SITE SECTION: NORTH - SOUTH

1/16" = 1'-0"

SCALE: 1"=30'-0"

0' 15' 30' 60'

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ISSUE INFORMATION

PLOT DATE: **JUN 26, 2013**

PROJECT NO.:	**2013021.00**
DRAWN BY:	**DM**
CHECKED BY:	**MARIEKE LACASSE**
GGLO PRINCIPAL IN CHARGE:	**JAMES BRADLEY**
GGLO PROJECT MANAGER:	**A. MANAGER**
OWNER APPROVAL:	

SHEET TITLE

SITE SECTIONS

SHEET NO.

L-301

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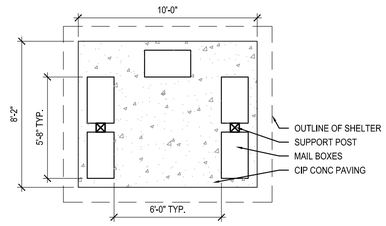
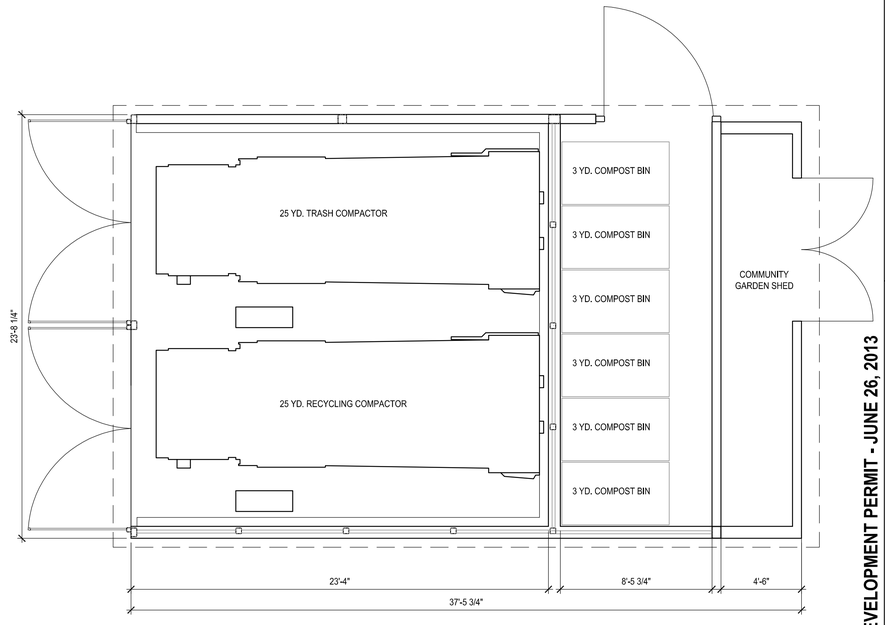


NOTE: SHELTER STRUCTURE VARIES PER LOCATION.

C5 MAIL KIOSK

1/4"=1'-0"

L-302.DWG



A4 TRASH ENCLOSURE AND GARDEN SHED

1/4"=1'-0"

SITE DEVELOPMENT PERMIT - JUNE 26, 2013

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A	06/26/2013	SITE DEVELOPMENT PERMIT

ISSUE INFORMATION

PLOT DATE: **JUN 26, 2013**

PROJECT NO.:	**2013021.00**
DRAWN BY:	**DM**
CHECKED BY:	**MARIEKE LACASSE**
GGLO PRINCIPAL IN CHARGE:	**JAMES BRADLEY**
GGLO PROJECT MANAGER:	**A. MANAGER**
OWNER APPROVAL:	

SHEET TITLE

TRASH ENCLOSURE PLAN

SHEET NO.

L-302

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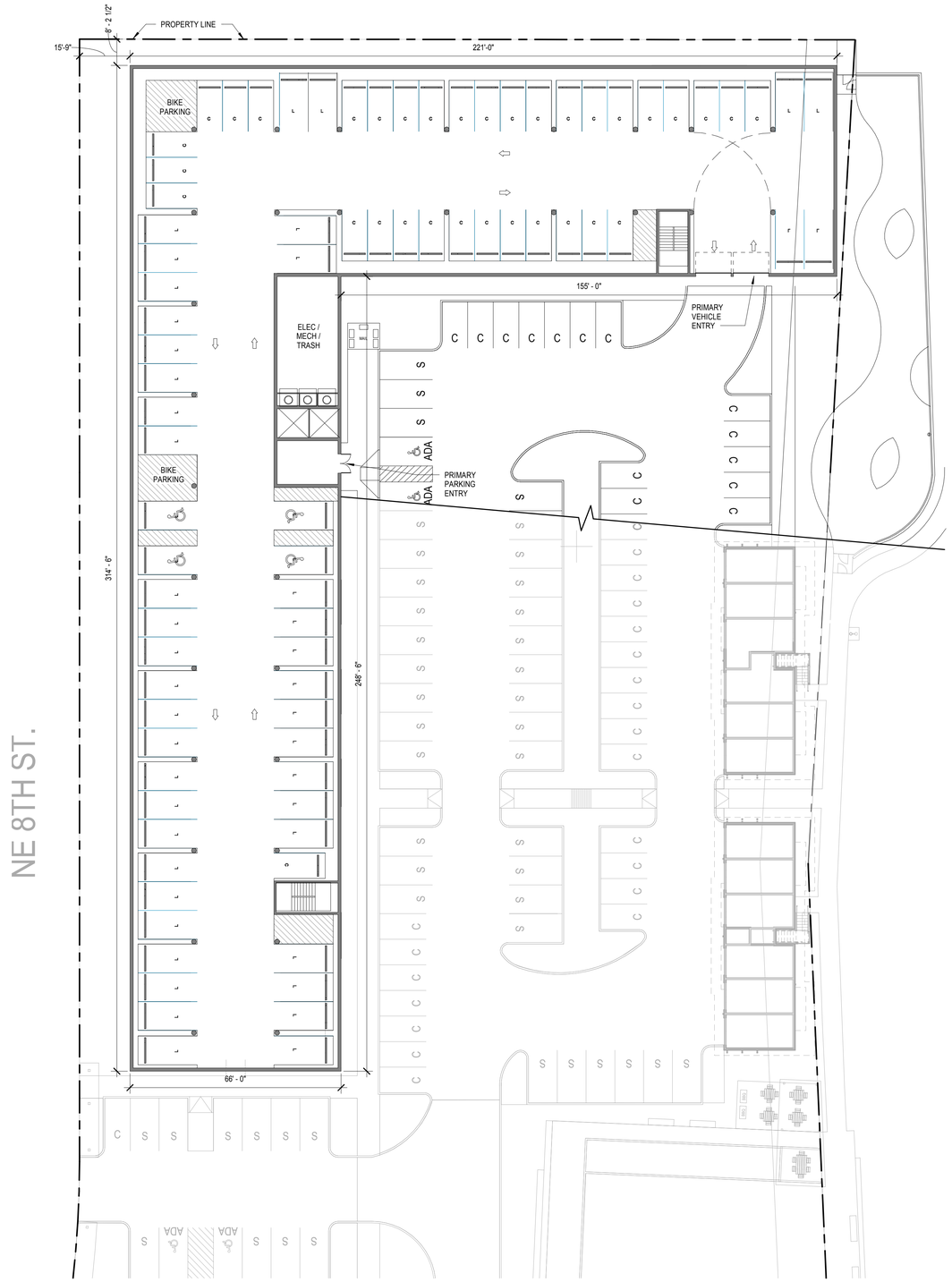

1 NORTH- LEVEL P1

1" = 20'-0"

N

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PROJECT:

ISSAQUAH HIGHLANDS

PROJECT ADDRESS:

BLOCK 25 - 27
ISSAQUAH, WA 98029

OWNER:

DISCOVERY HEIGHTS III, LLC

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MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
A	06/26/2013	SITE DEVELOPMENT PERMIT

ISSUE INFORMATION

PLOT DATE:	**JUNE 26, 2013**
PROJECT NO.:	**2013021.00**
DRAWN BY:	**Author**
CHECKED BY:	**DW**
GGLO PRINCIPAL IN CHARGE:	**ALAN GRAINGER**
GGLO PROJECT MANAGER:	**DAVID WINANS**
OWNER APPROVAL:	

SHEET TITLE

NORTH BLDG - P-1 LEVEL

SHEET NO.

A-120A

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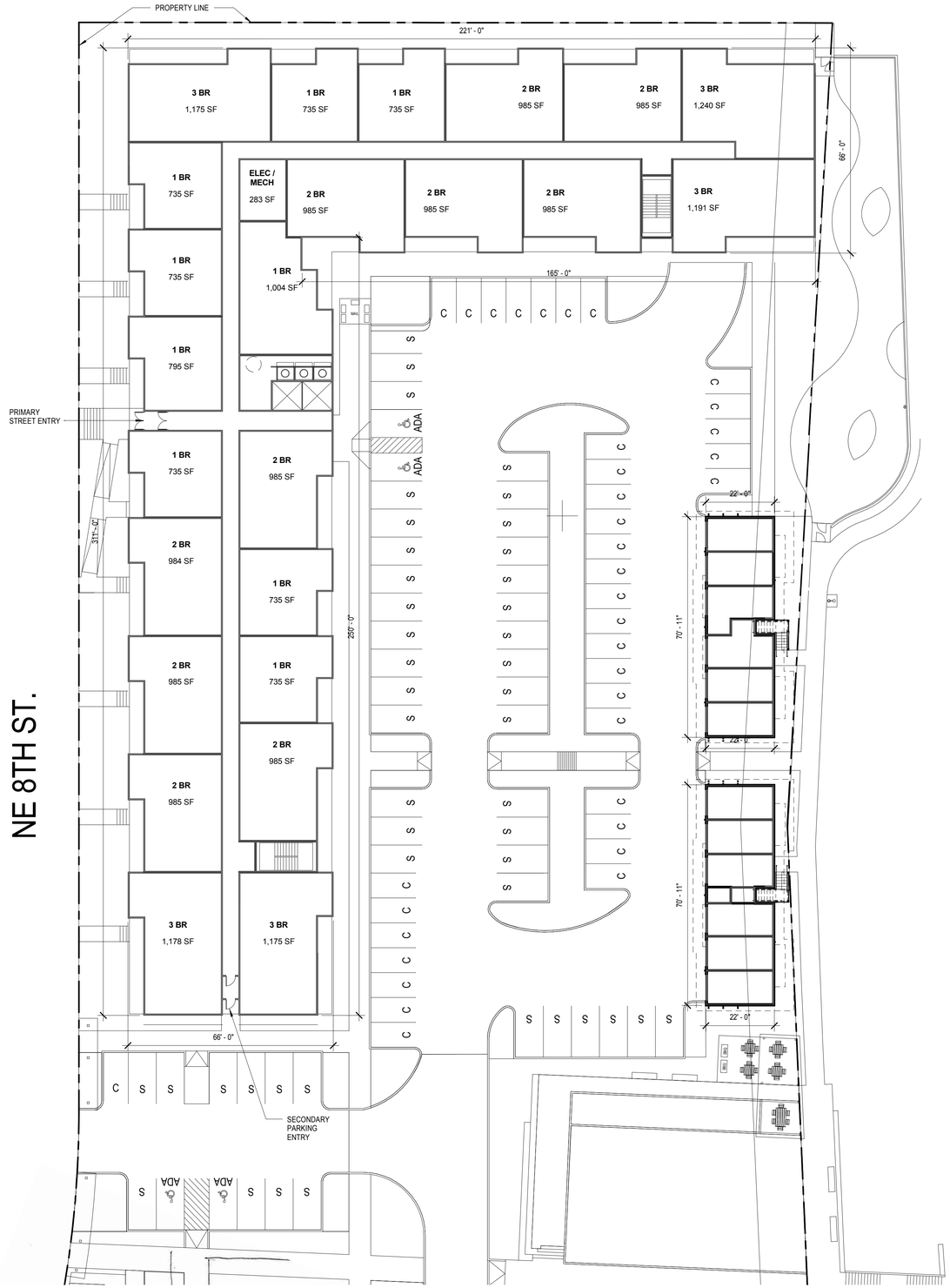

1 NORTH - LEVEL 1

1" = 20'-0"

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PROJECT NO.:	**2013021.00**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**
GGLO PRINCIPAL IN CHARGE:	**Approver**
GGLO PROJECT MANAGER:	**Designer**
OWNER APPROVAL:	

SHEET TITLE

NORTH BLDG - GROUND LEVEL

SHEET NO.

A-121A

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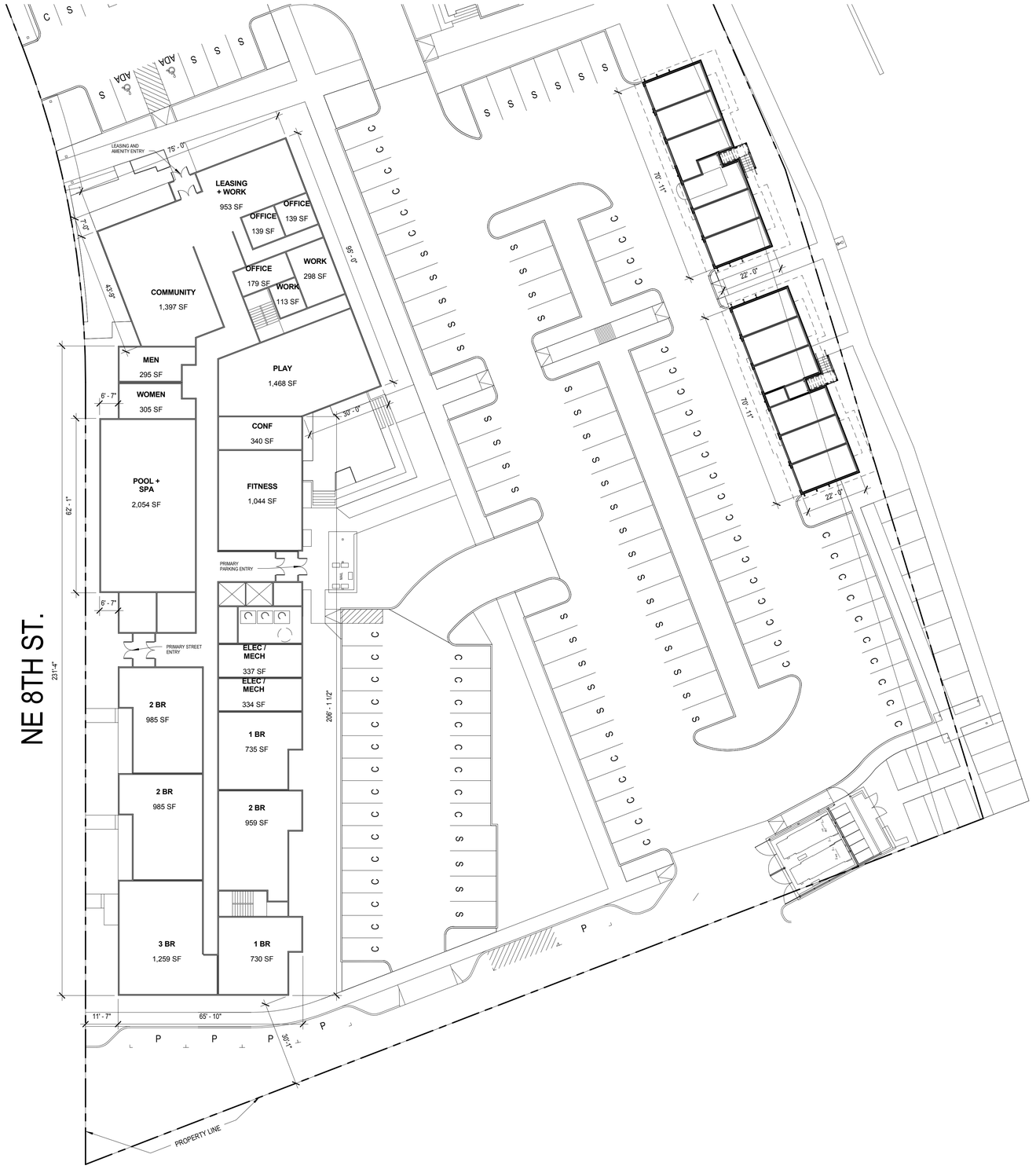

1 SOUTH - LEVEL 1
1" = 20'-0"

SITE DEVELOPMENT PERMIT JUNE 26, 2013

PLOT DATE/TIME: 6/26/2013 9:27:26 AM

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PROJECT:

ISSAQUAH HIGHLANDS BLOCK 25-27

PROJECT ADDRESS:

BLOCK 25 - 27
ISSAQUAH, WA 98029

OWNER:

DISCOVERY HEIGHTS III, LLC
375 118TH AVE SE, SUITE 118
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		REVISIONS

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A	06/26/2013	SITE DEVELOPMENT PERMIT
		ISSUE INFORMATION
PLOT DATE:		**JUNE 26, 2013**

PROJECT NO.:	**2013021.00**
DRAWN BY:	**D. ASH**
CHECKED BY:	**JB**
GGLO PRINCIPAL IN CHARGE:	**JAMES BRADLEY**
GGLO PROJECT MANAGER:	**A. MANAGER**
OWNER APPROVAL:	

SHEET TITLE

SOUTH BLDG - GROUND LEVEL

SHEET NO.

A-121B

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1 NORTH - LEVELS 2-5
1" = 20'-0"

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PROJECT:

ISSAQUAH HIGHLANDS

PROJECT ADDRESS:

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MARK DATE DESCRIPTION

REVISIONS

A 06/26/2013 SITE DEVELOPMENT PERMIT

MARK DATE DESCRIPTION

ISSUE INFORMATION

PLOT DATE: **JUNE 26, 2013**

PROJECT NO.: **2013021.00**
DRAWN BY: **Author**
CHECKED BY: **DW**
GGLO PRINCIPAL IN CHARGE: **TOM SHELDON**
GGLO PROJECT MANAGER: **DAVID WINANS**
OWNER APPROVAL:

SHEET TITLE

NORTH BLDG - LEVELS 2-5

SHEET NO.

A-122A

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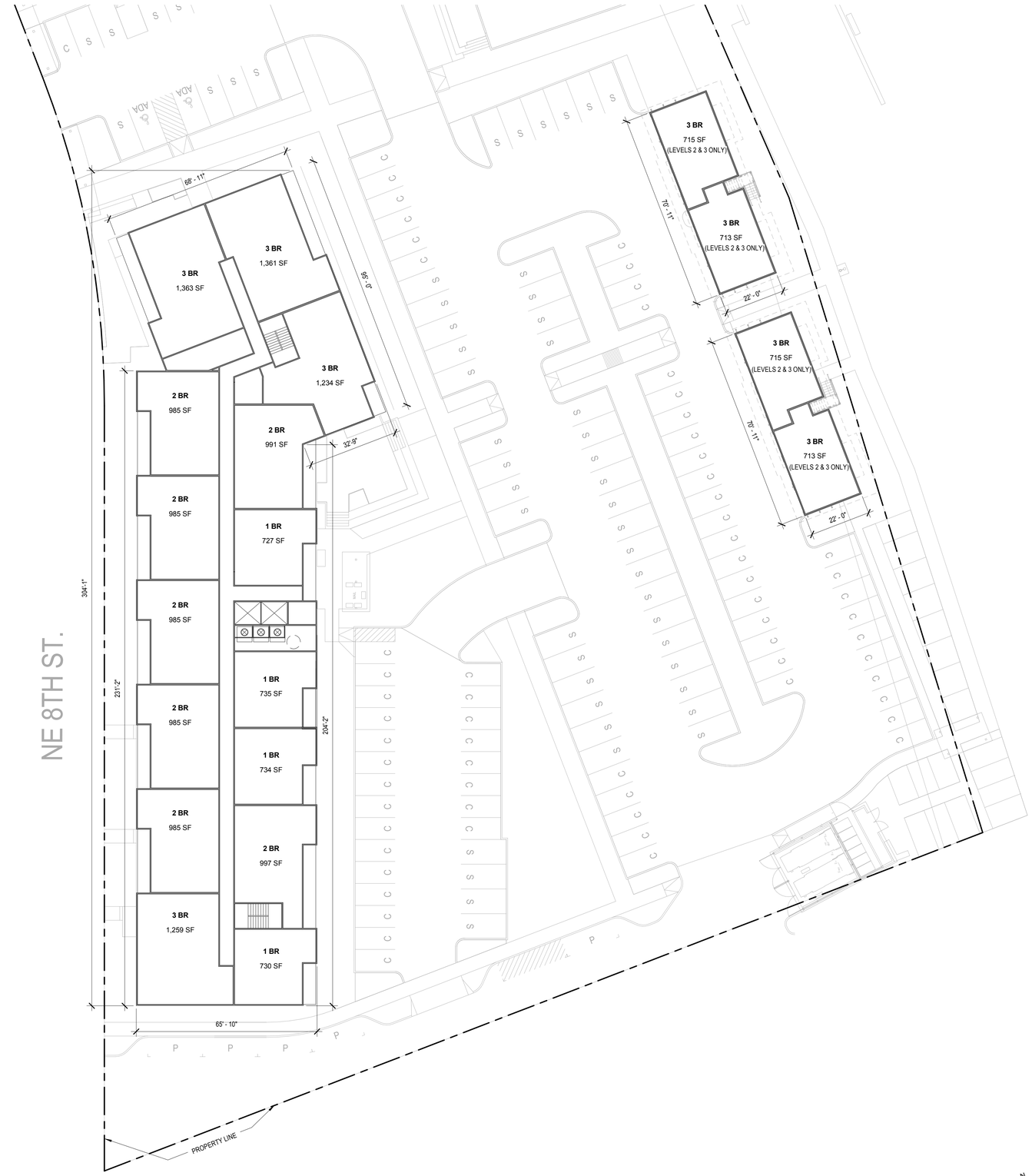

1 SOUTH - LEVELS 2-6
1" = 20'-0"

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PROJECT NO.: **2013021.00**
DRAWN BY: **Author**
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GGLO PRINCIPAL IN CHARGE: **Approver**
GGLO PROJECT MANAGER: **Designer**
OWNER APPROVAL:

SHEET TITLE

SOUTH BLDG - LEVELS 2-6

SHEET NO.

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