OWNER

THE WOLFF COMPANY

ISSAQUAH GATEWAY

2300 NEWPORT WAY ISSAQUAH, WA 98027

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

ISSUE DATE

04/28/2015

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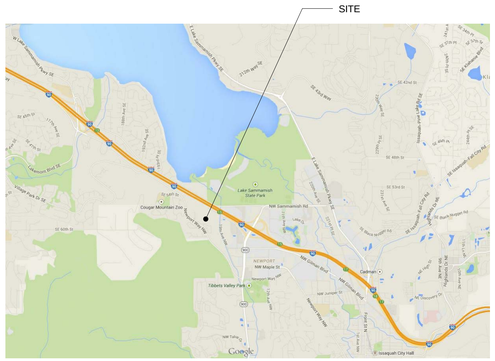
ISSAQUAH GATEWAY

VICINITY MAP



PROJECT SUMMARY:

PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
ZONING:	VILLAGE RESIDENTIAL PER CIP
SEE SURVEY FOR LEGAL DESCIPRTION AND TAX PARCEL NUMBERS	
CONSTRUCTION TYPE:	TYPE V AND TYPE V OVER TYPE I
OCCUPANCY:	R-2 MULTI-FAMILY RESIDENTIAL
PROPOSED DWELLING UNITS:	400 (655 BEDROOMS)
SITE AREA:	29.85 ACRES
FLOOR AREA RATIO:	0.78
PERCENTAGE IMPERVIOUS SURFACE:	39.7%
PROPOSED PARKING ON SITE:	505 STALLS - SEE PARKING PROVIDED TABLE
GROSS SITE AREA THIS PERMIT:	946,972 SF
DEVELOPABLE SITE AREA:	544,319 SF
GROSS FLOOR AREA:	428,234 SF
IMPERVIOUS AREA (PER CIVIL):	8.63 ACRES (375,923 SF)
COMMUNITY SPACE:	34,704 PROVIDED - SEE DIAGRAM
BUILDING SETBACK PER CIDDS TABLE 4.4:	0'-15'
BUILDING HEIGHT PER CIDDS TABLE 4.4 FOOTNOTE 3:	54'

DESIGN TEAM

OWNER:
THE WOLFF COMPANY
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UNIT DATA

UNIT COUNT AND MIX					
BUILDING TYPE A		**1 BDRM**	**2 BDRM**	**3 BDRM**	TOTAL
BUILDING NUMBERS: 8, 9, 10, 11, 16					
FLOOR 1		1	1	0	
FLOOR 2		2	1	1	
FLOOR 3		2	1	1	
TOTAL UNITS PER BLDG		5	3	2	10
NUMBER OF TYPE A BUILDINGS	5	25	15	10	50
BUILDING TYPE B		**1 BDRM**	**2 BDRM**	**3 BDRM**	
BUILDING NUMBERS: 13, 14, 15					
FLOOR 1		0	2	0	
FLOOR 2		0	3	1	
FLOOR 3		0	3	1	
TOTAL UNITS PER BLDG		0	8	2	10
NUMBER OF TYPE B BUILDINGS	3	0	24	6	30
BUILDING TYPE C		**1 BDRM**	**2 BDRM**	**3 BDRM**	
BUILDING NUMBERS: 1, 2, 3, 4, 5, 6, 7, 12					
FLOOR 1		2	2	0	
FLOOR 2		4	2	2	
FLOOR 3		4	2	2	
TOTAL UNITS PER BLDG		10	6	4	20
NUMBER OF TYPE C BUILDINGS	8	80	48	32	160
BUILDING TYPE D		**1 BDRM**	**2 BDRM**	**3 BDRM**	
BUILDING NUMBERS: 17, 18					
FLOOR 1		0	0	0	
FLOOR 2		11	9	0	
FLOOR 3		11	9	0	
FLOOR 4		11	9	0	
FLOOR 5		11	9	0	
TOTAL UNITS PER BLDG		44	36	0	80
NUMBER OF TYPE D BUILDINGS	2	88	72	0	160
TOTAL RESIDENTIAL BUILDINGS:	18				
TOTAL NUMBER OF UNITS:		193	159	48	**400**
		48%	40%	12%	100%
TOTAL NUMBER OF BEDROOMS:		193	318	144 =	**655**

PARKING REQUIREMENTS

AUTOMOBILE PARKING REQUIREMENTS				
UNIT TYPES	QUANITITY	MIN (1 SPACE PER UNIT)	MAX (1.25 SPACES PER UNIT)*	MAX (2 SPACES PER UNIT)*
1 BED UNITS	193	193	241.25	N/A
2 & 3 BED UNITS	207	207	N/A	414
		400	**655.25**	

*MAXIMUM APPLIES TO SURFACE PARKING ONLY

MOTORCYCLE PARKING REQUIREMENTS PER CIP 8.12	
AUTMOBILE SPACES REQUIRED (MIN)	MIN (1 SPACE PER 36 AUTOMOBILE SPACES)
400	**11.11**

BIKE PARKING REQUIREMENTS PER CIP 8.11			
BUILDING TYPES	# OF BEDS	MIN (0.15 SPACES PER BED)	PROVIDED*
TYPE A	17	2.55	**3**
TYPE B	16	2.4	**3**
TYPE C	34	5.1	**6**
TYPE D	116	17.4	**18**
TOTAL ON SITE	655	98.25	**276**

*ADDITIONAL BIKE PARKING PROVIDED IN PRIVATE GARAGES

LOADING SPACE REQUIREMENTS PER CIP 8.16	
REQUIRED	2

BARRIER FREE PARKING REQUIREMENTS		
TOTAL STALLS	BF SPACES (2%)	VAN SPACES (1 PER 6)
505	**10.1**	**1.68**

PARKING DATA

PARKING PROVIDED:		
LOADING	2	NOT INCLUDED IN TOTAL
MOTORCYCLE	12	NOT INCLUDED IN TOTAL
ADA	11	*
MICRO STALLS	1	
COMPACT STALLS - GARAGE	22	
COMPACT STALLS - SURFACE	118	
STANDARD STALLS - GARAGE	18	
STANDARD STALLS - SURFACE	148	
TANDEM STALLS - GARAGE	64	**
TANDEM STALLS - ONE STANDARD GARAGE AND ONE SURFACE COMPACT	123	**
TOTAL STALLS:	**505**	
TOTAL VEHICLES ACCOMODATED ON SITE:	**692**	

*INCLUSIVE OF (2) ADA VAN STALLS

**ONE TANDEM STALL ACCOMODATES 2 VEHICLES ONE STANDARD STALL AND ONE COMPACT (LENGTH) STALL - SEE

SITE DEVELOPMENT PERMIT SHEET LIST:

GENERAL INFORMATION
SDP 00 GENERAL INFORMATION
SURVEY (PAGES 2-22)

CIVIL- TRAFFIC
PM-01 FRONTAGE IMPROVEMENT PLAN
PM-02 FRONTAGE IMPROVEMENT PLAN
PM-03 FRONTAGE IMPROVEMENT PLAN

CIVIL- WETLANDS
W1.0 EXISTING CONDITIONS PLAN
W1.1 PROPOSED SITE PLAN & IMPACTS & MITIGATION OVERVIEW PLAN
W2.0 CONCEPTUAL GRADING & HABITAT FEATURE PLAN
W3.0 CANDIDATE PLANT LIST, NOTES, & DETAILS

CIVIL
C1 PRELIMINARY GRADING PLAN
C2 PRELIMINARY UTILITY PLAN
C3 OFFSITE UTILITY PLAN AND STORMWATER DETENTION DETAILS
C4 SLOPE ANALYSIS
C5 CUT / FILL / EARTHWORK ESTIMATE

LANDSCAPE
L1.01 OVERALL LANDSCAPE PLAN
L1.02 LANDSCAPE ENLARGEMENT PLAN - 1
L1.03 LANDSCAPE ENLARGEMENT PLAN - 2
L1.04 LANDSCAPE ENLARGEMENT PLAN - 3
L1.05 LANDSCAPE ENLARGEMENT PLAN - 4
L1.06 PLANT LIST
L1.07 STREET TYPOLOGIES / TREE TYPES
L1.08 STREET TYPOLOGIES / TREE TYPES
L1.09 TREE PRESERVATION PLAN
L1.10 TREE PRESERVATION PLANT LIST
L1.11 TREE PRESERVATION PLANT LIST & REPORT
L1.12 OVERALL SITE PLAN - LIGHTING & AMENITIES
L1.13 SITE AMENITIES
L1.14 PEDESTRIAN CIRCULATION

ARCHITECTURAL
SDP 01 OVERALL SITE PLAN
SDP 02 SITE PLAN
SDP 03 CIRCULATION PLAN
SDP 04 COMMUNITY SPACE DIAGRAM
SDP 05 SOLID WASTE DIAGRAM
SDP 06 FIRE ACCESS DIAGRAM
SDP 07 FLOOR PLANS - TYP LEVEL 1
SDP 08 FLOOR PLANS - TYP LEVEL 2
SDP 09 FLOOR AREA RATIO - LEVEL 1 DIAGRAM
SDP 10 FLOOR AREA RATIO - LEVEL 2 DIAGRAM
SDP 11 COMMUNITY CENTER - PLANS AND ELEVATIONS *
SDP 12 EXTERIOR ELEVATIONS - TYP BLDGS A & B *
SDP 13 EXTERIOR ELEVATIONS - TYP BLDG C *
SDP 14 EXTERIOR ELEVATIONS - TYP BDG D
SDP 15 CIRCULATION VIGNETTES
SDP 16 SOLID WASTE VIGNETTES
SDP 17 BUILDING AND SITE SECTIONS
SDP 18 INTERNAL VIEW STUDIES
SDP 19 PERSPECTIVE VIEWS *

*FORTHCOMING UNDER SEPARATE COVER

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ISSAQUAH GATEWAY
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76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
AH
PRINCIPAL
BM
PROJECT MANAGER
BM
PROJECT ARCHITECT

DRAWN BY

CHECKED BY

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE
GENERAL INFORMATION

NORTH

SHEET NUMBER
SDP 00

ISSUE DATE
04/28/2015

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LEGAL DESCRIPTION

PARCEL A: (ISSAQUAH)

THAT PORTION OF GOVERNMENT LOT 4 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF PRIMARY STATE HIGHWAY NO. 2 (SR-90), DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89° 40' 12" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2,684.42 FEET TO THE CENTER OF SAID SECTION;
THENCE SOUTH 01° 37' 35" WEST ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION, 290.82 FEET TO THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 PRIOR TO CONDEMNATION UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 681940;
THENCE NORTH 59° 17' 18" WEST ALONG SAID SOUTHERLY MARGIN OF HIGHWAY, 768.86 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 59° 17' 18" WEST ALONG SAID SOUTHERLY MARGIN 506.65 FEET;
THENCE SOUTH 02° 04' 12" WEST, 574.56 FEET TO AN EXISTING FENCE LINE;
THENCE SOUTH 87° 46' 12" EAST ALONG SAID FENCE LINE 450.00 FEET TO A POINT WHICH BEARS SOUTH 01° 08' 04" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 01° 08' 04" EAST, 332.96 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID HIGHWAY AND THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION WHICH LIES WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89° 40' 12" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2,684.42 FEET TO THE CENTER OF SAID SECTION;
THENCE SOUTH 01° 37' 35" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 290.82 FEET TO THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2;
THENCE NORTH 59° 17' 18" WEST ALONG THE SAID SOUTHERLY MARGIN OF HIGHWAY, 1,250.29 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 59° 17' 18" WEST ALONG SAID MARGIN 262.01 FEET;
THENCE SOUTH 02° 04' 12" WEST, 687.47 FEET;
THENCE SOUTH 87° 46' 12" EAST, 229.95 FEET;
THENCE NORTH 02° 04' 12" EAST, 562.21 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID HIGHWAY AND THE TRUE POINT OF BEGINNING.

PARCEL C-2: (ISSAQUAH)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 00° 54' 09" EAST ALONG THE EAST LINE THEREOF, 598.26 FEET;
THENCE NORTH 87° 41' 03" WEST, 369.95 FEET;
THENCE SOUTH 23° 06' 12" EAST, 11.77 FEET;
THENCE SOUTH 23° 35' 15" EAST, 30.93 FEET;
THENCE SOUTH 08° 50' 07" WEST, 36.75 FEET;
THENCE SOUTH 15° 00' 59" EAST, 61.72 FEET;
THENCE SOUTH 47° 31' 43" EAST, 50.60 FEET;
THENCE SOUTH 58° 42' 59" EAST, 16.07 FEET;
THENCE SOUTH 19° 24' 49" WEST, 41.00 FEET;
THENCE NORTH 89° 06' 44" WEST, 148.00 FEET;
THENCE NORTH 01° 13' 52" EAST, 93.62 FEET;
THENCE NORTH 19° 30' 05" WEST, 51.86 FEET;
THENCE NORTH 86° 32' 02" WEST, 58.82 FEET;
THENCE NORTH 10° 26' 45' WEST, 37.19 FEET;
THENCE NORTH 57° 13' 47" WEST, 33.63 FEET;
THENCE NORTH 88° 53' 19" WEST, 75.53 FEET;
THENCE NORTH 01° 06' 41" EAST, 129.45 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 8509180653 AND 8509180654;
THENCE NORTH 87° 41' 03" WEST, ALONG SAID SOUTH LINE, AND SAID SOUTH LINE EXTENDED WESTERLY, 608.37 FEET TO A POINT ON A LINE 60 FEET EAST OF, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO, THE EAST LINE OF THE RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 8405119004, RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH 02° 12' 02" WEST ALONG SAID LINE, 67.21 FEET TO THE NORTHWEST CORNER OF ADJUSTED PARCEL 1 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 97-02, AS RECORDED UNDER RECORDING NUMBER 9704229004, RECORDS OF KING COUNTY, WASHINGTON;
THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID ADJUSTED PARCEL 1 TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 89° 37' 09" EAST, ALONG SAID SOUTH LINE, 321.30 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF THE RIGHT OF WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, WEST OF A LINE 60 FEET EAST OF, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO, THE EAST LINE OF A PARCEL OF LAND AS SURVEYED BY RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 8405119004, RECORDS OF KING COUNTY, WASHINGTON, AND SOUTHERLY OF THE WESTERLY PROJECTION OF THE MOST NORTHERLY LINE OF THE ABOVE DESCRIBED PARCEL.

(AKA PARCEL 2 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 97-05, RECORDED UNDER RECORDING NUMBER 9712159013).

PARCEL C-3: (ISSAQUAH)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;
THENCE NORTH 88° 55' 58" WEST, 647.43 FEET;
THENCE NORTH 01° 05' 02" EAST, 2,332.99 FEET TO THE TRUE POINT OF BEGINNING AT THE INTERSECTION OF SAID LINE AND AN EXISTING EAST-WEST FENCE, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "A";
THENCE SOUTH 01° 05' 02" WEST, 93.00 FEET;
THENCE SOUTH 89° 58' 05" WEST, 668.86 FEET;
THENCE NORTHERLY ALONG AN EXISTING FENCE 119 FEET TO SAID EAST-WEST FENCE, AT A POINT HEREINAFTER REFERRED TO AS POINT "B";
THENCE EASTERLY ALONG SAID FENCE TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN PARCELS DESCRIBED IN A DEED TO BESTFIRE OIL COMPANY RECORDED UNDER RECORDING NUMBER 5669373 AND A CONTRACT TO WALTER W. BAZ RECORDED UNDER RECORDING NUMBER 5855410;

TOGETHER WITH THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 00° 54' 09" EAST ALONG THE EAST LINE THEREOF, 598.26 FEET;
THENCE NORTH 87° 41' 03" WEST, 369.95 FEET;
THENCE SOUTH 23° 06' 12" EAST, 11.77 FEET;
THENCE SOUTH 23° 35' 15" EAST, 30.93 FEET;
THENCE SOUTH 08° 50' 07" WEST, 36.75 FEET;
THENCE SOUTH 15° 00' 59" EAST, 61.72 FEET;
THENCE SOUTH 47° 31' 43" EAST, 50.60 FEET;
THENCE SOUTH 58° 42' 59" EAST, 16.07 FEET;
THENCE SOUTH 19° 24' 49" WEST, 41.00 FEET;
THENCE NORTH 89° 06' 44" WEST, 148.00 FEET;
THENCE NORTH 01° 13' 52" EAST, 93.62 FEET;
THENCE NORTH 19° 30' 05" WEST, 51.86 FEET;
THENCE NORTH 86° 32' 02" WEST, 58.82 FEET;
THENCE NORTH 10° 26' 45" WEST, 37.19 FEET;
THENCE NORTH 57° 13' 47" WEST, 33.63 FEET;
THENCE NORTH 88° 53' 19" WEST, 75.53 FEET;
THENCE NORTH 01° 06' 41" EAST, 129.45 FEET TO THE BEGINNING OF THIS LINE DESCRIPTION;
THENCE NORTH 87° 41' 03" WEST, 608.37 FEET TO A POINT ON A LINE 60 FEET EAST OF, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE EAST LINE OF THE RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 8405119004, RECORDS OF KING COUNTY, WASHINGTON, THIS LINE BEING KNOWN AS LINE "A" FOR THE PURPOSES OF THIS DESCRIPTION;
THENCE SOUTH 02° 12' 02" WEST ALONG SAID LINE, 311.58 FEET TO THE NORTHERLY RIGHT OF WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, AND THE END OF THIS LINE DESCRIPTION; AND

TOGETHER WITH THAT PORTION OF LOT 1, CITY OF ISSAQUAH SHORT PLAT NO. SP-76-07 RECORDED UNDER RECORDING NUMBER 7710270770, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT;
THENCE SOUTH 01° 08' 48" WEST, ALONG THE WEST LINE OF SAID LOT 1, TO AN INTERSECTION WITH A LINE RUNNING FROM THE ABOVE REFERENCED POINT "A" TO THE ABOVE REFERENCED POINT "B";
THENCE EASTERLY, ALONG SAID LINE, TO THE EAST LINE OF THAT CERTAIN PORTION OF LOT 1 CONVEYED TO HERBERT E. MULL, INDIVIDUALLY, BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9601221155;
THENCE NORTH 01° 08' 48' EAST, ALONG SAID EAST LINE, TO THE SOUTHERLY MARGIN OF I-90;
THENCE NORTH 59° 16' 34" WEST, A DISTANCE OF 26.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING.

(AKA ADJUSTED PARCEL 3 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 97-05, RECORDED UNDER RECORDING NUMBER 9712159013).

PARCEL N:

THAT PORTION OF GOVERNMENT LOT 4 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 (SR 90), AS ESTABLISHED IN KING COUNTY SUPERIOR COURT CAUSE NO. 681940, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89° 40' 12" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2,684.42 FEET TO THE CENTER OF SAID SECTION;
THENCE SOUTH 01° 37' 35" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 290.82 FEET TO THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2, PRIOR TO CONDEMNATION UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 681940;
THENCE NORTH 59° 17' 18" WEST ALONG THE SAID SOUTHERLY MARGIN OF HIGHWAY 1,250.29 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 59° 17' 18" WEST ALONG SAID MARGIN 262.01 FEET;
THENCE SOUTH 02° 04' 12" WEST, 687.47 FEET;
THENCE SOUTH 87° 48' 12" EAST, 229.85 FEET;
THENCE NORTH 02° 04' 12" EAST, 562.61 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID HIGHWAY AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD OVER THE WEST 15 FEET OF THE NORTH 328.25 FEET OF THE SOUTH 656.50 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, LYING NORTHERLY OF PRIMARY STATE HIGHWAY NO. 2-D; AND OVER THE WEST 20 FEET OF THE SOUTH 118.45 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, AS ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5665213; AND

TOGETHER WITH AN EASEMENT FOR ROAD OVER THE WEST 20 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AS ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1020720;

SAID EASEMENTS ALSO GRANTED UNDER INSTRUMENT RECORDED UNDER RECORDING NUMBER 8706120181.

PARCEL D:

THAT PORTION OF GOVERNMENT LOT 5, LYING SOUTHERLY OF PRIMARY STATE HIGHWAY NO. 2 (SR 90) AS NOW CONDEMNED AND ESTABLISHED AND EASTERLY OF SECONDARY STATE HIGHWAY NO. 2-D, ISSAQUAH NEWPORT COUNTY ROAD;

ALSO KNOWN AS LAKE SAMMAMISH ROAD, AS NOW LOCATED AND ESTABLISHED AND MORE READILY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89° 40' 12" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2,684.42 FEET TO THE CENTER OF SAID SECTION;
THENCE SOUTH 01° 37' 35" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 290.82 FEET TO THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 PRIOR TO CONDEMNATION UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 681940;
THENCE NORTH 59° 17' 18" WEST ALONG THE SAID SOUTHERLY MARGIN OF HIGHWAY 1,512.30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 59° 17' 18" WEST ALONG SAID MARGIN 250.00 FEET;
THENCE SOUTH 65° 51' 10" WEST, 409.00 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF SECONDARY HIGHWAY NO. 2-D;
THENCE SOUTH 18° 10' 18" EAST ALONG THE EASTERLY MARGIN OF SAID HIGHWAY, 44.45 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10° 17' 42", WITH A RADIUS OF 1,462.25 FEET, A DISTANCE OF 268.14 FEET TO A LINE ESTABLISHED BY AGREEMENT RECORDED UNDER RECORDING NO. 5228379;
THENCE SOUTH 88° 21' 25" EAST ALONG SAID ESTABLISHED LINE 501.85 FEET;
THENCE NORTH 02° 04' 12" EAST, 357.54 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID PRIMARY STATE HIGHWAY NO. 2 AND THE TRUE POINT OF BEGINNING; AND
EXCEPT THAT PORTION CONDEMNED FOR DRAINAGE DITCH PURPOSES UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 115812.

PARCEL H:

THAT PORTION OF GOVERNMENT LOT 4, GOVERNMENT LOT 5, AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID GOVERNMENT LOT 5 OF SECTION 20 (SAID SOUTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET;
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET;
THENCE NORTH 87° 53' 56" WEST, 459.59 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF HIGHWAY;
THENCE NORTHERLY ALONG SAID HIGHWAY MARGIN 404.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL O:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF SECONDARY STATE HIGHWAY NUMBER 2-D;

EXCEPT THAT PORTION OF GOVERNMENT LOT 4, GOVERNMENT LOT 5, AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID GOVERNMENT LOT 5 OF SAID SECTION 20 (SAID SOUTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET;
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET;
THENCE NORTH 87° 53' 56" WEST, 459.59 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF HIGHWAY;
THENCE NORTHERLY ALONG SAID HIGHWAY MARGIN, 404.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20 (SAID NORTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET;
THENCE NORTH 87° 53' 56" WEST, 209.11 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01° 41' 00" WEST 357.12 FEET, MORE OR LESS, TO THE SAID WESTERLY MARGIN OF HIGHWAY;
THENCE NORTHERLY ALONG SAID HIGHWAY MARGIN, 450.10 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 87° 53' 56" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87° 53' 56" EAST, 250.48 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT PORTION OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 20 (SAID SOUTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET TO THE END OF SAID DESCRIBED LINE.

PARCEL P:

THAT PORTION OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 20 (SAID SOUTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET;
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET;
THENCE NORTH 87° 53' 56" WEST, 209.11 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01° 41' 00" WEST, 357.12 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF THE HIGHWAY;
THENCE NORTHERLY ALONG SAID HIGHWAY MARGIN A DISTANCE OF 450.10 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 87° 53' 56" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87° 53' 56" EAST A DISTANCE OF 250.48 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL S:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS S. E. NEWPORT WAY;

EXCEPT THE EAST 22 FEET OF THE NORTH 80 FEET THEREOF, AS CONDEMNED BY DRAINAGE DISTRICT NO. 4, FOR DRAINAGE PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NO. 115812; AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION AND THE NORTHEASTERLY MARGIN OF NEWPORT ISSAQUAH ROAD;
THENCE SOUTH 89° 37' 09" EAST, 447.50 FEET ALONG SAID NORTH LINE;
THENCE SOUTH 46° 26' 13" EAST, 0.72 FEET TO A POINT OF CURVATURE;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 49° 10' 00" AND AN ARC LENGTH OF 21.45 FEET;
THENCE SOUTH 02° 43' 47" WEST, 112.51 FEET;
THENCE SOUTH 31° 02' 31" WEST, 108.48 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 53° 03' 31" AND AN ARC LENGTH OF 23.15 FEET;
THENCE SOUTH 84° 06' 02" WEST, 5.92 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 36° 56' 14" AND AN ARC LENGTH OF 16.12 FEET;
THENCE SOUTH 47° 09' 48" WEST, 41.03 FEET;
THENCE NORTH 65° 04' 18" WEST, 20.09 FEET;
THENCE NORTH 43° 13' 31" WEST, 17.69 FEET;
THENCE NORTH 65° 56' 14" WEST, 53.34 FEET;
THENCE SOUTH 68° 41' 42" WEST, 25.92 FEET;
THENCE NORTH 64° 02' 28" WEST, 33.68 FEET;
THENCE NORTH 69° 40' 12" WEST TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN TO THE POINT OF BEGINNING.

(ALSO KNOWN AS ADJUSTED PARCEL 1, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 95-04, RECORDED UNDER RECORDING NUMBER 9604309004).

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE BEARING BETWEEN WGS CONTROL MONUMENT #2290 (THE QUARTER CORNER COMMON TO SECTIONS 20 AND 29), A 4 x 4 CONCRETE MONUMENT WITH 3" BRASS DISK AND WGS CONTROL POINT #D22, A 2-1/2" BRASS CAP WITH PUNCH AND STAMPED "KCSM" AND "1993 KC-D-22". THE BASIS OF BEARINGS IS TAKEN AS NORTH 01°45'38" WEST. AN

HORIZONTAL DATUM

NAD 83(91) WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE

VERTICAL DATUM

NAVD 88

BENCHMARKS

ORIGINAL BENCHMARK:
WSDOT BRASS DISK SET INTO A ROUND CONCRETE MONUMENT NEAR CENTER OF INTERSTATE MEDIAN OF I-90, 0.6 MILES WEST OF INTERCHANGE WITH SR 900, AND IS LEVEL WITH EXISTING GROUND SURFACE. WSDOT MONUMENT ID NO. 617
ELEV. = 42.116 FT

TBM-A
TOP OF REBAR SET IN CURB STOP IN EASTERLY PARKING LOT OF THE SAMMAMISH SPORTS ARENA ON NW POPLAR WAY. CURB STOP LOCATED FOUR STALLS SOUTH OF POWER TRANSFORMER BOX NEXT TO BUILDING.
ELEV. = 46.32 FT

TBM-B
SCRIBED "X" IN TOP OF NORTHWESTERLY BOLT OF FIRE HYDRANT LOCATED AT EAST SIDE ENTRANCE TO NW PACIFIC ELM DR AT THE INTERSECTION WITH NW NEWPORT WAY.
ELEV. = 90.36 FT

GENERAL NOTES

1.) THE BOUNDARY SHOWN HEREON, AS WELL AS PORTIONS OF THE TOPOGRAPHIC FEATURES AND THE ON-SITE CONTOURS FOR THIS TOPOGRAPHIC SURVEY WERE TAKEN FROM THE A.L.T.A./A.C.S.M. LAND TITLE SURVEY DONE BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN OCTOBER 2005, MAY-JULY 2006 AND APRIL 2008. ALL MONUMENTS SHOWN HEREON WERE FOUND AND VISITED AT THAT TIME. THE QUARTER SECTION CORNERS AND STREET MONUMENTATION ALONG NW NEWPORT WAY WERE VISITED AGAIN FOR THIS TOPOGRAPHIC SURVEY AS VERIFICATION. THE BARGHAUSEN SURVEY WAS A FIELD TRAVERSE SURVEY AND INSTRUMENTATION FOR SAID SURVEY WAS A LEICA 703 TOTAL STATION AND A TRIMBLE RANGER. INSTRUMENTATION USED FOR THIS AUGUST 2014 TOPOGRAPHIC SURVEY WAS A TRIMBLE R10 WITH TSC3 AND A LEICA 1203. PROCEDURES USED IN THIS SURVEY WERE GPS AND FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2.) THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

3.) EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE TITLE REPORT BY CHICAGO TITLE COMPANY OF WASHINGTON, ORDER NO. 0017856-06, DATED JUNE 20, 2014, AT 8:00 A.M.

4.) THE OFF-SITE CONTOURS AND OFF-SITE EXISTING BUILDINGS LYING WITHIN 100 FEET OF THE BOUNDARY AS SHOWN HEREON WERE COMPILED FROM AN INTERPOLATION OF PUBLIC DOMAIN AIRBORNE LIDAR DATA ACQUIRED IN 2003 BY THE PUGET SOUND LIDAR CONSORTIUM (PSLC). LIDAR HAS DEMONSTRATED ADVANTAGES IN DEFINING GROUND SURFACES IN SHADOWED AREAS BUT MAY NOT ADEQUATELY DEFINE THE GROUND IN OBSCURED AREAS. THE ACCURACY OF THE CONTOURS AND DIGITAL TERRAIN MODEL IS CONTINGENT ON THE ACCURACY OF THE PSLC DATA. IT IS NOT EXPECTED THAT THESE CONTOURS CONFORM TO NATIONAL STANDARDS FOR SPATIAL DATA ACCURACY. THIS DATA IS SHOWN ONLY FOR THE INTENTION OF PRELIMINARY SITE EVALUATION ONLY.

5.) SANITARY SEWER AND STORM DRAINAGE FACILITIES HAVE BEEN ASBUILT THROUGH FIELD MEASUREMENTS OF THE LOCATION OF THE ACCESS STRUCTURES, THE TOP ELEVATION OF THE STRUCTURES, AND THE INVERT ELEVATIONS OF ANY PIPES ENTERING OR LEAVING THE STRUCTURES. IT IS STANDARD PRACTICE TO SHOW THE PIPES CONNECTING THESE STRUCTURES AS STRAIGHT LINES. THIS IS ONLY AN ASSUMPTION AND THE ACTUAL LOCATION OF THE PIPING MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.

6.) UTILITY LOCATIONS SHOWN ON THIS SURVEY DRAWING ARE BASED UPON FIELD LOCATION OF EXISTING UTILITY STRUCTURES AND UTILITY LOCATIONS SHOWN ON THE A.L.T.A/A.C.S.M. LAND TITLE SURVEY DONE BY BARGHAUSEN. OTHER UNDERGROUND UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS DONE TO VERIFY UTILITY ROUTINGS. THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN.

7.) RECORDS OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WITHIN THE ADJACENT RIGHTS OF WAY ARE NOT ALWAYS AVAILABLE OR DISCLOSED TO THE PUBLIC AND LOCAL JURISDICTIONS. ROUTING COULD NOT BE VERIFIED.

8.) NO SUBSURFACE INVESTIGATION WAS DONE AS PART OF THIS SURVEY AND NO ATTEMPT WAS MADE TO ASCERTAIN LIMITS OF BELOW GRADE FOUNDATION.

9.) PROPERTY AREA = 1,723,255 +/- SF (39.56 +/- AC)

NOTE ON INTERNAL PARCEL LINES

THE EXTERIOR BOUNDARIES OF THIS PROPERTY ARE SHOWN ACCORDING TO DEEDS OF RECORD. THE INTERIOR PARCEL BOUNDARY LINES SHOWN HEREON ARE QUESTIONABLE. AS LONG AS THESE PARCELS BECOME ONE PROJECT, THE INTERNAL PARCEL BOUNDARY LINES DO NOT NEED TO BE ACCURATELY RESOLVED. HOWEVER, IF ANY OF THESE PARCELS NEED TO BE SEPARATED FROM THIS TITLE, THEN SUBSTANTIAL ADDITIONAL TITLE AND SURVEY WORK WILL BE NECESSARY.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

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Land Development Consultants

TOPOGRAPHIC SURVEY FOR
WOLFF ENTERPRISES II, LLC
ISSAQUAH GATEWAY
CITY OF ISSAQUAH, WASHINGTON

NO. | DATE | REVISION | BY | CK

ROY E. LEWIS JR., PE
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 09-11-2014
SCALE: HORIZ.: 1" = 20' VERT.:

09-17-14 MARY H. MCDOWELL STATE OF WASHINGTON 36805 REGISTERED PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 14-133

SHEET NO. 1 OF 21

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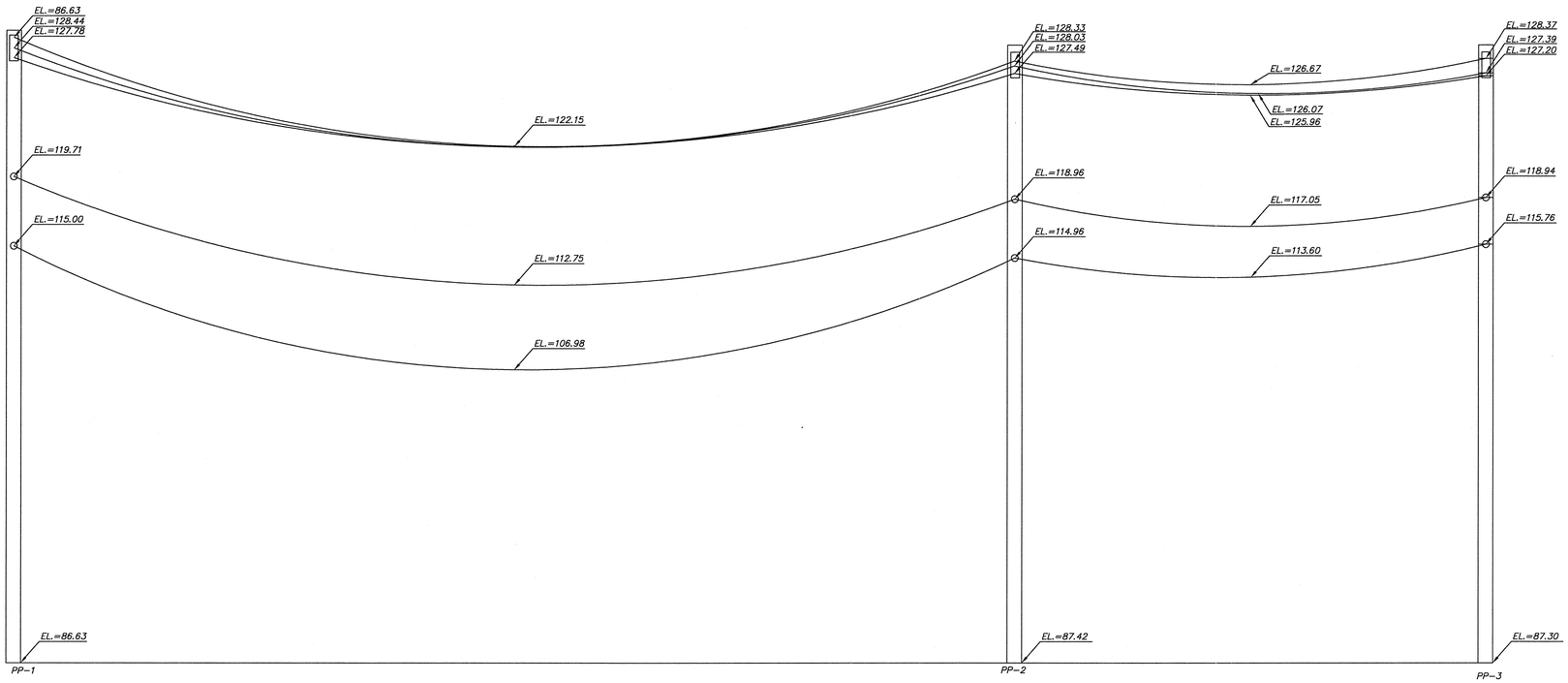
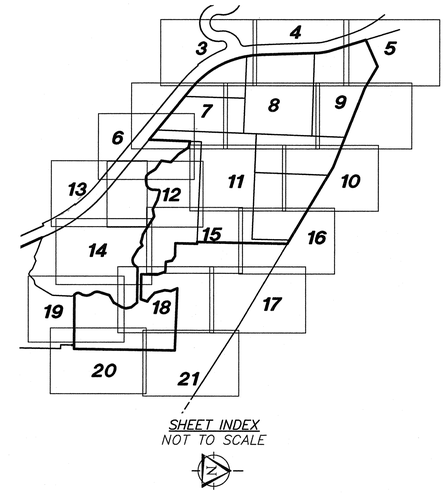


EXHIBIT 1 – POWER LINE ELEVATIONS

VERTICAL SCALE 1"=5' HORIZONTAL SCALE 1"=20'



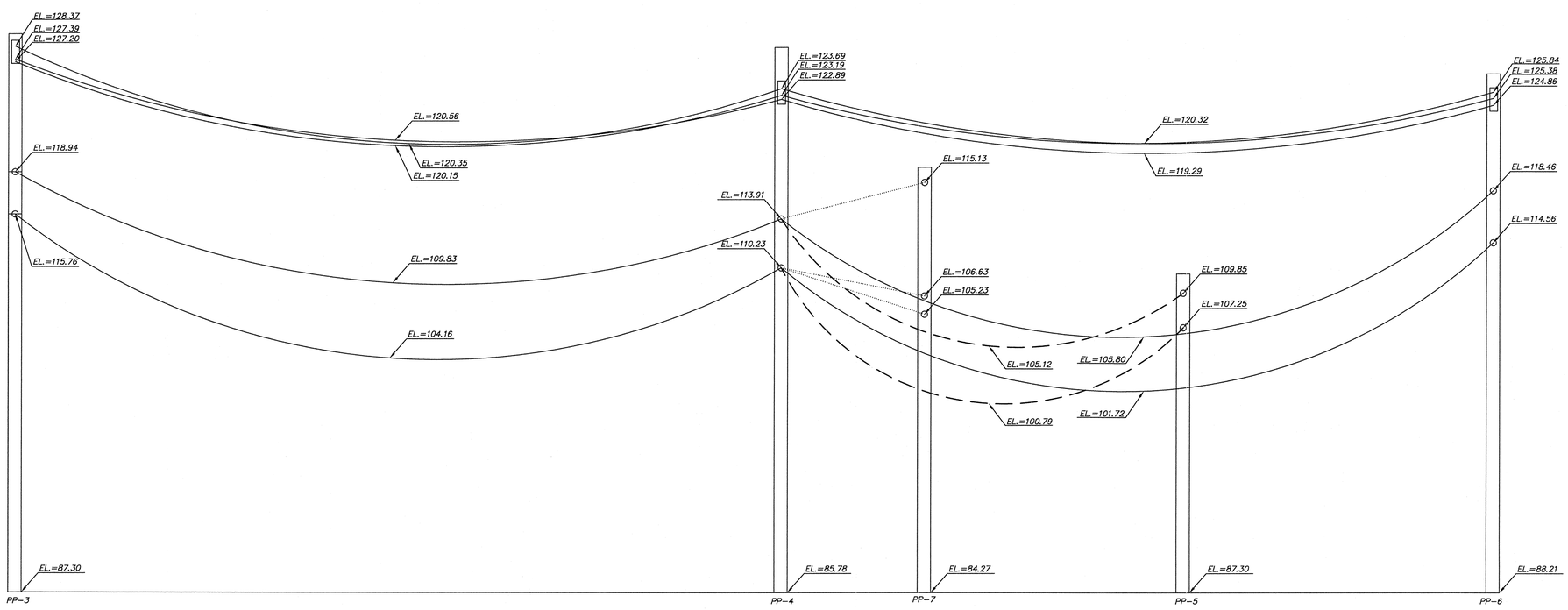


EXHIBIT 2 – POWER LINE ELEVATIONS

VERTICAL SCALE 1"=5' HORIZONTAL SCALE 1"=20'

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TOPOGRAPHIC SURVEY FOR

WOLFF ENTERPRISES II, LLC

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWIS JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 09-11-2014

SCALE: HORIZ: 1"=20' VERT: 1"=5'

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 14-133

SHEET NO. 2 OF 21

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LEGEND

- POWER VAULT
- LUMINAIRE (LUM.)
- YARD LIGHT
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT (SSCO)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- WATER MANHOLE
- WATER METER
- SIGN
- WETLAND DATA PLOT
- FOUND REBAR/CAP (AS NOTED)
- FOUND LEAD/TACK
- ASPHALT
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- GAS LINE
- TELEPHONE UNDERGROUND
- POWER UNDERGROUND
- POWER OVERHEAD
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- HOG WIRE FENCE
- WOOD FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.11	N87°41'03"W	L25	32.10	S38°39'30"E
L2	75.53	N88°53'19"W	L26	21.12	N66°55'30"E
L3	33.63	N57°13'47"W	L27	50.64	S76°21'25"E
L4	37.19	N10°26'45"W	L28	102.11	S58°08'57"E
L5	58.82	N86°32'02"W	L29	22.45	S56°30'31"E
L6	51.86	N19°30'05"W	L30	44.84	N79°29'13"E
L7	93.62	N01°13'52"E	L31	61.39	S63°21'40"E
L8	41.00	S19°24'49"W	L32	52.83	S75°13'13"E
L9	16.07	S58°42'59"E	L33	10.26	N62°04'11"E
L10	50.60	S47°31'43"E	L34	36.23	N01°36'56"E
L11	61.72	S15°00'59"E	L35	24.80	N83°07'28"E
L12	36.75	S08°50'07"W	L36	24.71	S30°51'23"E
L13	30.93	S23°35'15"E	L37	20.82	S33°03'25"E
L14	11.77	S23°06'12"E	L38	60.57	S55°34'54"E
L15	5.40	N46°26'13"W	L39	56.85	S07°55'27"W
L16	65.14	S16°47'48"W	L40	9.52	S43°23'04"E
L17	53.41	S60°14'16"W	L41	57.27	S46°08'48"E
L18	3.16	S00°57'49"W	L42	70.42	S33°38'33"E
L19	49.90	S29°20'58"W	L43	37.73	S76°17'32"E
L20	24.77	S17°10'31"W	L44	22.00	N89°37'22"W
L21	34.09	S11°04'24"E	L45	21.99	N89°37'09"W
L22	43.96	S38°42'01"E	L46	17.69'	N43°13'31"W
L23	18.28	N37°18'58"E	L47	20.09'	N65°04'18"W
L24	53.70	S58°54'45"E	L48	5.92'	S84°06'02"W

DRAINAGE STRUCTURES

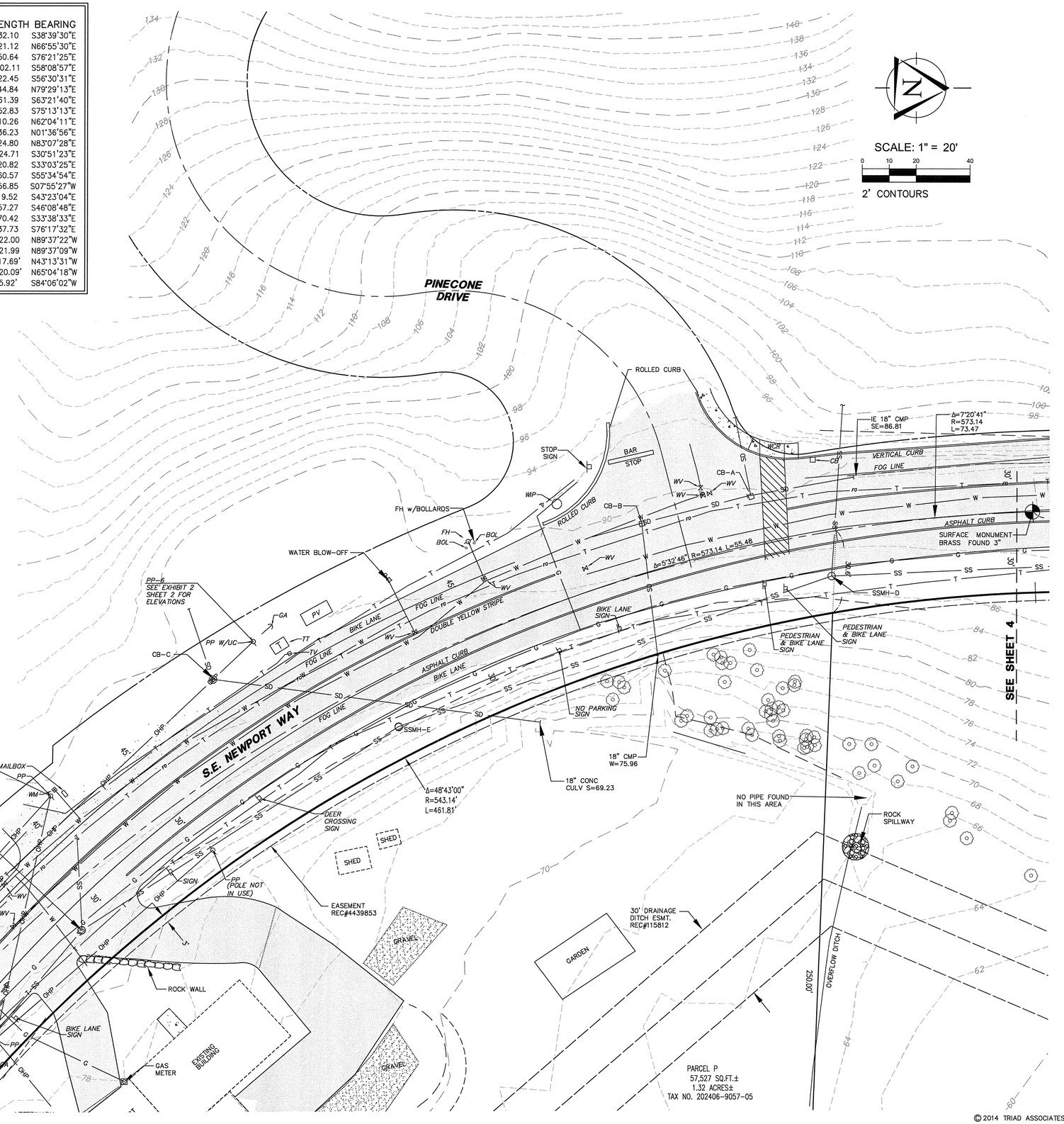
CB-A	RIM = 89.67	18" CMP N = 86.60 12" CMP S = 86.59 18" CMP W = 86.95
CB-B	RIM = 89.42(SOLID LID)	18" CMP N = 85.92 18" CONC NE = 84.52 4" ADS S = 86.67
CB-C	RIM = 86.37 (24" DIA)	18" CONC N = 76.07 12" CMP SW = 82.77 6" PVC S = 82.37
CB-D	RIM = 85.70	15" CONC E = 79.30 12" CONC W = 79.45
CB-E	RIM = 87.26	18" ADS E = 83.41 18" ADS W = 83.41
CB-F	RIM = 86.07	12" CONC E = 82.27 15" CONC W = 80.12
CB-G	RIM = 87.22	18" ADS E = 83.72 18" ADS W = 83.72
CB-H	RIM = 91.09(SOLID LID)	18" ADS W = 88.04 18" DI E = 88.09
CB-I	RIM = 90.62(SOLID LID)	18" DI SW = 88.22 18" ADS E = 88.22
CB-J	RIM = 86.81	12" CONC E = 84.81 15" CONC W = 84.81
CB-K	RIM = 87.66	18" ADS E = 84.91 18" ADS W = 85.01 6" PVC S = 85.46
CB-L	RIM = 87.64	18" ADS W = 84.64 18" ADS E = 84.59
CB-M	RIM = 85.74	15" ADS NE = 79.54 12" CMP W = 79.89 12" DI S,SW = 81.24

STORM MANHOLES

SDMH-A	RIM = 100.52	18" ADS E = 89.92 12" ADS W = 89.07
SDMH-B	RIM = 84.49	30" CONC SW = 76.77 30" CONC NE = 76.09
SDMH-C	RIM = 86.31	12" ADS SW = 82.86 18" ADS E = 82.86
SDMH-D	RIM = 89.57	18" ADS W = 84.37 18" DI E = 84.57 12" ADS S = 84.47
SDMH-E	RIM = 89.78	18" ADS E = 85.98 18" ADS W = 85.98 8" ADS SW = 86.78

SANITARY SEWER MANHOLES

SSMH-A	RIM = 98.18	15" PVC NW = 89.68 15" PVC SE = 89.53 8" PVC SW = 90.18
SSMH-B	RIM = 95.07	15" PVC NW = 87.92 15" PVC SE = 88.02
SSMH-C	RIM = 90.94	15" PVC NW = 83.69 15" PVC SE = 83.54
SSMH-D	RIM = 86.99	12" PVC NW = 80.29 15" PVC SE = 80.19
SSMH-E	RIM = 84.74	15" PVC NW = 78.34 15" PVC SE = 78.24
SSMH-F	RIM = 84.45	15" PVC NW = 78.10 15" PVC SE = 77.99 8" PVC W = 78.95
SSMH-G	RIM = 85.97	15" PVC E = 77.77 15" PVC W = 77.87 8" PVC S = 78.12
SSMH-H	RIM = 88.26	15" PVC E = 77.46 15" PVC W = 77.66
SSMH-I	RIM = 88.79	15" PVC NW = 77.19 15" PVC SE = 77.09
SSMH-J	RIM = 87.85	15" PVC NW = 76.85 15" PVC SE = 76.77 8" PVC W = 77.12
SSMH-K	RIM = 84.03	15" PVC NW = 76.33 15" PVC SE = 76.23 8" PVC W = 76.73
SSMH-L	RIM = 86.86	15" PVC NW = 75.68 15" PVC SE = 75.60
SSMH-M	RIM = 90.92	15" PVC NW = 74.72 15" PVC E,SE= 74.56
SSMH-N	RIM = 81.55	15" PVC NW = 74.05 15" PVC E,SE= 73.80



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TOPOGRAPHIC SURVEY FOR

WOLFF ENTERPRISES II, LLC

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWS JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 09-11-2014

SCALE: HORIZ.: 1" = 20' VERT.:

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JOB NO. 14-133

SHEET NO. 3 OF 21

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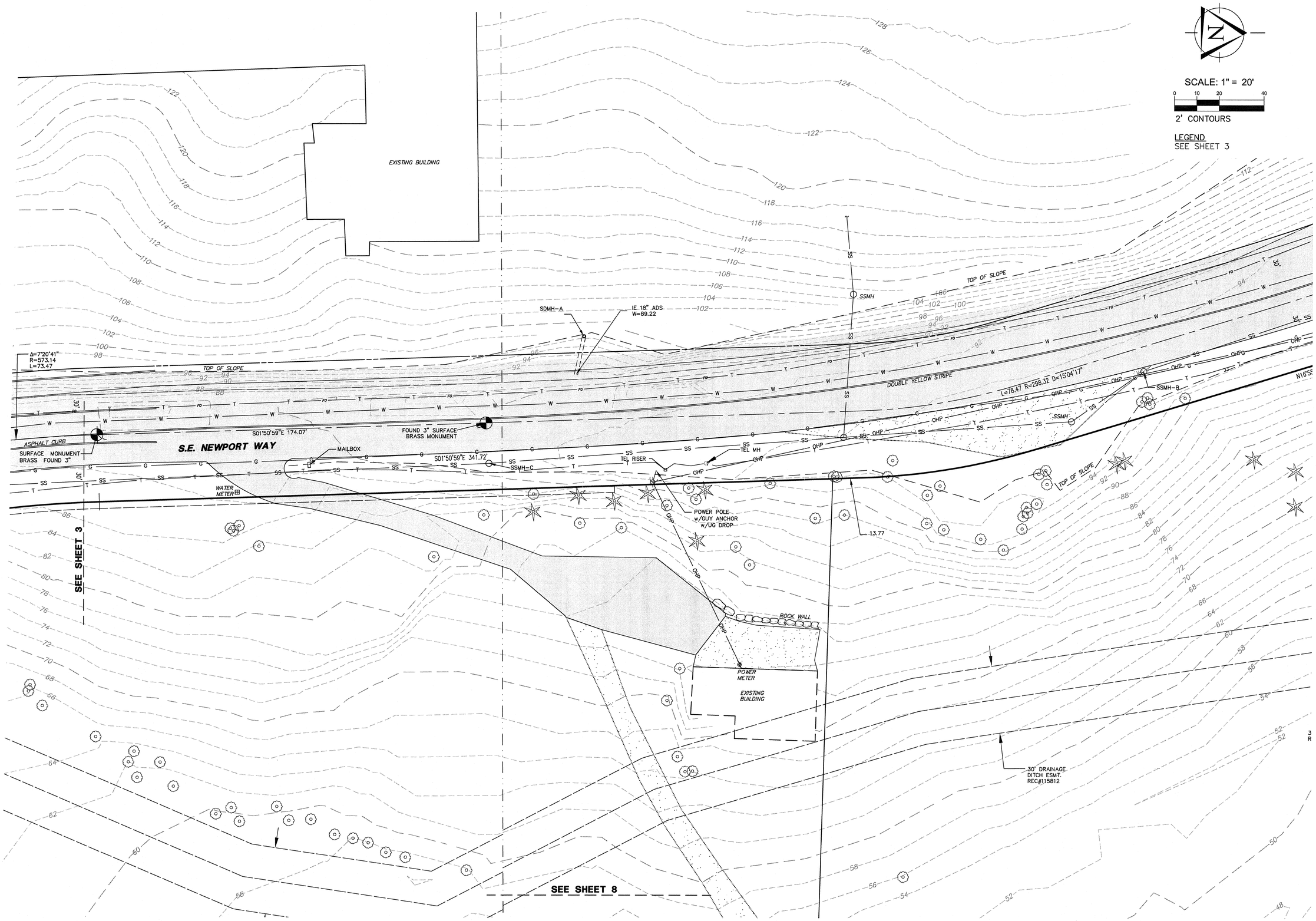

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TOPOGRAPHIC SURVEY
FOR
WOLFF ENTERPRISES II, LLC
ISSAQUAH GATEWAY
CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWIS JR., PE
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 09-11-2014
SCALE: HORIZ.: 1" = 20' VERT.:

STATE OF WASHINGTON
MARY H. MCDOWELL
38806
REGISTERED
PROFESSIONAL LAND SURVEYOR

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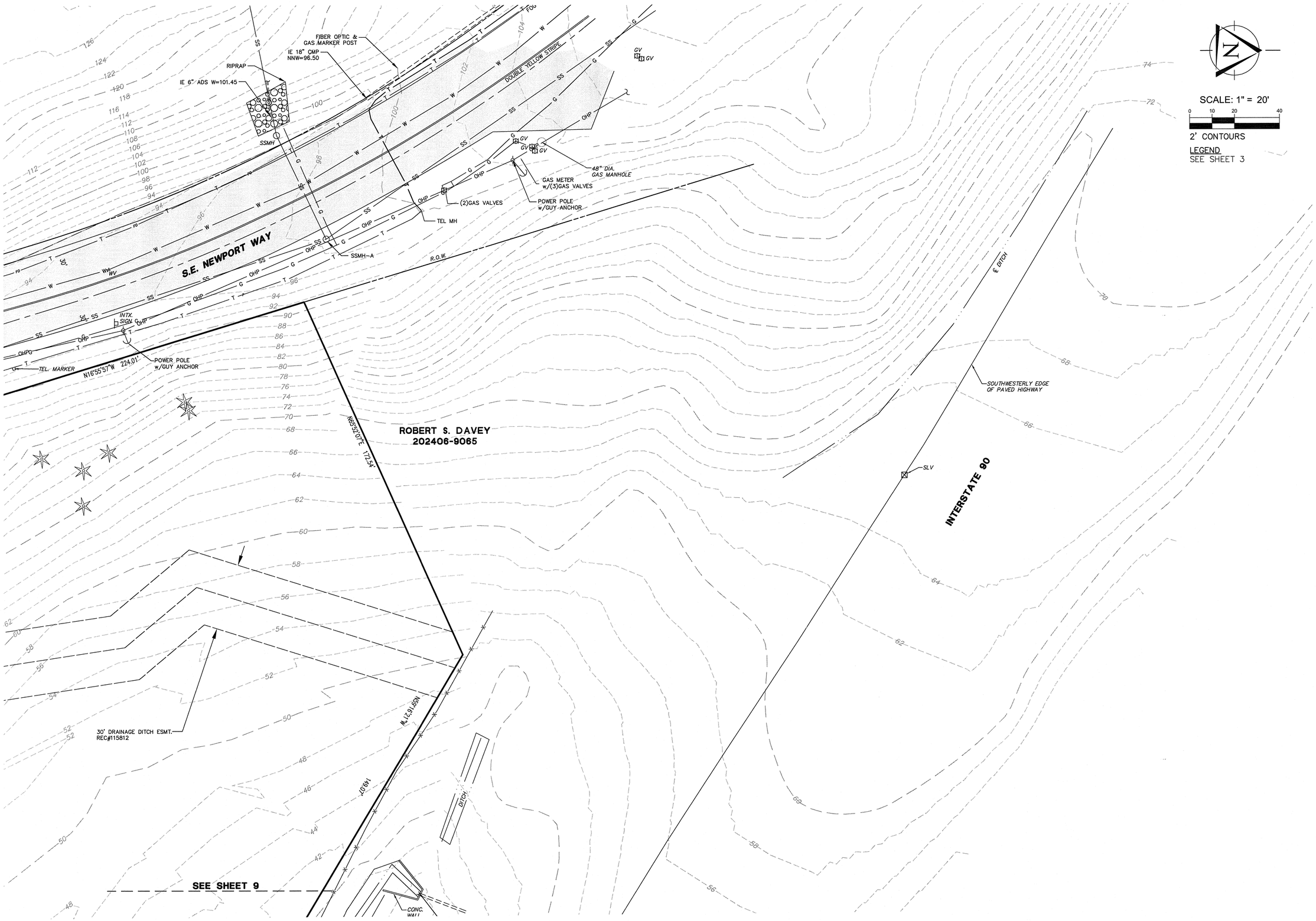

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TOPOGRAPHIC SURVEY FOR WOLFF ENTERPRISES II, LLC
ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWIS JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 09-11-2014

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SEE SHEET 7

SCALE: 1" = 20'

0 10 20 40

2' CONTOURS

LEGEND
SEE SHEET 3

IE 12" ADS N=86.42

PP-2 SEE EXHIBIT 1 SHEET 2 FOR ELEVATIONS

ACCESS EASEMENT AREA REC#20020418001960

INGRESS/EGRESS EASEMENT REC#5665213

60' INGRESS/EGRESS AND UTILITIES ESMT. REC#9605160999 REC#9605151207 REC#9605160995

PARCEL C-2A

GRAVEL

CURB

WATER BLOWOFF & VALVE

2-WATER VALVES WATER METER

POWER POLE W/TRANSFORMER

S02°12'02"W 244.22'

WOOD FENCE

STEPS w/HANDRAIL

10' UTILITY, SIDEWALK & LANDSCAPING REC#9605160997

IE 12" ADS SE=87.95

IE 12" ADS NW=88.32

CB-H

CB-I

EXISTING BUILDING

NEWPORT WAY NW

ASPHALT CURB (TYP)

BIKE LANE

ROCKERY

DITCH

SAMMAMISH POINTE CONDOMINIUM

PP-1 SEE EXHIBIT 1 SHEET 2 FOR ELEVATIONS

IE 12" CNC SE=85.36

SSCO

SDMH-E

BIKE LANE SIGN

S.E. NEWPORT WAY

STREET SIGN

TMH

SEE SHEET 13

L=46.09'
R=40.00'
D=66°01'09"

SEE SHEET 7

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NO.	DATE	REVISION	BY	CK

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PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 09-11-2014

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STATE OF WASHINGTON 36805 REGISTERED PROFESSIONAL LAND SURVEYOR

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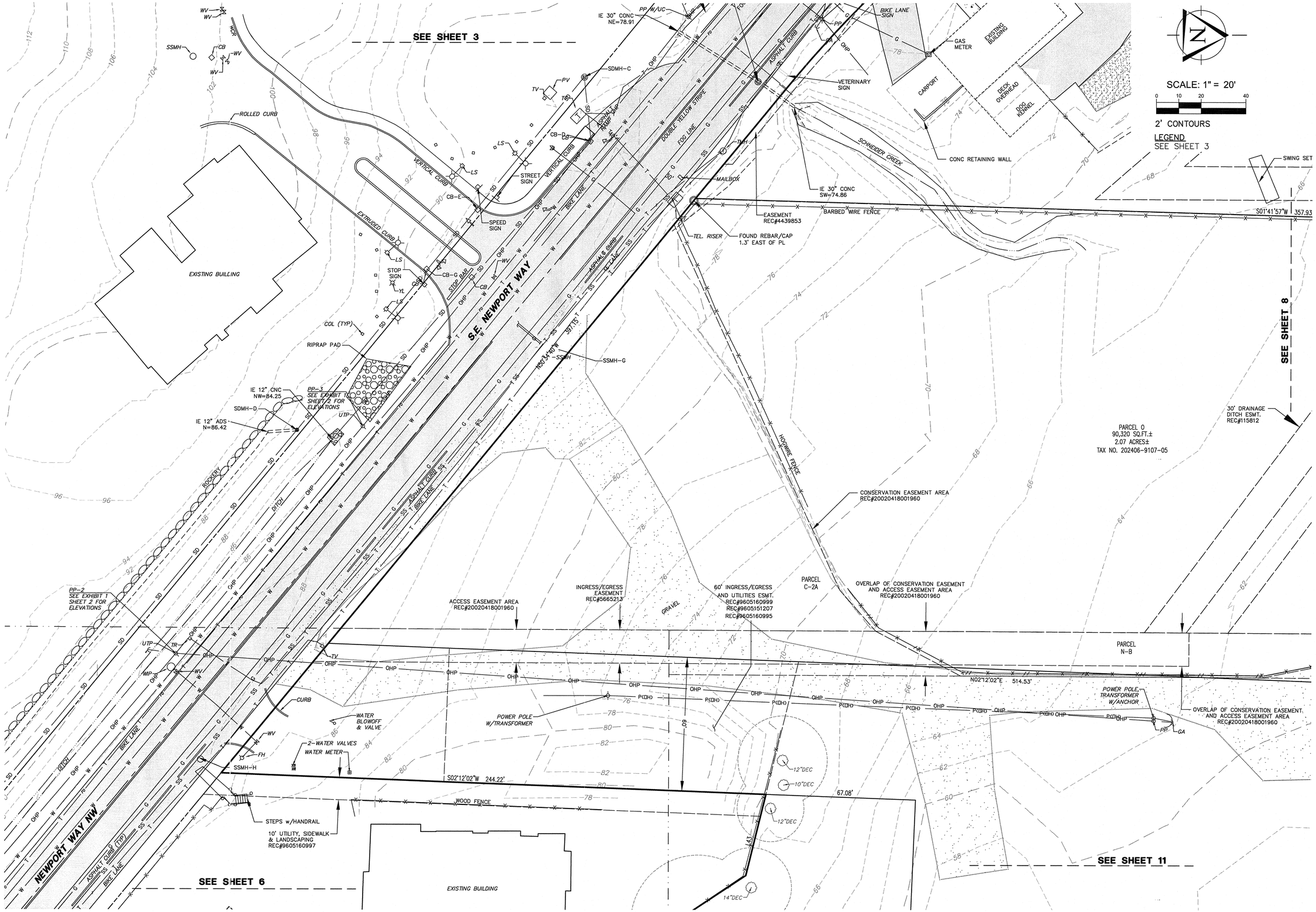
JOB NO. 14-133

SHEET NO. 6 OF 21



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ISSAQUAH GATEWAY

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NO.	DATE	REVISION	BY	CK

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MARY H. MCDOWELL, PLS
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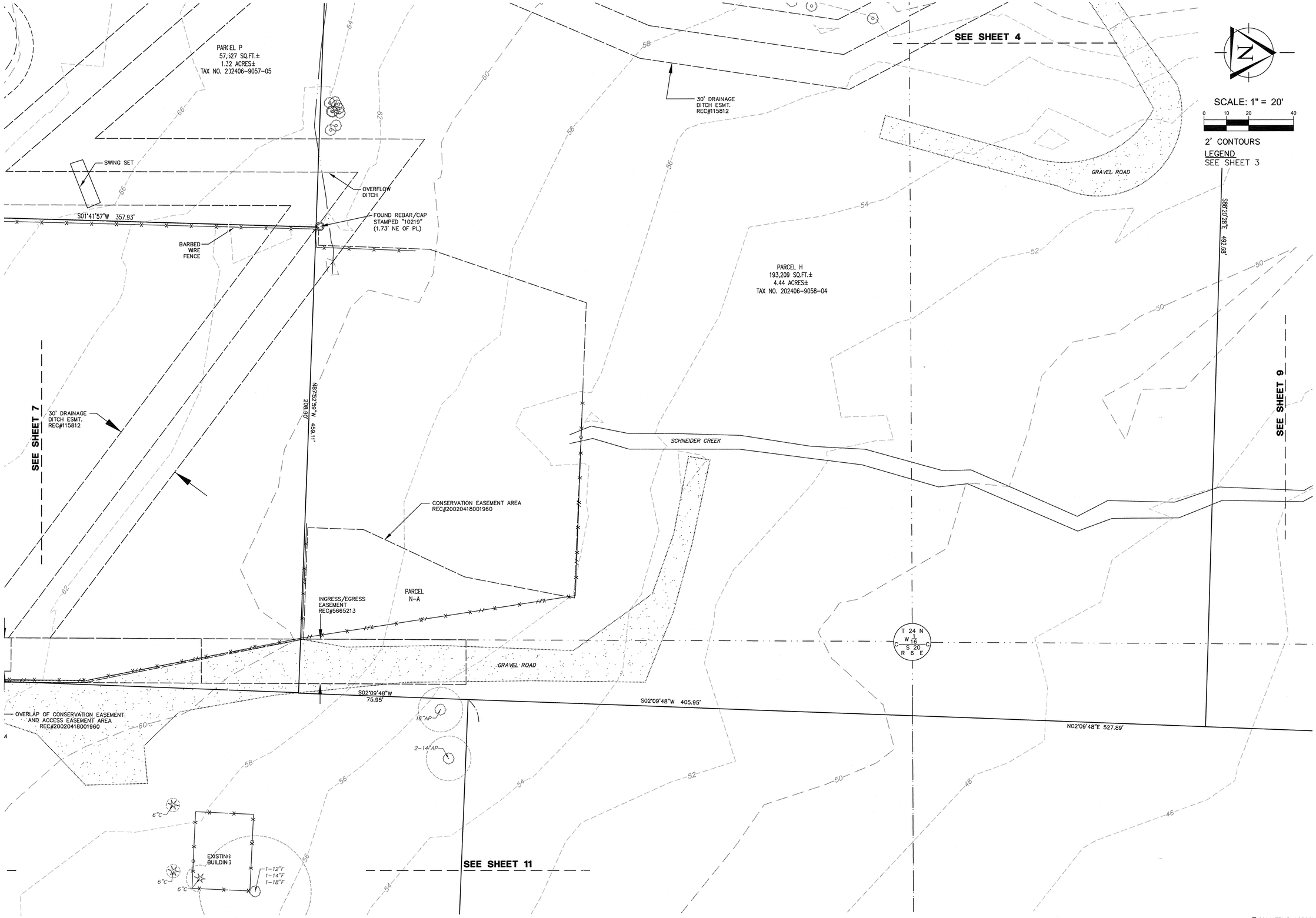

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MARY H. MCDOWELL, PLS
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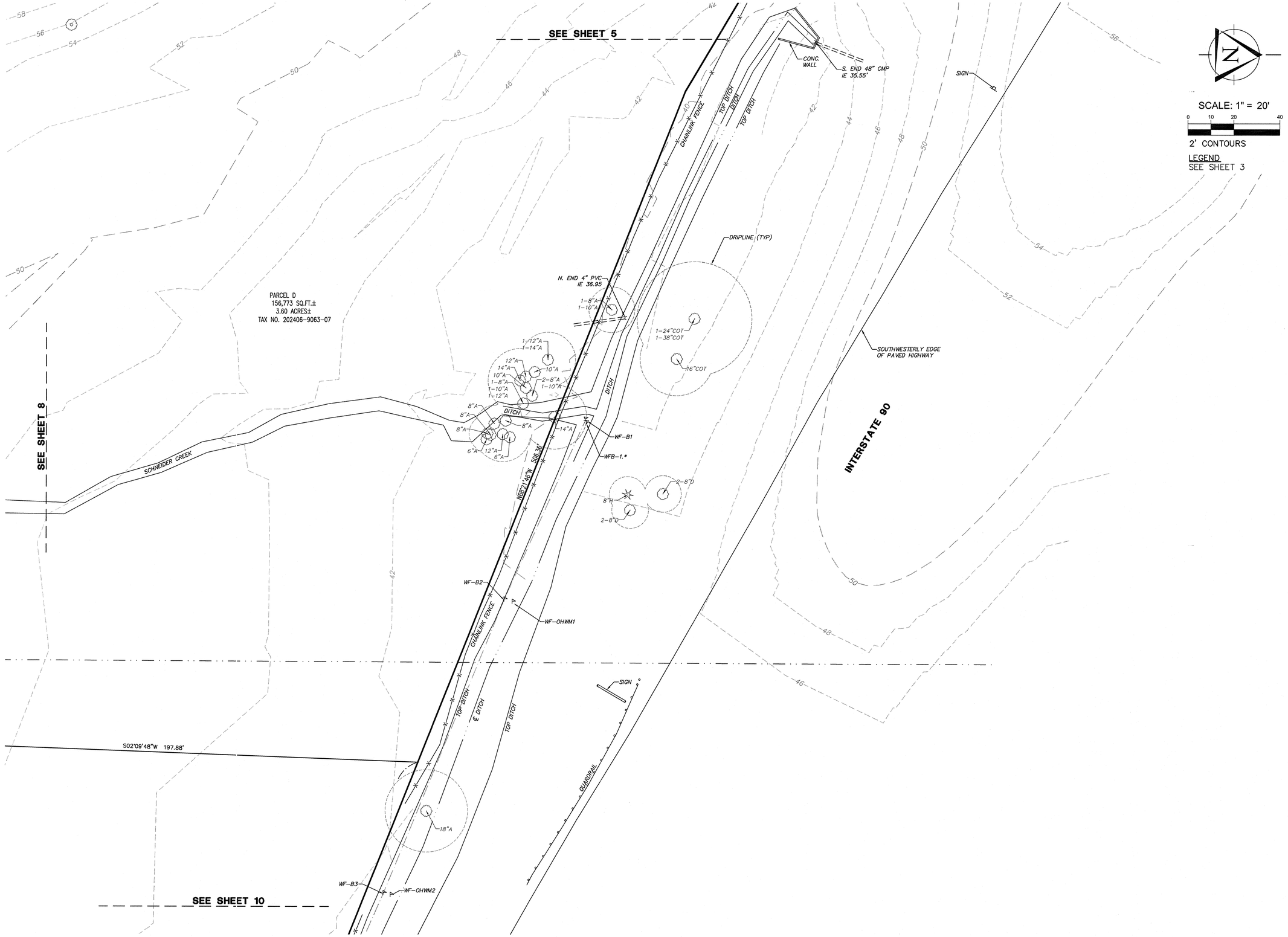

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WOLFF ENTERPRISES II, LLC

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

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MARY H. MCDOWELL, PLS
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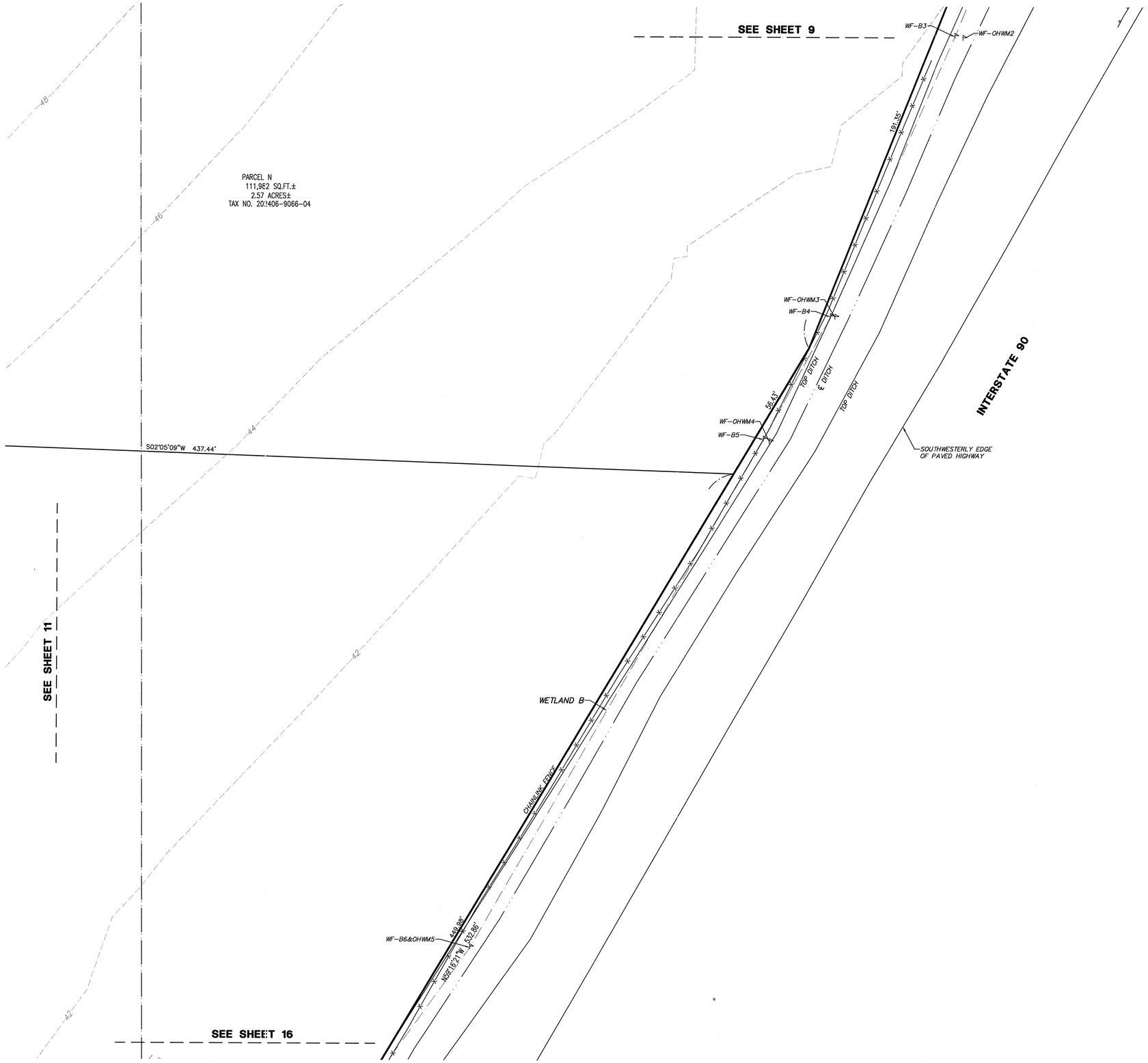

SCALE: 1" = 20'

0 10 20 40

2' CONTOURS

LEGEND
SEE SHEET 3

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ISSAQUAH GATEWAY
CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWIS JR., PE
PROJECT MANAGER
MARY H. MCDOWELL, PLS
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PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
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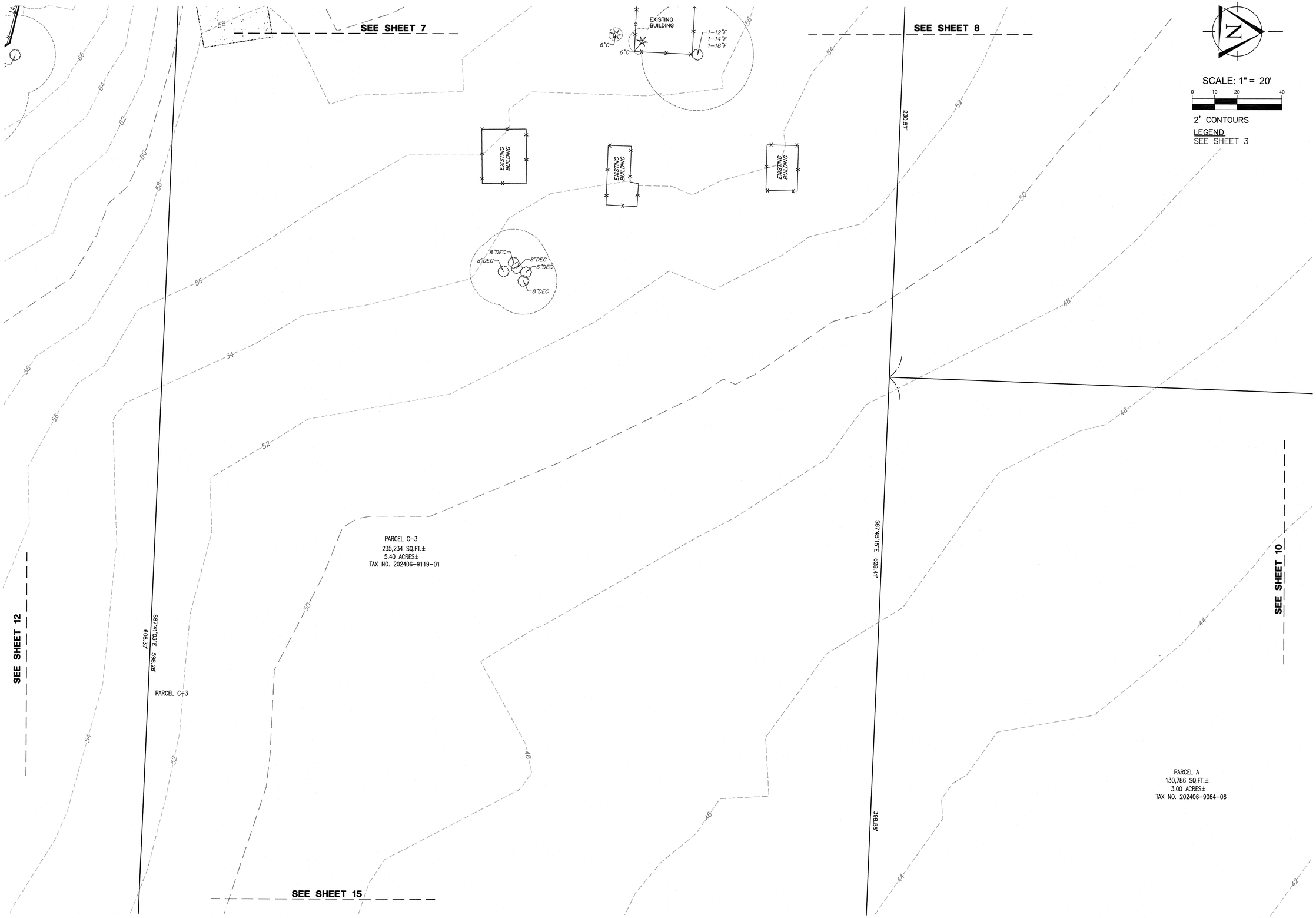

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TOPOGRAPHIC SURVEY FOR
WOLFF ENTERPRISES II, LLC
ISSAQUAH GATEWAY
CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWIS JR., PE
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
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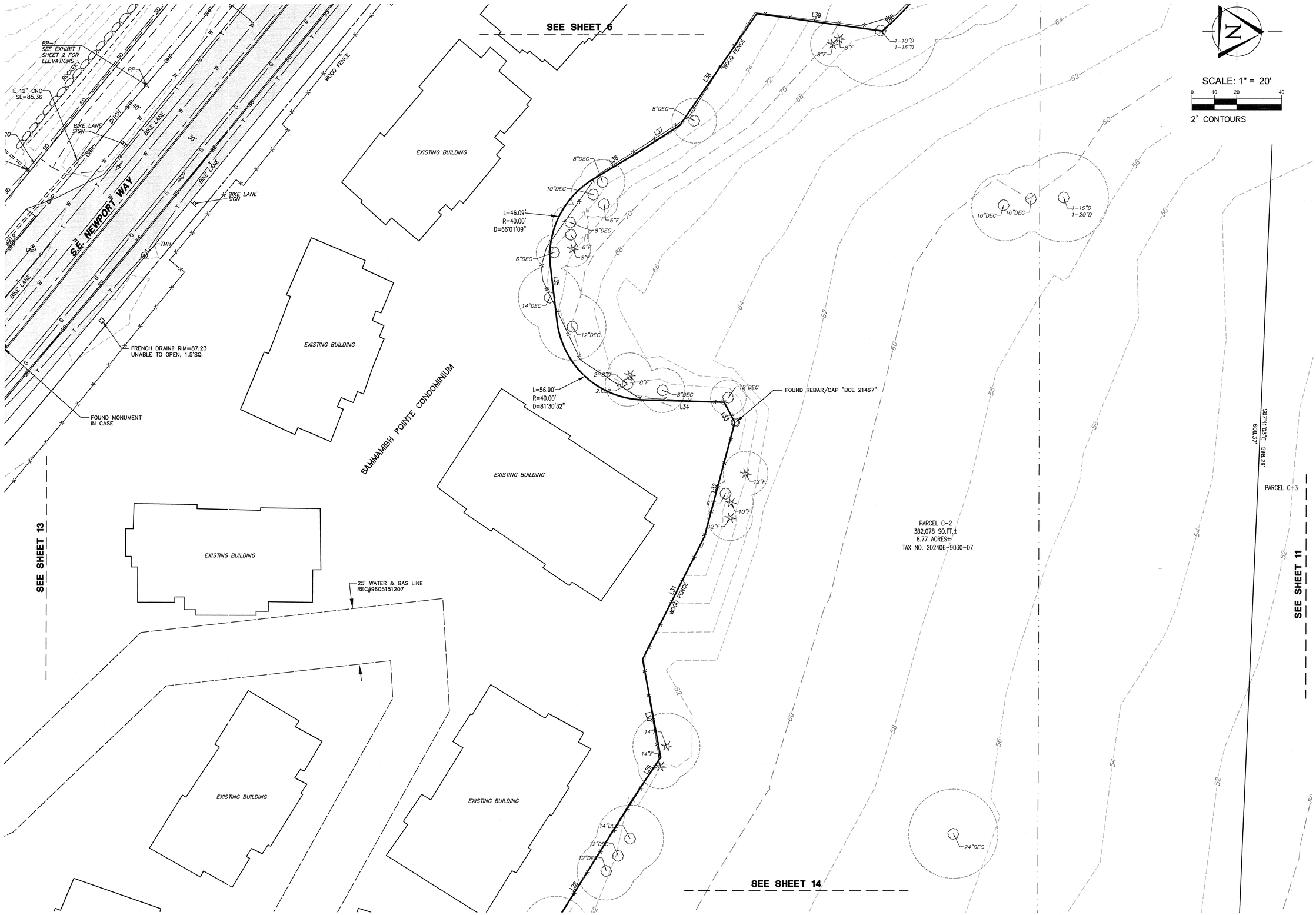

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ISSAQUAH GATEWAY

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MARY H. MCDOWELL, PLS
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PROJECT LANDSCAPE ARCHITECT

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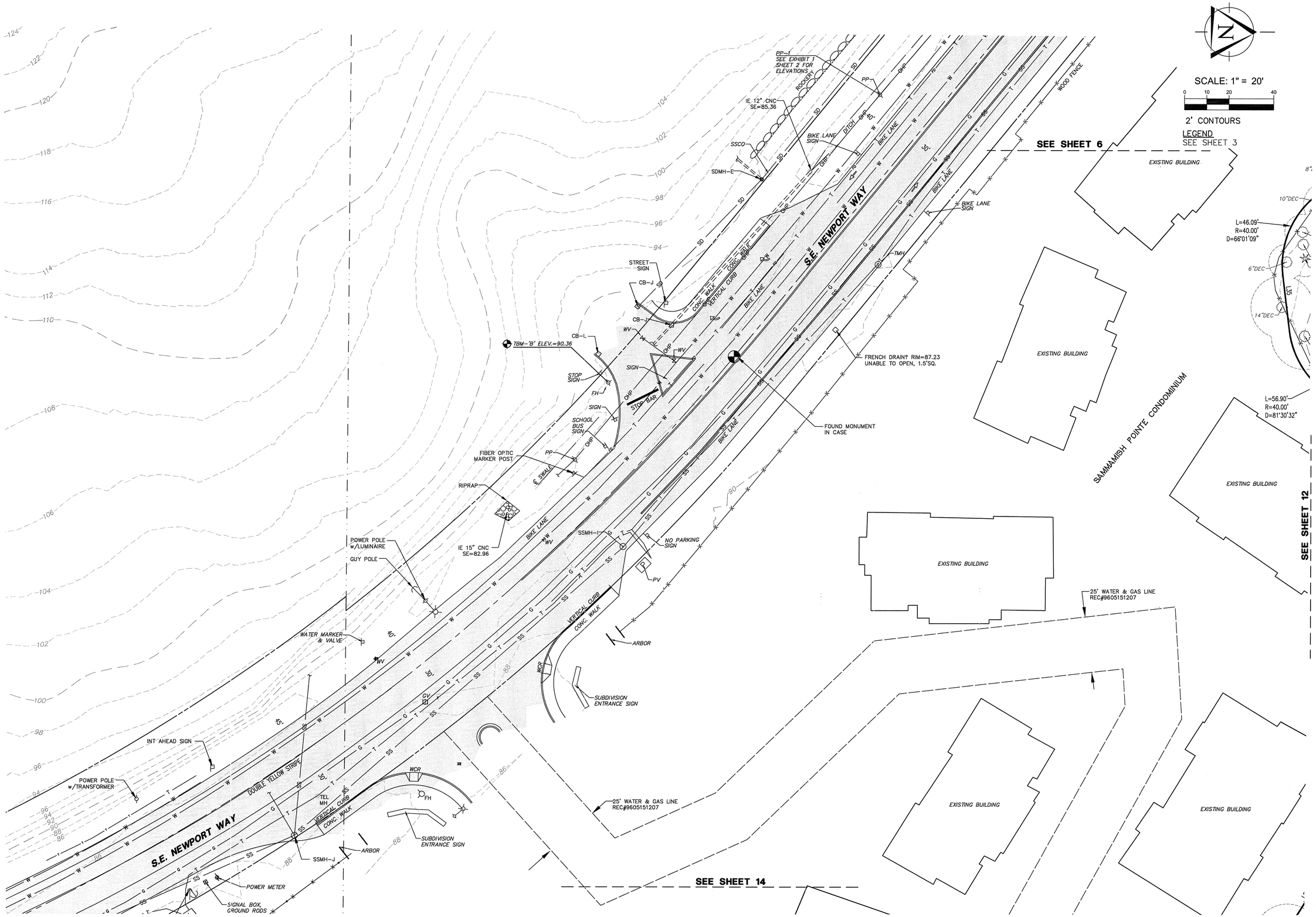

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MARY H. MCDOWELL, PLS
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PROJECT ENGINEER

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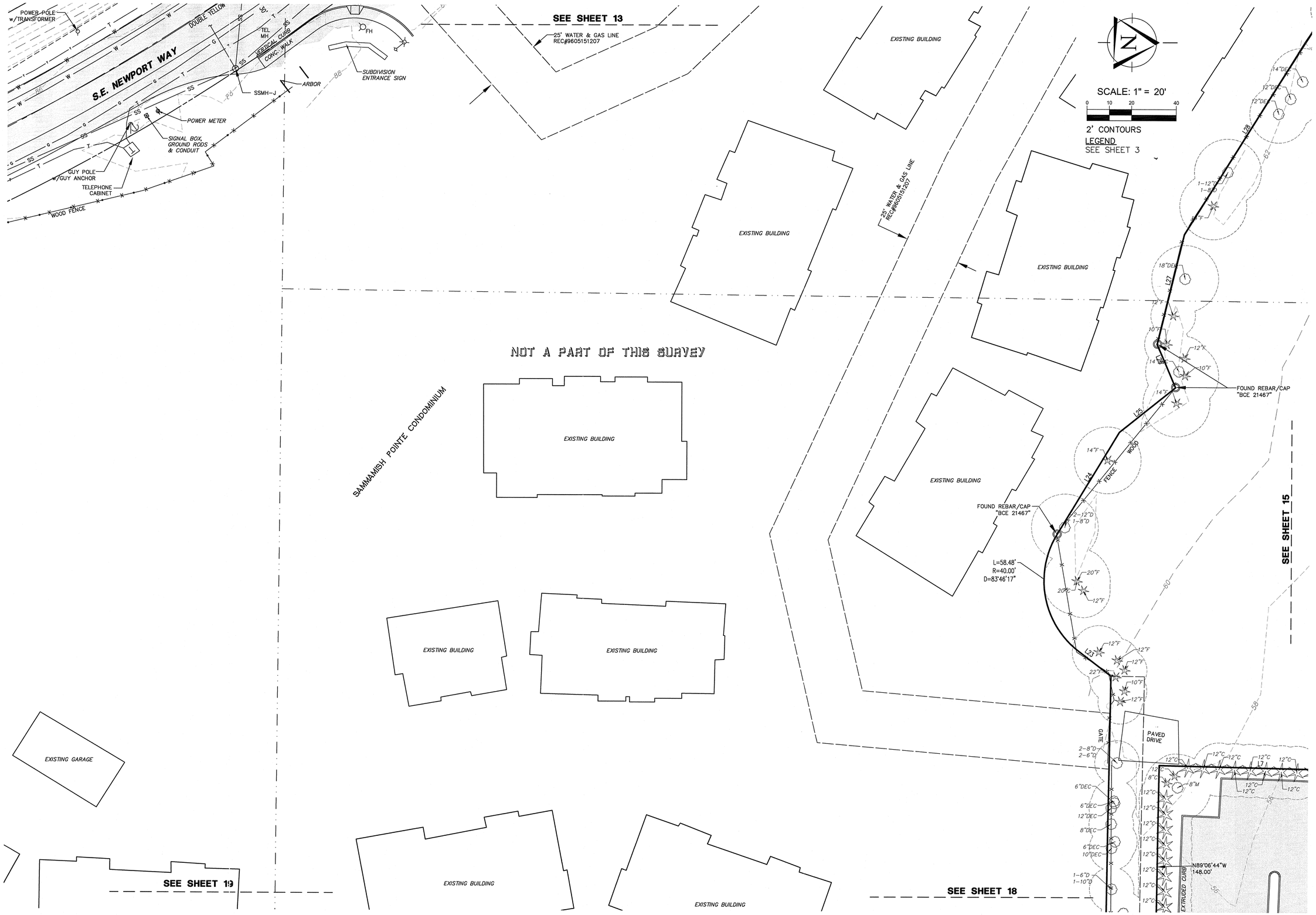

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CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY CK

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PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

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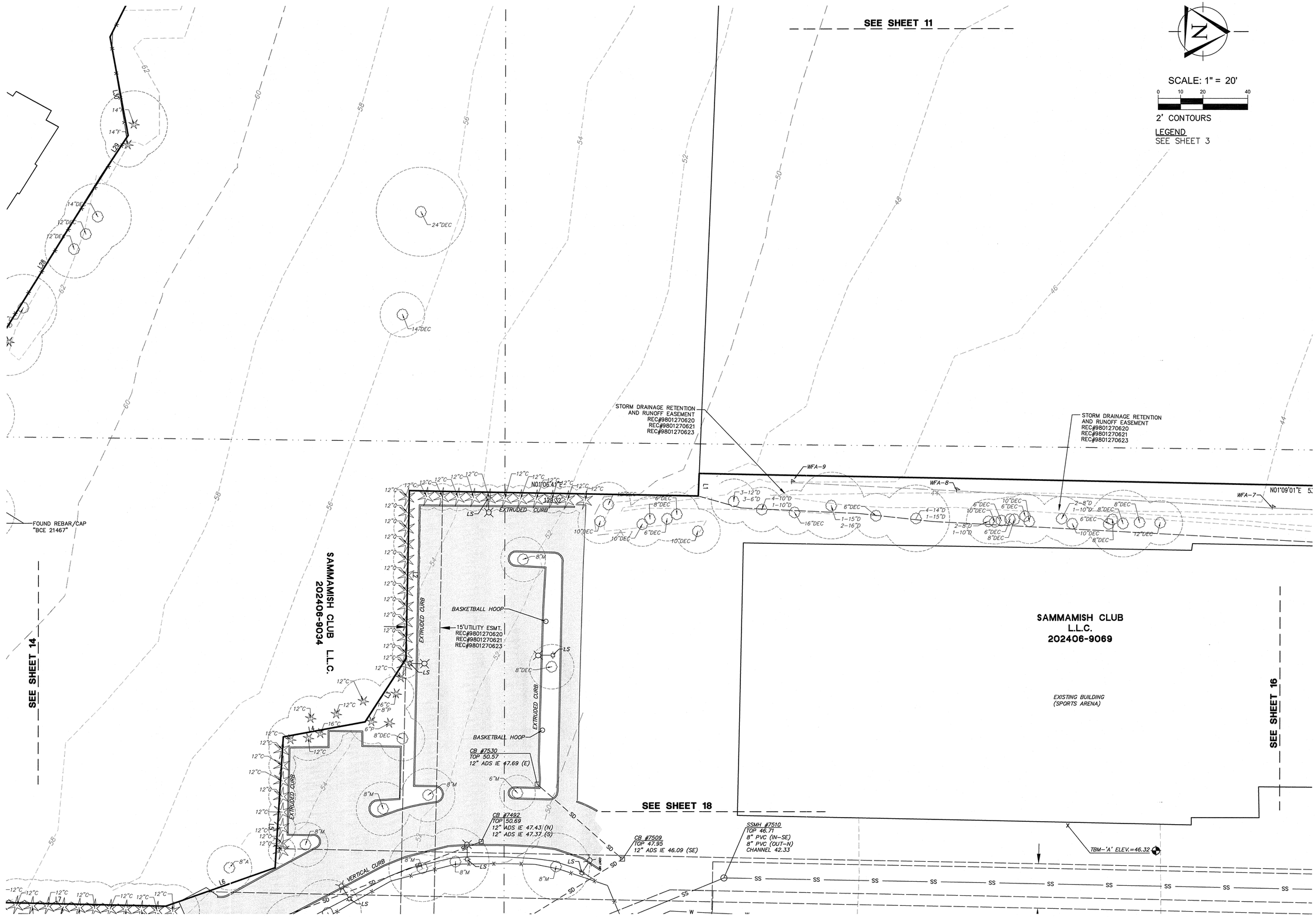

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WOLFF ENTERPRISES II, LLC

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWIS JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 09-11-2014

SCALE: HORIZ.: 1" = 20' VERT.:

STATE OF WASHINGTON MARY H. MCDOWELL 38805 REGISTERED PROFESSIONAL LAND SURVEYOR

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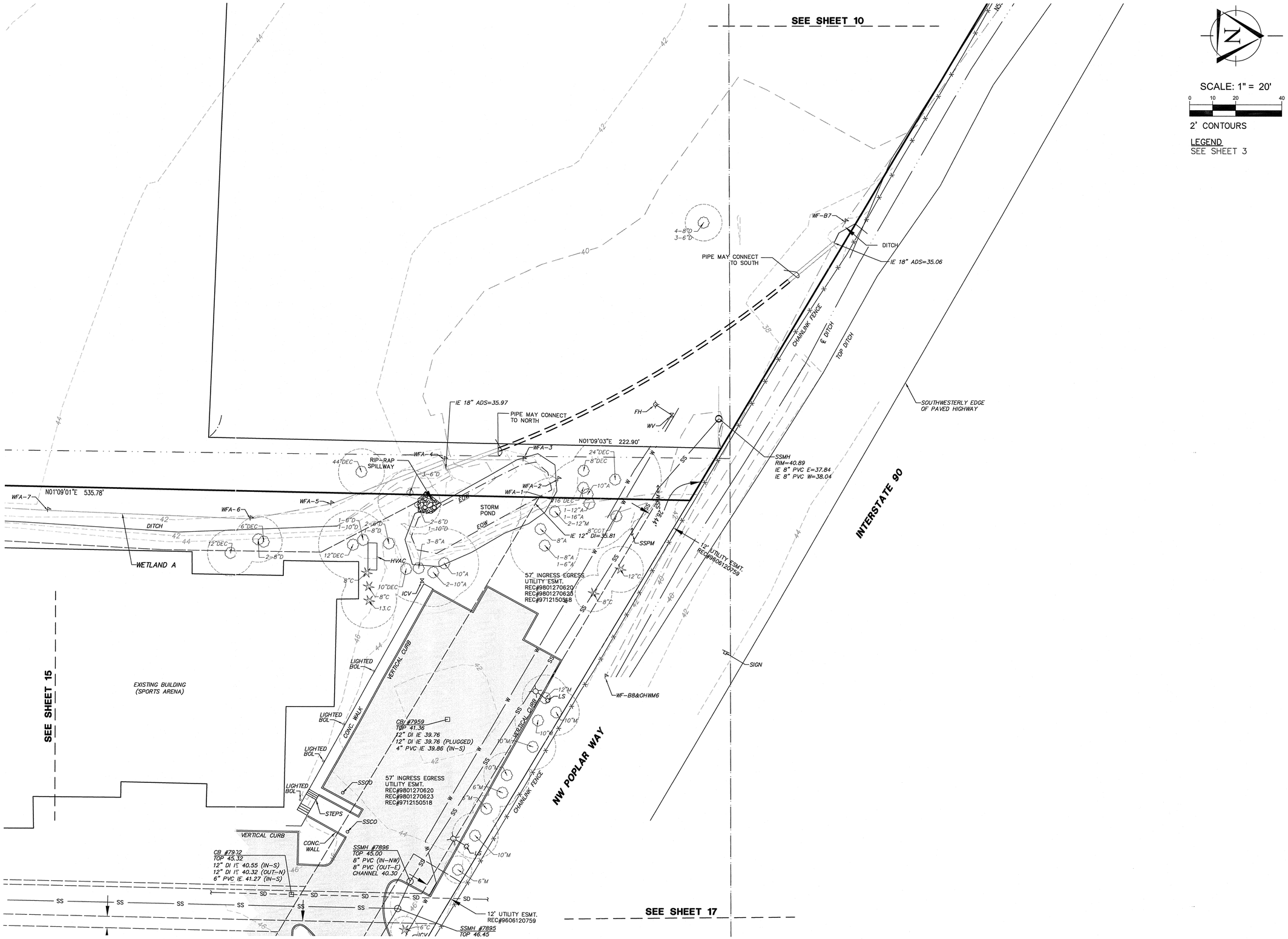

SCALE: 1" = 20'

0 10 20 40

2' CONTOURS

LEGEND
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ISSAQUAH GATEWAY

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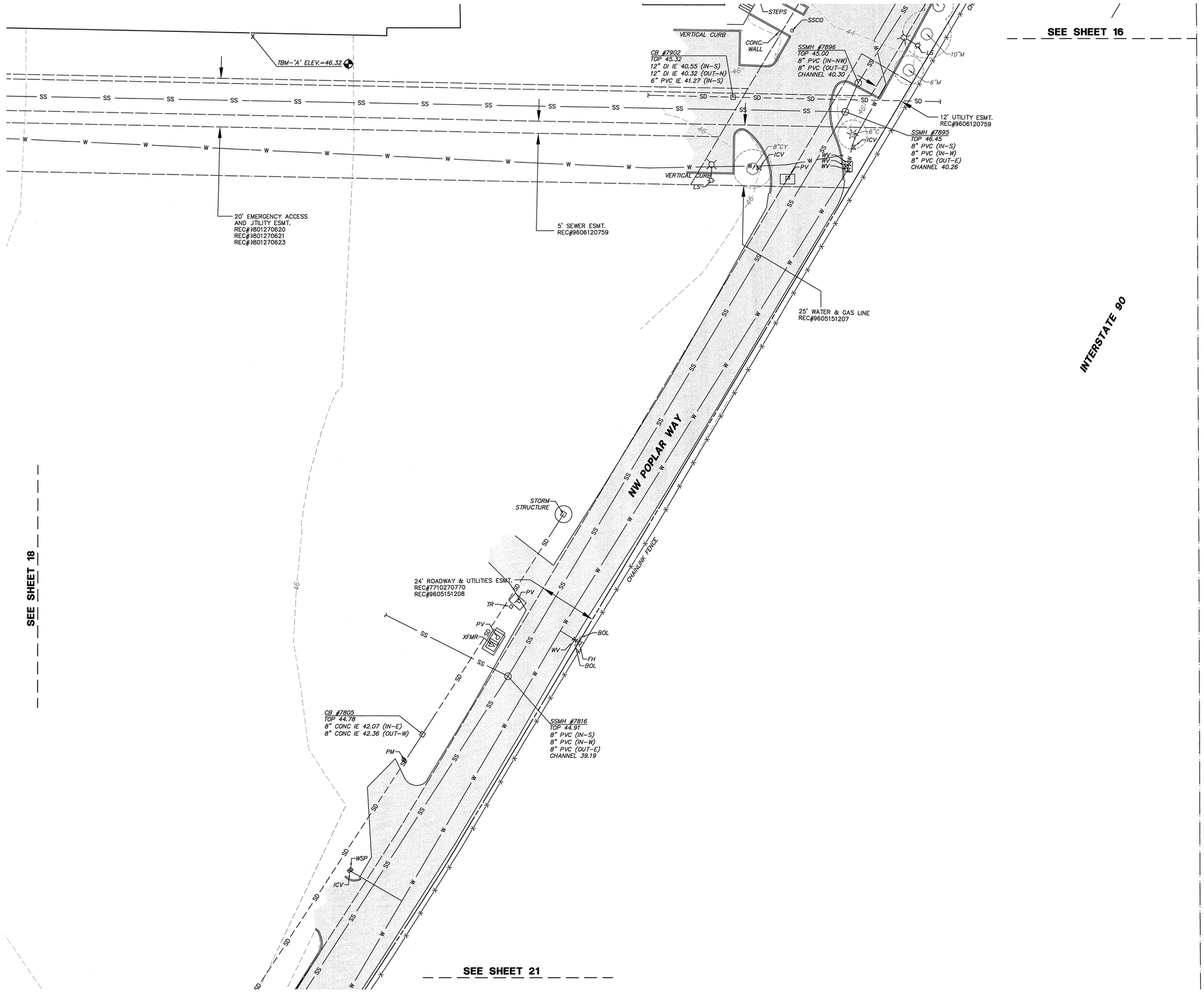

SCALE: 1" = 20'

0 10 20 40

2' CONTOURS

LEGEND
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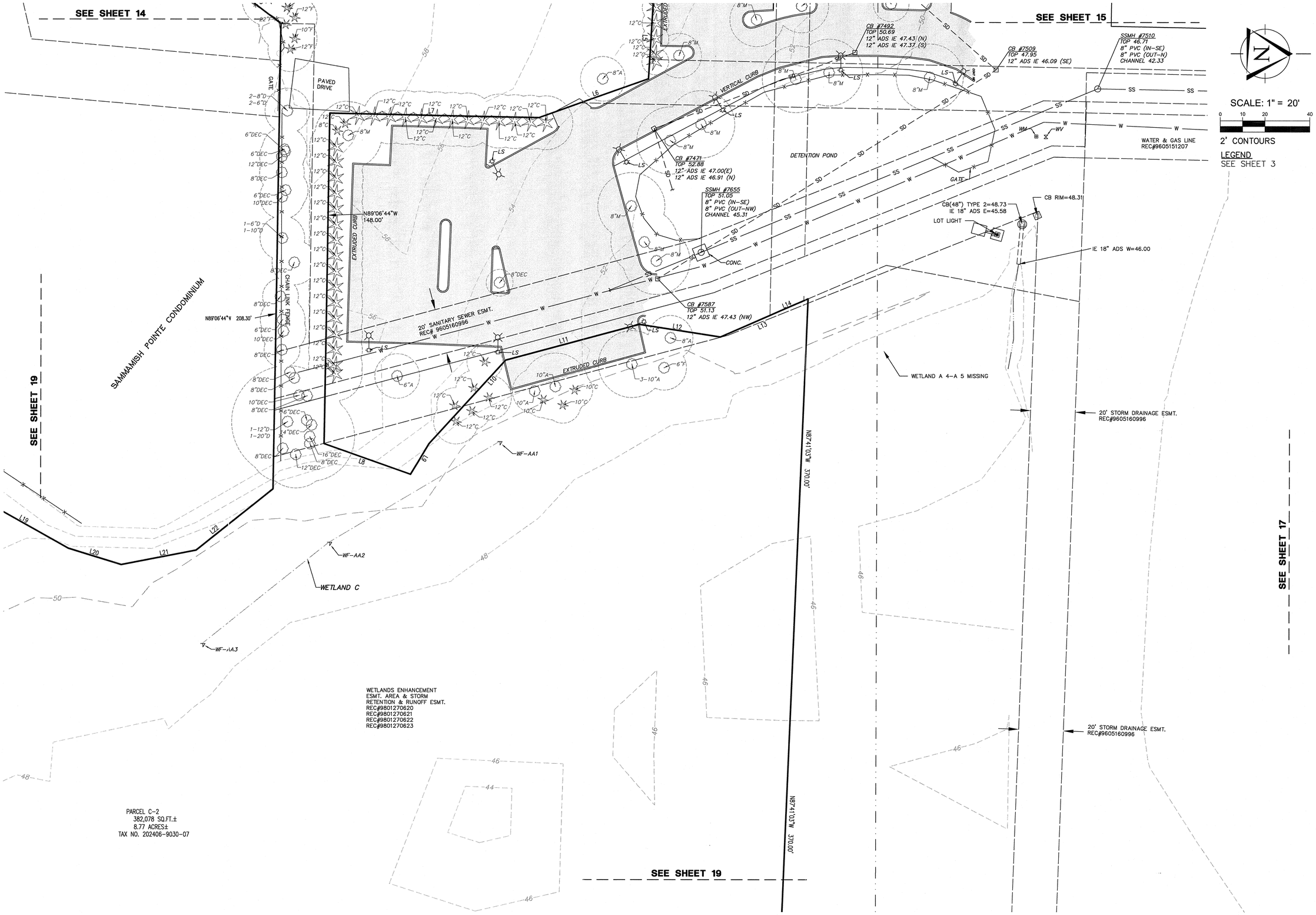

TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net
Land Development Consultants

TOPOGRAPHIC SURVEY FOR WOLFF ENTERPRISES II, LLC

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWIS JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 09-11-2014

SCALE: HORZ.: 1" = 20' VERT.:

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NO. 14-133

SHEET NO. 18 OF 21

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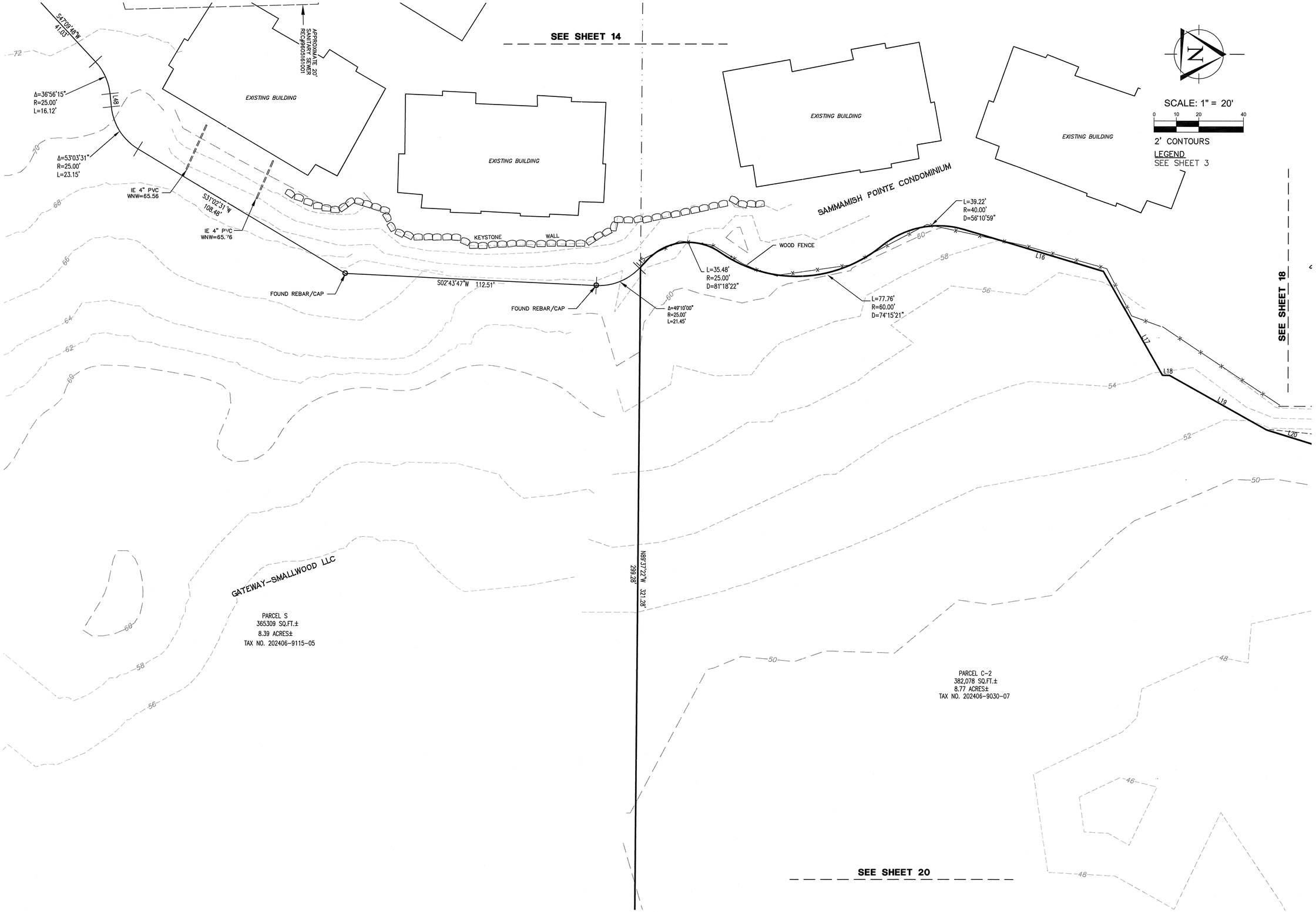

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JOB NO. 14-133

SHEET NO. 19 OF 21

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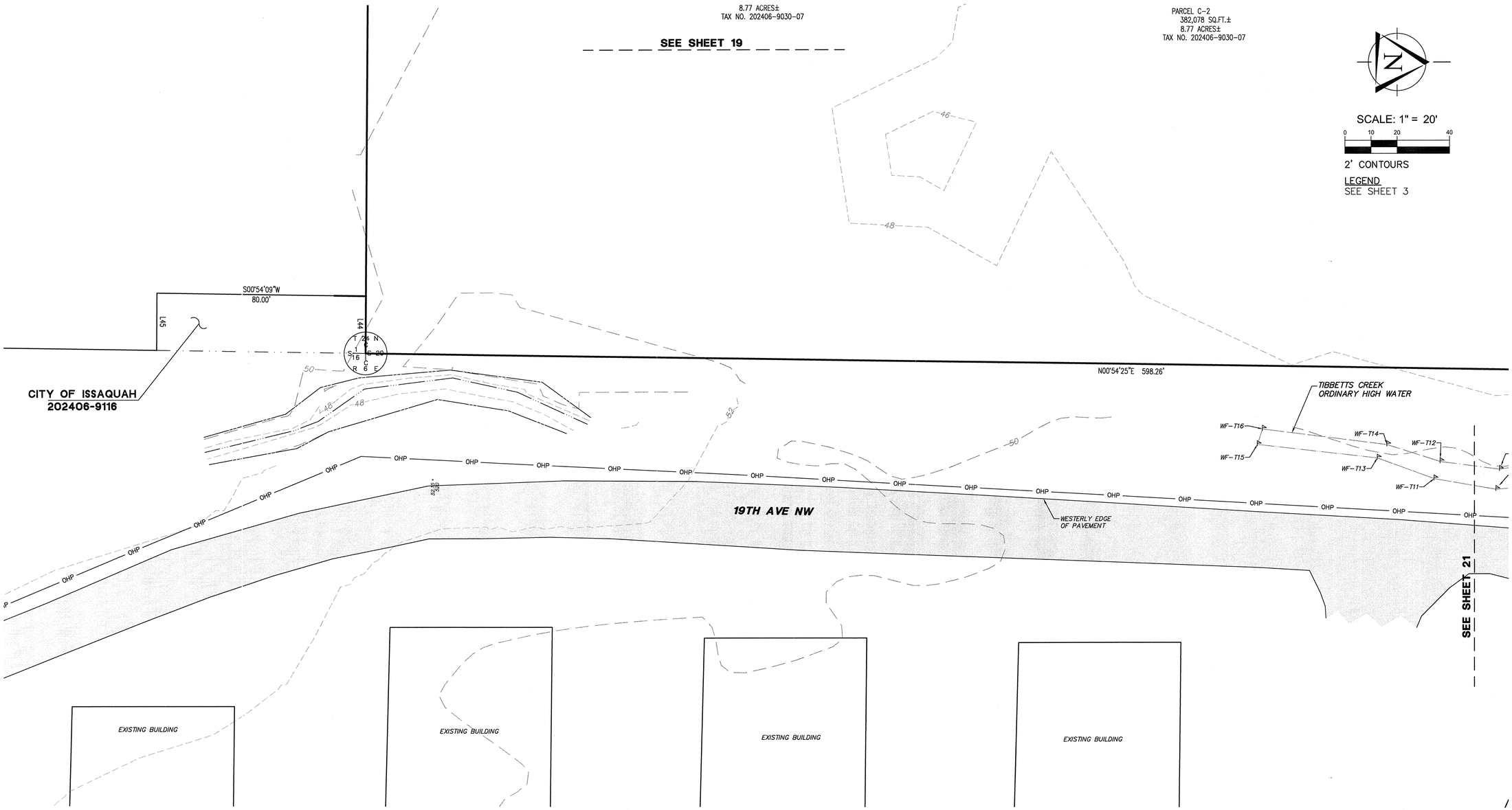

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TOPOGRAPHIC SURVEY
FOR
WOLFF ENTERPRISES II, LLC
ISSAQUAH GATEWAY
CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWIS JR., PE
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 09-11-2014
SCALE: HORIZ.: 1" = 20' VERT.:

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NO. 14-133
SHEET NO. 20 OF 21

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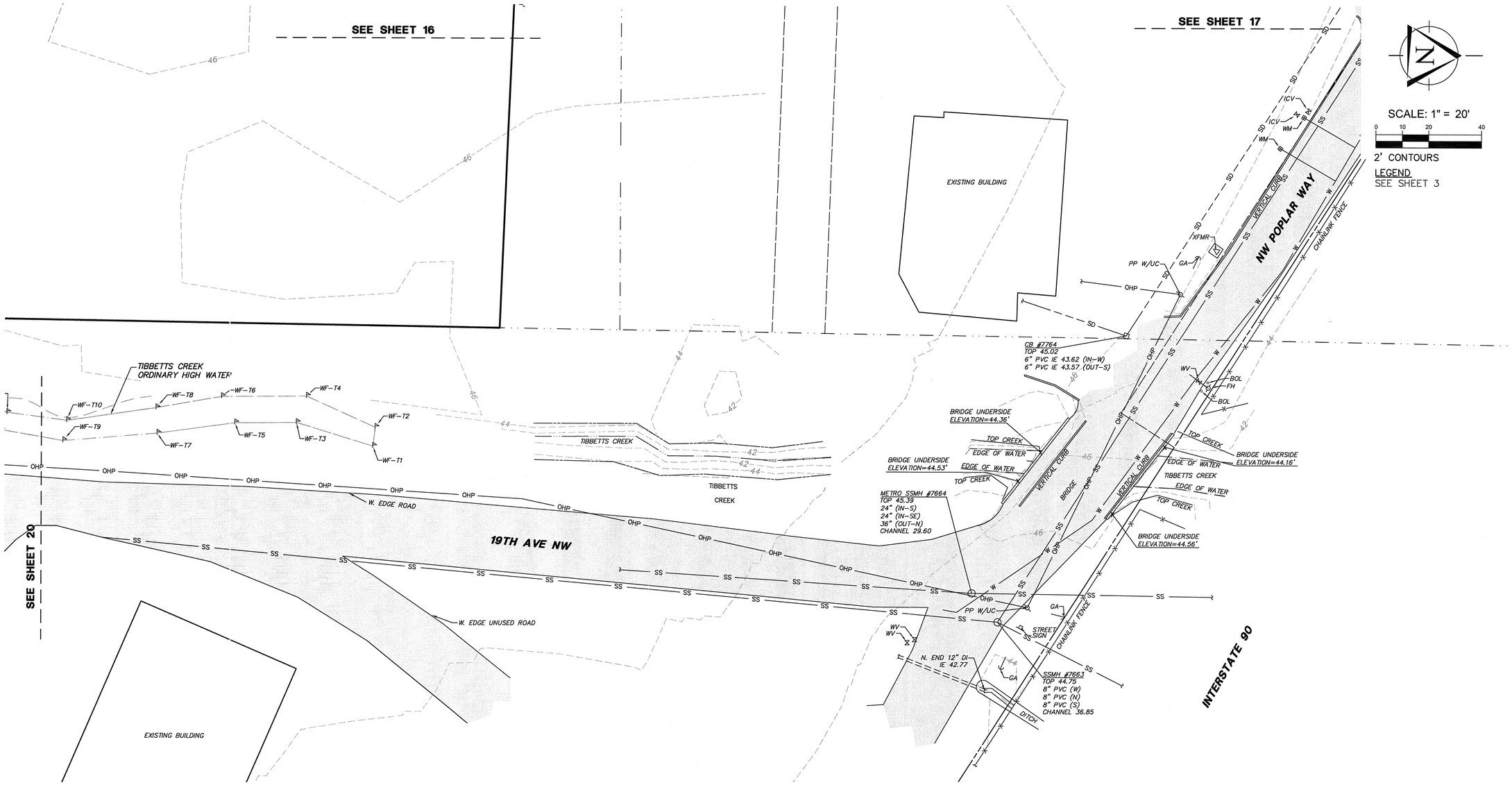

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TOPOGRAPHIC SURVEY
FOR
WOLFF ENTERPRISES II, LLC

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

ROY E. LEWIS JR., PE
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MARY H. MCDOWELL, PLS
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PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 09-11-2014

SCALE: HORIZ.: 1" = 20' VERT.:

STATE OF WASHINGTON
MARY H. MCDOWELL
PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NO. 14-133

SHEET NO. 21 OF 21

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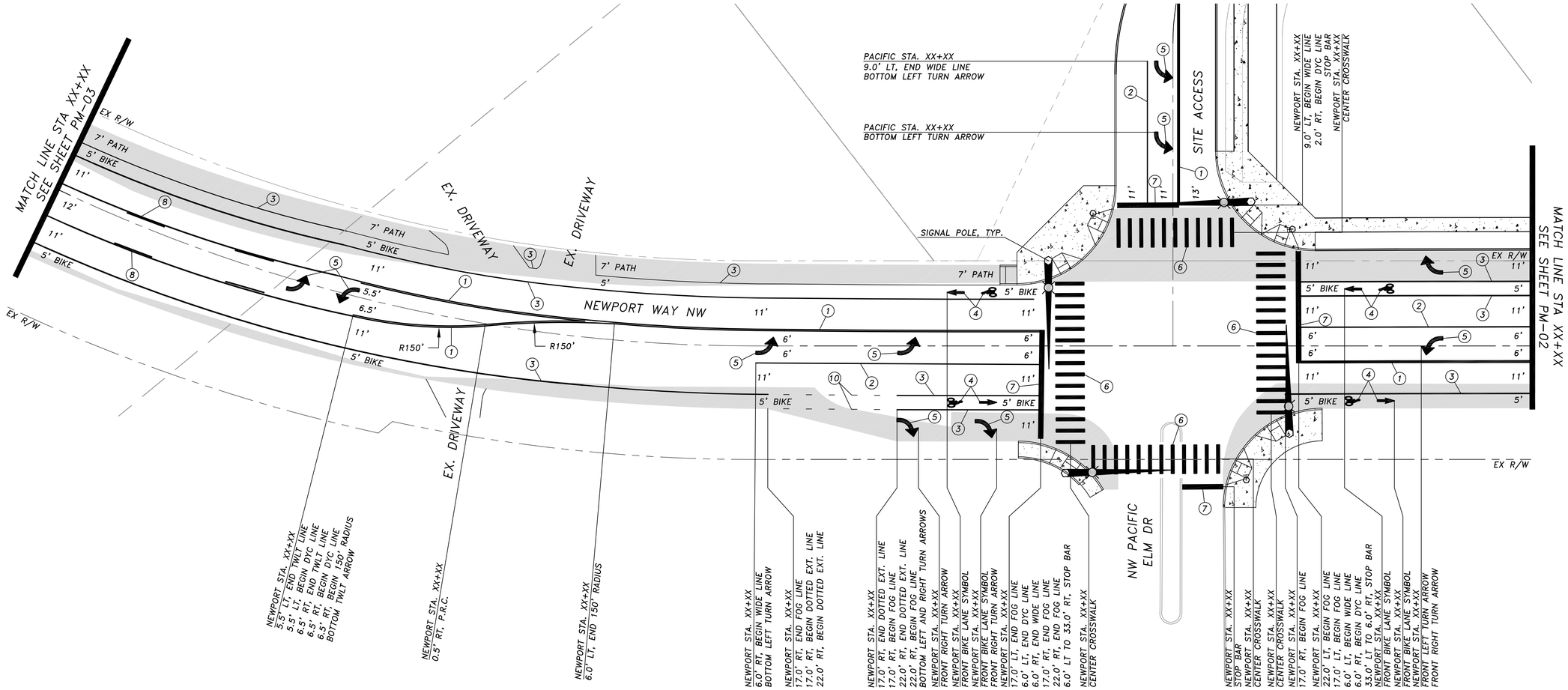
SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 E., W.M.



PAVEMENT MARKING & SIGNING GENERAL NOTES

1. REMOVE EXISTING CONFLICTING STRIPING AS NECESSARY TO ACCOMMODATE NEW STRIPING. CONTRACTOR SHALL COORDINATE STRIPING REMOVE WITH ASPHALT RESTORATION WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SIGNS AND CHANNELIZATION PER CITY OF ISSAQUAH STANDARDS. CONTRACTOR SHALL LAYOUT OUT ALL SIGNS AND CHANNELIZATION, AND THEN CONTACT THE APPROPRIATE CITY INSPECTOR 48-HOURS IN ADVANCE OF INSTALLATION TO VERIFY LAYOUT.
3. INSTALL ALL SIGNS PER CITY OF ISSAQUAH STANDARD DETAIL NO. T-44 AND T-45.
4. CONTRACTOR SHALL PRUNE ALL VEGETATION IN CONFLICT WITH SIGNS TO ENSURE UNOBSTRUCTED VISIBILITY TO DRIVERS AND PEDESTRIANS.
5. UNLESS OTHERWISE NOTED, INSTALL ALL SIGNS AT 7' ABOVE FINISHED GRADE, AS MEASURED TO THE BOTTOM OF SIGN. ON THE SAME POST, THE LOWEST SIGN SHALL BE 7' ABOVE FINISHED GRADE, AS MEASURED TO THE BOTTOM OF THE SIGN.

PAVEMENT MARKING CONSTRUCTION NOTES

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2. INSTALL WHITE PAINTED WIDE SOLID LINE WITH RAISED PAVEMENT MARKERS PER CITY OF ISSAQUAH STANDARD DETAIL NO. T-19.
3. INSTALL 6" WHITE METHYL METHACRYLATE FOG LINE PER CITY OF ISSAQUAH STANDARD DETAIL NO. T-23.
4. INSTALL WHITE METHYL METHACRYLATE BICYCLE LANE MARKINGS PER CITY OF ISSAQUAH STANDARD DETAIL NO.'S T-24 AND T-27.
5. INSTALL WHITE METHYL METHACRYLATE PAVEMENT ARROWS PER CITY OF ISSAQUAH STANDARD DETAIL NO. T-35.
6. INSTALL WHITE METHYL METHACRYLATE CROSSWALK PER CITY OF ISSAQUAH STANDARD DETAIL NO. T-36.
7. INSTALL 18" WHITE METHYL METHACRYLATE STOP BAR PER CITY OF ISSAQUAH STANDARD DETAIL NO. T-36.
8. INSTALL WHITE PAINTED TWO-WAY LEFT TURN LINE WITH RAISED PAVEMENT MARKERS PER CITY OF ISSAQUAH STANDARD DETAIL NO. T-19.
9. INSTALL 4" YELLOW PAINTED LINE AT 45° PER WSDOT STANDARD PLAN M-3.40.
10. INSTALL WHITE PAINTED DOTTED EXTENSION LINE PER CITY OF ISSAQUAH STANDARD DETAIL NO. T-18.

LEGEND

- ◯ PAVEMENT MARKING NOTE
- ⬭ SIGNING NOTE

N

0 10 20 40 60
SCALE IN FEET

△	REVISION	DATE	BY

DESIGNED BY: TTT/EMH
DRAWN BY: TTT/EMH
APPROVED BY: CTB

ISSUE DATE: 04-27-2015
JOB NO.: TENW #4917
DRAWING FILE NO.:

CHRISTOPHER T. BURKETT — STATE OF WASHINGTON — 35635 — REGISTERED PROFESSIONAL ENGINEER

TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue, WA 98004
Office (425) 889-6747
Project Contact: Elyse Hanson, P.E.
Phone: 425-250-5004

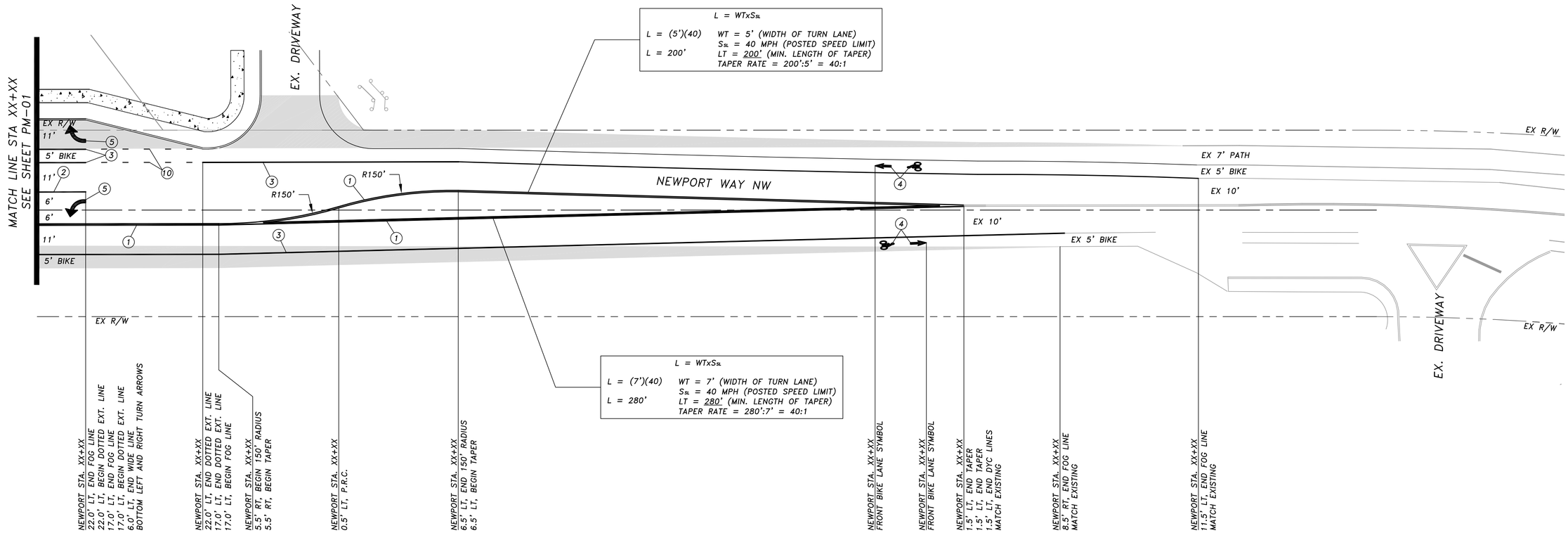
ISSAQUAH GATEWAY APARTMENTS

FRONTAGE IMPROVEMENT PLAN

DRAWING NO.: PM-01

SHEET NO.: 1 OF 3 SHEETS

SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 E., W.M.



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LEGEND	
○	PAVEMENT MARKING NOTE
⬭	SIGNING NOTE

N

0 20 10 40 60
SCALE IN FEET

△	REVISION	DATE	BY

DESIGNED BY: TTT/EMH
DRAWN BY: TTT/EMH
APPROVED BY: CTB

ISSUE DATE: 04-27-2015
JOB NO.: TENW #4917
DRAWING FILE NO.:

CHRISTOPHER T. BURKEY
STATE OF WASHINGTON
35635
REGISTERED PROFESSIONAL ENGINEER

TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue, WA 98004
Office (425) 889-6747
Project Contact: Elyse Hanson, P.E.
Phone: 425-250-5004

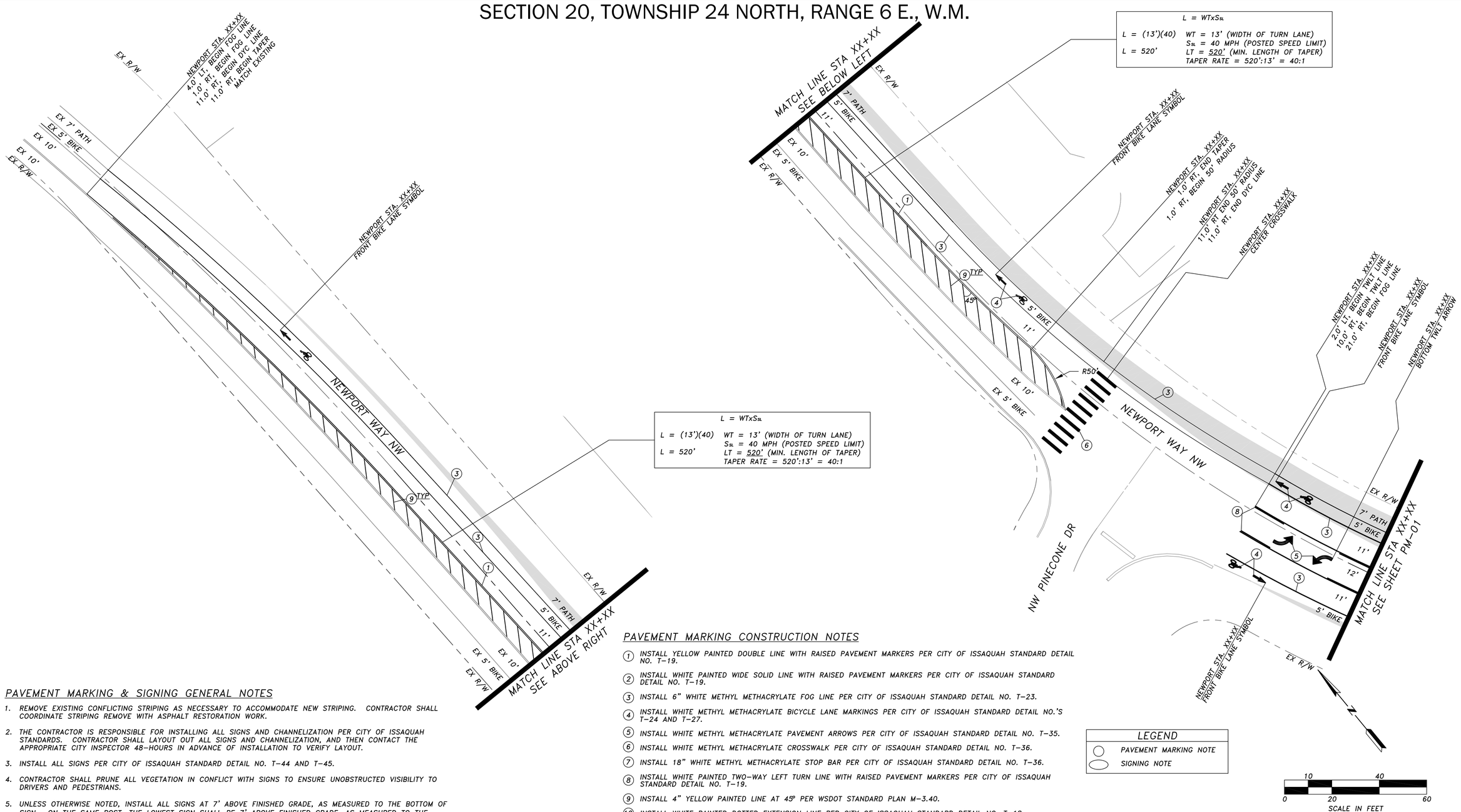
ISSAQUAH GATEWAY APARTMENTS

FRONTAGE IMPROVEMENT PLAN

DRAWING NO.: PM-02

SHEET NO.: 2 OF 3 SHEETS

SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 E., W.M.



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LEGEND

- ○ PAVEMENT MARKING NOTE
- ⬭ SIGNING NOTE

△	REVISION	DATE	BY

DESIGNED BY: TTT/EMH
DRAWN BY: TTT/EMH
APPROVED BY: CTB
ISSUE DATE: 04-27-2015
JOB NO.: TENW #4917
DRAWING FILE NO.:

CHRISTOPHER T. BURKLEY — STATE OF WASHINGTON — 35435 — REGISTERED PROFESSIONAL ENGINEER

TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue, WA 98004
Office (425) 889-6747
Project Contact: Elyse Hanson, P.E.
Phone: 425-250-5004

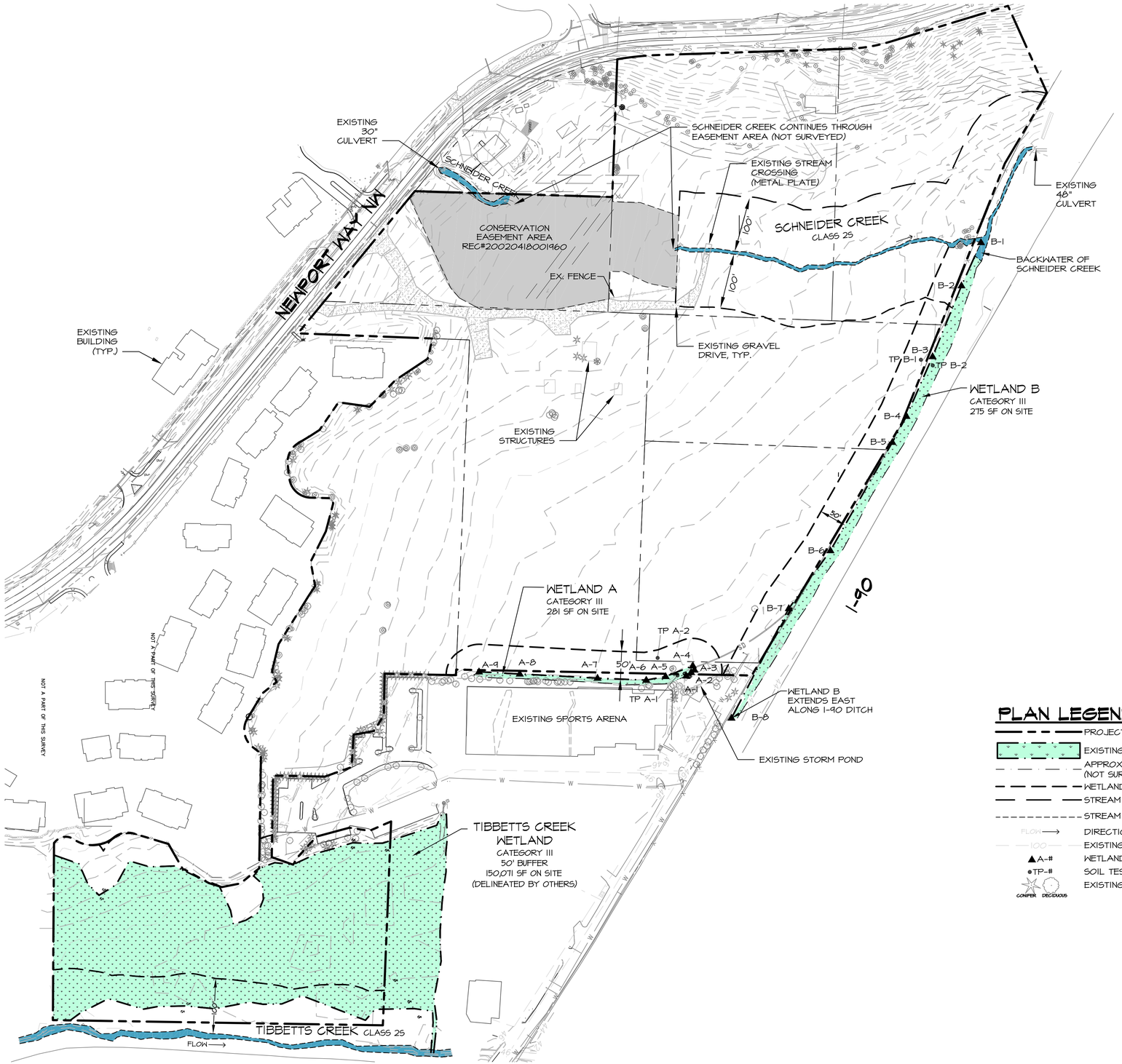
ISSAQUAH GATEWAY APARTMENTS

FRONTAGE IMPROVEMENT PLAN

DRAWING NO.: PM-03

SHEET NO.: 3 OF 3 SHEETS

W 1/2, SECTION 20, TOWNSHIP 24 N, RANGE 6E, W.M.



EXISTING CONDITIONS PLAN

GRAPHIC SCALE
(IN FEET)
0 50 100 200
SCALE: 1"=100'
NORTH

VICINITY MAP

NTS

SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 9/29/2014)

NORTH

CONTACTS

APPLICANT/OWNER

NAME:	THE WOLFF COMPANY
ADDRESS:	6710 EAST CAMELBACK RD, STE 100 SCOTTSDALE, AZ 85251
PHONE:	(480) 315-9595
CONTACT:	GREG VAN PATTEN

ARCHITECT

NAME:	VIA ARCHITECTS
ADDRESS:	1809 7TH AVENUE, STE. 800 SEATTLE, WA 98101
PHONE:	(206) 284-5624
CONTACT:	MATT ROEWE, AIA, LEED AP

SURVEYOR/ENGINEER

NAME:	TRIAD ASSOCIATES
ADDRESS:	20300 WOODINVILLE-SNOHOMISH ROAD NE, STE. A WOODINVILLE, WA 98072
PHONE:	(425) 821-8448
CONTACT:	ROY LEWIS, P.E.

ENVIRONMENTAL CONSULTANT

NAME:	TALASAEA CONSULTANTS, INC.
ADDRESS:	15020 BEAR CREEK RD. NE WOODINVILLE, WA 98077
PHONE:	(425) 861-7550
CONTACT:	ANN OLSEN, PLA, SENIOR PROJECT MANAGER DAVID TEESDALE, PWS, SENIOR WETLAND ECOLOGIST

PLAN LEGEND

- PROJECT SITE BOUNDARY
- EXISTING WETLAND
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- WETLAND BUFFER - STANDARD
- STREAM BUFFER - STANDARD
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- FLOW → DIRECTION OF FLOW
- 100 EXISTING CONTOUR
- ▲A-# WETLAND FLAG LOCATION
- •TP-# SOIL TEST PLOT LOCATION
- CONIFER DECIDUOUS EXISTING TREES

SHEET INDEX

SHEET NUMBER	SHEET TITLE
W1.0	EXISTING CONDITIONS PLAN
W1.1	PROPOSED SITE PLAN & IMPACTS & MITIGATION OVERVIEW PLAN
W2.0	CONCEPTUAL GRADING & HABITAT FEATURE PLAN
W3.0	CANDIDATE PLANT LIST, NOTES, & DETAILS

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE:

SUBJECT TO REVISION

811 Know what's below. Call before you dig.

NOTES

1. SURVEY PROVIDED BY TRIAD ASSOCIATES, 20300 WOODINVILLE SNOHOMISH ROAD NE, STE. A WOODINVILLE, WA 98072, (425) 821-8448.
2. SITE PLAN PROVIDED BY VIA ARCHITECTS, 1809 7TH AVENUE STE. 800 SEATTLE, 98101, (206) 284-5624.
3. SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast – Woodinville, Washington 98077
Bus (425) 861-7550 – Fax (425) 861-7549

CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
EXISTING CONDITIONS PLAN
ISSAQUAH GATEWAY
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date	4-28-2015
Scale	AS SHOWN
Designed	AO
Drawn	ABS
Checked	AO
Approved	BS

Project # 634C

Sheet # W1.0

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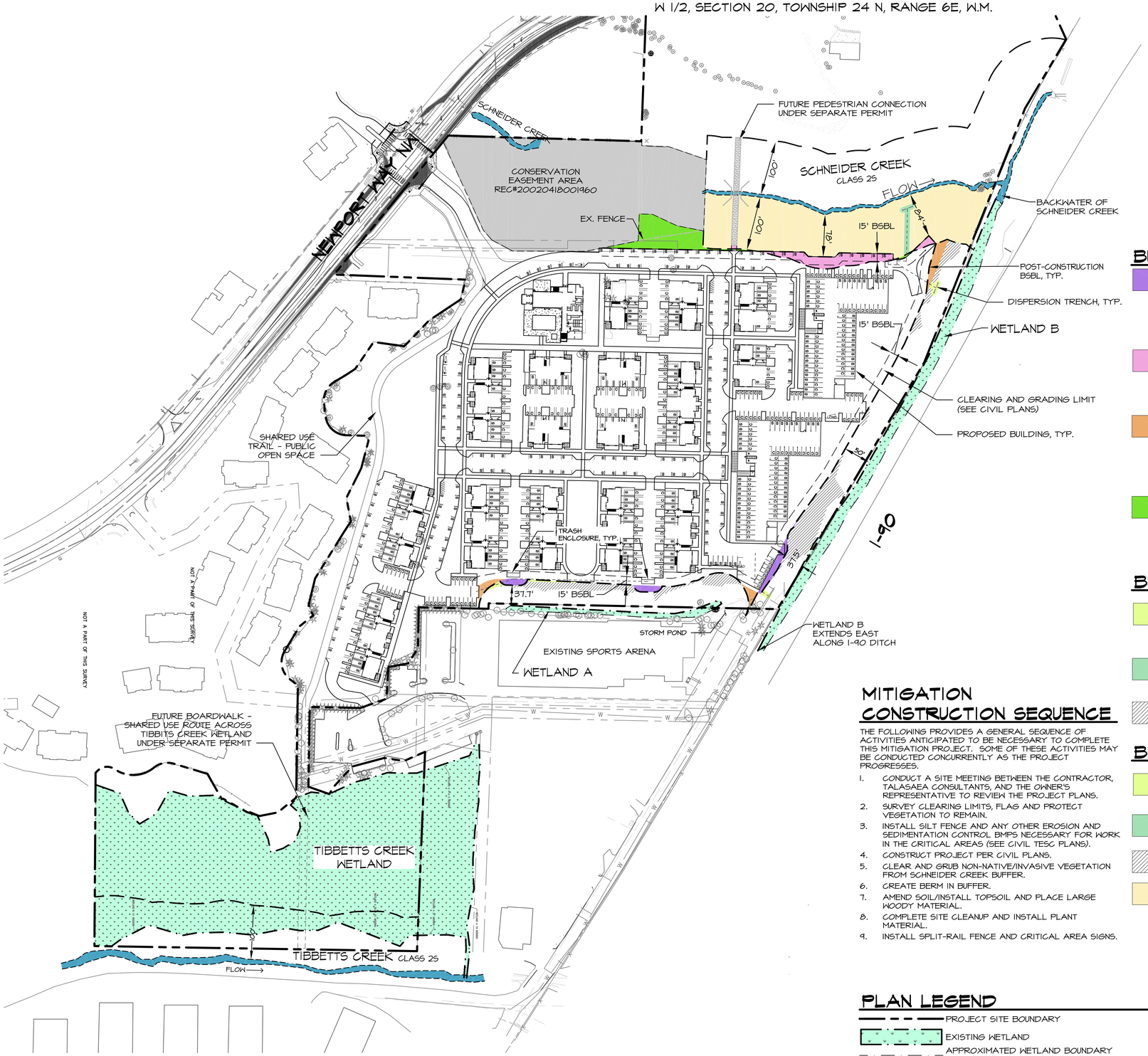
W 1/2, SECTION 20, TOWNSHIP 24 N, RANGE 6E, W.M.



PROPOSED SITE PLAN & IMPACTS & MITIGATION OVERVIEW PLAN

GRAPHIC SCALE (IN FEET)
0 50 100 200
SCALE: 1"=100'
NORTH

BUFFER AVERAGING LEGEND (PER IMC 18.10.650 (D)(5))

REDUCED WETLAND BUFFER AREA

WETLAND A	1,074 SF
WETLAND B	1,245 SF

REDUCED STREAM BUFFER AREA

SCHNEIDER CREEK	4,582 SF

REPLACED WETLAND BUFFER AREA

WETLAND A	1,074 SF
WETLAND B (NET GAIN 33 SF)	1,278 SF

REPLACED STREAM BUFFER AREA

SCHNEIDER CREEK (NET GAIN IN BUFFER AREA= 2,322 SF)	6,904 SF

BUFFER IMPACTS LEGEND

TEMPORARY WETLAND BUFFER IMPACTS FROM UTILITY CONSTRUCTION	1,028 SF
TEMPORARY STREAM BUFFER IMPACTS FROM UTILITY CONSTRUCTION	1,077 SF
TEMPORARY WETLAND AND STREAM BUFFER IMPACTS DUE TO GRADING	14,103 SF

BUFFER MITIGATION LEGEND

WETLAND BUFFER RESTORATION (FOR TEMPORARY UTILITY CONSTRUCTION IMPACTS)	1,028 SF
STREAM BUFFER RESTORATION (FOR TEMPORARY UTILITY CONSTRUCTION IMPACTS)	1,077 SF
WETLAND AND STREAM BUFFER RESTORATION (DUE TO GRADING)	14,103 SF
STREAM BUFFER ENHANCEMENT	47,060 SF

MITIGATION CONSTRUCTION SEQUENCE

THE FOLLOWING PROVIDES A GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO BE NECESSARY TO COMPLETE THIS MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.

1. CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, TALASAEA CONSULTANTS, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS.
2. SURVEY CLEARING LIMITS, FLAG AND PROTECT VEGETATION TO REMAIN.
3. INSTALL SILT FENCE AND ANY OTHER EROSION AND SEDIMENTATION CONTROL BMPS NECESSARY FOR WORK IN THE CRITICAL AREAS (SEE CIVIL TESC PLANS).
4. CONSTRUCT PROJECT PER CIVIL PLANS.
5. CLEAR AND GRUB NON-NATIVE/INVASIVE VEGETATION FROM SCHNEIDER CREEK BUFFER.
6. CREATE BERM IN BUFFER.
7. AMEND SOIL/INSTALL TOPSOIL AND PLACE LARGE WOODY MATERIAL.
8. COMPLETE SITE CLEANUP AND INSTALL PLANT MATERIAL.
9. INSTALL SPLIT-RAIL FENCE AND CRITICAL AREA SIGNS.

PLAN LEGEND

- PROJECT SITE BOUNDARY
- EXISTING WETLAND
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- POST CONSTRUCTION WETLAND BUFFER
- 15' BSBL
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- FLOW → DIRECTION OF FLOW

NOT FOR CONSTRUCTION

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PROPOSED SITE PLAN & IMPACTS & MITIGATION OVERVIEW PLAN
ISSAQUAH GATEWAY
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date	4-28-2015
Scale	AS SHOWN
Designed	AO
Drawn	ABS
Checked	AO
Approved	BS

Project # 6346

Sheet # W.1

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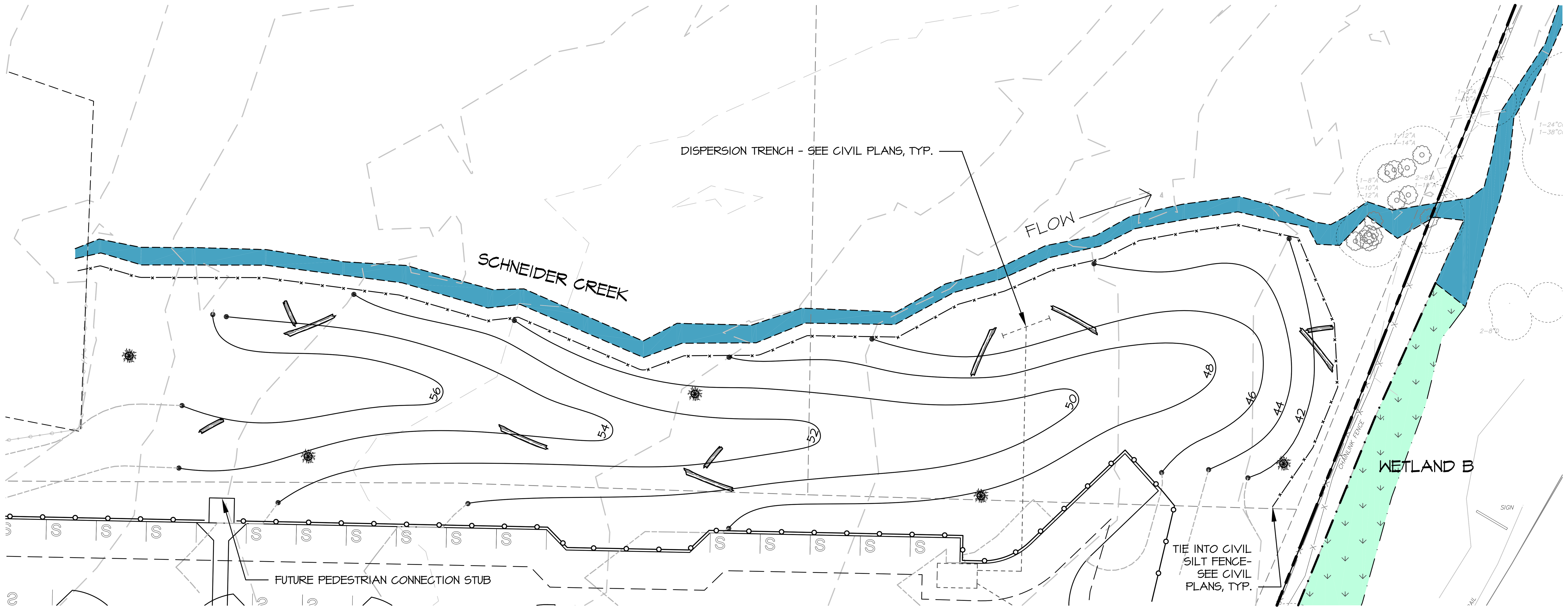
W 1/2, SECTION 20, TOWNSHIP 24 N, RANGE 6E, W.M.



GRADING & HABITAT FEATURE PLAN

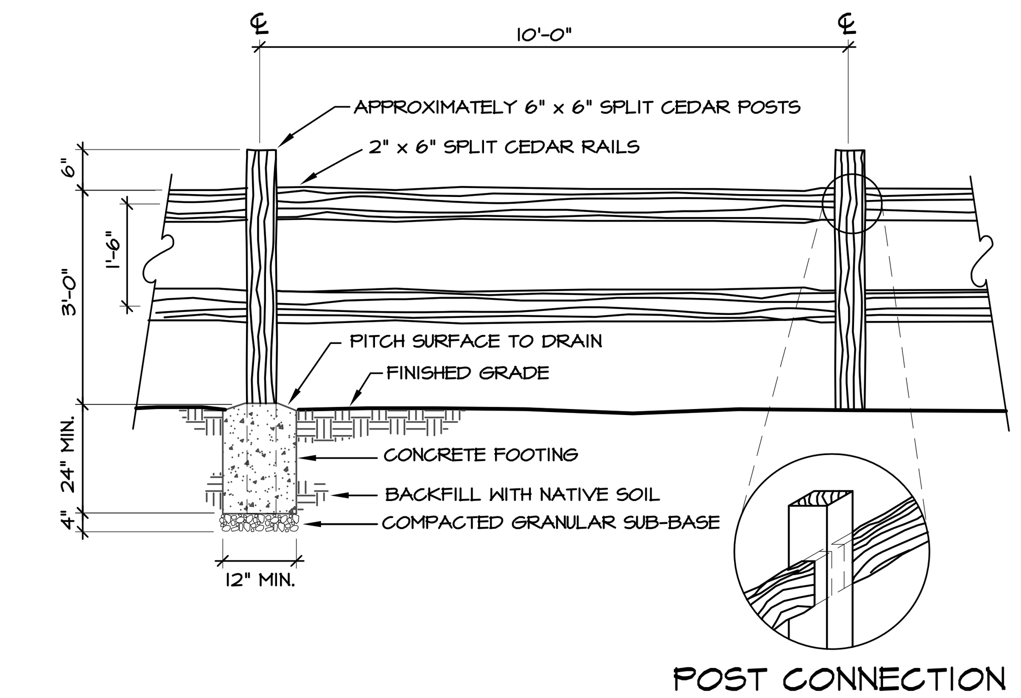
GRAPHIC SCALE
(IN FEET)
0 15 30 60
SCALE: 1"=30'
NORTH

PLAN LEGEND

- PROJECT SITE BOUNDARY
- EXISTING WETLAND
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- POST CONSTRUCTION BUFFER/SPLIT RAIL FENCE (1/W2.0)
- 15' BSBL
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- FLOW ⟶ DIRECTION OF FLOW

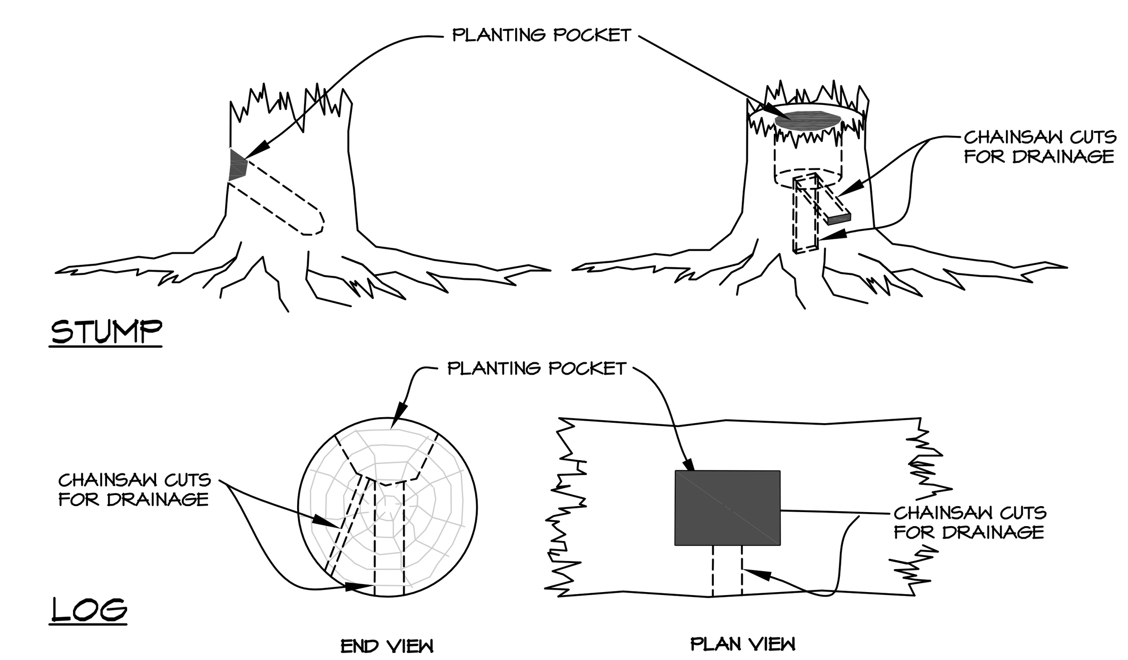
GRADING LEGEND

- CREATED WETLAND BOUNDARY
- CLEARING LIMITS / SILT FENCE
- 100 PROPOSED CONTOUR
- WOODY DEBRIS
- STUMP (2/W2.0)



1 SPLIT 2-RAIL FENCE DETAIL

N.T.S.



2 STUMP WITH PLANTING POCKETS DETAIL

1"=1'

NOTES FOR CLEARING, GRUBBING, AND HABITAT FEATURE INSTALLATION

PART 1: GENERAL

1.1 SEQUENCING

A. GENERAL CONSTRUCTION:

1. CONTRACTOR SHALL GIVE TALASAEA CONSULTANTS A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
2. NO CONSTRUCTION WORK SHALL COMMENCE UNTIL THERE IS A MEETING BETWEEN THE CLIENT, TALASAEA CONSULTANTS, GENERAL, CLEARING, AND/OR EARTHWORK CONTRACTORS, AND THE LANDSCAPE CONTRACTOR. THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REVIEWED TO ENSURE THAT ALL PARTIES INVOLVED UNDERSTAND THE INTENT AND THE SPECIFIC DETAILS RELATED TO THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONSTRAINTS.
3. LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO: (1) INDEPENDENTLY VERIFY THE ACCURACY OF UTILITY LOCATIONS AND (2) DISCOVER AND AVOID ANY UTILITIES WITHIN THE MITIGATION PLAN AREA(S) THAT ARE NOT SHOWN, BUT WHICH MAY BE AFFECTED BY IMPLEMENTATION OF THE PLAN. SUCH AREA(S) ARE TO BE CLEARLY MARKED IN THE FIELD. TALASAEA CONSULTANTS SHALL REVIEW ANY CONFLICTS WITH THE APPROVED MITIGATION PLAN PRIOR TO START OF CONSTRUCTION.
4. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS, AND SHALL REMAIN ON SITE UNTIL PROJECT COMPLETION.
5. CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH ALL AGENCY STANDARDS, RULES, CODES, PERMIT CONDITIONS, AND/OR OTHER APPLICABLE ORDINANCES AND POLICIES.
6. THE PROJECT OWNER/APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
7. A QUALIFIED ECOLOGIST SHALL BE ON SITE, AS NECESSARY, TO MONITOR MITIGATION CONSTRUCTION AND APPROVE MINOR REVISIONS TO THE PLAN.
8. DURING CONSTRUCTION, THE CONTRACTOR MUST USE MATERIALS AND CONSTRUCTION METHODS THAT PREVENT TOXIC SUBSTANCES AND OTHER POLLUTANTS FROM ENTERING MITIGATION AREAS OR OTHER NATURAL WATERS OF THE STATE.
9. PREVENTATIVE MEASURES SHALL BE USED TO PROTECT EXISTING STORM DRAINAGE SYSTEMS, EXISTING UTILITIES, AND ROADS.
10. THE CONTRACTOR SHALL PROVIDE SEDIMENT AND EROSION CONTROLS AROUND THE PROJECT AREA PRIOR TO SOIL DISTURBANCE FROM CONSTRUCTION ACTIVITY.

B. MITIGATION CONSTRUCTION: THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO BE NECESSARY TO COMPLETE THIS MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.

1. CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, TALASAEA CONSULTANTS, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS.
2. SURVEY CLEARING LIMITS.
3. INSTALL SILT FENCE AND ANY OTHER EROSION AND SEDIMENTATION CONTROL BMPS NECESSARY FOR WORK IN THE MITIGATION AREAS.
4. CLEAR AND GRUB NON-NATIVE/INVASIVE VEGETATION FROM BUFFER
5. AMEND SOIL AND PLACE LARGE WOODY MATERIAL.
6. CONSTRUCT PEDESTRIAN SOFT-SURFACE TRAIL WITHIN BUFFER.
7. COMPLETE SITE CLEANUP AND INSTALL PLANT MATERIAL AS INDICATED ON THE BUFFER MITIGATION PLANTING PLAN.
8. INSTALL SPLIT-RAIL FENCE AND CRITICAL AREA SIGNS.

1.2 PROJECT CONDITIONS

A. PROTECTION AND MAINTENANCE OF OFF-SITE AREAS: CONTRACTOR SHALL ENSURE THAT CONSTRUCTION RELATED ACTIVITIES DO NOT DAMAGE OFF-SITE FEATURES OR ADJACENT VEGETATION. TALASAEA CONSULTANTS SHALL BE NOTIFIED IMMEDIATELY IF ACCIDENTAL DAMAGE OCCURS. CONTRACTOR SHALL ENSURE THAT ADJACENT ROADS ARE MAINTAINED AND KEPT CLEAR OF SOIL AND/OR OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH THE GOVERNING JURISDICTION'S CODES REGARDING STREET MAINTENANCE/CLEANING DURING CONSTRUCTION.

B. PLAN CHANGES AND MODIFICATIONS: ANY CHANGES OR MODIFICATIONS TO THE MITIGATION PLANS OR SPECIFICATIONS MUST RECEIVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES.

1.3 WARRANTY

A. WARRANTY TERMS AND CONDITIONS: A CONTRACTOR-PROVIDED WARRANTY SHALL EXTEND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PHYSICAL COMPLETION. PHYSICAL COMPLETION FOR THE WORK OF THIS SECTION IS THE DATE WHEN ALL CLEARING/GRUBBING, HABITAT FEATURE PLACEMENT, PLANTING, IRRIGATION, AND RELATED PHASES OF SUCH WORK HAVE BEEN COMPLETED AND ARE ACCEPTED BY THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES.

PART 2: PRODUCTS AND MATERIALS

2.1 HABITAT FEATURES

A. SWALLOW NESTING BOXES

1. SWALLOW NESTING BOXES AND SHALL BE CONSTRUCTED OF CEDAR OR CYPRESS.
2. CONTRACTOR MAY PURCHASE SWALLOW NESTING BOXES AT:
   a. TALASAEA CONSULTANTS, (425) 861-7550 OR,
   b. SEATTLE AUDUBON SOCIETY, (206) 523-4483 OR,
   c. WILD BIRDS UNLIMITED, (206) 575-4001

B. DOWN LOGS: DOWN LOGS SHALL BE CEDAR OR FIR SPECIES, HAVE A 20 FOOT MINIMUM LENGTH, WITH OR WITHOUT ROOTS, AND A MINIMUM DIAMETER OF 18 INCHES. BARK SHALL BE KEPT INTACT. ENDS THAT HAVE BEEN CUT SHALL BE DISTRESSED AND NOT BLUNT.

C. STUMPS: STUMPS SHALL BE EITHER PART-DECAYED, RELOCATED STUMPS, OR CUT LIVE ROOTWADS WITH A MINIMUM OF THREE FEET OF TRUNK 20 INCHES IN DIAMETER MINIMUM. ENDS THAT HAVE BEEN CUT SHALL BE DISTRESSED AND NOT BLUNT.

D. BOULDERS:

1. USE BOULDERS UNCOVERED FROM ON-SITE GRADING OPERATIONS, IF AVAILABLE.
2. ONE OR TWO-PERSON MINIMUM SIZE WITH TWELVE INCHES MINIMUM DIAMETER.

2.2 SOFT-SURFACE PATH

B. TRAIL SURFACING SHALL BE CLEAN WOODCHIPS. SEE DETAIL ON MITIGATION PLANS.

2.3 TOPSOIL

A. TOPSOIL: TOPSOIL THAT HAS BEEN STOCKPILED ON-SITE FOR REUSE IN PROJECT AREA(S) OR IMPORTED FROM OFF-SITE SOURCES SHALL BE FERTILE, FRIABLE, SANDY LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STUMPS, STONES LARGER THAN 1 INCH IN ANY DIMENSION, LITTER, OR ANY OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

B. ORGANIC CONTENT: IMPORTED TOPSOIL SHALL CONSIST OF ORGANIC MATERIALS AMENDED AS NECESSARY TO PRODUCE A BULK ORGANIC CONTENT OF AT LEAST 10 PERCENT AND NOT GREATER THAN 20 PERCENT, AS DETERMINED BY AASHTO-T-194.

2.4 MULCH

A. BARK OR WOODCHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. THE MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO ANIMAL, PLANT LIFE OR WATER QUALITY. SAWDUST SHALL NOT BE USED AS MULCH.

B. MULCH SHALL BE MEDIUM-COARSE GROUND WITH AN APPROXIMATELY 3-INCH MINUS PARTICLE SIZE. FINE PARTICLES SHALL BE MINIMIZED SO THAT NOT MORE THAN 30%, BY LOOSE VOLUME, WILL PASS THROUGH A US NO. 4 SIEVE.

PART 3: EXECUTION

A. SURVEY/STAKE/FLAG LIMITS OF CLEARING:

1. PRIOR TO ANY CONSTRUCTION, A LICENSED SURVEYOR SHALL SURVEY, STAKE, AND FLAG CLEARING LIMITS. CLEARING LIMITS ARE DEPICTED ON THE MITIGATION PLANS. TALASAEA CONSULTANTS SHALL REVIEW AND APPROVE FLAGGING OF CLEARING LIMITS PRIOR TO ANY VEGETATION REMOVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATIONS OF VEGETATION TO BE SAVED AND REQUEST THAT TALASAEA CONSULTANTS MODIFY THE MITIGATION PLAN AS NECESSARY TO AVOID ALL SIGNIFICANT NATIVE VEGETATION.

B. FLAG AND PROTECT EXISTING VEGETATION TO REMAIN:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING DISTURBANCE TO EXISTING VEGETATION LOCATED OUTSIDE THE CLEARING LIMITS. NO REMOVAL OF ANY VEGETATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY TALASAEA CONSULTANTS.
2. TALASAEA CONSULTANTS SHALL FLAG EXISTING VEGETATION TO REMAIN LOCATED WITHIN THE MITIGATION AREA. FLAGGED VEGETATION SHALL NOT BE DISTURBED, UNLESS APPROVED IN WRITING BY TALASAEA CONSULTANTS.
3. CONTRACTOR SHALL EXERCISE CARE TO PREVENT INJURY TO THE TRUNK, ROOTS, AND BRANCHES OF TREES AND SHRUBS TO REMAIN. ANY WOODY PLANT TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE TREATED IMMEDIATELY AFTER DAMAGE OCCURS, AND TALASAEA CONSULTANTS SHALL BE NOTIFIED OF INCIDENT. DAMAGE TREATMENT SHALL INCLUDE EVENLY CUTTING BROKEN BRANCHES, BROKEN ROOTS, AND DAMAGED TREE BARK. INJURED PLANTS SHALL BE THOROUGHLY WATERED AND ADDITIONAL MEASURES SHALL BE TAKEN, AS APPROPRIATE, TO AID IN PLANT SURVIVAL.

C. PLACE EROSION CONTROL MEASURES:

1. CONTRACTOR SHALL INSTALL SILT FENCING WHERE SHOWN ON THE MITIGATION PLANS PRIOR TO ANY MITIGATION CONSTRUCTION ACTIVITY. OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY OR AS REQUIRED. TALASAEA CONSULTANTS SHALL VERIFY AND APPROVE LOCATIONS OF EROSION CONTROL MEASURES WITHIN MITIGATION AREAS PRIOR TO COMMENCING MITIGATION CONSTRUCTION. EROSION CONTROL MEASURES FOR MITIGATION WORK SHALL BE COORDINATED WITH EROSION CONTROL FOR CIVIL SITE WORK AS NECESSARY.
2. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT. THESE MEASURES SHALL REMAIN IN PLACE UNTIL AUTHORIZATION IS GIVEN BY TALASAEA CONSULTANTS FOR REMOVAL OR LOCATION ADJUSTMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL EROSION CONTROL MEASURES WITHIN AND/OR ADJACENT TO SENSITIVE AREAS WHEN AUTHORIZED BY TALASAEA CONSULTANTS.
3. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY TALASAEA CONSULTANTS TO ENSURE CONTINUED EROSION/SEDIMENTATION CONTROL.
4. WHERE POSSIBLE, NATURAL GROUND COVER VEGETATION SHALL BE MAINTAINED FOR EROSION CONTROL.

D. INVASIVE/NON-NATIVE VEGETATION REMOVAL FROM MITIGATION AREAS:

1. CONTRACTOR SHALL GRUB OUT ALL NON-NATIVE AND INVASIVE VEGETATION WITHIN BUFFER MITIGATION AREAS AS SHOWN ON THE MITIGATION PLANS, WITH THE EXCEPTION OF FLAGGED EXISTING VEGETATION TO REMAIN. IN AREAS OF EXISTING VEGETATION, CONTRACTOR SHALL REMOVE INVASIVE SPECIES INCLUDING, BUT ARE NOT LIMITED TO: SCOT'S BROOM, ENGLISH IVY, HIMALAYAN AND EVERGREEN BLACKBERRY, PURPLE LOOSESTRIFE, HEDGE BINDWEED (MORNING GLORY), JAPANESE KNOTWEED, CANADA THISTLE, AND CREEPING NIGHTSHADE. INVASIVE/NON-NATIVE VEGETATION SHALL BE REMOVED BY HAND WITH MINIMAL DISTURBANCE TO THE EXISTING NATIVE VEGETATION TO REMAIN. ALL ROOTS SHALL BE REMOVED TO THE MAXIMUM EXTENT PRACTICABLE.
2. REED CANARYGRASS CONTROL: REED CANARYGRASS SHALL BE MOWED CLOSE AND TREATED WITH AN HERBICIDE APPROVED FOR USE IN AQUATIC AREAS (E.G., RODEO, OR EQUAL). HERBICIDE TREATMENT SHALL BE APPLIED THREE (3) TIMES PRIOR TO PLANTING.
3. ALL GRUBBED VEGETATION SHALL BE EXPORTED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER FOLLOWING ALL APPLICABLE LOCAL/STATE/FEDERAL REGULATIONS.
4. TALASAEA CONSULTANTS SHALL DESIGNATE ANY ADDITIONAL PLANT SPECIES TO BE REMOVED DURING MITIGATION CONSTRUCTION.

E. INSTALL SNAGS:

1. INSTALL SNAGS UPON COMPLETION OF CLEARING/GRUBBING AT LOCATIONS DEPICTED ON MITIGATION PLANS. SNAGS SHALL BE ANCHORED INTO SUBGRADE A MINIMUM OF 25 PERCENT OF THE TOTAL LENGTH, AS DEPICTED IN THE PLAN DETAIL. TALASAEA CONSULTANTS SHALL APPROVE SNAG LOCATIONS PRIOR TO INSTALLATION.

F. TOPSOIL

1. IN ALL CLEARED AND GRUBBED BUFFER MITIGATION AREAS, EXISTING SOIL SHALL BE AMENDED (OR TOPSOIL IMPORTED) TO PROVIDE A 9-INCH MINIMUM DEPTH OF TOPSOIL. NOTE: PRIOR TO PLACING TOPSOIL, SUBGRADE SHALL BE DECOMPACTED OR SCARIFIED TO A MINIMUM DEPTH OF 12" IN AREAS WHERE EXISTING PAVING AND/OR BUILDINGS WERE REMOVED.

G. HABITAT FEATURES: PLACE HABITAT FEATURES UPON COMPLETION OF TOPSOIL AND/OR SOIL AMENDMENT PLACEMENT, AS DEPICTED ON THE MITIGATION PLANS AND DETAILS. TALASAEA CONSULTANTS SHALL APPROVE LOCATIONS PRIOR TO PLACEMENT.

1. SWALLOW NESTING BOXES: ATTACH ONE NESTING BOX TO EACH INSTALLED SNAG A MINIMUM OF 15 FEET OFF THE GROUND ON THE SOUTHEAST SIDE OF THE SNAG. IN ADDITION, TEN (10) ADDITIONAL SWALLOW NEST BOXES SHALL BE INSTALLED ON EXISTING TREES WITHIN BUFFER ENHANCEMENT AREAS APPROXIMATLEY 15' OFF THE GROUND ON THE SE SIDE OF TREES. EXACT LOCATIONS TO BE DETERMINED IN THE FIELD BY TALASAEA CONSULTANTS.
2. DOWN LOGS: TO CUT/BREAK DOWN LOGS, FIRST SCORE THE LOG AT THE DESIRED LENGTH BY MECHANICAL MEANS, THEN SNAP THE LOG AT THE SCORED LOCATION TO CREATE A NATURAL LOOK TO THE BREAK. TWIST BROKEN ENDS TO DISGUISE SAW CUTS. HABITAT FEATURES THAT HAVE BEEN CUT SHALL HAVE NO BLUNT ENDS.
3. STUMPS: STUMPS SHALL BE SET UPRIGHT.
4. BOULDERS: IF AVAILABLE, BOULDERS SHALL BE PLACED IN PILES AT LEAST 2 ROCKS DEEP (5 ROCK MIN. PER PILE), IN A MANNER THAT PROVIDES BOTH PHYSICAL STABILITY AND LARGE INTERNAL VOIDS.

H. MULCH CLEARED/GRUBBED BUFFER AREAS: TALASAEA CONSULTANTS SHALL BE PROVIDED A MULCH SAMPLE PRIOR TO IT BEING DELIVERED TO THE SITE. NO BUFFER AREAS SHALL BE SEEDED.

a. CONTRACTOR SHALL SPREAD MULCH OVER ALL GRADED BUFFER AREAS TO ACHIEVE A UNIFORM DEPTH OF 3 INCHES. NOTE: 3-INCH DEPTH IS THE MINIMUM AFTER SETTLING. IF MULCH IS INSTALLED BY BLOWER TRUCK IT SHALL BE INSTALLED AT A 4-INCH DEPTH TO PROVIDE A MINIMUM 3-INCH DEPTH AFTER SETTLING.

I. INSPECTIONS: PRIOR TO PLANT INSTALLATION, TALASAEA CONSULTANTS SHALL APPROVE ALL CLEARING/GRUBBING WORK AND HABITAT FEATURE PLACEMENT. IF ITEMS ARE TO BE CORRECTED, A PUNCH LIST SHALL BE PREPARED BY TALASAEA CONSULTANTS AND SUBMITTED TO THE CONTRACTOR FOR COMPLETION. AFTER PUNCH LIST ITEMS HAVE BEEN COMPLETED, TALASAEA CONSULTANTS SHALL REVIEW THE PROJECT FOR FINAL ACCEPTANCE OF PUNCH LIST ITEMS, AND PLANTING MAY THEN PROCEED.

J. SOIL STABILIZATION: IF THERE IS A DELAY IN CONSTRUCTION FOR ANY REASON, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES, DRAINAGE, AND TEMPORARY IRRIGATION DURING CONSTRUCTION DELAY PERIOD, UNLESS OTHERWISE STATED IN WRITING.

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE:

SUBJECT TO REVISION

811 Know what's below. Call before you dig.

NOTES

1. SURVEY PROVIDED BY TRIAD ASSOCIATES, 20300 WOODINVILLE SNOHOMISH ROAD NE, STE. A WOODINVILLE, WA 98072, (425) 821-8448.
2. SITE PLAN PROVIDED BY VIA ARCHITECTS, 1809 7TH AVENUE STE. 800 SEATTLE, 98101, (206) 284-5624.
3. SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast - Woodinville, Washington 98077
Bus (425) 861-7550 - Fax (425) 861-7549

CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
CONCEPTUAL GRADING & HABITAT FEATURE PLAN
ISSAQUAH GATEWAY
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date 4-28-2015
Scale AS SHOWN
Designed AO
Drawn ABS
Checked AO
Approved BS

Project # 634C

Sheet # W2.0

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CANDIDATE PLANT LIST

LARGE TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	SIZE (MIN.)	NOTES
	ACER MACROPHYLLUM	BIG LEAF MAPLE	FACU	4-5' HT.	SINGLE TRUNK, WELL BRANCHED
	BETULA PAPYRIFERA	PAPER BIRCH	FAC	5-6' HT.	SINGLE TRUNK, WELL BRANCHED
	CORNUS NUTTALLII	PACIFIC DOGWOOD	FACU	4-5' HT.	SINGLE TRUNK, WELL BRANCHED
	PICEA SITCHENSIS	SITKA SPRUCE	FAC	2-3' HT.	2 GAL., FULL & BUSHY
	PICEA SITCHENSIS	SITKA SPRUCE	FAC	4-5' HT.	B&B, FULL & BUSHY
	POPULUS TREMULOIDES	QUAKING ASPEN	FACU	4-5' HT.	SINGLE TRUNK, WELL BRANCHED
	PRUNUS EMARGINATA	BITTERCHERRY	FACU	4-5' HT.	SINGLE TRUNK, WELL BRANCHED
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	FACU	2-3' HT.	2 GAL., FULL & BUSHY
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	FACU	4-5' HT.	B&B, FULL & BUSHY
	THUJA PLICATA	WESTERN RED CEDAR	FAC	2-3' HT.	2 GAL., FULL & BUSHY
	THUJA PLICATA	WESTERN RED CEDAR	FAC	4-5' HT.	B&B, FULL & BUSHY
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	FACU	2-3' HT.	2 GAL., FULL & BUSHY
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	FACU	4-5' HT.	B&B, FULL & BUSHY

SMALL TREES & LARGE SHRUBS

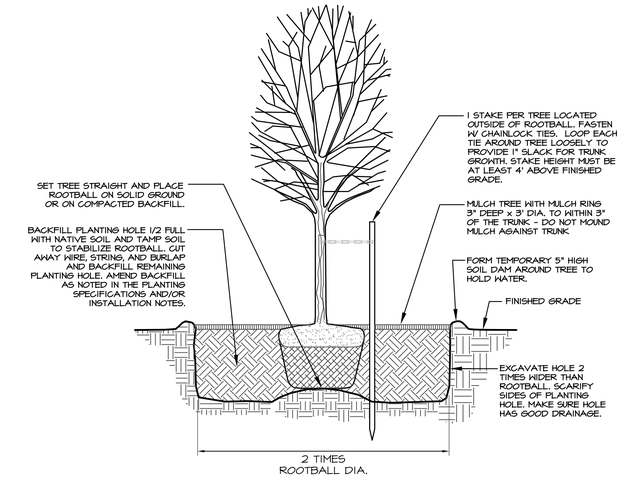
SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	SIZE (MIN.)	NOTES
	ACER CIRCINATUM	VINE MAPLE	FAC	4' HT.	MULTI-STEM (3 MIN.)
	AMELANCHIER ALNIFOLIA	SERVICEBERRY	FACU	24" HT.	MULTI-CANE (3 MIN.)
	CORYLUS CORNUTA	WESTERN HAZELNUT	FACU	4' HT.	MULTI-STEM (3 MIN.)
	CRATAEGUS DOUGLASII	BLACK HAWTHORN	FAC	24" HT.	MULTI-CANE (3 MIN.)
	HOLODISCUS DISCOLOR	OCEAN SPRAY	FACU	24" HT.	MULTI-CANE (3 MIN.)
	OEMLERIA CERASIFORMIS	INDIAN PLUM	FACU	24" HT.	MULTI-CANE (3 MIN.)
	PHILADELPHUS LEWISII	WILD MOCK ORANGE	UPL	24" HT.	MULTI-CANE (3 MIN.)
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	FACW	24" HT.	MULTI-CANE (3 MIN.)
	RIBES SANGUINEUM	RED CURRANT	NL	24" HT.	MULTI-CANE (3 MIN.)
	SALIX SCOULERIANA	SCOULER WILLOW	FAC	4' CUTTING	1/2" DIA. MIN., BARK INTACT
	SAMBUCUS RACEMOSA	RED ELDERBERRY	FACU	24" HT.	MULTI-CANE (3 MIN.)
	SORBUS SITCHENSIS	SITKA MOUNTAIN ASH	FAC	4' HT.	SINGLE TRUNK, WELL BRANCHED

MASSING SHRUBS

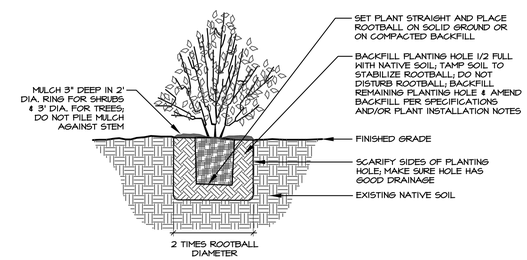
SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	SIZE (MIN.)	NOTES
	GAULTHERIA SHALLON	SALAL	FACU	1 GAL.	FULL & BUSHY
	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	FAC	18" HT.	MULTI-CANE (3 MIN.)
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	FACU	18" HT.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	FACU	1 GAL.	FULL & BUSHY
	ROSA GYMNOCARPA	BALDHIP ROSE	FACU	18" HT.	MULTI-CANE (3 MIN.)
	ROSA NUTKANA	NOOTKA ROSE	FAC	18" HT.	MULTI-CANE (3 MIN.)
	ROSA PISOCARPA	CLUSTERED WILD ROSE	FAC	18" HT.	MULTI-CANE (3 MIN.)
	RUBUS PARVIFLORUS	THIMBLEBERRY	FACU	18" HT.	MULTI-CANE (3 MIN.)
	RUBUS SPECTABILIS	SALMONBERRY	FAC	18" HT.	MULTI-CANE (3 MIN.)
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	FACU	18" HT.	MULTI-CANE (3 MIN.)
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	FACU	1 GAL.	FULL & BUSHY

GENERAL PLANT INSTALLATION NOTES

1. PLANT TREES AND/OR SHRUBS 1" HIGHER THAN DEPTH GROWN AT NURSERY.
2. FOR CONTAINER TREES AND/OR SHRUBS, SCORE FOUR SIDES OF ROOTBALL PRIOR TO PLANTING. BUTTERFLY ROOTBALL IF ROOT CIRCLING IS EVIDENT.
3. STAKE DECIDUOUS AND EVERGREEN TREES 4 FEET AND OVER IN HEIGHT WITH ONE (1) STAKE PER TREE. STAKE TREES IMMEDIATELY AFTER PLANTING. PLACE STAKE AT THE OUTER EDGE OF THE ROOTS OR ROOTBALL, IN LINE WITH THE PREVAILING WIND. STAKES SHALL BE LOOSELY ATTACHED USING CHAIN-LOCK TREE TIES TO ALLOW FOR SOME TRUNK MOVEMENT.
4. TREE STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARRED AND DRIVEN INTO UNDISTURBED SUBGRADE. REMOVE AFTER ONE YEAR.
5. WATER PLANTS IMMEDIATELY UPON PLANTING, THEN PROVIDE MANUAL WATERING OR A TEMPORARY IRRIGATION SYSTEM (IF SPECIFIED IN THE PLANTING SPECIFICATIONS) TO PREVENT PLANT MORTALITY AND ENSURE PROPER PLANT ESTABLISHMENT. PLANTS SHALL RECEIVE A MINIMUM OF APPROXIMATELY ONE INCH OF WATER EVERY WEEK DURING THE DRY SEASON (GENERALLY JUNE 15TH - OCTOBER 15TH, OR EARLIER OR LATER IF CONDITIONS WARRANT) FOR THE FIRST SEASON AFTER PLANTING. IRRIGATION AMOUNTS MAY NEED TO BE INCREASED DURING PROLONGED PERIODS OF HOT, DRY WEATHER.
6. FERTILIZE ALL TREES AND SHRUBS WITH A SLOW-RELEASE GENERAL PURPOSE GRANULAR FERTILIZER OR SLOW-RELEASE TABLETS AT MANUFACTURER'S SPECIFIED RATE.



1 B&B TREE PLANTING DETAIL.
NTS



2 CONTAINER STOCK PLANTING DETAIL
N.T.S.

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE:

SUBJECT TO REVISION

Know what's **below.**
Call before you dig.

NOTES

1. SURVEY PROVIDED BY TRIAD ASSOCIATES, 20300 WOODINVILLE SNOHOMISH ROAD NE, STE. A WOODINVILLE, WA 98072, (425) 821-8448.
2. SITE PLAN PROVIDED BY VIA ARCHITECTS, 1809 7TH AVENUE STE. 800 SEATTLE, 98101, (206) 284-5624.
3. SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.

TALASAEA
CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast - Woodinville, Washington 98077
Bus (425) 881-7550 - Fax (425) 881-7549

CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
CANDIDATE PLANT LIST, NOTES, & DETAILS
ISSAQUAH GATEWAY
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date	4-28-2015
Scale	NTS
Designed	AO
Drawn	ABS
Checked	AO
Approved	BS

Project # 634C

Sheet # W3.0

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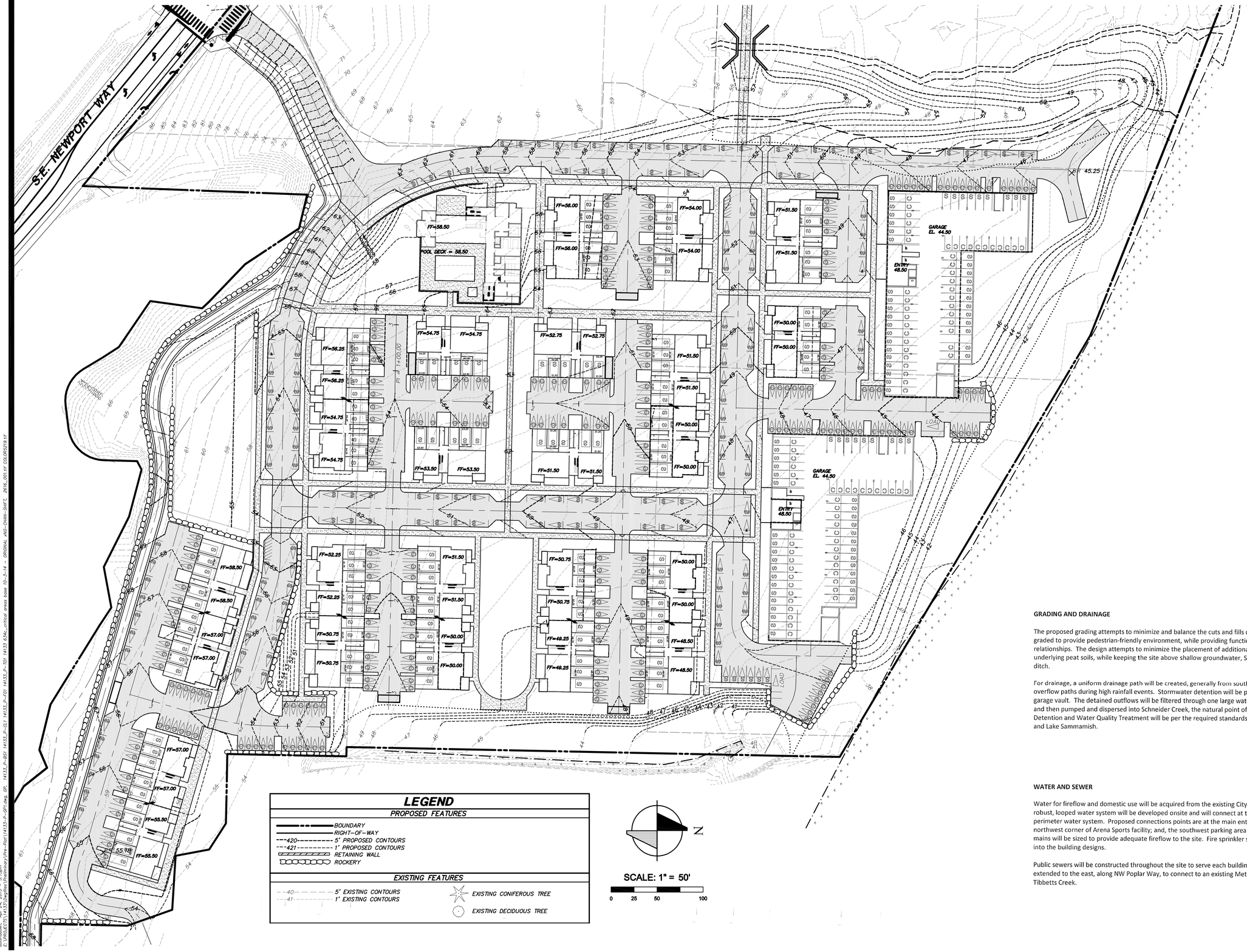

GRADING AND DRAINAGE

The proposed grading attempts to minimize and balance the cuts and fills onsite. The site will be gently graded to provide pedestrian-friendly environment, while providing functional building-to-roadway relationships. The design attempts to minimize the placement of additional fill above locations with underlying peat soils, while keeping the site above shallow groundwater, Schneider Creek and the I-90 ditch.

For drainage, a uniform drainage path will be created, generally from south to north, providing safe overflow paths during high rainfall events. Stormwater detention will be provided within a below-garage vault. The detained outflows will be filtered through one large water quality treatment structure and then pumped and dispersed into Schneider Creek, the natural point of discharge. Stormwater Detention and Water Quality Treatment will be per the required standards to protect Schneider Creek and Lake Sammamish.

WATER AND SEWER

Water for fireflow and domestic use will be acquired from the existing City of Issaquah water system. A robust, looped water system will be developed onsite and will connect at three locations to the existing perimeter water system. Proposed connections points are at the main entry from Newport Way, the northwest corner of Arena Sports facility; and, the southwest parking area of Area Sports facility. Water mains will be sized to provide adequate fireflow to the site. Fire sprinkler systems will be incorporated into the building designs.

Public sewers will be constructed throughout the site to serve each building. A main line sewer will be extended to the east, along NW Poplar Way, to connect to an existing Metro sewer manhole just east of Tibbetts Creek.

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w: triadassociates.net

PRELIMINARY
GRADING PLAN

THE WOLFF COMPANY

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ROY E. LEWIS, JR., PE
PROJECT MANAGER

MARY MCDOWELL, PLS
PROJECT SURVEYOR

ROY E. LEWIS, JR., PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORZ.: 1"=50' VERT.:

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER 14-133

SHEET NUMBER 1 OF 5

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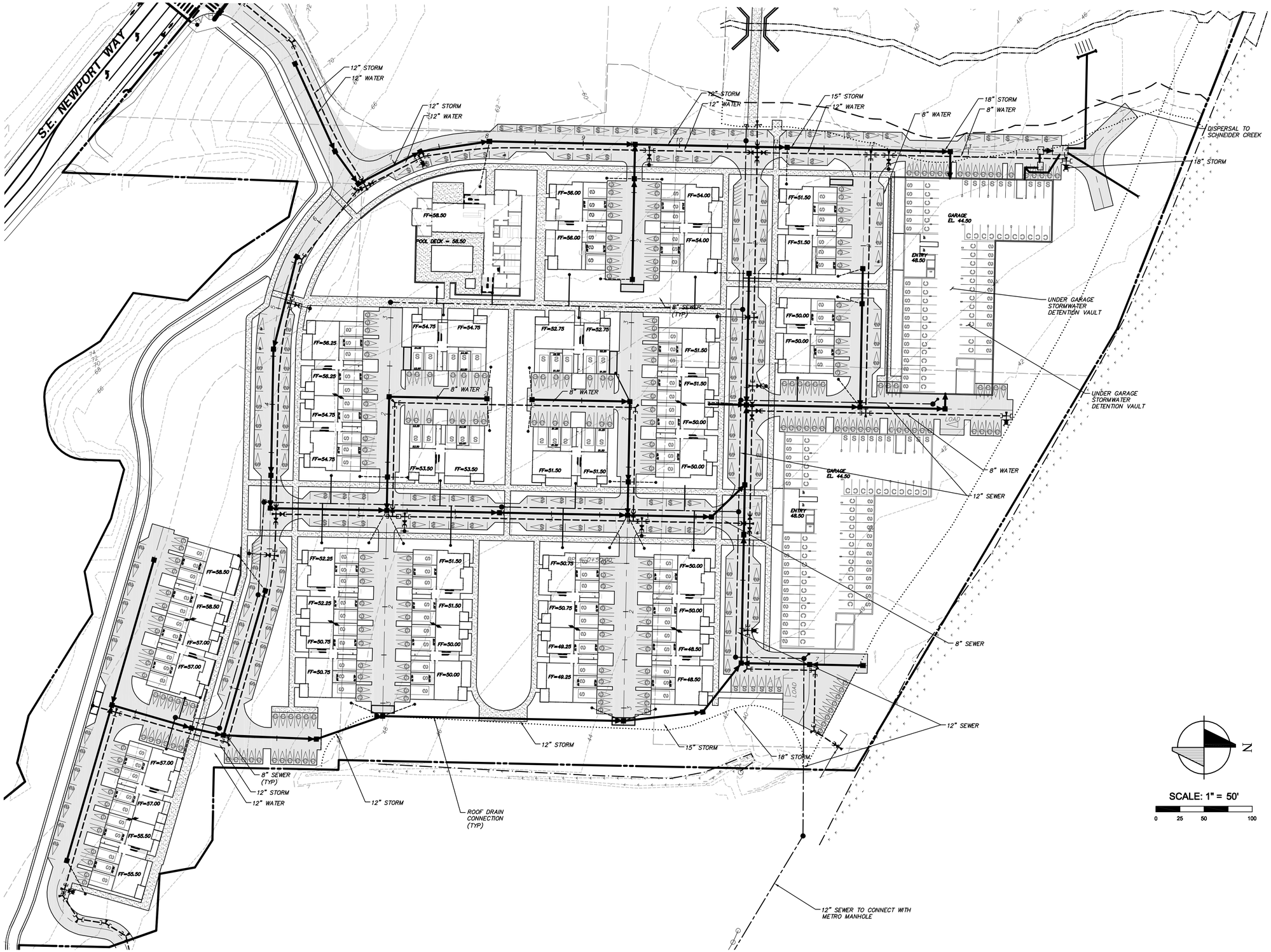

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PRELIMINARY
UTILITY PLAN

THE WOLFF COMPANY
ISSAQUAH GATEWAY
CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ROY E. LEWIS, JR., PE
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
ROY E. LEWIS, JR., PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
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JOB NUMBER 14-133

SHEET NUMBER 2 OF 5

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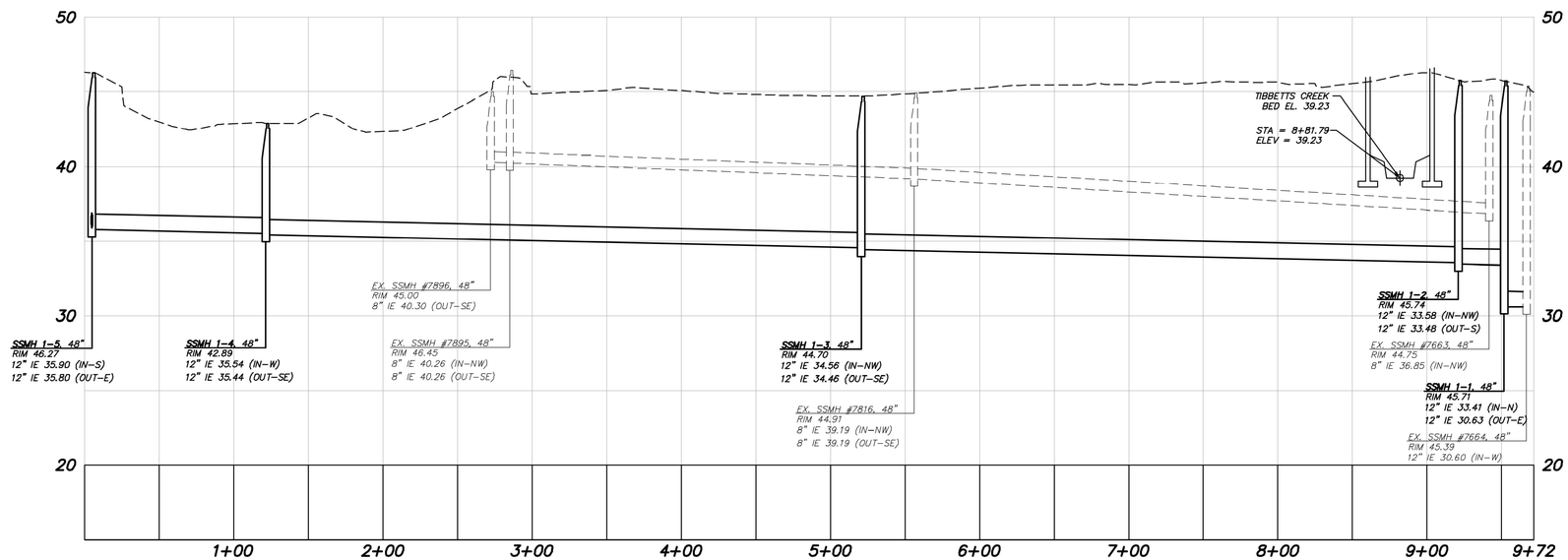
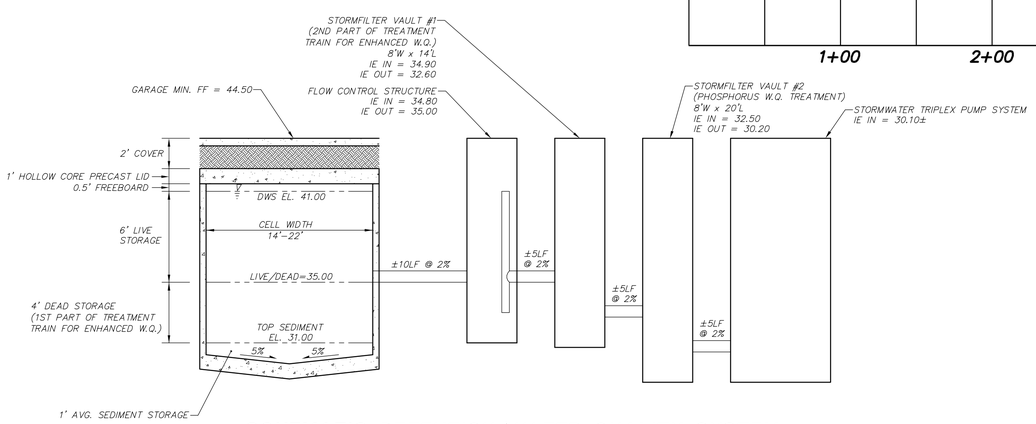
METRO SEWER CONNECTION PLAN

SCALE: 1"=50'



METRO SEWER CONNECTION PROFILE

SCALE: 1"=50' HORIZONTAL
SCALE: 1"=5' VERTICAL



SCHEMATIC DETENTION/WATER QUALITY SYSTEM

SCALE: NOT TO SCALE

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OFFSITE UTILITIES

THE WOLFF COMPANY

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ROY E. LEWIS JR., PE
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
ROY E. LEWIS JR., PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORIZ.: AS SHOWN VERT.: 1"=5'

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JOB NUMBER 14-133

SHEET NUMBER 3 OF 5

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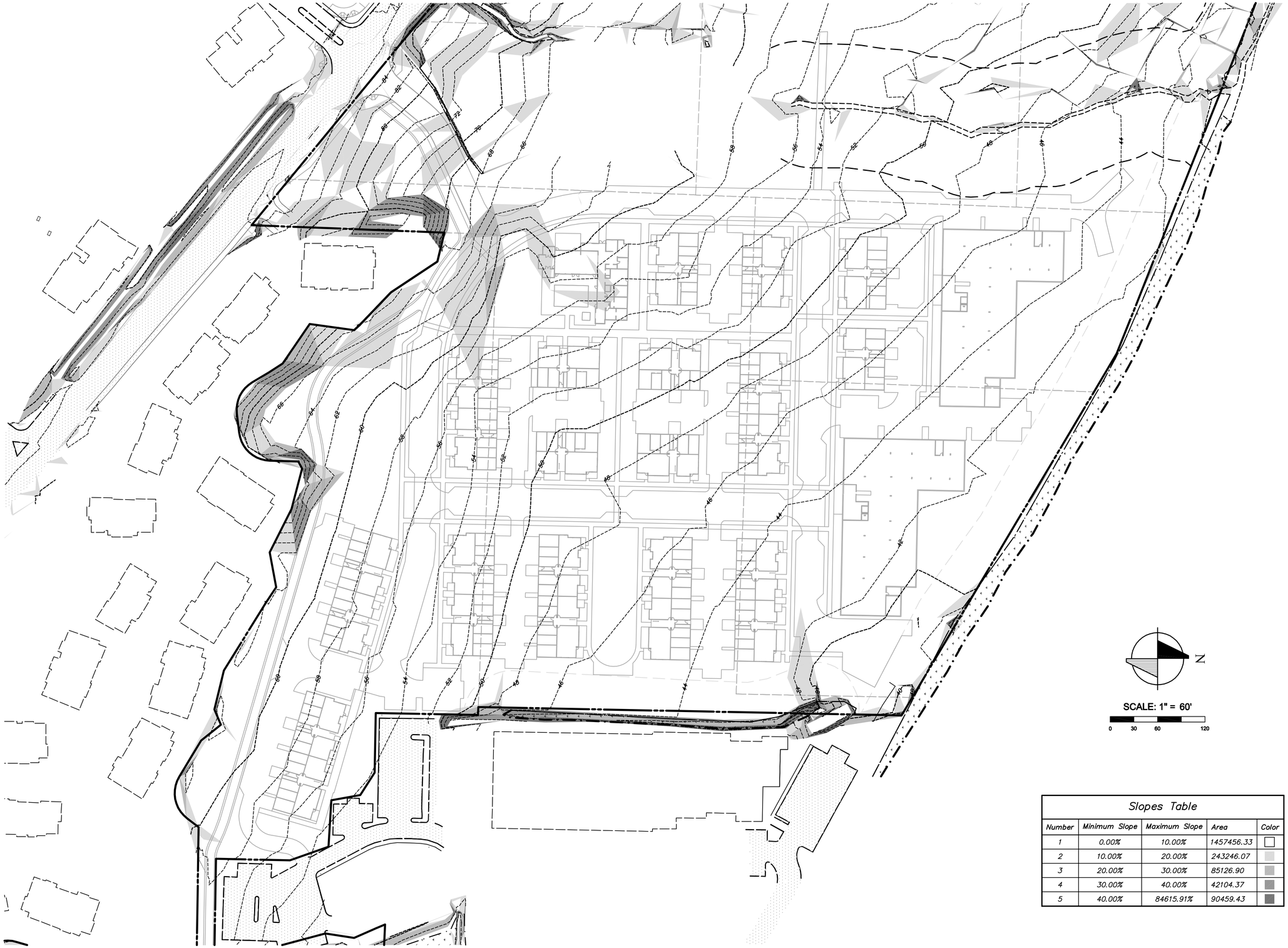
POR. SW 1/4 SEC. 20, TWP. 24 N., RGE 6 E., W.M.



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
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2	10.00%	20.00%	243246.07	
3	20.00%	30.00%	85126.90	
4	30.00%	40.00%	42104.37	
5	40.00%	84615.91%	90459.43	

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SLOPE ANAYSIS

THE WOLFF COMPANY

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ROY E. LEWIS, PE
PROJECT MANAGER

MARY MCDOWELL, PLS
PROJECT SURVEYOR

ROY E. LEWIS, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: X/XX/15
SCALE: HORIZ.: 1"=60' VERT.:N/A

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JOB NUMBER 14-133

SHEET NUMBER 4 OF 5

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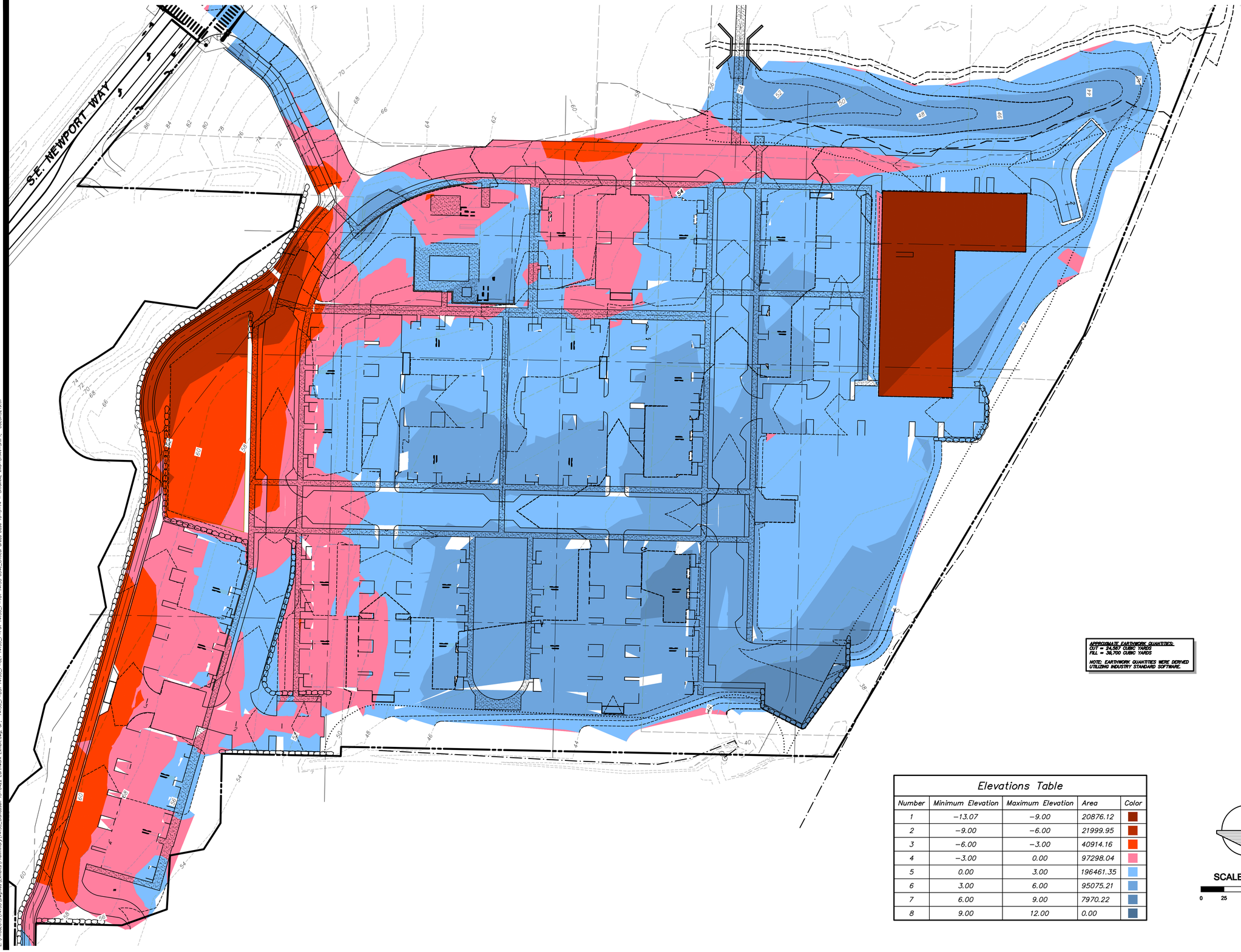
dmerriam, Apr 28, 2015 - 9:53am
E:\PROJECTS\14133\Dwgfiles\Preliminary\Site Development Permit (ASDP)\14133-P-SL1-ASDP.dwg, 04-SL1, 14133-P-BDR-ASDP 14133_P-BS1 xNG-CHAN-SHIFT 14133_P-T01 14133 634c_critical areas base 10-3-14 - ORIGINAL



APPROXIMATE EARTHWORK QUANTITIES:
CUT = 24,567 CUBIC YARDS
FILL = 39,700 CUBIC YARDS

NOTE: EARTHWORK QUANTITIES WERE DERIVED UTILIZING INDUSTRY STANDARD SOFTWARE.

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−13.07	−9.00	20876.12	
2	−9.00	−6.00	21999.95	
3	−6.00	−3.00	40914.16	
4	−3.00	0.00	97298.04	
5	0.00	3.00	196461.35	
6	3.00	6.00	95075.21	
7	6.00	9.00	7970.22	
8	9.00	12.00	0.00	

N

SCALE: 1" = 50'

0 25 50 100

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PRELIMINARY
APPROXIMATE CUT/FILL EXHIBIT

THE WOLFF COMPANY
ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ROY E. LEWIS, JR., PE
PROJECT MANAGER

MARY MCDOWELL, PLS
PROJECT SURVEYOR

ROY E. LEWIS, JR., PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORIZ.: 1"=50' VERT.:

STAMP NOT VALID
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JOB NUMBER 14-133

SHEET NUMBER 5 OF 5

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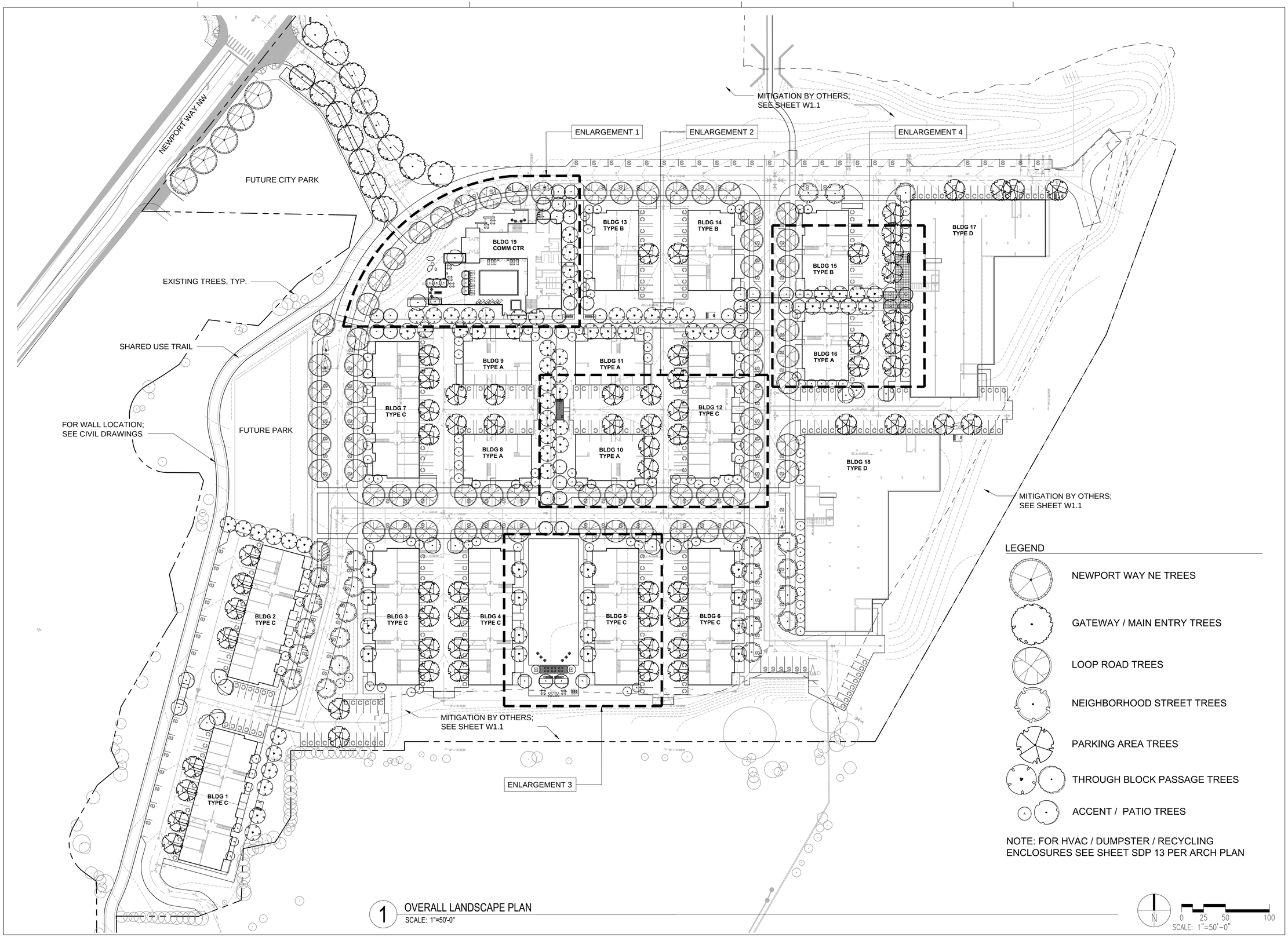

LEGEND

- NEWPORT WAY NE TREES
- GATEWAY / MAIN ENTRY TREES
- LOOP ROAD TREES
- NEIGHBORHOOD STREET TREES
- PARKING AREA TREES
- THROUGH BLOCK PASSAGE TREES
- ACCENT / PATIO TREES

NOTE: FOR HVAC / DUMPSTER / RECYCLING ENCLOSURES SEE SHEET SDP 13 PER ARCH PLAN

1 OVERALL LANDSCAPE PLAN
SCALE: 1"=50'-0"

N
0 25 50 100
SCALE: 1"=50'-0"

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tel 206 284 5624 fax 206 624 5624

CONSULTANT
communita
atelier ps
1402 3rd Ave Suite 1000
Seattle WA 98101
(206)327-9056

PROJECT
ISSAQUAH GATEWAY
2300 NEWPORT WAY ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF
PRINCIPAL
TF
PROJECT MANAGER
TF
PROJECT ARCHITECT
BG, MK
DRAWN BY
TF
CHECKED BY

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1.01

ISSUE DATE
04/28/2015

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LEGEND

LOOP ROAD TREES

THROUGH-BLOCK PASSAGE TREES

NEIGHBORHOOD STREET TREES

PARKING AREA TREES

ACCENT / PATIO TREES

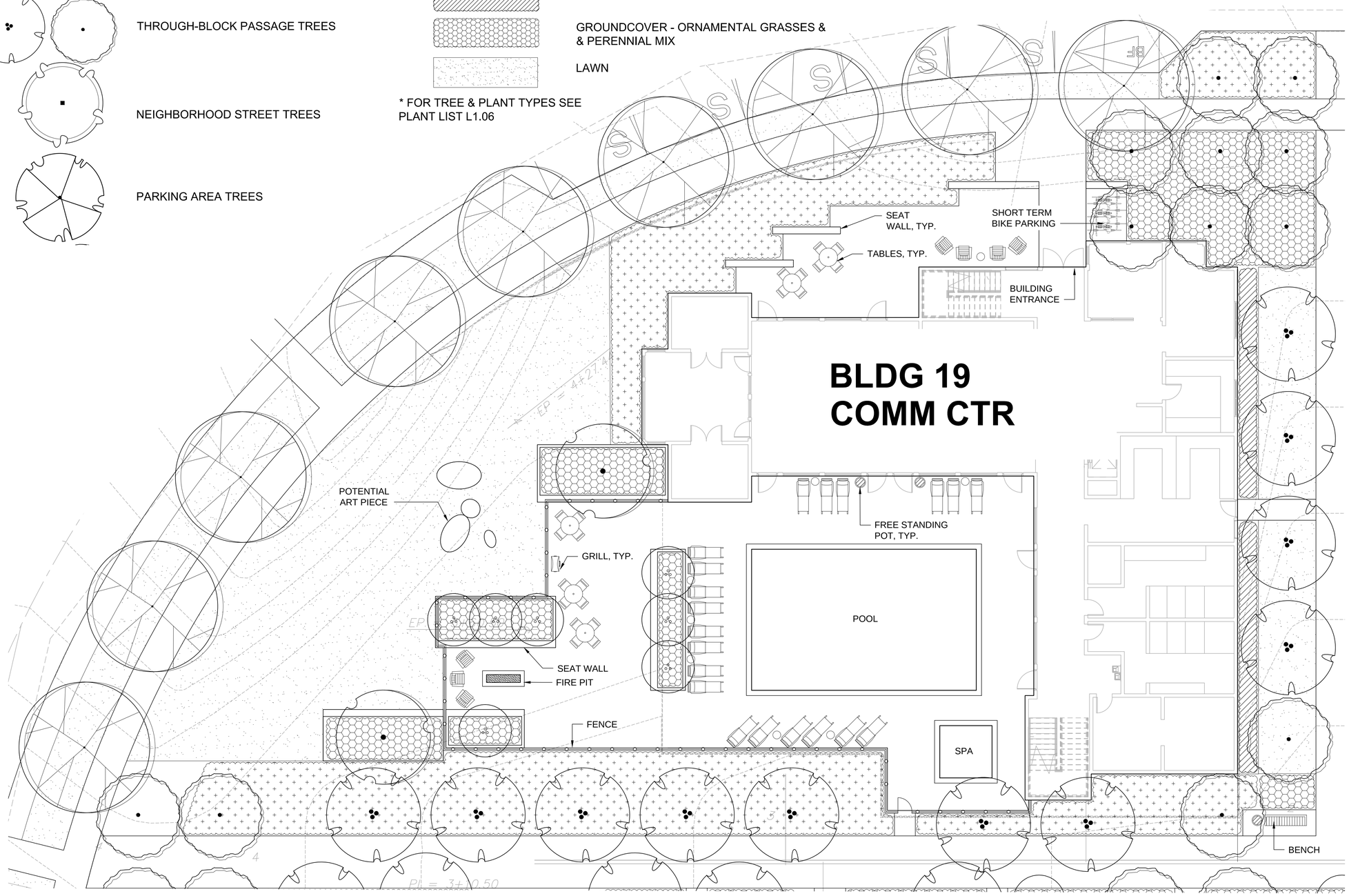
SHRUBS - ORNAMENTAL GRASSES & PERENNIAL MIX

EVERGREEN SHRUBS

GROUNDCOVER - ORNAMENTAL GRASSES & & PERENNIAL MIX

LAWN

* FOR TREE & PLANT TYPES SEE PLANT LIST L1.06



1 LANDSCAPE ENLARGEMENT PLAN - 1
SCALE: 1"=10'-0"

N
0 5 10 20
SCALE: 1"=10'-0"

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PROJECT

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2300 NEWPORT WAY ISSAQUAH, WA 98027

76314

OWNER

THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:

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PRINCIPAL

TF

PROJECT MANAGER

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PROJECT ARCHITECT

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No.	DATE	DESCRIPTION

SHEET TITLE

LANDSCAPE ENLARGEMENT PLAN - 1

SHEET NUMBER

L1.02

ISSUE DATE

04/28/2015

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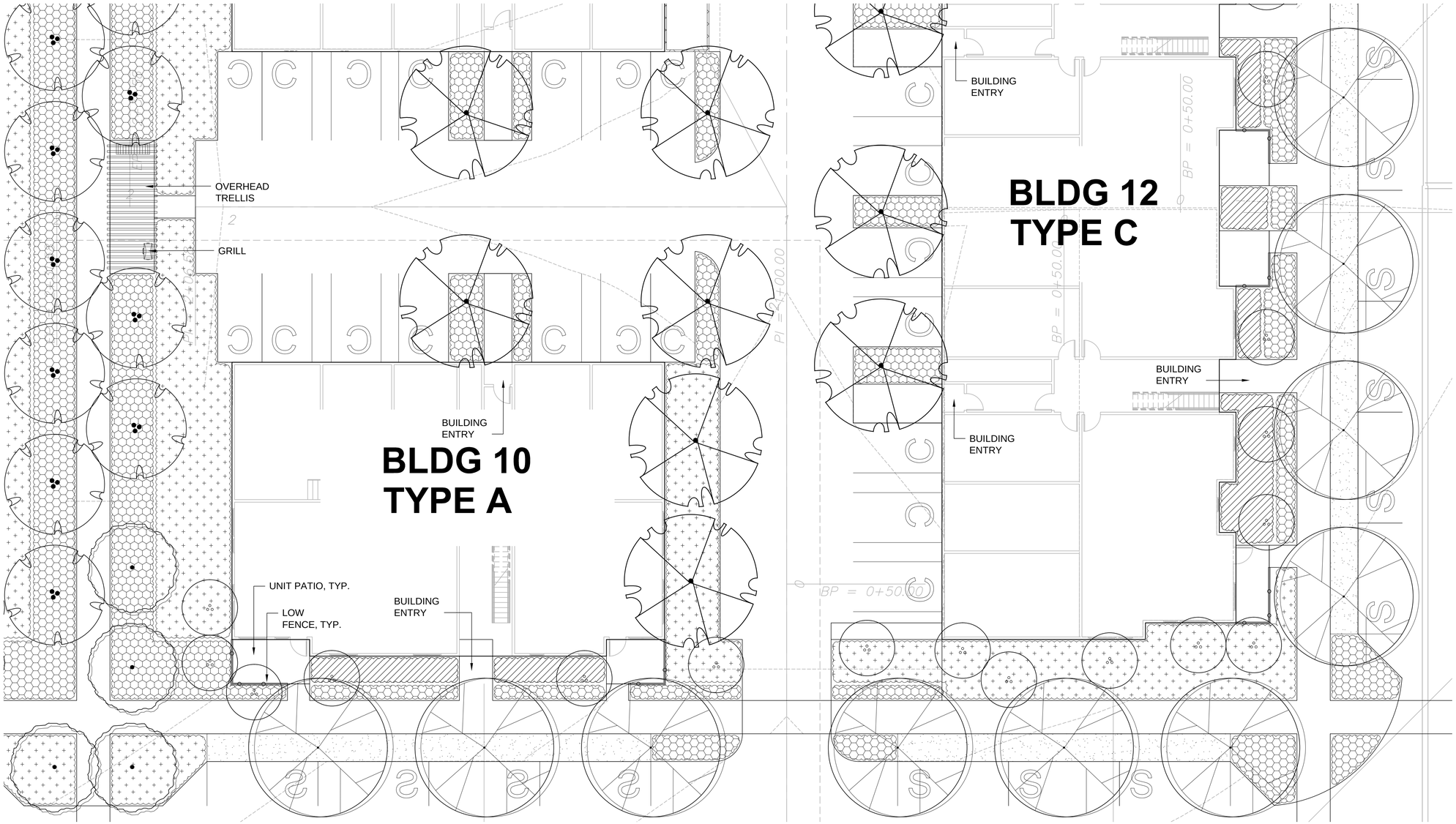
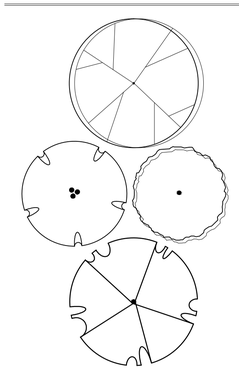


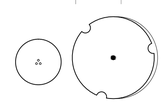
LEGEND



LOOP ROAD TREES

THROUGH-BLOCK PASSAGE TREES

PARKING AREA TREES



ACCENT / PATIO TREES

SHRUB, ORNAMENTAL GRASS, & PERENNIAL MIX

EVERGREEN SHRUBS

ORNAMENTAL GRASS, GROUNDCOVER, & PERENNIAL MIX

LAWN

* FOR TREE & PLANT TYPES SEE PLANT LIST L....

1 LANDSCAPE ENLARGEMENT PLAN - 2
SCALE: 1"=10'-0"

N

0 5 10 20
SCALE: 1"=10'-0"

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PROJECT
ISSAQUAH GATEWAY

2300 NEWPORT WAY ISSAQUAH, WA 98027

76314

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REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE
LANDSCAPE ENLARGEMENT PLAN - 2

SHEET NUMBER
L1.03

ISSUE DATE
04/28/2015

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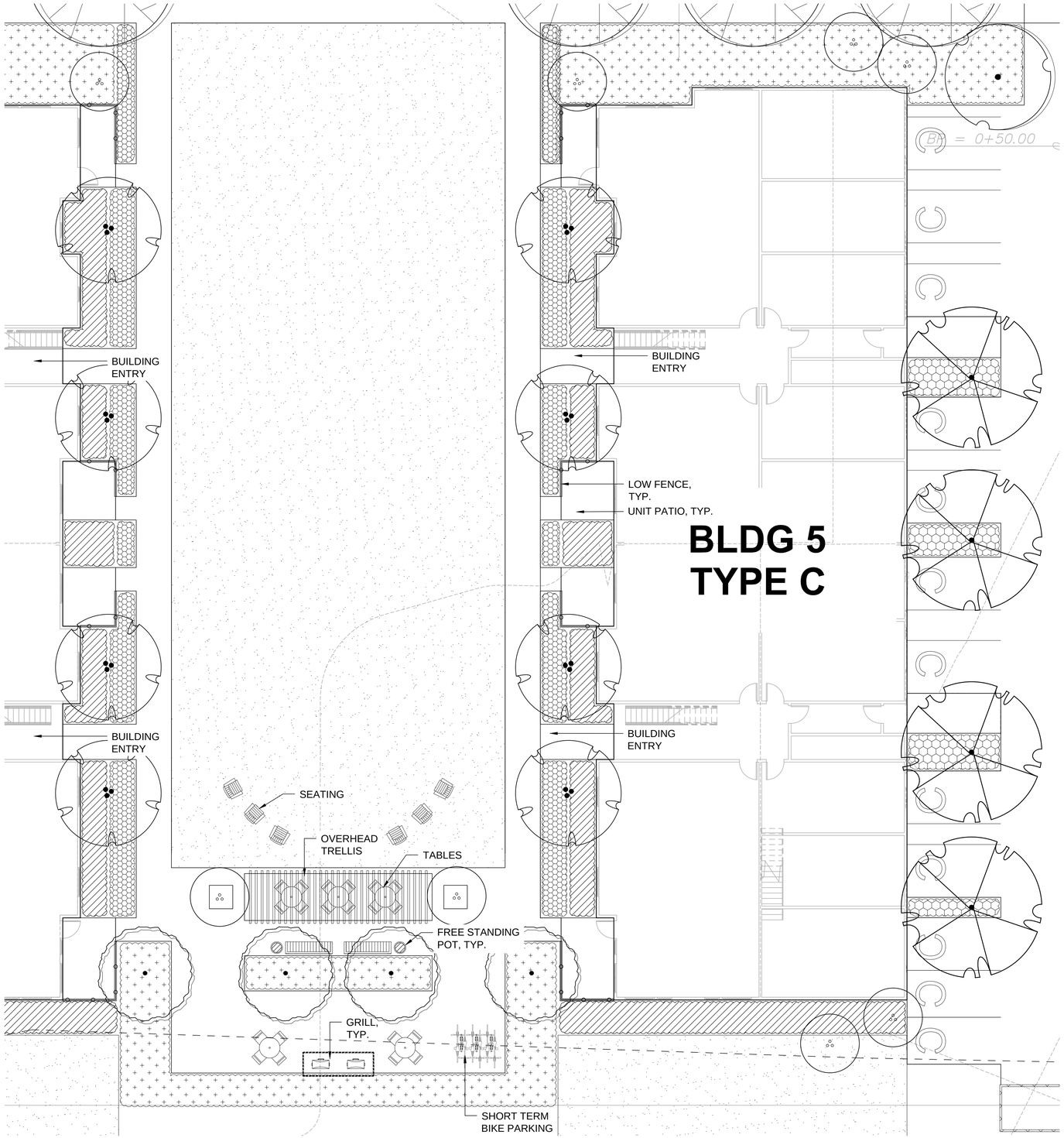

1 LANDSCAPE ENLARGEMENT PLAN 3
SCALE: 1"=10'-0"

LEGEND

- LOOP ROAD TREES
- THROUGH-BLOCK PASSAGE TREES
- NEIGHBORHOOD STREET TREES
- PARKING AREA TREES
- ACCENT / PATIO TREES
- SHRUBS - ORNAMENTAL GRASSES & PERENNIAL MIX
- EVERGREEN SHRUBS
- GROUNDCOVER - ORNAMENTAL GRASSES & & PERENNIAL MIX
- LAWN

* FOR TREE & PLANT TYPES SEE PLANT LIST L1.06

N
0 5 10 20
SCALE: 1"=10'-0"

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PROJECT
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2300 NEWPORT WAY ISSAQUAH, WA 98027
76314

OWNER
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PROFESSIONAL SEAL

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SHEET TITLE
LANDSCAPE ENLARGEMENT PLAN - 3

SHEET NUMBER
L1.04

ISSUE DATE
04/28/2015

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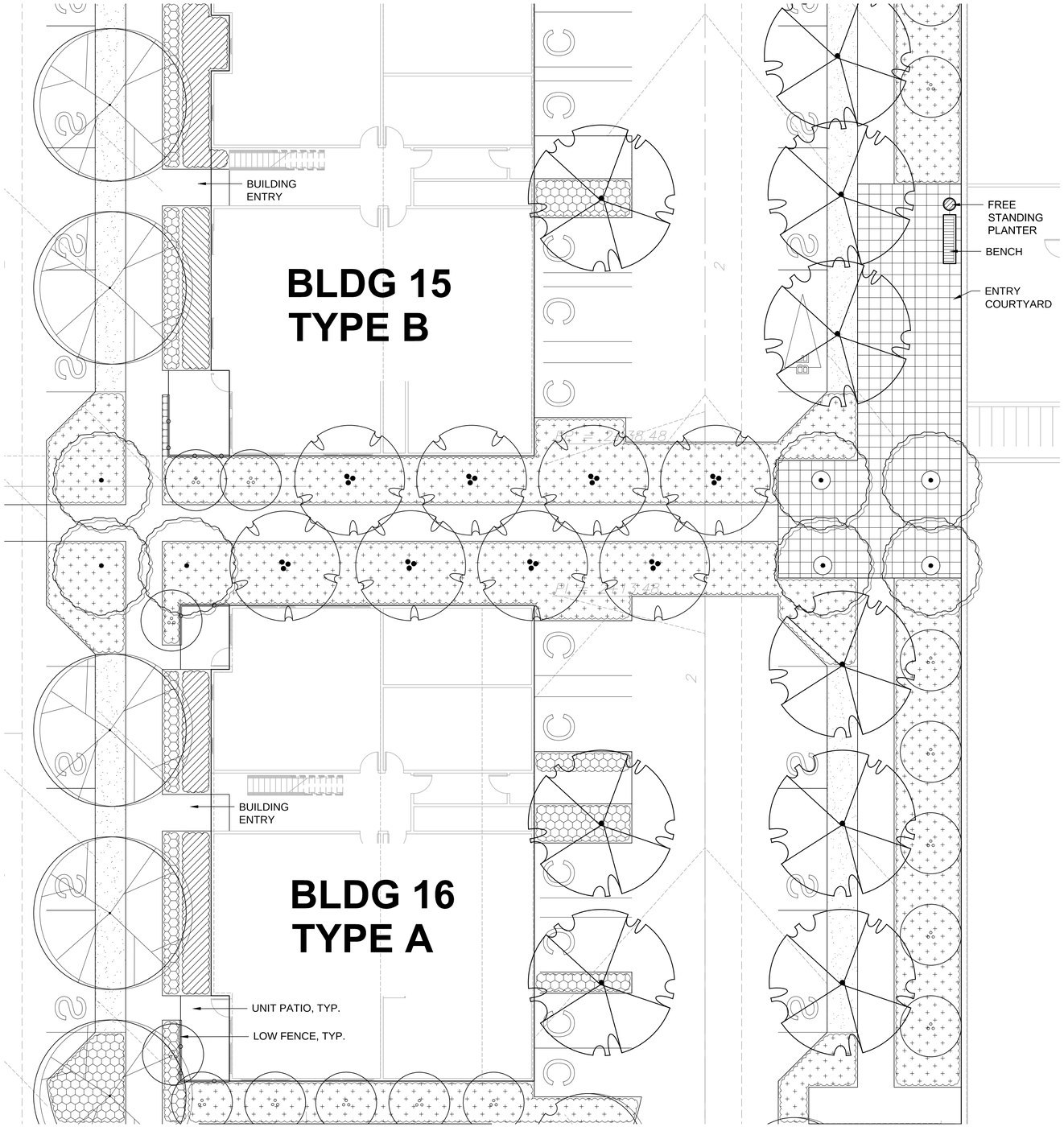

LEGEND

- LOOP ROAD TREES
- THROUGH-BLOCK PASSAGE TREES
- NEIGHBORHOOD STREET TREES
- PARKING AREA TREES
- ACCENT / PATIO TREES
- SHRUBS - ORNAMENTAL GRASSES & PERENNIAL MIX
- EVERGREEN SHRUBS
- GROUNDCOVER - ORNAMENTAL GRASSES & & PERENNIAL MIX
- LAWN

* FOR TREE & PLANT TYPES SEE PLANT LIST L1.06

1 LANDSCAPE ENLARGEMENT PLAN - 4
SCALE: 1"=10'-0"

N
0 5 10 20
SCALE: 1"=10'-0"

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PROJECT
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2300 NEWPORT WAY ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
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PROJECT MANAGER
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PROJECT ARCHITECT
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DRAWN BY
TF
CHECKED BY

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE
LANDSCAPE ENLARGEMENT PLAN - 4

SHEET NUMBER
L1.05

ISSUE DATE
04/28/2015

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PLANT LIST - STREETSCAPE

	BOTANICAL NAME	COMMON NAME	SIZE	CONDITIONS	SPACING	COMMENTS
	GATEWAY | MAIN ENTRY STREET TREE					
	***General notes for all street trees**: Project requires 6-7' high limb clearance provided by Growner, full even and matched branching structure and strong central leader.*					
	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" cal.	B&B	35' o.c. or as shown	Orange, yellow, and red fall color. 50' tall x 35' wide, rapid grower.
	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2 1/2" cal.	B&B	35' o.c. or as shown	Fruitless, 50' tall x 30' wide, nice red/burgundy fall color.
	NEWPORT WAY NW STREET TREE					
DT	Acer nigrum 'Green Column'	Green Column Black Sugar Maple	2 1/2" cal.	B&B	20' o.c.	Grows 50' tall x 15' wide. Yellow to orange fall color.
DT	Fraxinus americana 'Empire'	Empire Ash	2 1/2" cal.	B&B	30' o.c.	Grows 50' tall x 25' wide. Red fall color
	LOOP STREET TREE					
	Fraxinums pennsylvanica 'Urbanite'	Urbanite Ash	2 1/2" cal.	B&B	30' o.c. or as shown	Burgundy w/ yellow tinge fall color
DT	Quercus coccinea	Scarlet Oak	2 1/2" cal.	B&B	30' o.c. or as shown	Red fall color, best oak for fall color
	Zelkova serrata 'Greenvase'	Green Vase Zelkova	2 1/2" cal.	B&B	30' o.c.	Orange-red to purple fall color, attractive exfoliating bark.
	NEIGHBORHOOD STREET TREE					
	Fraxinus americana 'Autumn Applause'	Autumn Applause' White Ash	2 1/2" cal.	B&B	30' o.c. or as shown	Fast grower, deep red fall color, oval habit
	Tilia cordata 'Chancole'	Chancellor Linden	2 1/2" cal.	B&B	30' o.c. or as shown	Pyramidal habit, fragrant flowers early summer, gold fall color
DT	Acer campestre	Hedge Maple	2" cal.	B&B	as shown	Rounded habit, yellow fall color
	THROUGH-BLOCK PASSAGE TREES					
	Betula platyphylla 'Fargo'	Dakota Pinnacle Asian White Birch	2" cal.	B&B	12-15' o.c.	Grows 30' tall x 8' wide
	Fagus sylvatica 'Dawyck Purple'	Dawych Purple Beech	2" cal.	B&B	15' o.c.	Grows 40' tall x 12' wide, purple foliage year round
	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	2" cal.	B&B	20' o.c.	Grows 40' tall x 15' wide, yellow fall color
	Populus tremula 'Erecta'	Upright European Aspen	2" cal.	B&B	12-15' o.c.	Grows 30' tall x 8' wide
	Malus 'Adoirondack	Adirondack Crabapple	2" cal.	B&B	10-12' o.c.	Grows 12' tall x 6' wide, flowering
	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	2" cal.	B&B	20' o.c.	Grows 35' tall x 15' wide, cherry with best fall color, flowering
	Prunus x hillieri 'Spire'	Spire Hillier's Cherry	2" cal.	B&B	12-15' o.c.	Grows 20' tall x 8' wide, flowering
	PARKING AREA TREES					
	Betula jacquemontii	Jacquemontii Birch	2" cal.	B&B	as shown	Dynamic white bark, yellow fall color
	Nyssa sylvatica	Black Tupelo	2" cal.	B&B	as shown	Nice form, nice bark, beautiful mottled orange, red, purple fall color
DT	Sophora japonica 'Regent'	Sophora Pagodatree	2" cal.	B&B	as shown	Rapid growth, white flower, heat/drought resistant
	ACCENT | PATIO TREES					
DT, N	Acer circinatum	Vine Maple	6-8' ht.	B&B	as shown	Multistemmed clump, 3-stem min.
	Acer palmatum	Japanese Maple	2 1/2" cal.	B&B	as shown	Specimen form
DT	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal.	B&B	as shown	
	Cornus x 'Rutcan'	Constellation Dogwood	6-8' ht.	B&B	as shown	Std. trunk only, nursery trained, matched branching structure
	Stewartia obassia	Fragrant Snowbell	2" cal.	B&B	as shown	Std. trunk only, nursery trained, matched branching structure
	DECIDUOUS SHRUBS					
DT	Cornus sanguinea 'Cato'	Arctic Sun Dogwood	18" x 18"	container	36" o.c.	full and bushy, NO SUBSTITUTION
DT	Cornus sericea 'Kelseyi'	Kelseyi Redtwig Dogwood	12" x 12"	container	30" o.c.	full, bushy
DT	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	18" x 12"	container	4' o.c.	full, bushy
DT	Hydrangea quercifolia	Oakleaf Hydrangea	24" ht	container	as shown	full, bushy, accent plant in single qty per location
DT, N	Oemlaria cerasiformis	Indian Plum	5 gal	container	8' o.c.	full, bushy, natural edge location
DT, N	Physocarpus capitatus	Pacific Ninebark	3 gal	container	8' o.c.	full, bushy, natural edge location
DT, N	Ribes sanguineaum	Flowering Currant	3 gal	container	5. o.c.	full, bushy. 'White Icicle' variety in addition to standard species.
DT, N	Rosa nutkana	Nootka Rose	18" ht.	container	4. o.c.	full, bushy
DT, N	Symphoricarpos albus	Snowberry	3 gal	container	4. o.c.	full, bushy
DT	Viburnum carlesii	Koreanspice Viburnum	18" x 15"	container	4' o.c.	full, bushy, accent plant in single qty per location
	EVERGREEN SHRUBS					
DT	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia				
DT	Cistus hybridus	White Rockrose	3 gal	container	3' o.c.	full, bushy
DT, N	Gaultheria shallon	Salal	3 gal	container	3' o.c.	full, bushy
DT	Lonicera pileata	Privet Honeysuckle	15"x18"	container	30" o.c.	full, bushy
DT, N	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	21-24" ht.	container	4' o.c.	full, bushy
DT, N	Mahonia nervosa	Low Oregon Grape	3 gal	container	3' o.c.	full, bushy
DT, N	Myrica californica	Pacific Wax Myrtle	3 gal	container	6' o.c.	full, bushy
DT	Nandina domestica 'Golf Stream'	Golf Stream Heavenly Bamboo	3 gal	container	4' o.c.	full and bushy, may substitute for Moon Bay
DT	Nandina domestica 'Plum Passion'	Plum Passion Heavenly Bamboo	3 gal	container	4' o.c.	full, bushy
	Osmanthus delavayi	Delavay Osmanthus	24"x24"	container	as shown	full, bushy to ground
DT, N	Sarcoccoca hookeriana var. humilis	Sweet Box	2 gal	container	3' o.c.	full, bushy
DT	Sarcoccoca ruscifolia	Sweet Box	18" ht.	container	3' o.c.	full, bushy
DT, N	Vaccinium ovatum	Evergreen Huckleberry	15"x15"	container	4' o.c.	full, bushy
DT	Viburnum davidii	David Viburnum	3 gal	container	4' o.c.	full, bushy

	GROUNDCOVER and PERENNIALS					
DT	Acanthus mollis	Bear's Breeches	2 gal	container	36" o.c.	full
DT,N	Arctostaphylus uva-ursi	Kinnikinnick	1 gal	container	15" o.c.	full
N	Asarum caudatum	Wild Ginger	1 gal	container	12" o.c.	full, 5 leaves min.
	Asarum europeum	European Ginger	1 gal	container	12" o.c.	full, 5 leaves min.
DT,N	Blechnum spicant	Deer Fern	1 gal	container	12" o.c.	full, min. 7 fronds
DT	Carex 'Ice Dance'	Ice Dance Sedge	1 gal	container	30" o.c.	full
	Carex morrowii 'Aureo-Variegata'	Variegated Japanese Sedge	1 gal	container	24" o.c.	full
DT	Cares testacea	Orange Sedge	1 gal	container	24" o.c.	full
N	Cornus unalaschkensis	Bunchberry	1 gal	container	24" o.c.	full
DT,N	Deschampsia caespitosa	Tufted Hair Grass	1 gal	container	24" o.c.	full
DT,N	Dicentra formosa	Bleeding Heart	1 gal	container	accent	full
DT	Dicentra spectabilis	Old Fashioned Bleeding Heart	1 gal	container	accent	full, may also include 'Alba' variety
DT	Euphorbia amygdaloides var. robbiae	Mrs. Robb's Bonnet	1 gal	container	18" o.c.	full
DT	Festuca glauca 'Elijah Blue'	Blue Fescue	1 gal	container	15" o.c.	full
DT,N	Fragaria chiloensis	Strawberry	1 gal	container	30" o.c.	
DT	Hakonechloa macra 'Aureola'	Hakone Grass	1 gal	container	24" o.c.	full
DT	Helictotrichon sempervirens	Blue Oat Grass	1 gal	container	30" o.c.	full
N	Juncus effusus	Soft Rush	1 gal	container	30" o.c.	full
	Juncus patens 'Elk Blue'	California Gray Rush	1 gal	container	30" o.c.	full
DT	Liatris spicata	Spiked Gay Feather		bulb	as noted	or as 1 gal container stock
DT	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	container	18" o.c.	full
DT	Liriope spicata 'Kobold'	Lilyturf	1 gal	container	15" o.c.	full
	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	1 gal	container	15" o.c.	full
DT	Pachysandra terminalis	Japanese spurge	1 gal	container	18" o.c.	full
DT,N	Polystichum munitum	Sword Fern	1 gal	container	as shown	min. 5 fronds
DT	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Creeping Berry	4" pot	container	30" o.c.	full
DT	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal	container	24" o.c.	full, NO SUBSTITUTION
	VINES					
DT	Clematis x 'Jackmanii'	Jackmanii Clematis	1 gal	container	as shown	24" h. min.
DT	Hydrangea seemanii	Evergreen Climbing Hydrangea	1 gal	container	as shown	24" h. min.
DT	Lonicera x heckrottii 'Goldflame'	Goldflame Honeysuckle Vine	1 gal	container	as shown	24" h. min.
DT	Parthenocissus tricuspidata	Boston Ivy	1 gal	container	as shown	24" h. min.
DT	Passiflora caerulea	Passion Vine	1 gal	container	as shown	24" h. min.
DT	Trachelospermum jasminoides	Star Jasmine	1 gal	container	as shown	24" h. min.

DT = DROUGHT TOLERANT SPECIES

N = NATIVE SPECIES

NOTE: PLANT SPECIES TO DEMONSTRATE PLANTING CHARACTER. FINAL SPECIES SELECTION TO BE COMPLETED DURING CONTRACT DOCUMENTS BASED ON LOCAL NURSERY SUPPLY AND AVAILABILITY. REFERENCES: KING COUNTY NATIVE PLANT LIST, COS APPROVED STREET TREE LIST.

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PROJECT

ISSAQUAH GATEWAY

2300 NEWPORT WAY ISSAQUAH, WA 98027

76314

OWNER

THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
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PRINCIPAL
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CHECKED BY

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

PLANT LIST

SHEET NUMBER

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ISSUE DATE

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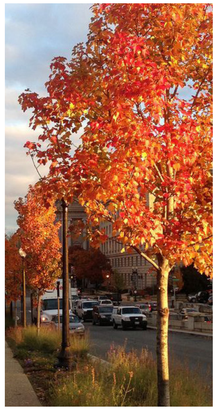

LIQUIDAMBAR STRYR-ACICLUA ROTUNDILOBA

ACER SACCHARUM 'GREEN MOUNTAIN'

GATEWAY / MAIN ENTRY TREES

ACER NIGRUM 'GREEN COLUMN'

FRAXINUS AMERICANA 'EMPIRE'

NEWPORT WAY NE TREES

- Gateway and Newport Way trees have bright fall colors
- Round habits and high branching structure for clear / clean delineation of roadways
- Large trees with extensive canopy

ZELKOVA SERRATA 'GREEN VASE'

FRAXINUS PENNSYLVANICA URBANITE

QUERCUS COCCINEA

LOOP STREET TREES

- Variety of fall color; yellow, red, and purple
- Full, dense canopies emphasize Loop Road
- Diverse leaf textures add variety and interest
- Zelkova provides interest with beautifully exfoliating bark

STREET TYPOLOGY KEY MAP

ACER NIGRUM 'GREEN COLUMN'

BETULA PLATYPHYLLA 'FARGO'

FAGUS SYLVATICA 'DAWYCK PURPLE

LIRIODENDRON TULIPFERA 'FASTIGIATUM'

PRUNUS SARGENTII 'COLUMNARIS'

PRUNUS X HILLIERI 'SPIRE'

MALUS 'ADIRONDACK'

POPULUS TREMULA 'ERECTA'

- Columnar trees reinforce linear Through Block Passages while maximizing space and maintaining sun exposure and visibility
- Large variety provides interest and visual diversity
- Flowering columnar trees mark entrances and transition points

THROUGH-BLOCK PASSAGE TREES

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STREET TYPOLOGIES / TREE TYPES

SHEET NUMBER

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ISSUE DATE

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FRAXINUS AMERICANA 'AUTUMN APPLAUSE'

ACER CAMPESTRE

TILIA CORDATA 'CHANCOLE'

- Vibrant red and yellow fall color
- Medium to large trees front buildings and transition from Loop Street
- Dense leaf canopies and strong central leader

NEIGHBORHOOD STREET TREES

BETULA JACQUEMONTII

NYSSA SYLVATICA

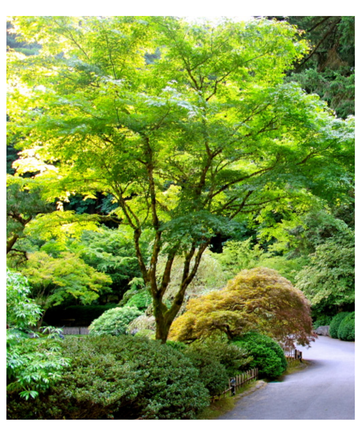
SOPHORA JAPONICA 'REGENT'

- Contrasting leaf and bark colors
- Diverse leaf shape and overall habits
- Smaller scaled trees provide shade, beauty, and a sense of space to the Parking Areas
- Visibility within parking areas maintained by keeping trees limbed to maintain site-lines

PARKING AREA TREES

STREET TYPOLOGY KEY MAP

ACER CIRCINATUM



ACER PALMATUM

AMELANCHIER X GRANDIFOLIA 'AUTUMN BRILLIANCE'

CORNUS X 'RUTCAN'

STYRAX OBASSIA

- Multileader branching provides texture, character, and contrast
- Seasonal blooms and leaf color add interest
- Smaller scaled trees emphasize outdoor space and screen private space.

ACCENT / PATIO TREES

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STREET TYPOLOGIES / TREE TYPES

SHEET NUMBER

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LEGEND

SIGNIFICANT TREES TO BE REMOVED

SIGNIFICANT TREES TO BE REMOVED CURRENTLY IN POOR CONDITION

SIGNIFICANT TREES TO REMAIN AND PROTECT IN PLACE

1 TREE PRESERVATION PLAN

SCALE: 1"=50'-0"

N

0 25 50 100

SCALE: 1"=50'-0"

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TREE PRESERVATION PLAN

SHEET NUMBER

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Species ID: Spreadsheet contains common names of trees which correspond to scientific names as follows:

- Apple: *Malus sp.*
- American sycamore: *Plantanus occidentalis*
- Austrian pine: *Pinus nigra*
- Bigleaf maple: *Acer macrophyllum*
- Birch: *Betula nigra*
- Bitter Cherry: *Prunus emarginata*
- Blue atlas cedar: *Cedrus atlantica 'Glauca'*
- Cedar: *Thuja plicata*
- Cherry: *Prunus sp.*
- Dawn redwood: *Chamaecyparis nootkatensis*
- Deodora cedar: *Cedrus deodara*
- Colorado blue spruce: *Picea pungens*
- Cottonwood*: Populus trichocarpa*
- Dogwood*: Cornus nuttallii*
- Douglas fir: *Pseudotsuga menziesii*
- English laurel: *Prunus laurocerasus*
- Filbert: *Corylus avellana var.*
- Grand fir: *Abies grandis*
- Hemlock: *Tsuga hetrophylla*
- Holly: *Ilex aquifolium*
- Japanese maple: *Acer palmatum*
- Leylandii cypress: *Cupressocyparis leylandii*
- Lodgepole pine*: Pinus contorta*
- Mountain ash: *Sorbus americana*
- Mountain hemlock: *Tsuga mertensiana*
- Pear: *Pyrus sp.*
- Plum: *Prunus*
- Red Alder: *Alnus rubra*
- Red maple: *Acer rubrum*
- Walnut: *Juglans sp.*
- Western red cedar: *Thuja plicata*
- Weeping Alaska cedar: *Metasequoia glyptostrobides*
- White pine*: Pinus strobus*

Abbreviated legend – see report for greater detail

#1: Graph number
#2: Filed tag unique to each tree
#3: Tree species
#4: Trunk diameter measured 4.5 above ground
#5: Adjusted DBH is the measure of trunk totals or a multiple of the tree diameter (.5 in some municipalities for cottonwood or alder)
#6: Measure of branch length
#7: Current health rated Excellent, Good, OK, Fair, Poor or Dead
#8: More specific health observations about the tree
#9: Proposed action as a consequence tree health and location - viability: the determination that a specific significant tree is in good health with a low risk of failure due to structural defects, is relatively wind firm if isolated or as part of a grove.
#10: Critical root zone/ Tree protection zone/Limits of disturbance in each direction
#11: Measure of tree "value" may be determined by municipality formula or a direct measure of the trunk diameter to determine significance
#12: Any code reference

Issaquah Gateway

1	2	3		4	5	6	7	8	9			10				11
		Species ID							Proposed Action			CRZ/TPZ/LOD Radius in feet				
#	Tree Tag #	Common Name	*Botanical Name*	DBH inches	Adj. DBH inches	Dripline Radius feet	Health	Defects/Comments	Retained	Non-viable	Remove for Improvements	N	W	E	S	Value
1	**901**	Douglas fir	*Pseudotsuga menziesii*	13	13	18	Excellent	Poor pruning lead to decay, epicormic branch formation	1			18	18	18	18	
2	**902**	Douglas fir	*Pseudotsuga menziesii*	10	10	12	Good	suppressed canopy, broken branches, stress blisters, hangers	1			12	12	12	12	
3	**903**	Cottonwood	*Populus trichocarpa*	20.5	20.5	18	Fair	Self-corrected lean to south, typical of species	1			18	18	18	18	
4	**904**	Douglas fir	*Pseudotsuga menziesii*	11	11	18	OK	Dead wood, self-corrected lean, epicormic branch formation, suppressed canopy, hanger	1			18	18	18	18	
5	**905**	Douglas fir	*Pseudotsuga menziesii*	11	11	14	OK	Dead wood, broken branches	1			14	14	14	14	
6	**906**	Douglas fir	*Pseudotsuga menziesii*	14	14	15	Good	Dead wood	1			15	15	15	15	
7	**907**	Douglas fir	*Pseudotsuga menziesii*	13	13	15	Good	dead wood, epicormic branch formation, typical of species	1			15	15	15	15	
8	**908**	Cottonwood	*Populus trichocarpa*	20	20	22	OK	typical of species, dead wood	1			22	22	22	22	
9	**909**	Cottonwood	*Populus trichocarpa*	12/13/8	19	20	OK	typical of species	1			20	20	20	20	
10	**910**	Douglas fir	*Pseudotsuga menziesii*	15	15	15	OK	Dead wood, epicormic branch formation, sap	1			15	15	15	15	
11	**911**	Douglas fir	*Pseudotsuga menziesii*	16	16	12	Good	Ivey, dead wood	1			12	12	12	12	
12	**912**	Douglas fir	*Pseudotsuga menziesii*	10	10	12	OK	suppressed canopy, dead wood, asymmetric canopy	1			12	12	12	12	
13	**913**	Cottonwood	*Populus trichocarpa*	16	16	12	OK	Typical of species. Previous top loss, aphids, column of decay	1			12	12	12	12	
14	**914**	Douglas fir	*Pseudotsuga menziesii*	11	11	15	Good	dead wood, asymmetric canopy, typical of species	1			15	15	15	15	
15	**915**	Douglas fir	*Pseudotsuga menziesii*	10	10	12	Good	dead wood, asymmetric canopy, typical of species	1			12	12	12	12	
16	**916**	Douglas fir	*Pseudotsuga menziesii*	12	12	15	Good	dead wood, asymmetric canopy, typical of species, exposed roots	1			15	15	15	15	
17	**917**	Cottonwood	*Populus trichocarpa*	20	20	15	Poor	Previous top loss, dead wood, column of decay, cavities of decay		1		15	15	15	15	
18	**918**	Douglas fir	*Pseudotsuga menziesii*	14	14	12	Good	Dead wood, asymmetric canopy	1			12	12	12	12	
19	**919**	Cottonwood	*Populus trichocarpa*	12/9	15	16	OK	co-dominant leaders with included bark, typical of species, un corrected lean to south	1			16	16	16	16	
20	**920**	Cottonwood	*Populus trichocarpa*	20	20	12	Poor	Large cavity of decay, previous top failure, hanger		1		12	12	12	12	
21	**921**	Cottonwood	*Populus trichocarpa*	18	18	18	Poor	Co-dominant leaders with included bark, previous top loss X2, typical of species		1		18	18	18	18	
22	**922**	Cottonwood	*Populus trichocarpa*	24	24	15	Poor	Previous top loss, dead scaffolds, self-corrected lean, exposed roots		1		15	15	15	15	
23	**923**	Douglas fir	*Pseudotsuga menziesii*	11	11	12	Good	Dead wood, coning, dense abnormal branching	1			12	12	12	12	
24	**924**	Douglas fir	*Pseudotsuga menziesii*	13	13	12	Good	typical of species	1			12	12	12	12	
25	**925**	Douglas fir	*Pseudotsuga menziesii*	13	13	10	Good	dead wood, asymmetric canopy, typical of species	1			10	10	10	10	
26	**926**	Douglas fir	*Pseudotsuga menziesii*	8	8	10	Good	Dead wood, self-corrected lean, epicormic branch formation, suppressed canopy, hanger	1			10	10	10	10	
27	**927**	Cottonwood	*Populus trichocarpa*	8	8	14	Poor	non-corrected lean, exposed roots, dead wood		1		14	14	14	14	
28	**928**	Douglas fir	*Pseudotsuga menziesii*	12	12	13	Good	Dead wood, typical of species	1			13	13	13	13	
29	**929**	Cottonwood	*Populus trichocarpa*	12/8	14	12	Poor	Previous top loss, dead scaffolds, hanger, typical of species		1		12	12	12	12	
30	**930**	Douglas fir	*Pseudotsuga menziesii*	12	12	15	Fair	Typical of species, previous top loss, dead wood, dead scaffolds.		1		15	15	15	15	
31	**931**	Cottonwood	*Populus trichocarpa*	8/10/6	20	18	Poor	Typical of species, co-dominant leads with included bark		1		18	18	18	18	
32	**932**	Douglas fir	*Pseudotsuga menziesii*	10	10	12	Good	dead wood, self-corrected lean, epicormic branch formation, typical of species	1			12	12	12	12	
33	**933**	Cottonwood	*Populus trichocarpa*	16	16	20	Poor	Dead wood, dead scaffold, hanger, Cavity of decay		1		20	20	20	20	
34	**934**	Cottonwood	*Populus trichocarpa*	20	20	24	Poor	Dead wood, dead scaffold, column of decay		1		24	24	24	24	
35	**935**	Cottonwood	*Populus trichocarpa*	6	6	14	Poor	non-self-corrected lean, dead wood, broken branches		1		14	14	14	14	
36	**936**	Douglas fir	*Pseudotsuga menziesii*	8	8	12	Good	Dead wood, coning, typical of species	1			12	12	12	12	
37	**937**	Douglas fir	*Pseudotsuga menziesii*	6	6	12	OK	Self-corrected lean, suppressed canopy, coning, thin canopy	1			12	12	12	12	
38	**938**	Cottonwood	*Populus trichocarpa*	9	9	15	Fair	Dead wood, dead scaffold, non-self-corrected lean		1		15	15	15	15	
39	**939**	Douglas fir	*Pseudotsuga menziesii*	7	7	10	OK	Dead wood, asymmetric canopy, broken branches, suppressed canopy	1			10	10	10	10	
40	**940**	Cottonwood	*Populus trichocarpa*	16	16	15	Fair	Dead wood, typical of species, decay, previous top loss		1		15	15	15	15	
41	**941**	Cottonwood	*Populus trichocarpa*	14	14	16	OK	Dead wood, dead scaffold, column of decay	1			16	16	16	16	
42	**942**	Cottonwood	*Populus trichocarpa*	10	10	16	OK	non-self-corrected lean, dead wood, broken branches	1			16	16	16	16	
43	**943**	Douglas fir	*Pseudotsuga menziesii*	9	9	14	OK	Dead wood, self corrected lean, broken branches, coning	1			14	14	14	14	
44	**944**	Douglas fir	*Pseudotsuga menziesii*	9	9	14	OK	non-self-corrected lean, dead wood	1			14	14	14	14	
45	**945**	**Cottonwood**	***Populus trichocarpa***	**40**	**40**	**30**	**Fair**	**Column of decay, co-dominant leaders with included bark X5, decay at root crown, dead scaffold, previous top loss, dead wood**		**1**		**30**	**30**	**30**	**30**	**Landmark**
46	**946**	Cottonwood	*Populus trichocarpa*	18/18	25	24	OK	Co-dominant leaders, dead wood, dead scaffold, hanger	1			24	24	24	24	
47	**947**	Douglas fir	*Pseudotsuga menziesii*	13	13	14	Good	Un healed wound, early Red ring rot, asymmetric canopy, dead wood	1			14	14	14	14	
48	**948**	Cottonwood	*Populus trichocarpa*	9	9	16	OK	self-corrected lean to north, Dead wood	1			16	16	16	16	
49	**949**	Cottonwood	*Populus trichocarpa*	8/6/9/6/19	24	20	Good	Typical of species, dead wood	1			20	20	20	20	
50	**950**	Douglas fir	*Pseudotsuga menziesii*	9	9	12	OK	Dead wood, asymmetric canopy, some sap, typical of species	1			12	12	12	12	
51	**951**	Douglas fir	*Pseudotsuga menziesii*	6	6	8	Fair	Dead wood		1		8	8	8	8	
52	**952**	Douglas fir	*Pseudotsuga menziesii*	12	12	12	OK	Dead wood, epicormic branch formation, asymmetric canopy, self-corrected lean	1			12	12	12	12	
53	**953**	Douglas fir	*Pseudotsuga menziesii*	9	9	10	OK	suppressed canopy, dead wood, asymmetric canopy	1			10	10	10	10	
54	**954**	**Cottonwood**	***Populus trichocarpa***	**40/38**	**39**	**28**	**Fair**	**column of decay, dead wood, dead scaffold, decay @root crown**		**1**		**28**	**28**	**28**	**28**	**Land mark**
55	**955**	Cottonwood	*Populus trichocarpa*	15	15	17	Poor	strangled in blackberries, dead wood, dead scaffold		1		17	17	17	17	
56	**956**	Cottonwood	*Populus trichocarpa*	16	16	17	Fair	typical of species, column of decay, cavity @ 10 ' exposed roots		1		17	17	17	17	
57	**957**	Cottonwood	*Populus trichocarpa*	18	18	16	OK	typical of species, dead wood, dead scaffold, column of decay			1	16	16	16	16	
58	**958**	Cottonwood	*Populus trichocarpa*	13	13	12	Poor	Dead scaffold X 4		1		12	12	12	12	
59	**959**	Cottonwood	*Populus trichocarpa*	16	16	22	Poor	Topped, dead wood		1		22	22	22	22	
60	**960**	Red alder	*Alnus rubra*	16	16	16	Good	Typical of species	1			16	16	16	16	
61	**961**	Apple	*Malus domestica*	16	16	12	Fair	Typical of species, decay in main scaffolds		1		12	12	12	12	
62	**962**	Apple	*Malus domestica*	16/15	15.5	13	Poor	Major decay in both scaffolds		1		13	13	13	13	
63	**963**	Douglas fir	*Pseudotsuga menziesii*	16/22/18	18	21	Good	Co-dominant leaders with included bark, broken branch's, epicormic branch formation, exposed roots, coning			1	21	21	21	21	
64	**964**	Hinoki cypress	*Gracillis hinoki*	6	6	6	OK	Typical of species			1	6	6	6	6	
65	**965**	Yew	*Taxus baccata*	6	6	6	Good	Typical of species			1	6	6	6	6	
66	**966**	Yew	*Taxus baccata*	6	6	6	Good	Typical of species			1	6	6	6	6	
67	**967**	Yellow willow	*Salix lasiandra*	9/8/9/8/10/5/6	8	15	OK	Typical of species			1	15	15	15	15	
68	**968**	River birch	*Betula negra*	17/18	25	14	OK	Co-dominant leaders with included bark , fused trunk and branches, dead wood, typical of species			1	14	14	14	14	
69	**969**	River birch	*Betula negra*	19	19	16	OK	Column of decay, poor pruning with decay @ 4', typical of species, dead wood, column of decay			1	16	16	16	16	
70	**970**	River birch	*Betula negra*	18	18	16	Poor	Large column of decay @ 4-7', dead scaffold		1		16	16	16	16	
71	**971**	River birch	*Betula negra*	27	27	21	Good	Typical of species, dead wood, sun scald, broken branched, column of decay	1			21	21	21	21	
72	**972**	River birch	*Betula negra*	16	16	16	Poor	Large column of decay, co-dominant leader with included bark, pervious failure		1		16	16	16	16	
73	**973**	Cottonwood	*Populus trichocarpa*	18	18	12	Poor	Topped, water spouts		1		12	12	12	12	
74	**974**	Cottonwood	*Populus trichocarpa*	10	10	12	Good	Typical of species	1			12	12	12	12	
75	**975**	Leylandii cypress	*Cupressus x leylandii*	13	13	17	Good	Typical of species	1			17	17	17	17	
76	**976**	Leylandii cypress	*Cupressus x leylandii*	10	10	17	Good	Typical of species	1			17	17	17	17	
77	**977**	Leylandii cypress	*Cupressus x leylandii*	11	11	17	Good	Typical of species	1			17	17	17	17	
78	**978**	Leylandii cypress	*Cupressus x leylandii*	6/13	9.5	17	Good	Typical of species, some dead wood	1			17	17	17	17	
79	**979**	Leylandii cypress	*Cupressus x leylandii*	13	13	17	Good	Typical of species, some dead branches	1			17	17	17	17	
80	**980**	Leylandii cypress	*Cupressus x leylandii*	12	12	17	Good	Typical of species, some dead branches	1			17	17	17	17	
81	**981**	Leylandii cypress	*Cupressus x leylandii*	14/4	9	17	Good	Typical of species	1			17	17	17	17	
82	**982**	Leylandii cypress	*Cupressus x leylandii*	14	14	17	Good	Typical of species	1			17	17	17	17	
83	**983**	Leylandii cypress	*Cupressus x leylandii*	9/14	11.5	17	Good	Typical of species, co-dominant leader with included bark	1			17	17	17	17	
84	**984**	Leylandii cypress	*Cupressus x leylandii*	15	15	17	Good	Typical of species	1			17	17	17	17	
85	**985**	Leylandii cypress	*Cupressus x leylandii*	14	14	17	Good	Typical of species	1			17	17	17	17	
86	**986**	Leylandii cypress	*Cupressus x leylandii*	15	15	17	Good	Typical of species	1			17	17	17	17	
87	**987**	Leylandii cypress	*Cupressus x leylandii*	17	17	17	Good	Typical of species	1			17	17	17	17	
88	**988**	Leylandii cypress	*Cupressus x leylandii*	5/5/16	13	17	Good	Typical of species	1			17	17	17	17	
89	**989**	Jacquemontii birch	*Betula jacquemontii*	4/6/5	7.5	8	Good	Typical of species, aphids, co-dominant leaders with included bark, buried in blackberries, exposed roots	1			8	8	8	8	
90	**990**	Leylandii cypress	*Cupressus x leylandii*	17/6	11.5	17	OK	girdled by plastic wire, now imbedded in bark; lean to the NE, by about 5 degrees, self corrected lean		1		17	17	17	17	
91	**991**	Leylandii cypress	*Cupressus x leylandii*	16	16	17	Good	Typical of species	1			17	17	17	17	
92	**992**	Red maple	*Acer rubrum*	9	9	10	Good	Typical of species	1			10	10	10	10	
93	**993**	Leylandii cypress	*Cupressus x leylandii*	15/8	11.5	12	Good	Typical of species dead wood, dead wood from poor pruning	1			12	12	12	12	
94	**994**	Leylandii cypress	*Cupressus x leylandii*	15	15	13	Fair	Self-corrected lean to NE, girdled with tape# 3'		1		13	13	13	13	
95	**995**	Leylandii cypress	*Cupressus x leylandii*	15	15	13	Fair	Multiple limbs with poor attachment, exposed rood, column of decay		1		13	13	13	13	
96	**996**	Leylandii cypress	*Cupressus x leylandii*	14/7	10.5	13	OK	Poor pruning with decay at branch collars	1			13	13	13	13	
97	**997**	Leylandii cypress	*Cupressus x leylandii*	14	14	8	Poor	Multi-stemmed clump, abnormal structure		1		8	8	8	8	
98	**998**	Leylandii cypress	*Cupressus x leylandii*	17	17	15	OK	dead wood, spur typical of species	1			15	15	15	15	
99	**999**	Leylandii cypress	*Cupressus x leylandii*	13	13	10	Good	Typical of species	1			10	10	10	10	
100	**1000**	Leylandii cypress	*Cupressus x leylandii*	14	14	12	OK	girdled with plastic tape, decay at branch collars from poor pruning	1			12	12	12	12	
101	**501**	Western red cedar	*Thuja plicata*	15	15	14	Good	Typical of species	1			14	14	14	14	
102	**502**	Leylandii cypress	*Cupressus x leylandii*	15	15	12	OK	Typical of species, suppressed, asymmetric canopy	1			12	12	12	12	
103	**503**	Leylandii cypress	*Cupressus x leylandii*	15	15	12	Good	Typical of species	1			12	12	12	12	

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REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE
TREE PRESERVATION PLANT LIST

SHEET NUMBER
L1.10

ISSUE DATE
04/28/2015

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104	**504**	Leylandii cypress	*Cupressus x leylandii*	13	13	12	OK	Co-dominant leaders with included bark @ 6 ft., exposed roots	1			12	12	12	12	
105	**505**	Lodgepole pine	*Pinus contorta*	8	8	8	Poor	Crack and lean at 45' to east, sap at crack		1		8	8	8	8	
106	**506**	Lodgepole pine	*Pinus contorta*	8	8	10	Poor	Poor pruning, with multiple attachments @ 10', sap		1		10	10	10	10	
107	**507**	Sweet gum	*Liquidambar styraciflua*	9	9	10	OK	Decay @ tree crotch, typical f species	1			10	10	10	10	
108	**508**	Red maple	*Acer rubrum*	10	10	15	OK	Decay from flush cut pruning, typical of species	1			15	15	15	15	
109	**509**	Red maple	*Acer rubrum*	9	9	15	OK	Yellow belly sapsucker, prior pruning, exposed roots typical of species	1			15	15	15	15	
110	**510**	Leylandii cypress	*Cupressus x leylandii*	16	16	8	Good	Typical of species	1			8	8	8	8	
111	**511**	Leylandii cypress	*Cupressus x leylandii*	14	14	8	Good	Exposed roots, self-corrected lean, typical f species	1			8	8	8	8	
112	**512**	Leylandii cypress	*Cupressus x leylandii*	16	16	8	OK	Poor pruning lead to decay, typical species, some decay exposed roots	1			8	8	8	8	
113	**513**	Leylandii cypress	*Cupressus x leylandii*	13	13	8	OK	typical of species, poor pruning let to decay	1			8	8	8	8	
114	**514**	Leylandii cypress	*Cupressus x leylandii*	15	15	8	OK	self-corrected lean, broken branches, poor pruning, decay, sap exposed roots	1			8	8	8	8	
115	**515**	Leylandii cypress	*Cupressus x leylandii*	14	14	8	OK	poor pruning, exposed roots, typical of species, decay from poor pruning	1			8	8	8	8	
116	**516**	Leylandii cypress	*Cupressus x leylandii*	16	16	8	Good	self-corrected lean, decay from poor pruning	1			8	8	8	8	
117	**517**	Leylandii cypress	*Cupressus x leylandii*	15	15	8	OK	Decay from poor pruning	1			8	8	8	8	
118	**518**	Leylandii cypress	*Cupressus x leylandii*	13	13	8	OK	Decay from poor pruning	1			8	8	8	8	
119	**519**	Leylandii cypress	*Cupressus x leylandii*	13	13	8	OK	Self-corrected lean, poor pruning with decay typical of species	1			8	8	8	8	
120	**520**	Leylandii cypress	*Cupressus x leylandii*	14	14	8	Good	Poor pruning caused decay, typical of species	1			8	8	8	8	
121	**521**	Leylandii cypress	*Cupressus x leylandii*	10/7/6	11.5	8	Good	co-dominant leaders with included bark, poor pruning with decay	1			8	8	8	8	
122	**522**	Leylandii cypress	*Cupressus x leylandii*	10	10	8	OK	Poor pruning with decay, self corrected lean, exposed roots, asymmetric canopy	1			8	8	8	8	
123	**523**	Leylandii cypress	*Cupressus x leylandii*	16	16	8	Good	self corrected lean, typical of species	1			8	8	8	8	
124	**524**	Leylandii cypress	*Cupressus x leylandii*	13	13	8	Good	Self-corrected lean, poor pruning with decay typical of species	1			8	8	8	8	
125	**525**	Leylandii cypress	*Cupressus x leylandii*	13/4/3	10	8	Fair	co-dominant leader with included bark, column of decay, typical of species		1		8	8	8	8	
126	**526**	Leylandii cypress	*Cupressus x leylandii*	13	13	8	Good	Poor pruning with decay, typical of species	1			8	8	8	8	
127	**527**	Leylandii cypress	*Cupressus x leylandii*	11	11	8	OK	Exposed roots, poor pruning with decay	1			8	8	8	8	
128	**528**	Leylandii cypress	*Cupressus x leylandii*	15	15	8	OK	Exposed roots, poor pruning with decay	1			8	8	8	8	
129	**529**	Leylandii cypress	*Cupressus x leylandii*	13	13	8	Good	poor pruning with decay	1			8	8	8	8	
130	**530**	Leylandii cypress	*Cupressus x leylandii*	13	13	8	Good	poor pruning with decay, exposed roots, typical of species	1			8	8	8	8	
131	**531**	Leylandii cypress	*Cupressus x leylandii*	12	12	8	Good	Poor pruning with decay, typical of species	1			8	8	8	8	
132	**532**	Leylandii cypress	*Cupressus x leylandii*	12	12	8	Good	Poor pruning with decay, exposed roots	1			8	8	8	8	
133	**533**	Leylandii cypress	*Cupressus x leylandii*	5/10	11	8	Good	Poor pruning with decay, typical of species	1			8	8	8	8	
134	**534**	Leylandii cypress	*Cupressus x leylandii*	13	13	8	Good	Exposed roots, poor pruning with decay	1			8	8	8	8	
135	**535**	Leylandii cypress	*Cupressus x leylandii*	14	14	8	Good	Exposed roots, typical of species	1			8	8	8	8	
136	**536**	Red alder	*Alnus rubra*	9	9	14	Good	Exposed roots, typical of species, self corrected lean	1			14	14	14	14	
137	**537**	Red alder	*Alnus rubra*	10	10	14	Good	typical of species, self-corrected lean, poor pruning with decay	1			14	14	14	14	
138	**538**	Red alder	*Alnus rubra*	6	6	14	Good	Typical of species	1			14	14	14	14	
139	**539**	Red alder	*Alnus rubra*	6/3	7	14	Good	Heavy Himalayan blackberries, typical of species, codominant leaders with included bark	1			14	14	14	14	
140	**540**	Red alder	*Alnus rubra*	8	8	14	Good	Typical of species, heavy Himalayan blackberries	1			14	14	14	14	
141	**541**	Red alder	*Alnus rubra*	8	8	14	Good	Typical of species	1			14	14	14	14	
142	**542**	Red alder	*Alnus rubra*	7	7	14	Good	Typical of species, asymmetric canopy	1			14	14	14	14	
143	**543**	Red alder	*Alnus rubra*	6	6	14	Good	Typical of species	1			14	14	14	14	
144	**544**	Red alder	*Alnus rubra*	7/4/3	7	14	OK	Himalayan blackberries, typical of species	1			14	14	14	14	
145	**545**	Red alder	*Alnus rubra*	9	9	14	Good	Typical of species	1			14	14	14	14	
146	**546**	Red alder	*Alnus rubra*	11/7/9/10	19	14	Poor	Decay throughout, carpenter ants,		1		14	14	14	14	
147	**547**	Red alder	*Alnus rubra*	10/10/11	15.5	14	Poor	Decay @ root crown, dead branches, dead-scaffold, cracks		1		14	14	14	14	
148	**548**	Red alder	*Alnus rubra*	16	16	14	Poor	Unhealed wound @5', column of decay @ 10' self-corrected lean		1		14	14	14	14	
149	**549**	Red alder	*Alnus rubra*	16	16	14	Poor	Decay, mostly dead		1		14	14	14	14	
150	**550**	Red alder	*Alnus rubra*	18	18	22	Fair	Dead scaffold, dead wood, decay		1		22	22	22	22	
151	**551**	Red alder	*Alnus rubra*	18	18	22	OK	Typical of species, dead wood	1			22	22	22	22	
152	**552**	Red alder	*Alnus rubra*	6	6	12	Fair	Dead wood, self corrected lean, broken branches, coning		1		12	12	12	12	
153	**553**	Red alder	*Alnus rubra*	16/18/18/15	17	20	Poor	Conk with decay		1		20	20	20	20	
154	**554**	Red alder	*Alnus rubra*	10/8	9	12	Poor	Conk, co-dominant leaders with included bark, decay		1		12	12	12	12	
155	**555**	Red alder	*Alnus rubra*	12	12	15	Good	Dead wood, hanger, typical of species, sapsucker damage	1			15	15	15	15	
156	**556**	Red alder	*Alnus rubra*	6	6	10	Poor	Decay		1		10	10	10	10	
157	**557**	Red alder	*Alnus rubra*	8	8	12	Poor	Decay		1		12	12	12	12	
158	**558**	Red alder	*Alnus rubra*	7	7	14	Good	Typical of species	1			14	14	14	14	
159	**559**	Red alder	*Alnus rubra*	9	9	14	Poor	Typical of species, self corrected lean, dead wood, column of decay		1		14	14	14	14	
160	**560**	Red alder	*Alnus rubra*	9/8/6/8	17	16	Fair	Decay, co-dominant leaders with included bark, typical of species		1		16	16	16	16	
161	**561**	Red alder	*Alnus rubra*	10	10	16	Fair	Typical of species, decay		1		16	16	16	16	
162	**562**	Cottonwood	*Populus trichocarpa*	8	8	14	Poor	typical of species, dead wood, pollution in the nearby creek		1		14	14	14	14	
163	**563**	Cottonwood	*Populus trichocarpa*	9	9	14	Fair	Typical of species, dead wood, hanger		1		14	14	14	14	
164	**564**	Cottonwood	*Populus trichocarpa*	8	8	14	OK	Typical of species, decay	1			14	14	14	14	
165	**565**	Cottonwood	*Populus trichocarpa*	7	7	14	OK	Typical of species, dead wood	1			14	14	14	14	
166	**566**	Cottonwood	*Populus trichocarpa*	12	12	14	OK	Typical of species	1			14	14	14	14	
167	**567**	Red alder	*Alnus rubra*	6/6/4	9	14	Poor	Co-dominant leaders with included bark, column of decay		1		14	14	14	14	
168	**568**	Red alder	*Alnus rubra*	10/9	13	12	Fair	Failing to the west		1		12	12	12	12	
169	**539**	Cottonwood	*Populus trichocarpa*	10	10	18	Good	Typical of species	1			18	18	18	18	
170	**570**	Cottonwood	*Populus trichocarpa*	10/7	12	12	Good	co-dominant lead with included bark, typical of species	1			12	12	12	12	
171	**571**	Red alder	*Alnus rubra*	9/2/8	12	14	Fair	Co-dominant leaders with included bark, decay @ root crown, carpenter ants, exposed roots, typical of species		1		14	14	14	14	
172	**572**	Cottonwood	*Populus trichocarpa*	10	10	8	Fair	Column of decay, exposed roots, sapsucker, fused trunks at root crown, carpenter ants, dead wood, dead scaffold		1		8	8	8	8	
173	**573**	Cottonwood	*Populus trichocarpa*	19/10	21	14	Good	Co-dominant leaders with included bark, dead wood typical of species, exposed roots	1			14	14	14	14	
174	**574**	Cottonwood	*Populus trichocarpa*	9/5/10	14	14	OK	Co-dominant leaders with included bark, column of decay @3' dead spur @2'	1			14	14	14	14	
175	**575**	Cottonwood	*Populus trichocarpa*	10	10	14	Good	Exposed roots typical of species	1			14	14	14	14	
176	**576**	Cottonwood	*Populus trichocarpa*	11/6	12	10	OK	Co-dominant leaders with included bark, exposed roots, dead wood, typical of species, column of decay	1			10	10	10	10	
177	**601**	Cottonwood	*Populus trichocarpa*	10/4	11	10	Good	co-dominant leader with included bark, column of decay, typical of species	1			10	10	10	10	
178	**602**	Cottonwood	*Populus trichocarpa*	14/4	15	15	OK	co-dominant leader with included bark, carpenter ants, sapsucker, column of decay, dead wood, moss	1			15	15	15	15	
179	**603**	Cottonwood	*Populus trichocarpa*	18/14	23	18	OK	Co-dominant leader with included bark, exposed roots, decay @ root crown, girdled by rope @ 5 '	1			18	18	18	18	
180	**604**	Cottonwood	*Populus trichocarpa*	11	11	18	OK	Dead wood, typical of species, lean to southwest	1			18	18	18	18	
181	**605**	Cottonwood	*Populus trichocarpa*	7	7	3	Poor	Dead wood, column of decay		1		3	3	3	3	
182	**606**	**Lombardy poplar**	***Populus nigra***	**42**	**42**	**10**	**OK**	**Typical of species, dead wood, co-dominant leaders with included bark, decay @ root crown, decay @ crotch**	**1**			**10**	**10**	**10**	**10**	**Landmark**
183	**607**	Cottonwood	*Populus trichocarpa*	28	28	14	OK	Exposed roots, dead wood, co-dominant leaders @30, typical of species	1			14	14	14	14	
184	**608**	Cottonwood	*Populus trichocarpa*	9	9	4	Fair	Exposed roots, typical of species, suppressed canopy		1		4	4	4	4	
185	**609**	**Native hawthorne**	***Crataegus***	**40**	**40**	**18**	**OK**	**Typical of species, dead wood**	**1**			**18**	**18**	**18**	**18**	**Landmark**
186	**610**	**Lombardy poplar**	***Populus nigra***	**60**	**60**	**8**	**OK**	**Typical of species, decay throughout, dead wood, dead scaffold, hangers, typical of species**	**1**			**8**	**8**	**8**	**8**	**Landmark**
187	**611**	Western red cedar	*Thuja plicata*	14	14	10	Good	Typical of species, exposed roots	1			10	10	10	10	
188	**612**	Western red cedar	*Thuja plicata*	8	8	10	Good	typical of species, exposed roots	1			10	10	10	10	
189	**613**	Leylandii cypress	*Cupressus x leylandii*	10	10	10	Good	Typical of species, exposed roots	1			10	10	10	10	
190	**614**	Leylandii cypress	*Cupressus x leylandii*	12	12	10	Good	Self-corrected lean, exposed roots, dead wood	1			10	10	10	10	
191	**615**	Leylandii cypress	*Cupressus x leylandii*	15	15	12	Good	self corrected lean, typical of species, exposed roots, exposed roots Exposed roots, poor pruning with decay, exposed roots	1			12	12	12	12	
192	**616**	Red maple	*Acer rubrum*	12	12	10	Good	Typical of species, poor pruning caused decay, moss (low air circulation) exposed roots, infested by scale	1			10	10	10	10	
193	**617**	Red maple	*Acer rubrum*	10	10	7	Good	Exposed roots, typical of species	1			7	7	7	7	
194	**618**	Red maple	*Acer rubrum*	9	9	8	OK	Co-dominant leaders with included bark @ 12', poor pruning with decay	1			8	8	8	8	
195	**619**	Red maple	*Acer rubrum*	9	9	15	OK	Exposed roots, poor pruning with decay co-dominant leaders with decay @ 6'	1			15	15	15	15	
196	**620**	Red maple	*Acer rubrum*	9.5	9.5	6	OK	Exposed roots, co-dominant leaders with included bark @ 12'	1			6	6	6	6	
197	**621**	Red maple	*Acer rubrum*	6	6	10	Fair	Poor pruning with decay, exposed roots		1		10	10	10	10	
198	**622**	Red maple	*Acer rubrum*	6	6	12	OK	Exposed roots, slight lean to south, poor pruning with decay, dead wood, typical of species	1			12	12	12	12	
199	**623**	Red maple	*Acer rubrum*	10	10	15	OK	Exposed roots, poor pruning with decay, large lateral on the south with reaction wood	1			15	15	15	15	
200	**624**	Red maple	*Acer rubrum*	7	7	15	Fair	Heaved soil, exposed roots, broken roots, dead wood		1		15	15	15	15	
201	**625**	Emeral green arboravitea	*Arborvitae 'Emerald Green'*	6/3/4/8	10.5	6	Good	Topped, Typical of species,, crop of stress cones (light)	1			6	6	6	6	
202	**626**	Emeral green arboravitea	*Arborvitae 'Emerald Green'*	7	7	5	Fair	Poor pruning with decay, moss (indicating poor air circulations, exposed roots, broken roots		1		5	5	5	5	
203	**627**	Red maple	*Acer rubrum*	9	9	12	Poor	Exposed roots, poor pruning with decay, moss indicating poor air circulation		1		12	12	12	12	
204	**628**	Red maple	*Acer rubrum*	7	7	7	Fair	Poor pruning with decay, moss indicating low air circulation, dead wood		1		7	7	7	7	
205	**629**	Red maple	*Acer rubrum*	8	8	10	Fair	Exposed roots, poor pruning with decay, dead wood		1		10	10	10	10	
206	**630**	Red maple	*Acer rubrum*	9	9	12	Fair	Large column of decay, co-dominant leader with included bark, poor pruning with decay, dead wood		1		12	12	12	12	
207	**631**	Red maple	*Acer rubrum*	10	10	15	OK	Poor pruning with decay, exposed roots, dead wood, moss indicating low air circulation, infested with scale	1			15	15	15	15	
208	**632**	Red maple	*Acer rubrum*	9	9	15	OK	Exposed roots, co-dominant leaders with included bark @ 5', dead wood, poor pruning with decay, hanger	1			15	15	15	15	
209	**633**	Red maple	*Acer rubrum*	9	9	12	OK	Poor pruning with decay, exposed roots, moss, dead wood	1			12	12	12	12	
									141	60	8					

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PROJECT

ISSAQUAH GATEWAY

2300 NEWPORT WAY ISSAQUAH, WA 98027

76314

OWNER

THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF
PRINCIPAL
TF
PROJECT MANAGER
TF
PROJECT ARCHITECT
BG, MK
DRAWN BY
TF
CHECKED BY

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

TREE PRESERVATION PLANT LIST

SHEET NUMBER

L1.11

ISSUE DATE

04/28/2015

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SHEET TITLE
OVERALL SITE PLAN
LIGHTING & AMENITIES

SHEET NUMBER
L1.12

ISSUE DATE
04/28/2015

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ALL ELEMENTS SHOWN TO DESCRIBE THE PROPOSED CHARACTER OF FINAL DESIGN

STREET/POLE LIGHTS BOLLARD/STICK LIGHTS

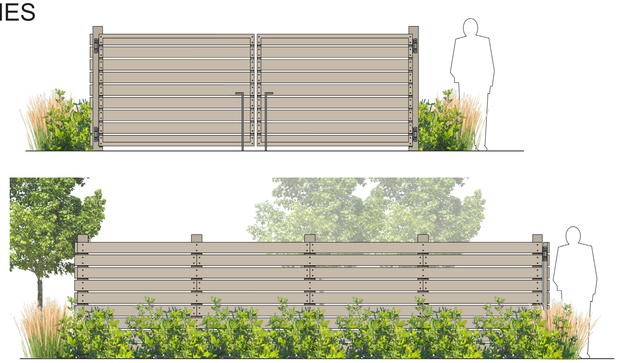
LIGHTING

FURNITURE AT PARK AND GATHERING SPACES

BICYCLE PARKING

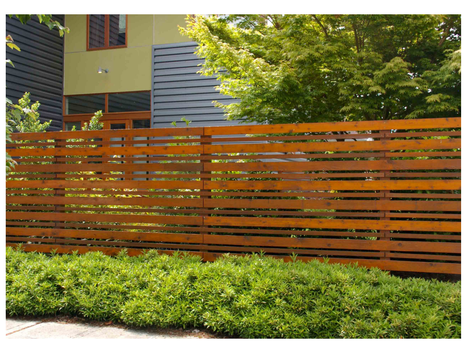
BENCHES

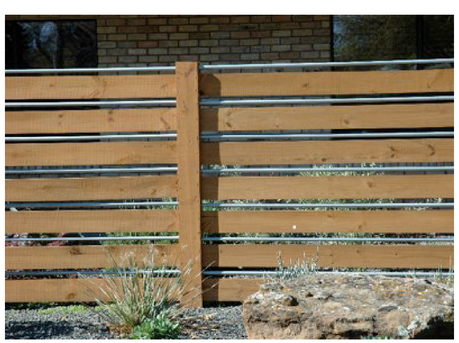
BBQ GRILL

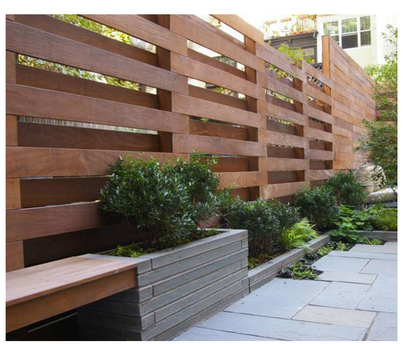


TRASH/RECYCLING ENCLOSURES

TRASH RECEPTACLES







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OWNER

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PROFESSIONAL SEAL

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PROJECT MANAGER
TF
PROJECT ARCHITECT
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REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

SITE AMENITIES

SHEET NUMBER

L1.13

ISSUE DATE

04/28/2015

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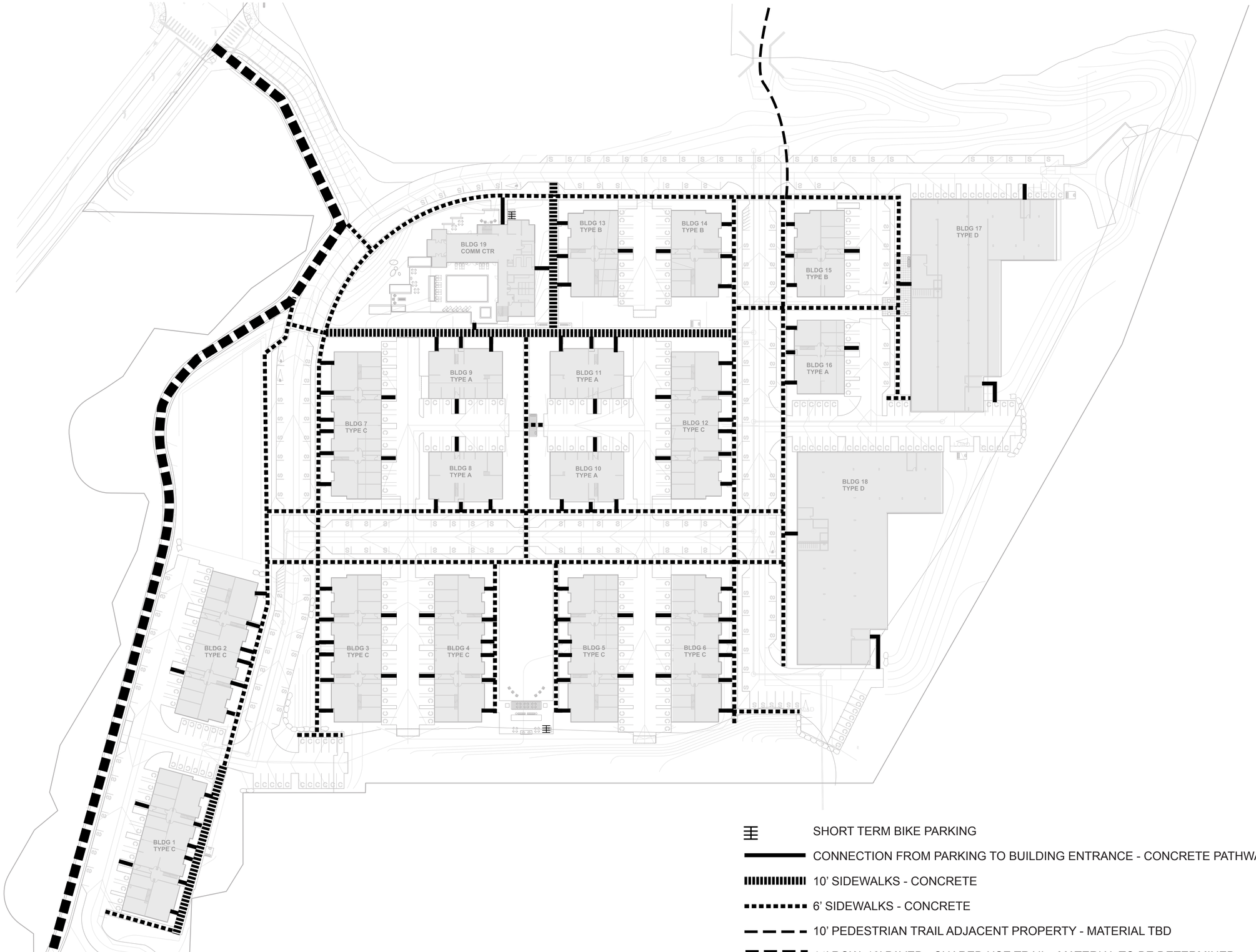

SHORT TERM BIKE PARKING

CONNECTION FROM PARKING TO BUILDING ENTRANCE - CONCRETE PATHWAYS

10' SIDEWALKS - CONCRETE

6' SIDEWALKS - CONCRETE

10' PEDESTRIAN TRAIL ADJACENT PROPERTY - MATERIAL TBD

14' ROW, 10' PAVED - SHARED USE TRAIL - MATERIAL TO BE DETERMINED

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PEDESTRIAN CIRCULATION

SHEET NUMBER

L1.14

ISSUE DATE

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TYPICAL BUILDING F.A.R.

1 SDP 09 LEVEL 1

1 SDP 10 LEVEL 2

FAR CALCULATION					
	COMMUNITY CENTER	BLDG A	BLDG B	BLDG C	BLDG D
LEVEL 1	6,260	2,219	2,540	4,389	1,880
MEZZANINE	3,579				
LEVEL 2		3,962	4,659	7,887	21,119
LEVEL 3		3,962	4,659	7,887	21,119
LEVEL 4					21,119
LEVEL 5					20,164
TOTAL PER BUILDING	**9,839**	**10,143**	**11,858**	**20,163**	**85,401**
NUMBER OF BUILDINGS:	1	5	3	8	2
TOTAL BY BUILDING TYPE:	9,839	50,715	35,574	161,304	170,802
TOTAL FAR GROSS FLOOR AREA		**428,234**			
DEVELOPABLE SITE AREA:		544,319			
FLOOR AREA RATIO =					**0.787**

SITE F.A.R. LEGEND

EXCLUDED AREA

SITE DEVELOPMENT AREA

1 FLOOR AREA RATIO - SITE

1" = 80'-0"

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SHEET TITLE

OVERALL SITE PLAN

NORTH

SHEET NUMBER

SDP 01

ISSUE DATE

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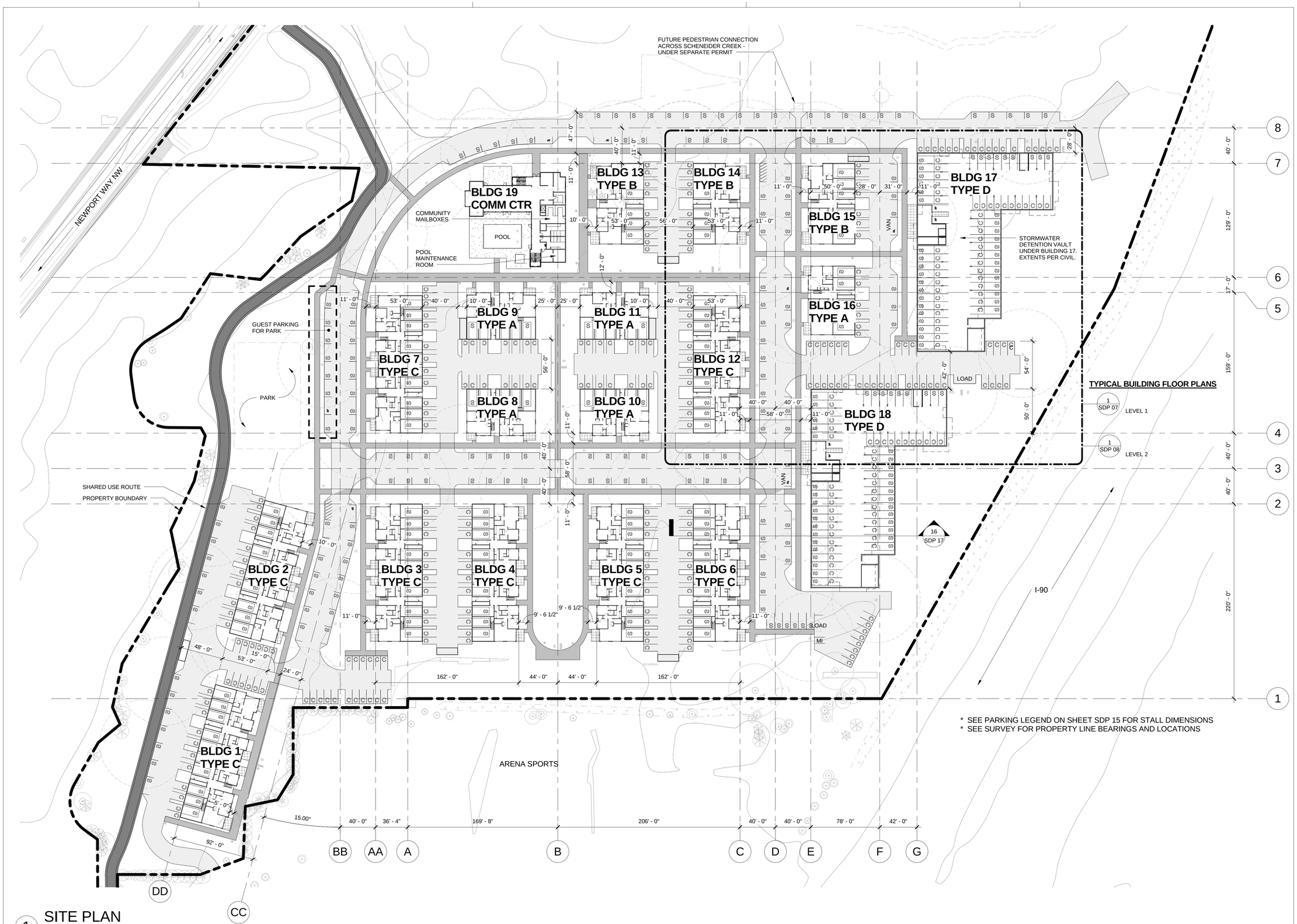

1 SITE PLAN

1" = 50'-0"

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SHEET TITLE

SITE PLAN

NORTH

SHEET NUMBER

SDP 02

ISSUE DATE

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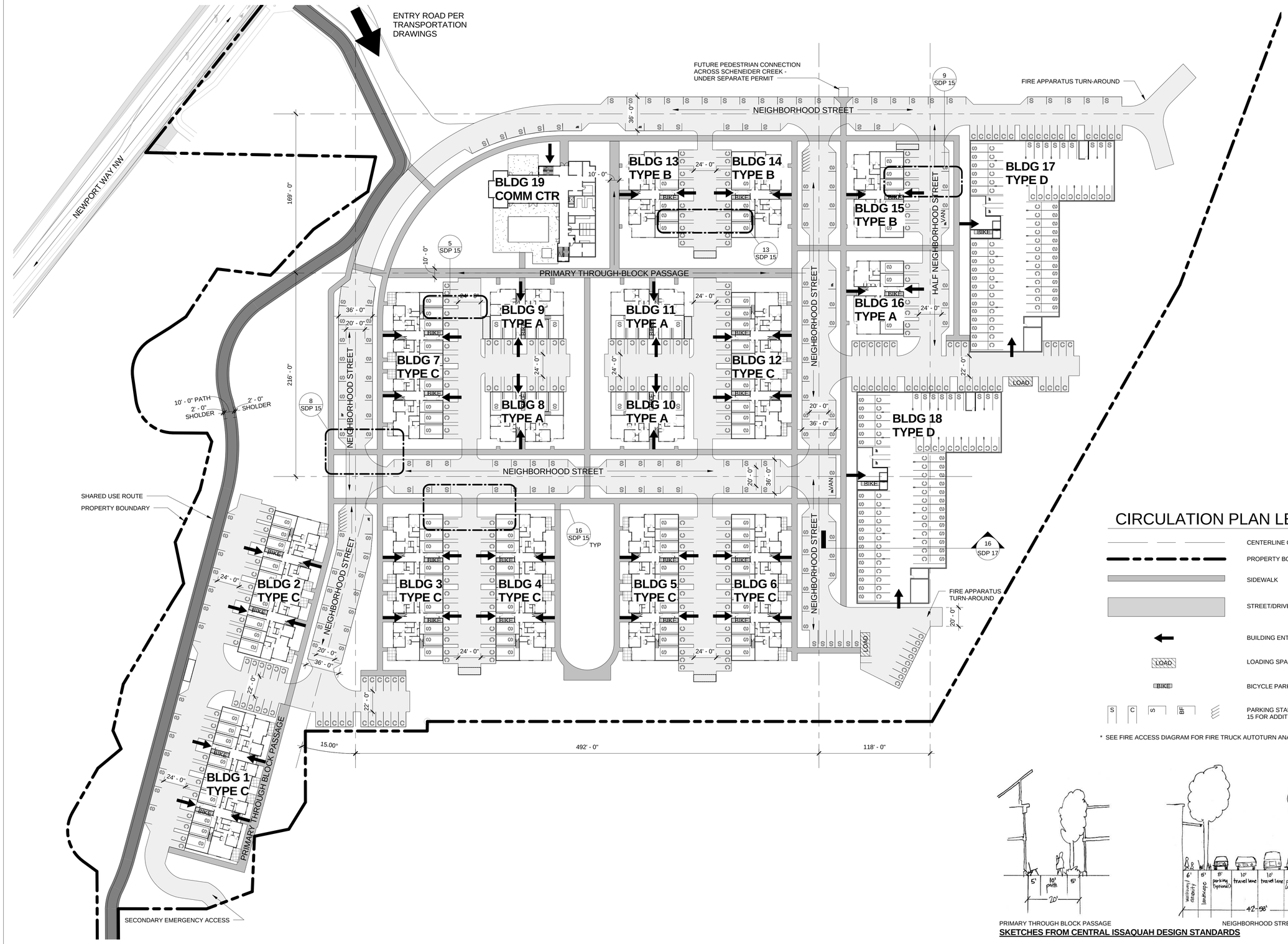


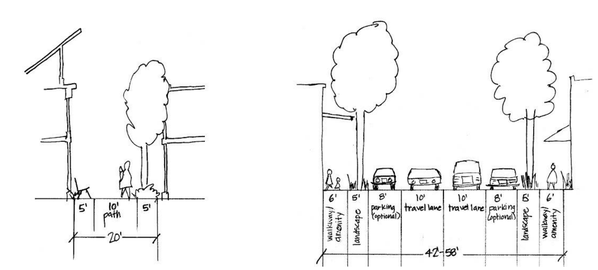
1 CIRCULATION PLAN

1" = 50'-0"

CIRCULATION PLAN LEGEND

- CENTERLINE OF STREETS
- PROPERTY BOUNDARY LINE
- SIDEWALK
- STREET/DRIVE
- BUILDING ENTRY
- LOADING SPACE
- BICYCLE PARKING
- PARKING STALLS - REF SHEET SDP 15 FOR ADDITIONAL INFORMATION

* SEE FIRE ACCESS DIAGRAM FOR FIRE TRUCK AUTOTURN ANALYSIS



PRIMARY THROUGH BLOCK PASSAGE

NEIGHBORHOOD STREET

SKETCHES FROM CENTRAL ISSAQUAH DESIGN STANDARDS

2 STREET SECTION VIGNETTES

12" = 1'-0"

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PROFESSIONAL SEAL

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REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

CIRCULATION PLAN

NORTH

SHEET NUMBER

SDP 03

ISSUE DATE

04/28/2015

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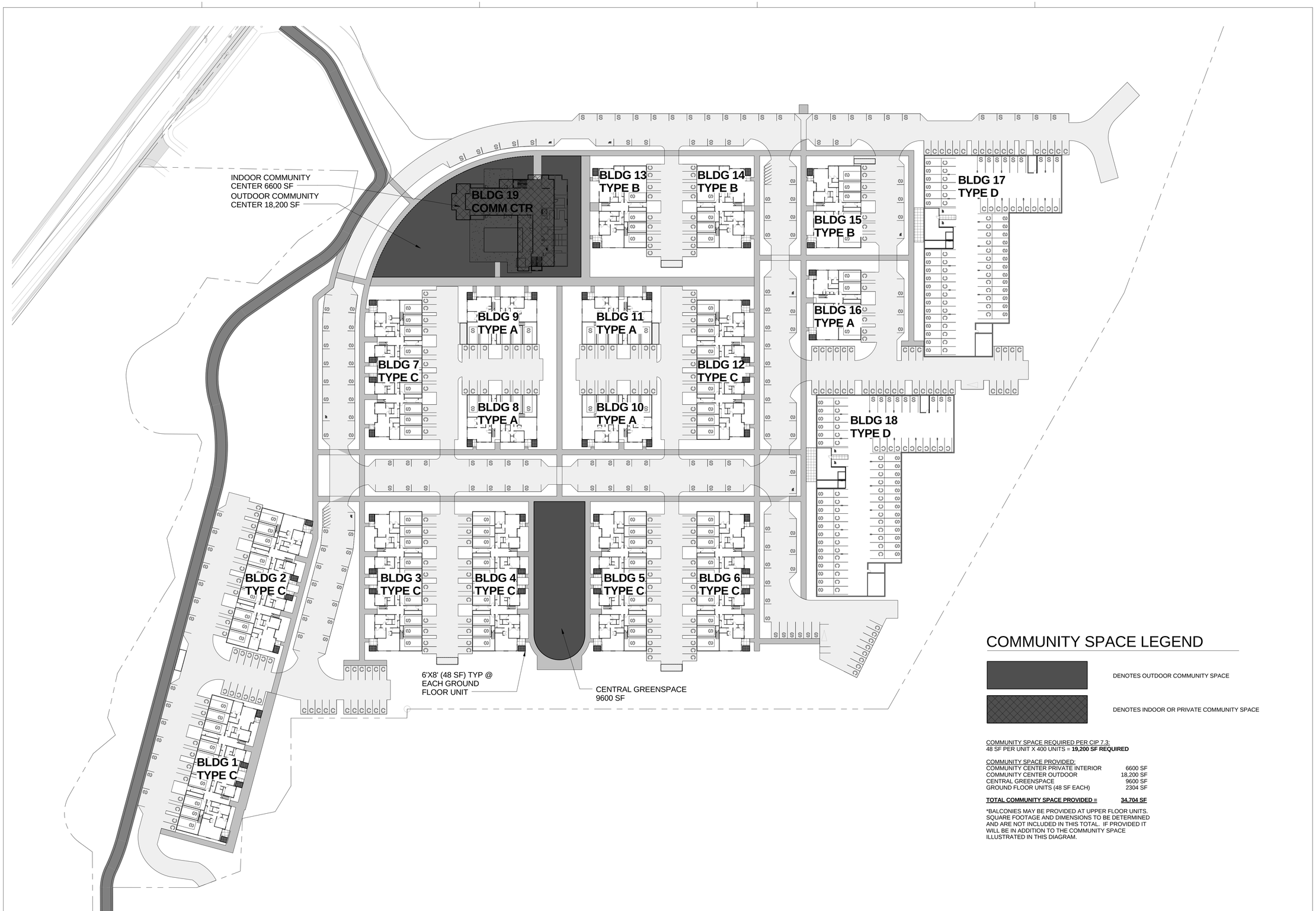

COMMUNITY SPACE LEGEND

DENOTES OUTDOOR COMMUNITY SPACE

DENOTES INDOOR OR PRIVATE COMMUNITY SPACE

COMMUNITY SPACE REQUIRED PER CIP 7.3:
48 SF PER UNIT X 400 UNITS = **19,200 SF REQUIRED**

COMMUNITY SPACE PROVIDED:

COMMUNITY CENTER PRIVATE INTERIOR	6600 SF
COMMUNITY CENTER OUTDOOR	18,200 SF
CENTRAL GREENSPACE	9600 SF
GROUND FLOOR UNITS (48 SF EACH)	2304 SF
TOTAL COMMUNITY SPACE PROVIDED =	**34,704 SF**

*BALCONIES MAY BE PROVIDED AT UPPER FLOOR UNITS. SQUARE FOOTAGE AND DIMENSIONS TO BE DETERMINED AND ARE NOT INCLUDED IN THIS TOTAL. IF PROVIDED IT WILL BE IN ADDITION TO THE COMMUNITY SPACE ILLUSTRATED IN THIS DIAGRAM.

1 COMMUNITY SPACE DIAGRAM
1" = 50'-0"

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PROJECT
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76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
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REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE
COMMUNITY SPACE DIAGRAM

NORTH

SHEET NUMBER
SDP 04

ISSUE DATE
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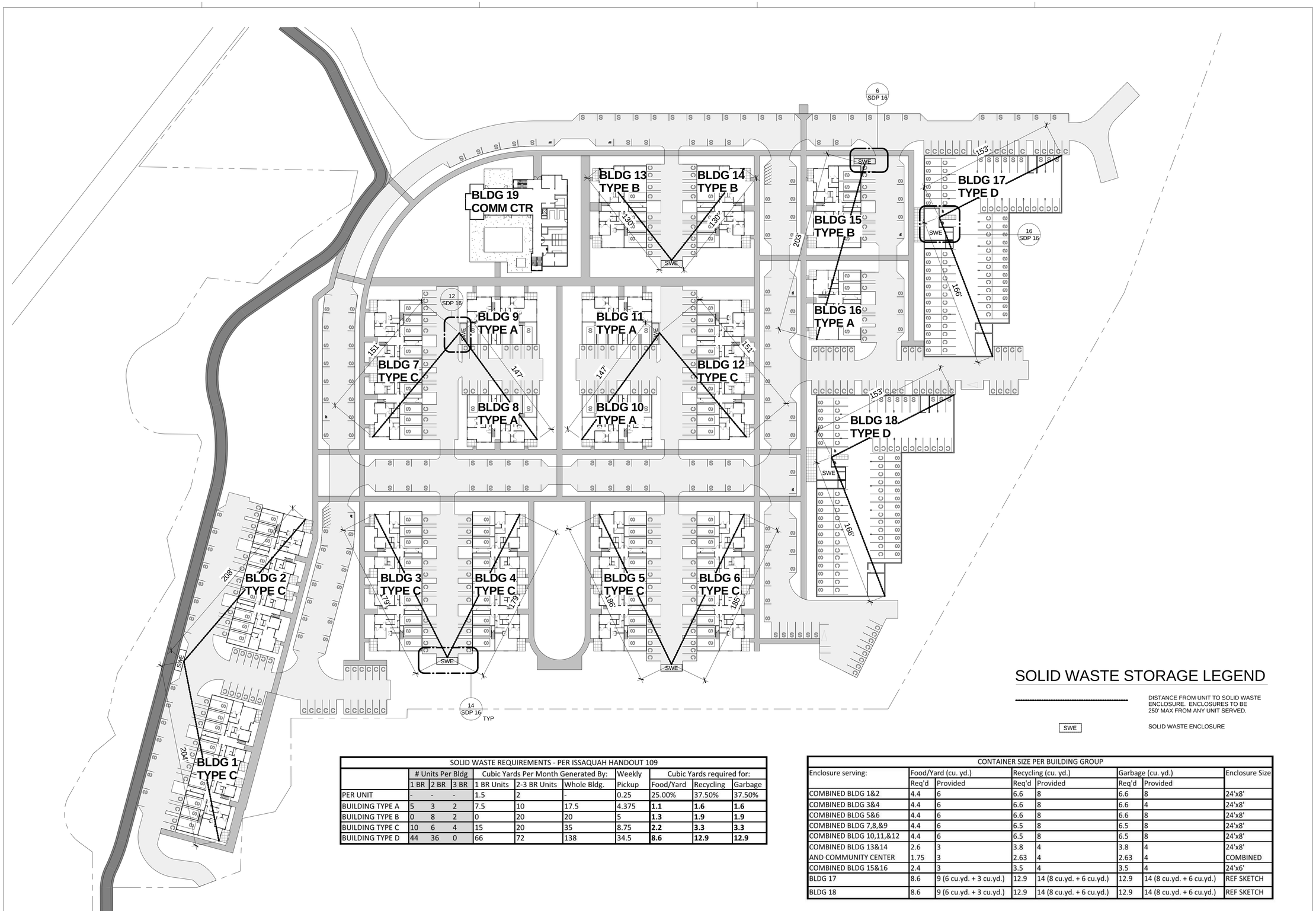

SOLID WASTE STORAGE LEGEND

DISTANCE FROM UNIT TO SOLID WASTE ENCLOSURE. ENCLOSURES TO BE 250' MAX FROM ANY UNIT SERVED.

SWE — SOLID WASTE ENCLOSURE

SOLID WASTE REQUIREMENTS - PER ISSAQUAH HANDOUT 109										
	# Units Per Bldg			Cubic Yards Per Month Generated By:			Weekly	Cubic Yards required for:		
	1 BR	2 BR	3 BR	1 BR Units	2-3 BR Units	Whole Bldg.	Pickup	Food/Yard	Recycling	Garbage
PER UNIT	-	-	-	1.5	2	-	0.25	25.00%	37.50%	37.50%
BUILDING TYPE A	5	3	2	7.5	10	17.5	4.375	**1.1**	**1.6**	**1.6**
BUILDING TYPE B	0	8	2	0	20	20	5	**1.3**	**1.9**	**1.9**
BUILDING TYPE C	10	6	4	15	20	35	8.75	**2.2**	**3.3**	**3.3**
BUILDING TYPE D	44	36	0	66	72	138	34.5	**8.6**	**12.9**	**12.9**

CONTAINER SIZE PER BUILDING GROUP							
Enclosure serving:	Food/Yard (cu. yd.)		Recycling (cu. yd.)		Garbage (cu. yd.)		Enclosure Size
	Req'd	Provided	Req'd	Provided	Req'd	Provided	
COMBINED BLDG 1&2	4.4	6	6.6	8	6.6	8	24'x8'
COMBINED BLDG 3&4	4.4	6	6.6	8	6.6	4	24'x8'
COMBINED BLDG 5&6	4.4	6	6.6	8	6.6	8	24'x8'
COMBINED BLDG 7,8,&9	4.4	6	6.5	8	6.5	8	24'x8'
COMBINED BLDG 10,11,&12	4.4	6	6.5	8	6.5	8	24'x8'
COMBINED BLDG 13&14	2.6	3	3.8	4	3.8	4	24'x8'
AND COMMUNITY CENTER	1.75	3	2.63	4	2.63	4	COMBINED
COMBINED BLDG 15&16	2.4	3	3.5	4	3.5	4	24'x6'
BLDG 17	8.6	9 (6 cu.yd. + 3 cu.yd.)	12.9	14 (8 cu.yd. + 6 cu.yd.)	12.9	14 (8 cu.yd. + 6 cu.yd.)	REF SKETCH
BLDG 18	8.6	9 (6 cu.yd. + 3 cu.yd.)	12.9	14 (8 cu.yd. + 6 cu.yd.)	12.9	14 (8 cu.yd. + 6 cu.yd.)	REF SKETCH

1 SOLID WASTE DIAGRAM

1" = 50'-0"

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OWNER

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PROFESSIONAL SEAL

DESIGN TEAM:
AH

PRINCIPAL
BM

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SOLID WASTE DIAGRAM

NORTH

SHEET NUMBER

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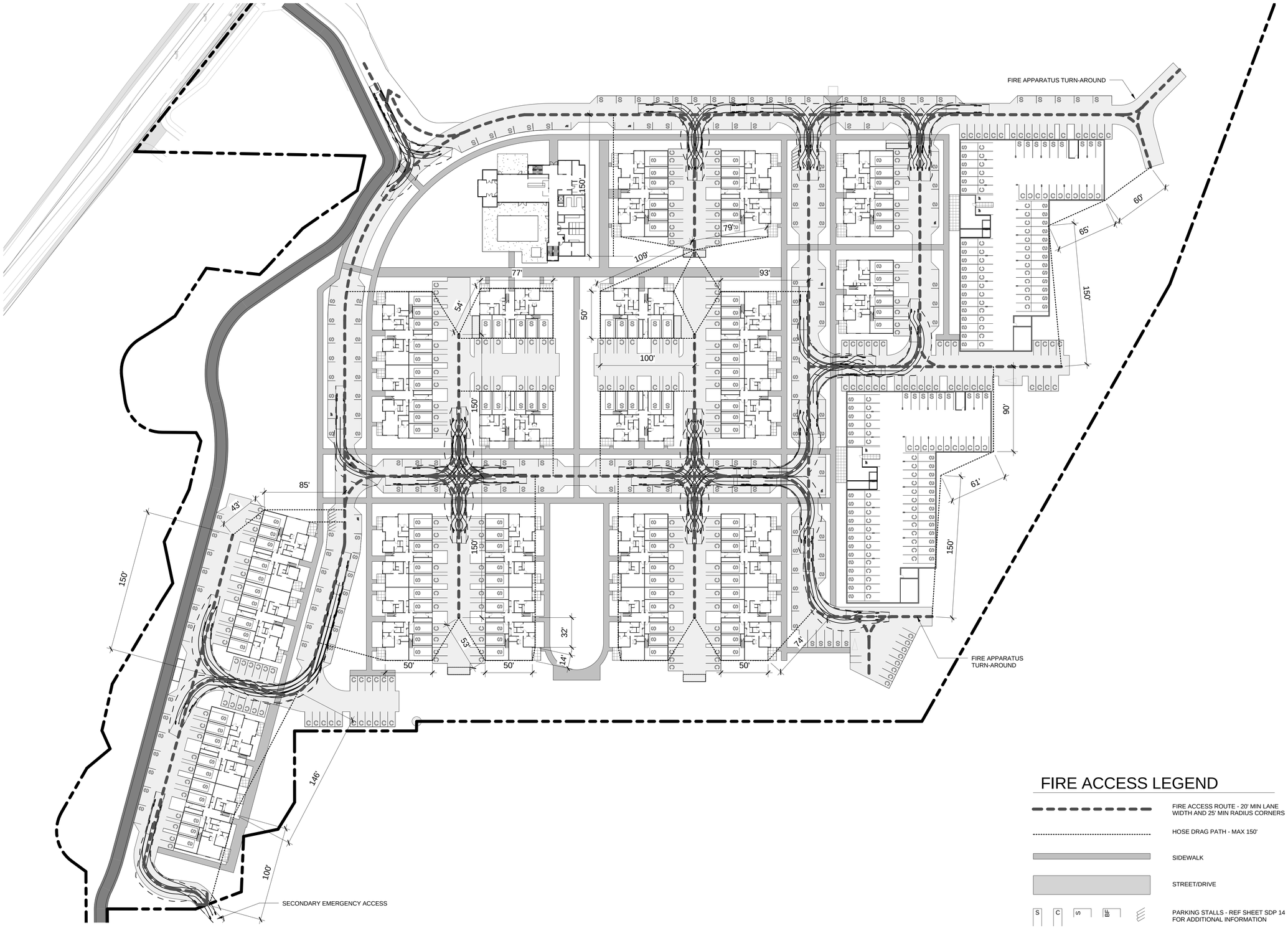

FIRE ACCESS LEGEND

- FIRE ACCESS ROUTE - 20' MIN LANE WIDTH AND 25' MIN RADIUS CORNERS
- HOSE DRAG PATH - MAX 150'
- SIDEWALK
- STREET/DRIVE
- S C S BF — PARKING STALLS - REF SHEET SDP 14 FOR ADDITIONAL INFORMATION

1 FIRE ACCESS DIAGRAM

1" = 50'-0"

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REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

FIRE ACCESS DIAGRAM

NORTH

SHEET NUMBER

SDP 06

ISSUE DATE

04/28/2015

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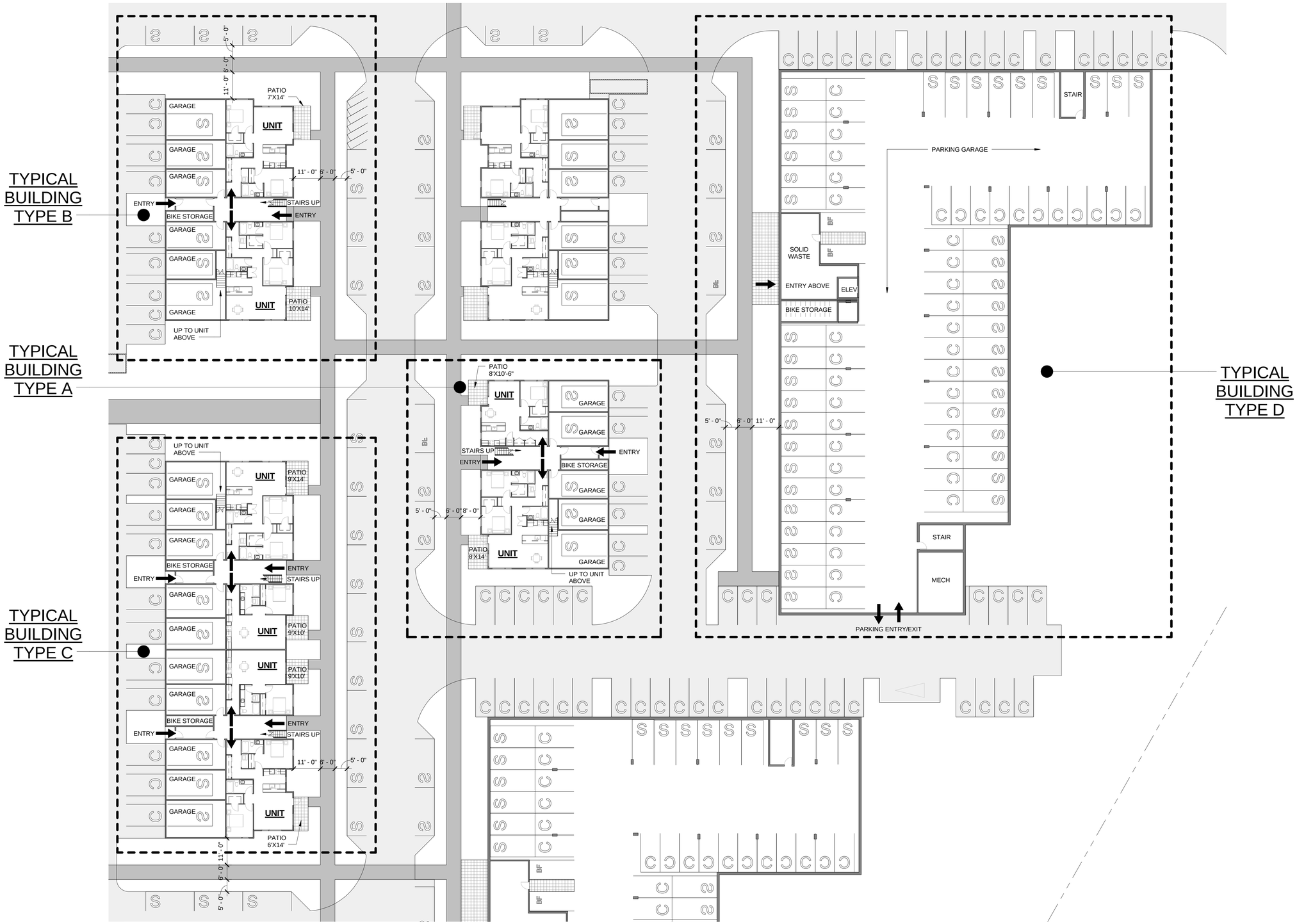

1 TYP BLDG FLOOR PLAN - LEVEL 1

1" = 20'-0"

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PROJECT

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76314

OWNER

THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:

AH

PRINCIPAL

BM

PROJECT MANAGER

BM

PROJECT ARCHITECT

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FLOOR PLANS - TYP LEVEL 1

NORTH

SHEET NUMBER

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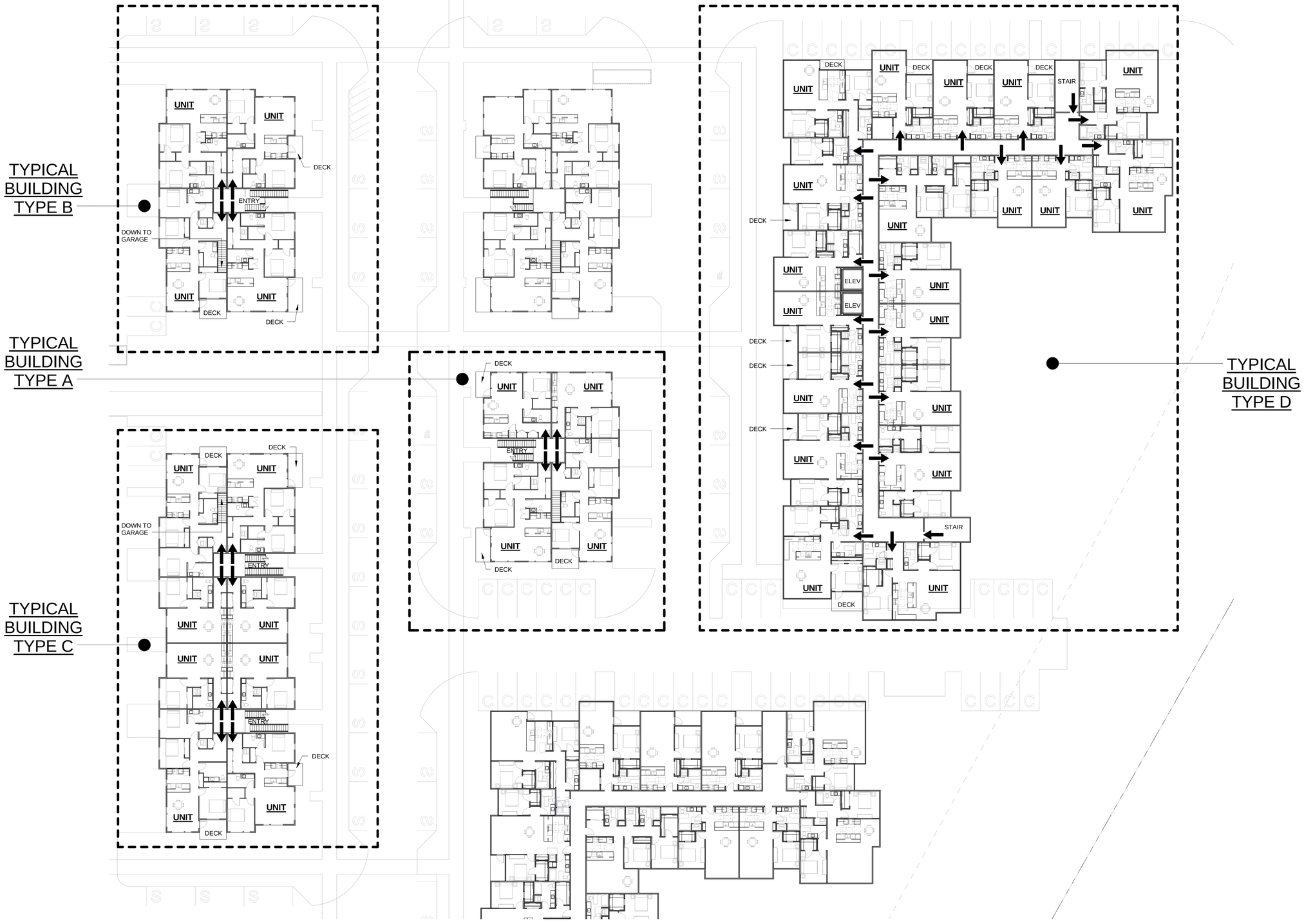

1 TYP BLDG FLOOR PLAN - LEVEL 2

1" = 20'-0"

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FLOOR PLANS - TYP LEVEL 2

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1 TYP BLDG FAR - LEVEL 1

1" = 20'-0"

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FLOOR AREA RATIO - LEVEL 1 DIAGRAM

NORTH

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SDP 09

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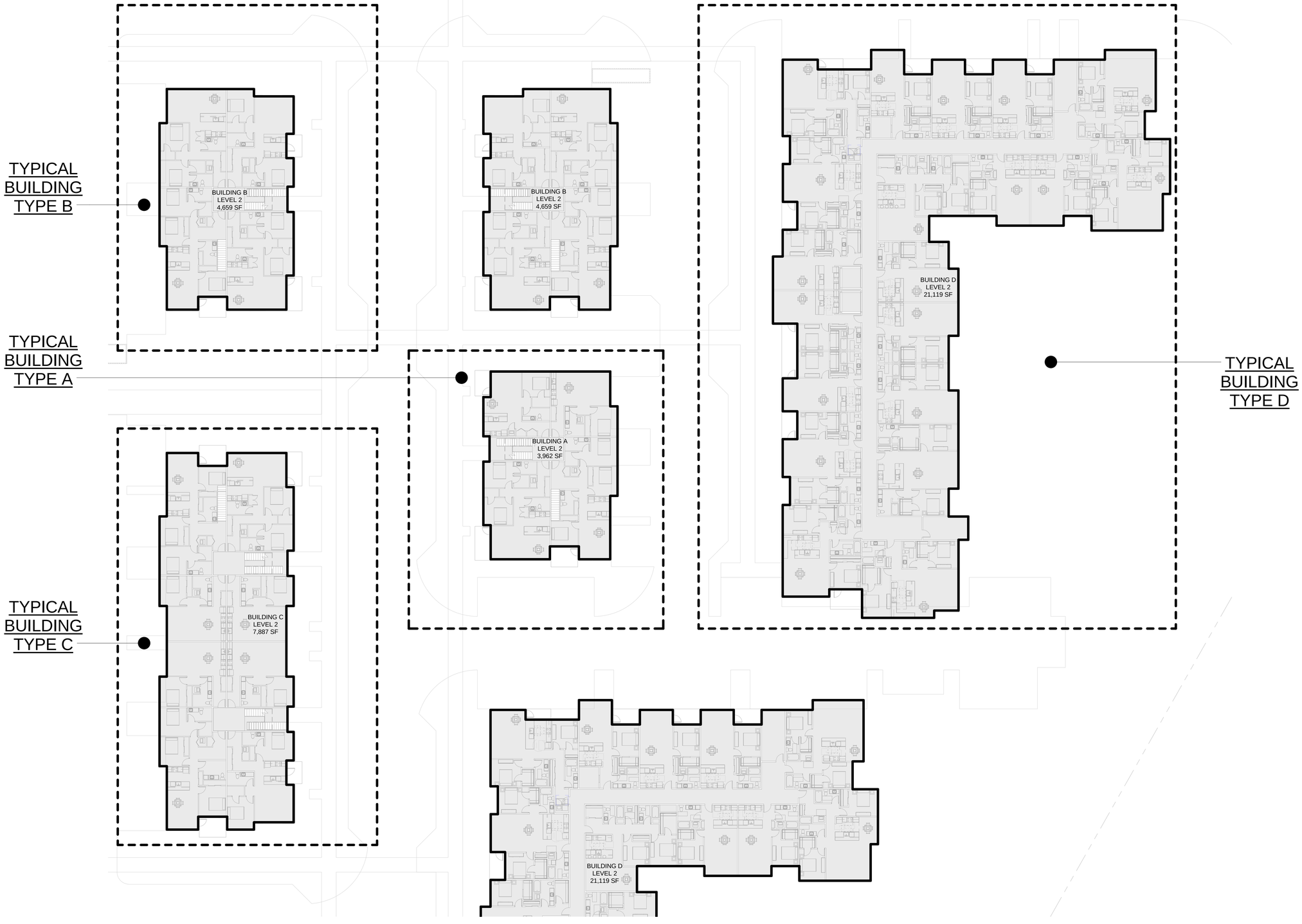

1 TYP BLDG FAR - LEVEL 2

1" = 20'-0"

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FLOOR AREA RATIO - LEVEL 2 DIAGRAM

NORTH

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1 BLDG D - EAST

1/16" = 1'-0"

4 BLDG D - WEST

1/16" = 1'-0"

8 BLDG D - SOUTH

1/16" = 1'-0"

12 BLDG D - NORTH

1/16" = 1'-0"

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EXTERIOR ELEVATIONS - TYP BDG D

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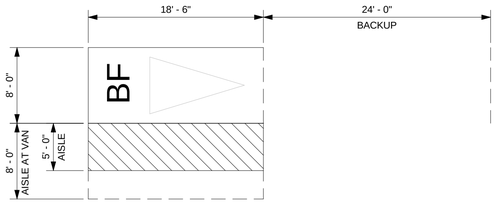
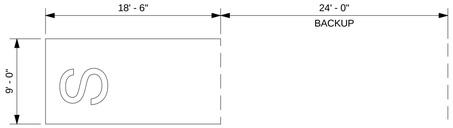
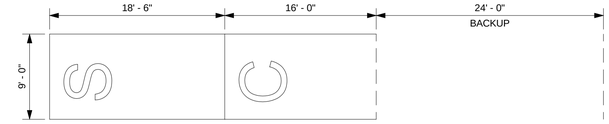


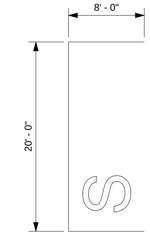
BARRIER FREE ACCESSIBLE STALLS



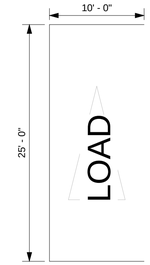
STANDARD STALLS



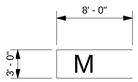
TANDEM STALLS - 2 VEHICLES



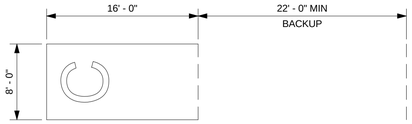
STANDARD PARALLEL STALLS



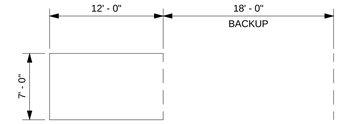
LOADING STALLS



MOTORCYCLE STALLS



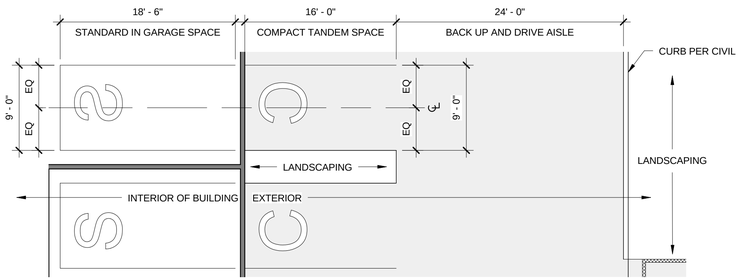
COMPACT STALLS



MICRO STALLS

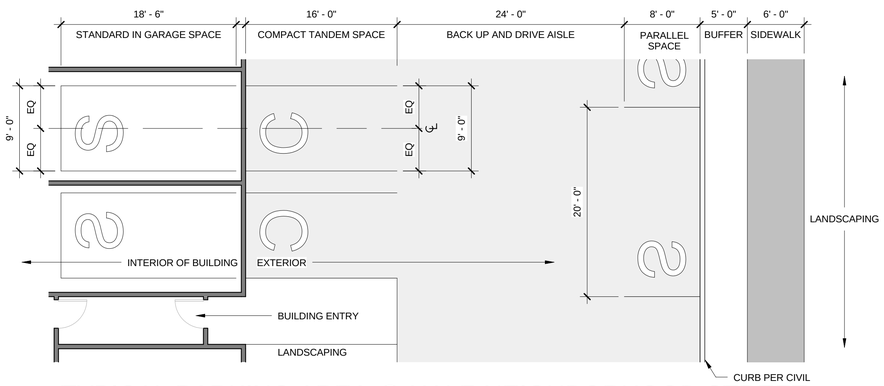
PARKING LEGEND

1/8" = 1'-0"



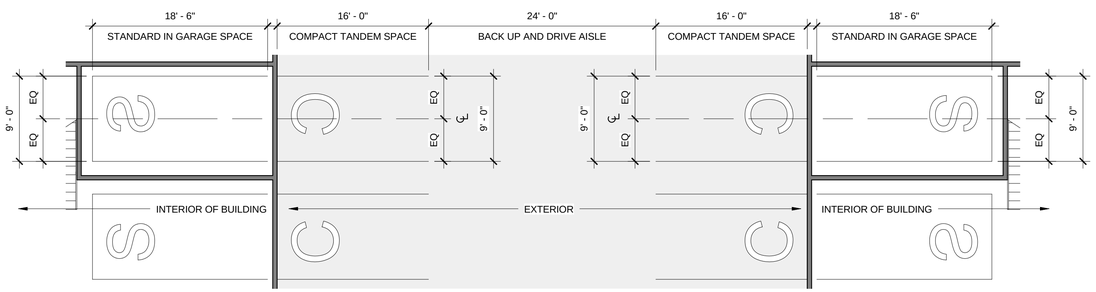
5 TYPICAL ONE-SIDED PARKING AREA

1/8" = 1'-0"



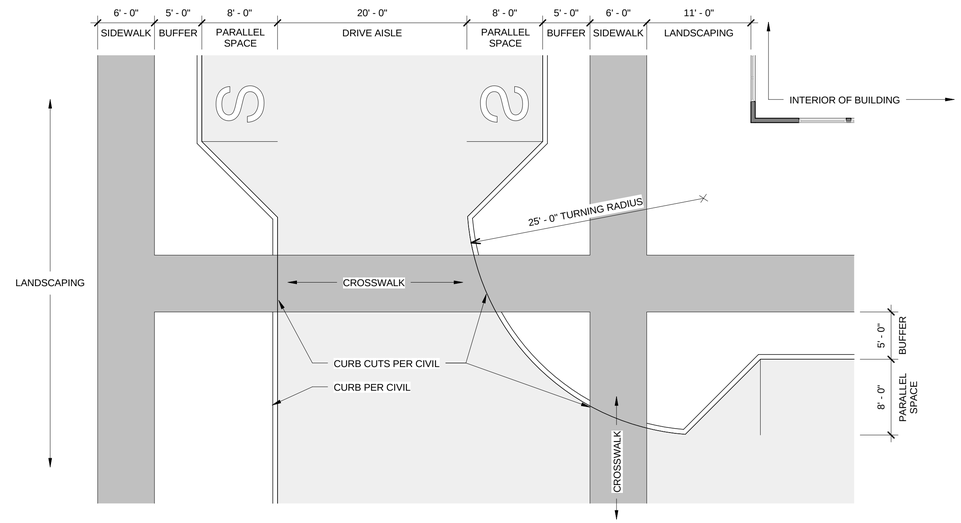
9 TYPICAL PARKING AREA @ HALF-NEIGHBORHOOD STREET

1/8" = 1'-0"



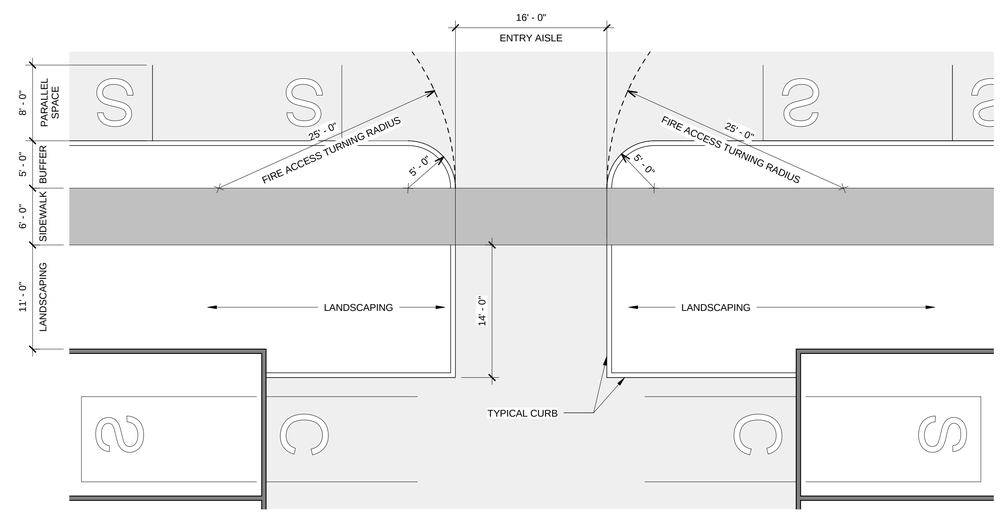
13 TYPICAL TWO-SIDED PARKING AREA

1/8" = 1'-0"



8 TYPICAL CORNER

1/8" = 1'-0"



16 TYPICAL PARKING ENTRANCE

1/8" = 1'-0"

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CIRCULATION VIGNETTES

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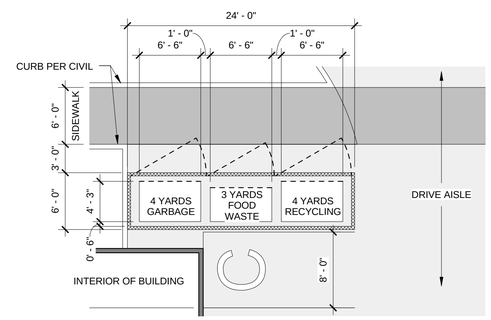
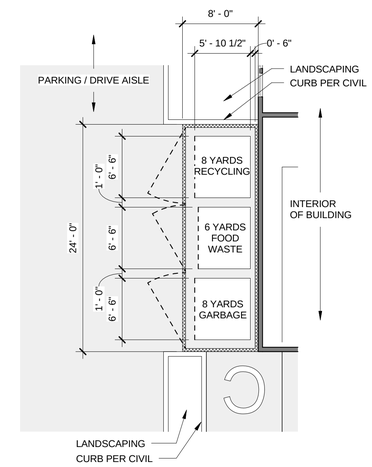
C:\Users\jbyerlein\AppData\Local\Temp\AcPublish_7612\14 - Issaquah Gateway-SITE CENTRAL_jbyerlein.rvt
4/28/2015 12:25:10 AM



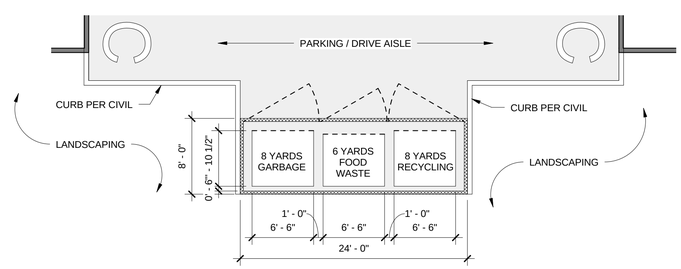
6 SWE @ SIDEWALK

1/8" = 1'-0"



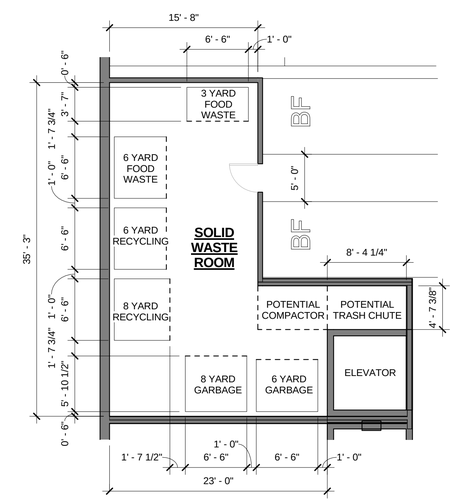
12 SWE @ BUILDING

1/8" = 1'-0"



14 SWE TYPICAL @ DRIVE AISLE

1/8" = 1'-0"



16 SWE @ BUILDING D

1/8" = 1'-0"

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SOLID WASTE VIGNETTES

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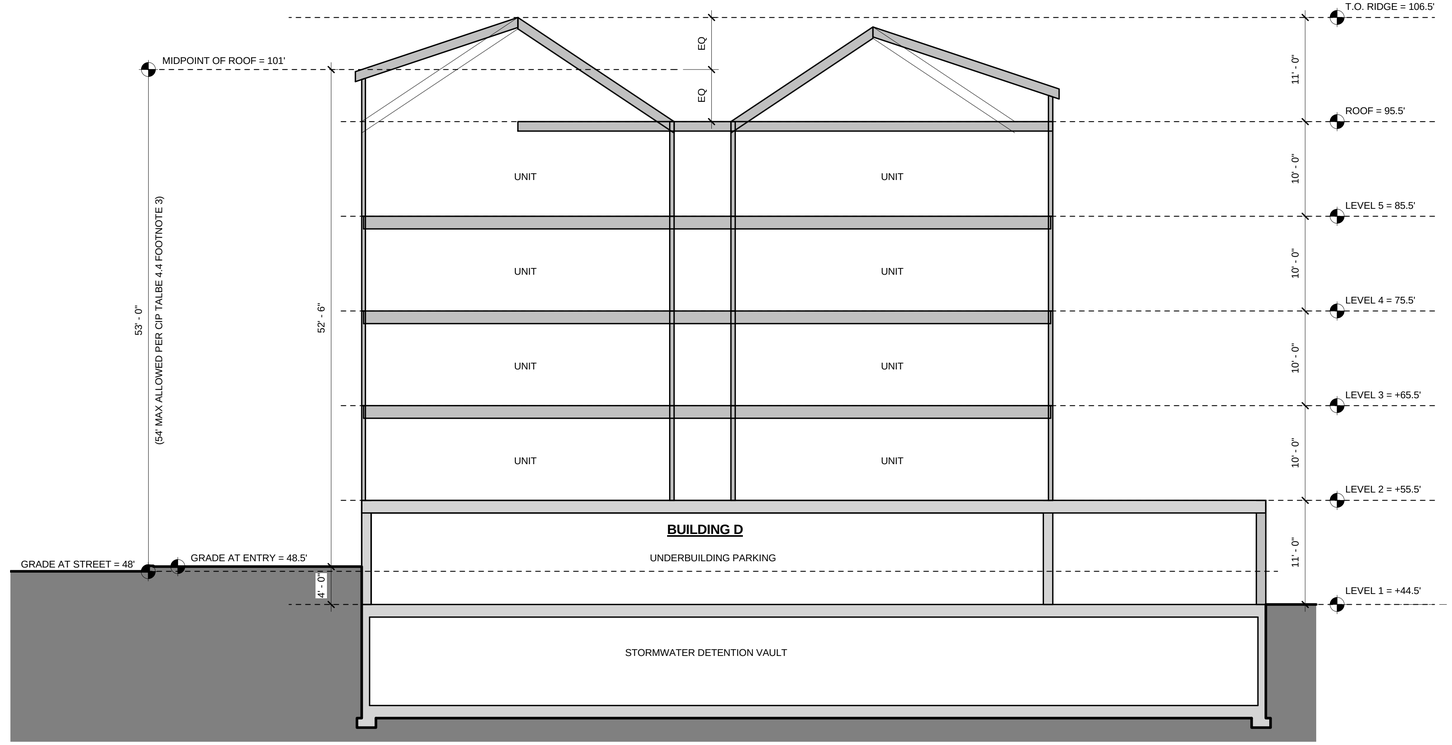
BUILDING HEIGHT INTERPRETATION

DUE TO GEOTECHNICAL GROUND CONDITIONS, POOR SOIL AND THE NEED TO ACCOMODATE STORMWATER MANAGEMENT AND STREET DESIGN, THE ENTIRE SITE WILL BE REGRADED PRIOR TO BUILDING CONSTRUCTION. THIS MEANS THE EXISTING GRADE WILL NOT BE EVIDENT OR RELEVANT AFTER THE SITE GRADING IS COMPLETE. AS A RESULT, BUILDING BASE HEIGHT IS MEASURED FROM FINISHED STREET GRADE AT THE BUILDING ENTRY WHEN CALCULATING THE HEIGHT LIMIT.



16 BUILDING SECTION @ BUILDING TYPE D

1/8" = 1'-0"

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BUILDING AND SITE SECTIONS

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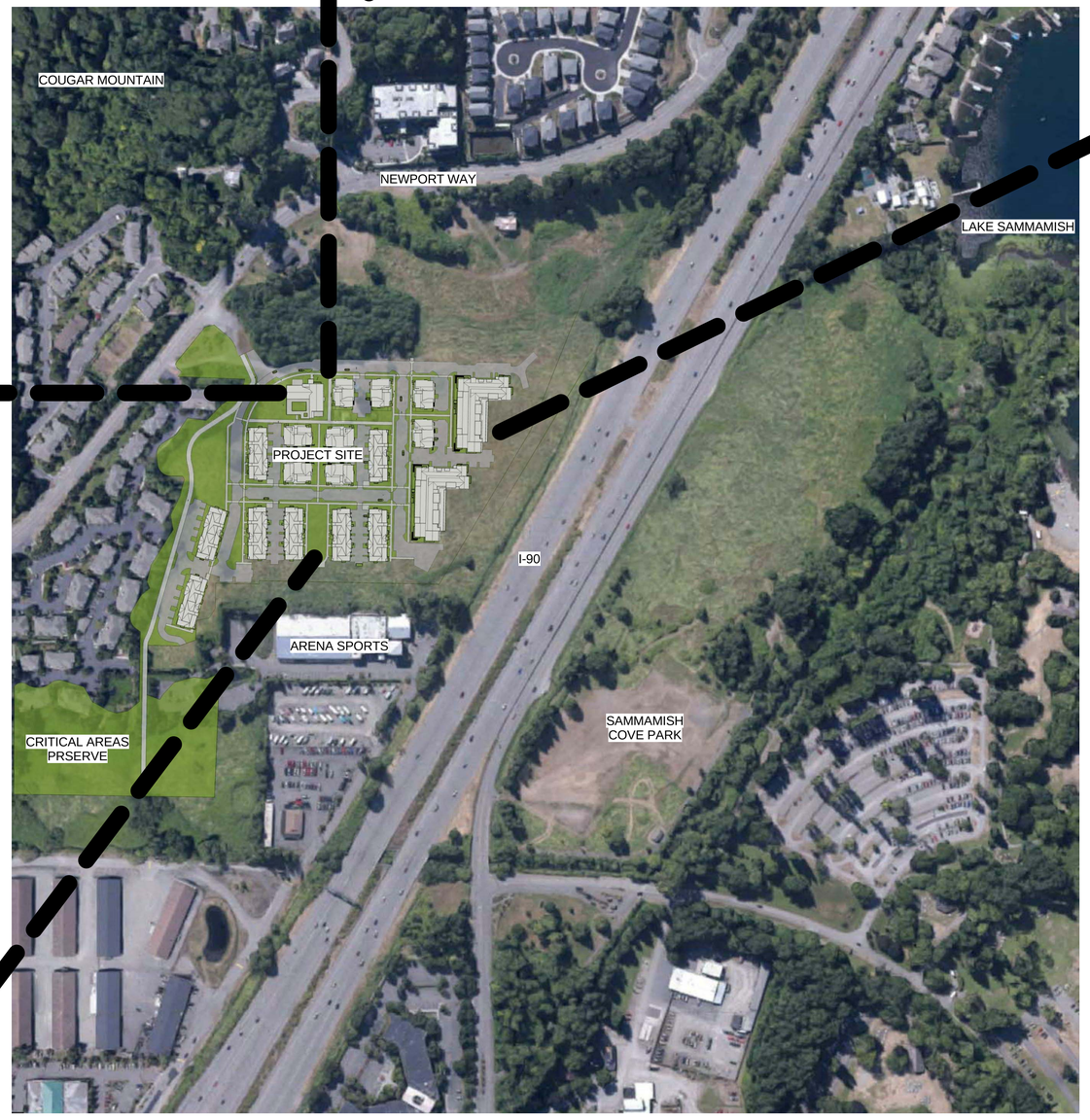
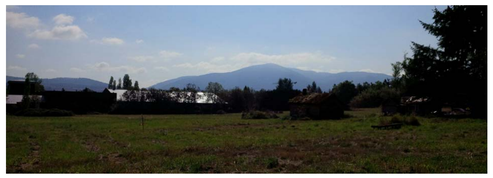
VIEW FROM THROUGH-BLOCK
PASSAGE TO COUGAR MOUNTAIN

VIEW FROM COMMUNITY CENTER
TO COUGAR MOUNTAIN



VIEWS FROM BUILDING D
UNITS TO LAKE SAMMAMISH



VIEWS FROM SITE TO
CASCADE FOOTHILLS

1 SITE VIEW POTENTIAL
NOT TO SCALE

VIA

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INTERNAL VIEW STUDIES

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