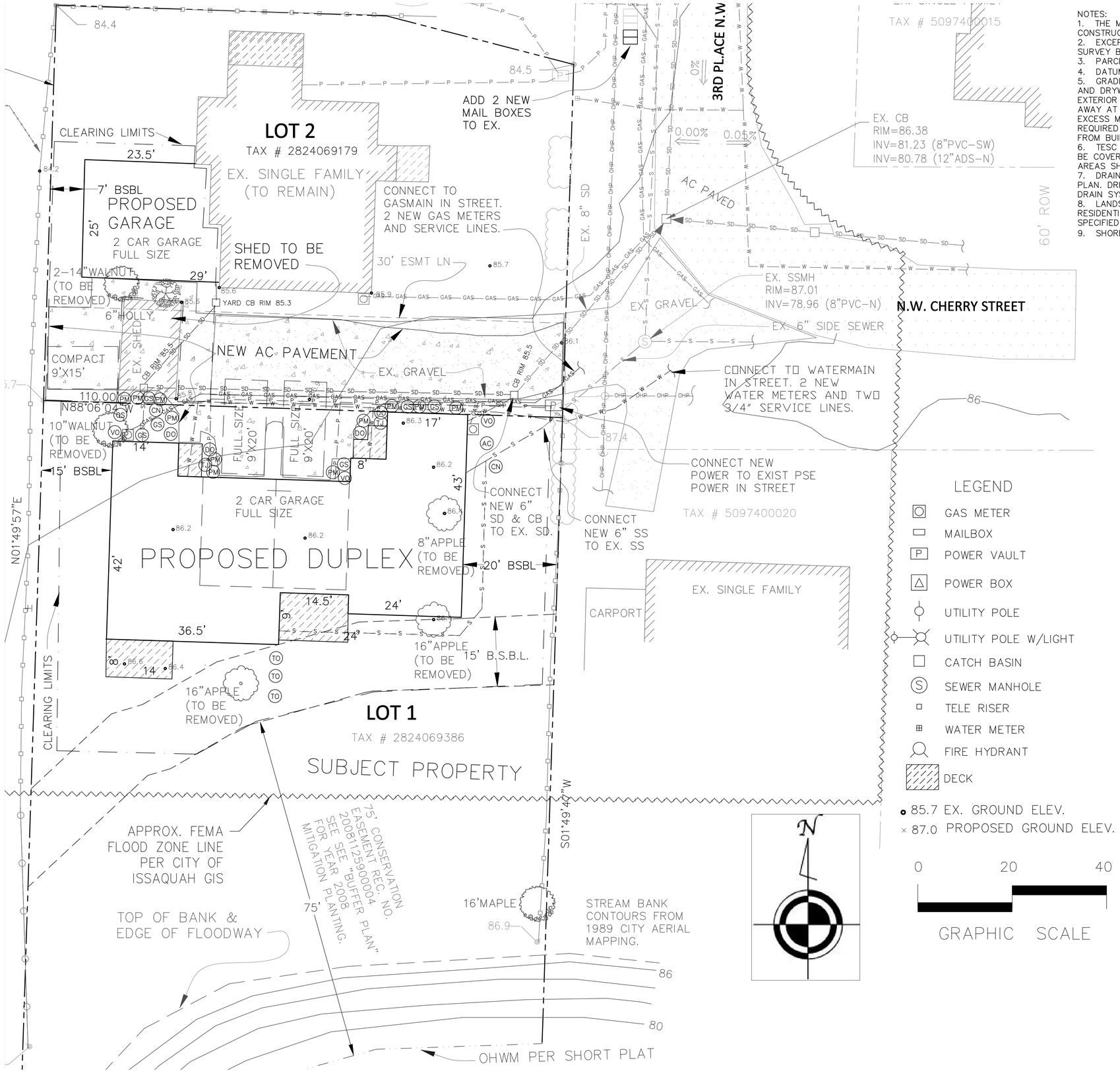
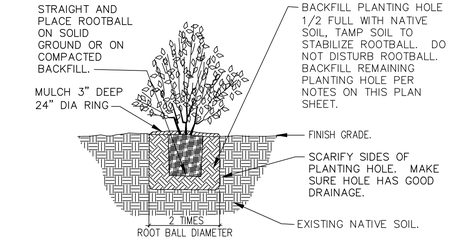


NOTES:
1. THE MAP SHOWN IS FOR PLANNING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. EXCEPT AS NOTED, EXISTING CONTOURS AND SITE FEATURES OBTAINED FROM FIELD SURVEY BY BAIMA & HOLMBERG CONSULTANTS, ISSAQUAH, WA.
3. PARCEL BOUNDARIES BASED ON ISSAQUAH SHORT PLAT NO. PLN 03-00013.
4. DATUM = NAD 1983/91
5. GRADING PLAN: ENTIRE SITE IS LEVEL EXCEPT FOR STREAM BANK. ONLY CRAWLSPACE AND DRYWELL EXCAVATION IS PROPOSED. EXCAVATED SOIL SHALL BE PLACED AROUND EXTERIOR OF BUILDING AT A DEPTH OF 1 FOOT OF FILL NEXT TO FOUNDATION THEN SLOPED AWAY AT A MINIMUM OF 1% FROM BUILDING TO EXISTING GRADE AT PROPERTY LINES. ANY EXCESS MATERIAL WILL BE REMOVED FROM SITE. EXCEPT FOR 3 TREES, NO CLEARING IS REQUIRED SINCE THE SITE IS CURRENTLY CLEARED. DRIVEWAY SHALL BE SLOPED 1% AWAY FROM BUILDING FOR A MINIMUM OF FIVE FEET.
6. TESC PLAN: BETWEEN OCTOBER 1 TO APRIL 30 ANY EXPOSED STOCKPILED SOILS SHALL BE COVERED WITH PLASTIC SHEETING OF MINIMUM THICKNESS OF 0.06 MM. FINAL GRADED AREAS SHALL BE SEEDED WITH GRASS AND COVERED WITH MULCH.
7. DRAINAGE PLAN: DOWNSPOUTS SHALL BE TIGHTLINED TO CATCHBASINS AS SHOWN ON PLAN. DRIVEWAY SHALL BE SLOPED TO CATCHBASINS WHICH SHALL CONNECT TO CITY STORM DRAIN SYSTEM IN STREET, PER PLAN.
8. LANDSCAPE PLAN: LANDSCAPING SHALL CONSIST OF SEEDING THE SITE WITH A RESIDENTIAL LAWN MIX COVERED BY MULCH EXCEPT WHERE OTHER PLANTINGS ARE NOTED AND SPECIFIED ON THIS PLAN SHEET.
9. SHORELINE MASTERPLAN DESIGNATION: "ISSAQUAH CREEK SHORELINE RESIDENTIAL"

SITE AREAS/ QUANTITIES

AREAS(SF)/ QUANTITIES(CY)	LOT 1	LOT 2
PARCEL	18,571	9,047
EX DRIVEWAY	0	1,215
EX BUILDINGS	0	1,909
EX DECKS/WALKS	0	163
EX TOTAL IMPERVIOUS	0	3,317
NEW DRIVEWAY	419	2,004
NEW & RETAINED BUILDINGS	2,895	2,362
NEW & RETAINED DECKS/WALKS	317	163
PROPOSED TOTAL IMPERVIOUS	3,431	4,519
PERCENT PARCEL IMPERVIOUS	18	50
NEW CLEARED/DISTURBED AREA	6,855	1,573
NEW EXCAVATION (CY)	150	0
NEW FILL (CY)	0	0

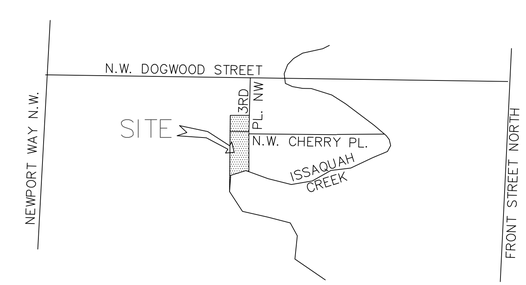


CONTAINER TREE/SHRUB PLANTING DETAIL (typ.)
N.T.S.

LANDSCAPING NOTES:
1. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF ORGANIC WEED-FREE COMPOST TO NATIVE SOIL.
2. ALL TREES SHALL BE 2-GALLON MIN. ALL SHRUBS SHALL BE 1-GALLON MIN.
3. WATER IMMEDIATELY AND THOROUGHTLY, HEAVIER AT FIRST, 2 OR 3 TIMES PER WEEK THROUGH THE DRY SEASON, THEN LESS UNTIL ESTABLISHED. FERTILIZE ALL TREES AND SHRUBS WITH AN APPROVED SLOW RELEASE FERTILIZER APPLIED AT MANUFACTURER'S SUGGESTED RATES.

PLANTING SCHEDULE: (PLANTS SHOWN ON PLAN AS NOTED BY CIRCLE AROUND KEY)

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY
AC	ACER CIRCINATUM	VINE MAPLE	3
CN	CORNUS NUTTALLII	PACIFIC DOGWOOD	2
DO	DAPHNE ODORA	DAPHNE	4
GS	GAULTHERIA SHALLON	SALAL	7
PM	POLYSTICHUM MUNITUM	SWORD FERN	11
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	2
TO	THUJA OCCIDENTALIS	EMERALD ARBORVITAES	3
VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3



VICINITY MAP

THOMPSON LAND LLC.

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PREPARED BY:

JAMES E. THOMPSON, P.E.
email: landbyjt@msn.com

PROJECT TITLE:

RIVERFRONT DUPLEX

LOT 1 - ISSAQUAH SHORT PLAT No. PLN 03-00013

SITE ADDRESS:

3XX - 3RD PL NW, UNIT A & UNIT B ISSAQUAH, WA 98027

NOTE: ACTUAL ADDRESS TO BE ASSIGNED BY CITY

DRAWING TITLE:

PROPOSED SITE PLAN

REVISIONS:

SCALE:

1" = 10'-0" UNLESS OTHERWISE NOTED

DATE:

DECEMBER 18, 2015

DRAWING NO.

C-2