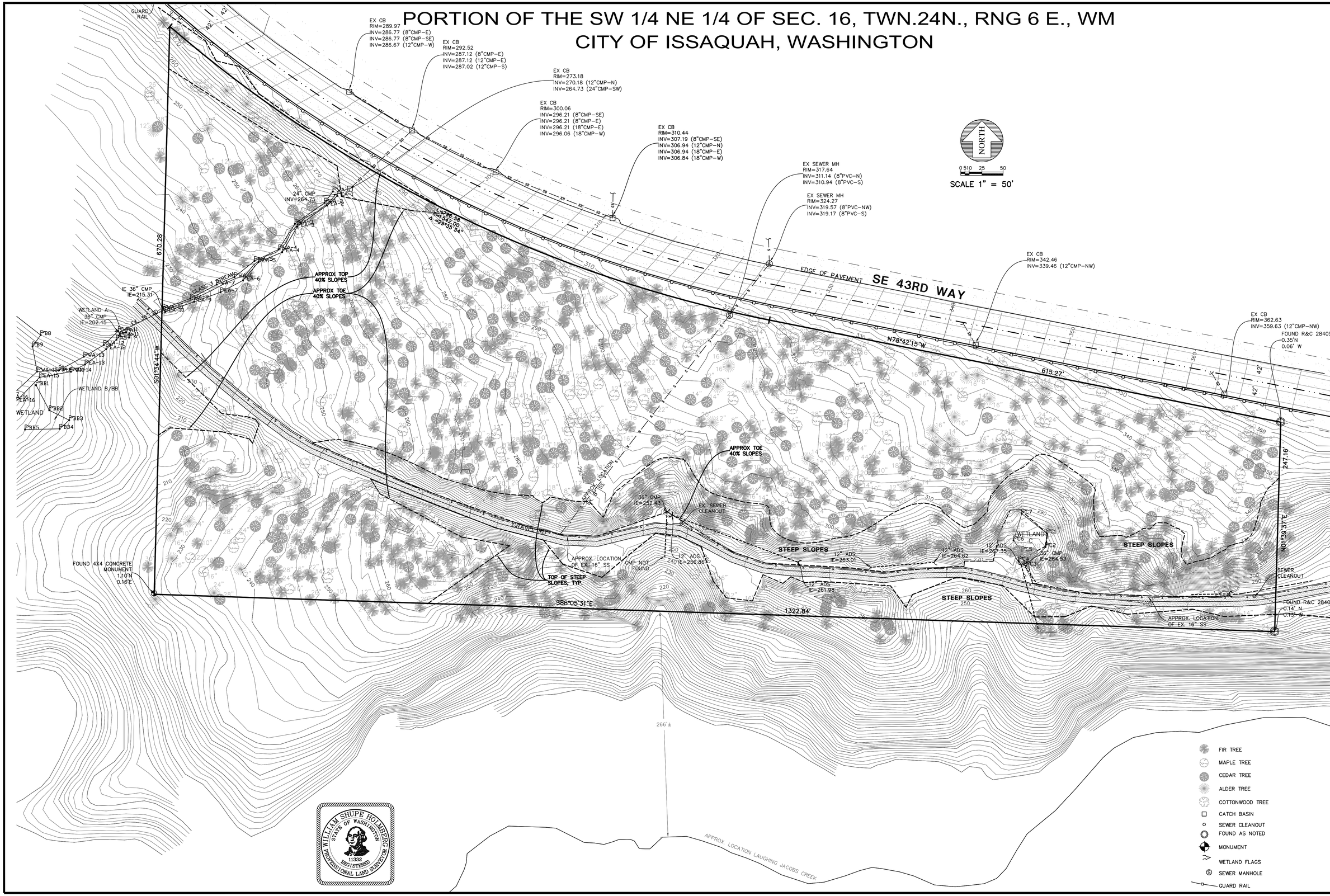
PORTION OF THE SW 1/4 NE 1/4 OF SEC. 16, TWN.24N., RNG 6 E., WM
CITY OF ISSAQUAH, WASHINGTON



REVISIONS	BY	DATE
REVISED LOT LAYOUT	TJR	09/13/13
REVISED LOT LAYOUT	JEF	08/29/13
REVISED LOT LAYOUT	JEF	02/18/10
REVISED LOT LAYOUT	JEF	04/13/09

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BOUNDARY/TOPOGRAPHY

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Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	095181
DATE	08/29/13
SCALE	1"=50'
DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR
SHEET	1 OF 6

PORTION OF THE SW 1/4 NE 1/4 OF SEC. 16, TWN.24N., RNG 6 E., WM
CITY OF ISSAQUAH, WASHINGTON

NORTH

0 5 10 25 50

SCALE 1" = 50'

LOTS/TRACTS EXHIBIT
1"=100'

TRACT AREAS

TRACT A =	27,537 SQ. FT.
TRACT B =	13,658 SQ. FT.
TRACT C =	19,003 SQ. FT.
TRACT D =	83,406 SQ. FT.
TRACT E =	51,871 SQ. FT.
TRACT F =	4,163 SQ. FT.
TRACT G =	8,293 SQ. FT.
TRACT H =	4,170 SQ. FT.
TRACT I =	1,320 SQ. FT.
TRACT J =	5,619 SQ. FT.
TRACT K =	84,218 SQ. FT.

REVISIONS	BY	DATE
REVISED LOT LAYOUT	TJR	09/13/13
REVISED LOT LAYOUT	JEF	08/29/13
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REVISED LOT LAYOUT	JEF	04/13/09

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SITE PLAN

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JOB NO.	095181
DATE	08/29/13
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DESIGNED	TJR
DRAWN	JEF
CHECKED	TJR
APPROVED	TJR
SHEET	2 OF 6

CHAD JAMES ALLEN
STATE OF WASHINGTON
38285
REGISTERED
PROFESSIONAL ENGINEER

PORTION OF THE SW 1/4 NE 1/4 OF SEC. 16, TWN.24N., RNG 6 E., WM
CITY OF ISSAQUAH, WASHINGTON

NORTH

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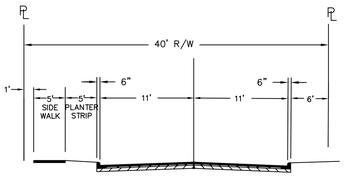
SCALE 1" = 50'



ROAD A
N.T.S.

TRACT B (STEEP SLOPE TRACT)
TRACT C (OPEN SPACE TRACT)
TRACT A (STREAM/WETLAND TRACT)
TRACT F SEWER LIFT STATION TRACT
TRACT I PRIVATE ACCESS/UTILITY TRACT
TRACT G (STEEP SLOPE TRACT)
TRACT D (OPEN SPACE TRACT)
TRACT E (STEEP SLOPE TRACT)
TRACT H (OPEN SPACE TRACT)
TRACT J (PRIVATE ACCESS & UTILITY TRACT)

ROAD 'A' (PUBLIC)
ROAD 'B' (PUBLIC)
SE 43RD WAY
EDGE OF PAVEMENT

EX CB RIM=289.97 INV=286.77 (8"CMP-E) INV=286.77 (8"CMP-SE) INV=286.67 (12"CMP-W)
EX CB RIM=292.52 INV=287.12 (8"CMP-E) INV=287.12 (12"CMP-E) INV=287.02 (12"CMP-S)
EX CB RIM=273.18 INV=270.18 (12"CMP-N) INV=264.73 (24"CMP-SW)
EX CB RIM=300.06 INV=296.21 (8"CMP-SE) INV=296.21 (8"CMP-E) INV=296.21 (18"CMP-E) INV=296.06 (18"CMP-W)
EX CB RIM=310.44 INV=307.19 (8"CMP-SE) INV=306.94 (12"CMP-N) INV=306.94 (18"CMP-E) INV=306.84 (18"CMP-W)
REMOVE/REPLACE CURB/GUTTER -REMOVE GUARDRAIL -5' PLANTER STRIP/5' SIDEWALK
EX SEWER MH RIM=317.64 INV=311.14 (8"PVC-N) INV=310.94 (8"PVC-S)
EX SEWER MH RIM=324.27 INV=319.57 (8"PVC-NW) INV=319.17 (8"PVC-S)
REMOVE/REPLACE CURB/GUTTER RELOCATE GUARDRAIL -5' PLANTER STRIP/5' SIDEWALK
EX CB RIM=342.46 INV=339.46 (12"CMP-NW)
EX CB RIM=362.63 INV=359.63 (12"CMP-NW)
FOUND R&C 28405 0.35'N 0.06' W
FOUND R&C 28405 0.14' N 0.13' W
GUARD RAIL
495' TAPER
100' MERGE LANE
100' TURN LANE
50' OPENING
100' TAPER
ROAD DEDICATION
24" CMP INV=264.75
IE 36" CMP IE=215.31
WETLAND A 36" CMP IE=202.45
WETLAND B/BB
FOUND 4X4 CONCRETE MONUMENT 1.10'N 0.16'E
36" CMP IE=252.43
EX. SEWER CLEANOUT
APPROX. LOCATION OF EX. 16" SS
CMP NOT FOUND
12" ADS IE=256.86
12" ADS IE=261.98
12" ADS IE=263.01
12" ADS IE=264.62
12" ADS IE=267.35
36" CMP IE=264.53
SEWER CLEANOUT
STEEP SLOPES
STEEP SLOPES/ WETLAND TRACT K
OPEN SPACE/TREE RETENTION AREA
CLAY AREA
STREAM NGPE
CLASS 3 STREAM WA-7
WETLAND C
BUFFER
10' BUFFER
15' BSBL, TYP.
50' BUFFER
75' BUFFER
10' MIN. BSBL, TYP.

CHAD JAMES ALLEN
STATE OF WASHINGTON
38285
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS	BY	DATE
REVISED LOT LAYOUT	TJR	09/13/13
REVISED LOT LAYOUT	JEF	08/29/13
REVISED LOT LAYOUT	JEF	04/18/13
REVISED LOT LAYOUT	JEF	04/15/09

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CONCEPTUAL ROAD/GRADING PLAN

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APPROVED	TJR
SHEET	3 OF 6

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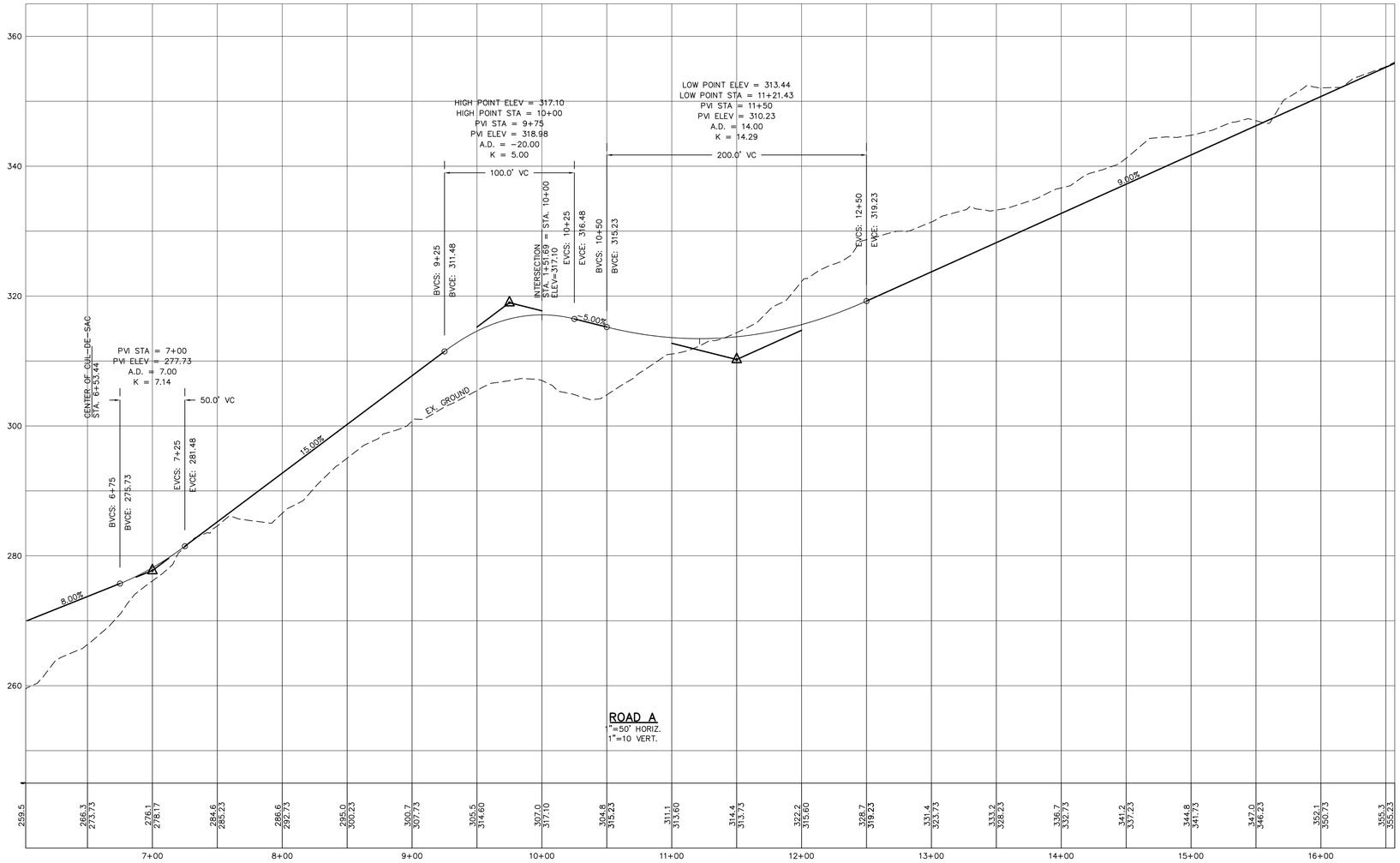
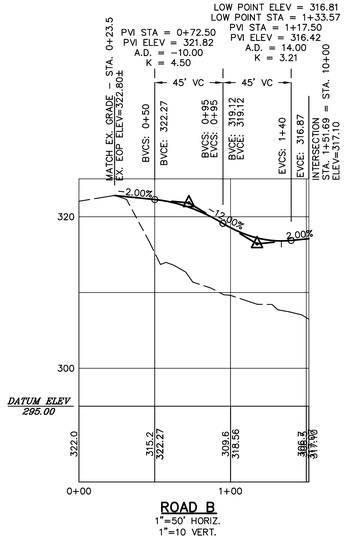


ROAD A
1"=50' HORIZ.
1"=10 VERT.



ROAD B
1"=50' HORIZ.
1"=10 VERT.

CHAD JAMES ALLEN
STATE OF WASHINGTON
38285
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS	BY	DATE
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ROAD PROFILES

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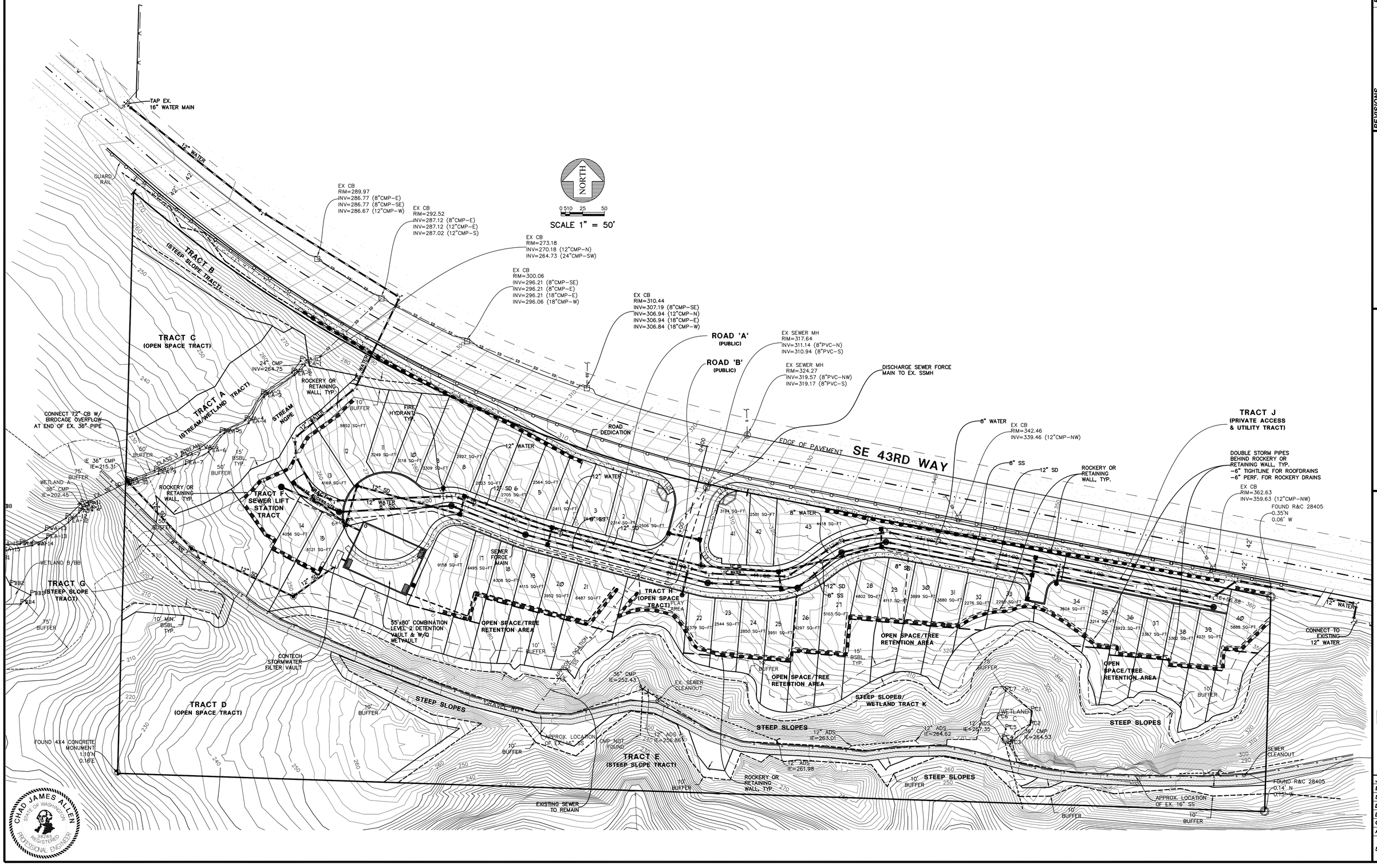
SHEET	4 OF 6

PORTION OF THE SW 1/4 NE 1/4 OF SEC. 16, TWN.24N., RNG 6 E., WM
CITY OF ISSAQUAH, WASHINGTON



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CONCEPTUAL UTILITY PLAN

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SHEET	5 OF 6

PORTION OF THE SW 1/4 NE 1/4 OF SEC. 16, TWN.24N., RNG 6 E., WM
CITY OF ISSAQUAH, WASHINGTON

NORTH

0 5 10 25 50

SCALE 1" = 50'

EXISTING ONSITE TREES OUTSIDE OF CRITICAL AREAS/BUFFERS = 13,410 DIAMETER INCHES

TREES TO BE RETAINED OUTSIDE OF CRITICAL AREAS/BUFFERS = 5,002 DIAMETER INCHES

PERCENT RETENTION = 37%

FIR TREE
MAPLE TREE
CEDAR TREE
ALDER TREE
COTTONWOOD TREE

EDGE OF PAVEMENT SE 43RD WAY

ROAD 'A' (PUBLIC)

ROAD 'B' (PUBLIC)

ROAD DEDICATION

TRACT A (STREAM/WETLAND TRACT)

TRACT B (STEEP SLOPE TRACT)

TRACT C (OPEN SPACE TRACT)

TRACT D (OPEN SPACE TRACT)

TRACT E (STEEP SLOPE TRACT)

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