

FOOTHILLS AT ISSAQUAH

PTN. S.W. 1/4, SEC. 34, TWP. 24 N., R. 6 E., W.M.

PTN. N.W. 1/4, SEC. 3, TWP. 23 N., R. 6 E., W.M.

PTN. N.E. 1/4, SEC. 4, TWP. 23 N., R. 6 E., W.M.

CITY OF ISSAQUAH

KING COUNTY

WASHINGTON

NOTES AND RESTRICTIONS

1. No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.
2. The fronts of all lots are subject to a slope easement for cuts and fills to the benefit of the City of Issaquah for the original and reasonable grading of streets associated with this plat.
3. All individual storm drain stubouts shall be privately owned and maintained by the lot owner.
4. Outlets from the building downspouts shall not discharge directly onto slopes greater than 40 percent.
5. All building downspouts, footing drains and drains from all impervious surfaces such as patios and driveways shall be connected to the approved permanent storm drain outlet as shown on the approved construction drawings on file with the City of Issaquah.
6. All permits required for any activity within a sensitive area as defined by the City of Issaquah Critical Areas Ordinance shall be processed and governed by Critical Areas Ordinance.
7. All areas and tracts noted as NGPE shall be restricted as a Native Growth Protection Easement. This easement is for the preservation of mature vegetation for all purposes that benefit the public health, safety and welfare, including the control of surface water and erosion, maintenance of slope stability and visual buffering, protection of plant and animal habitat, maintenance of areas selected for wildfire prevention and the development and maintenance of area regional trail linkages or corridors approved for the development, including the area along the west property line, Tract C, and the trail planned for construction within that portion of Tract C deeded to the City of Issaquah by deed filed under Recording No. 9707240752.
 The NGPE imposes upon all present and future owners and occupiers of the land, subject to the easement, the obligation, enforceable by the City of Issaquah, to leave undisturbed all trees and other vegetation within the easement. Vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Issaquah. Any such activity in NGPE areas shall require City approval prior to undertaking such work. Demonstrated health and safety concerns shall be considered by the City when permitting the cutting, pruning or removal of living or dead vegetation. The Native Growth Protection Easement areas shall be marked with markers per the specifications of the Public Works Department to notify future residents of the location of NGPE areas. In addition, each lot abutting the NGPE's shall have a City approved marker placed at the center of the common property line with the NGPE.
8. No structures may intrude into any Native Growth Protection Easement.
9. Tracts A, B, C, E, F, and G are hereby dedicated to the City of Issaquah.
10. Lots 6 and 7 shall have an equal and undivided interest in Tract H for access, utilities and drainage.
11. Tract D is approved for development of 48 building lots as depicted in Preliminary Plat and Planned Unit Development approval granted pursuant to Issaquah Resolution No. 93-21, to remain in private ownership for future development.
12. Tract K is approved for development of 10 building lots as depicted in Preliminary Plat and Planned Unit Development approval granted pursuant to Issaquah Resolution No. 93-21, to remain in private ownership for future development.
13. Tract I is to be conveyed to the Foothills at Issaquah Homeowner's association as a Recreation Tract.
14. Tracts J, L and M are to be conveyed to the Foothills at Issaquah Homeowner's Association and maintained for entry landscaping and entry monuments.
15. Tree removal or extensive pruning or trimming of trees and/or vegetation removal on properties adjacent to residences for view purposes shall be allowed only as defined by clearing plans approved by the City of Issaquah under Resolution 93-21, Condition 20.A.

16. Subject to mineral reservations Rec. No.s 24598, 5255864, 199748, 4316873, 4335123, AND 6459310.
17. Lots 7, 8, 9, 10, 11, 15, and 16 thru 36 shall have City approved N.G.P.E. sign placed at the center of the common property line with Tract C.
18. Wood stoves and wood-burning fireplace inserts shall be excluded from this development.
19. Sprinkler systems will be required in all residences in this development.
20. Tract E shall be protected in perpetuity as a wildlife corridor.
21. All residences within this development shall use fire retardant roof materials approved by the City of Issaquah Fire Department.
22. Roof and footing drains from lots 8 through 11 and 26 through 38 are not required to connect to the public storm sewer system, and may be released via surface sheet flow into adjacent wetland buffers. Energy dissipators shall be provided at each point of concentrated flow, prior to discharge into the wetland buffer.
23. Fifty percent of the school impact fees of \$2,593.00 per lot were paid at the time of final plat approval in accordance with Issaquah Municipal Building Code 3.63.100(B). The balance of the assessed fee, \$1,296.50 per lot, must be paid at the time of building permit issuance. All future phases of this development are subject to assessed fee in effect at the time of recording of that phase.

APPROVALS:

Examined and approved this 18TH day of JULY, 1997.

DIRECTOR OF PUBLIC WORKS, CITY OF ISSAQUAH

Examined and approved this 21ST day of JULY, 1997.

DIRECTOR OF PLANNING

Examined and approved this _____ day of _____, 1997.

CITY ENGINEER, CITY OF ISSAQUAH

Examined and approved this 22 day of July, 1997.

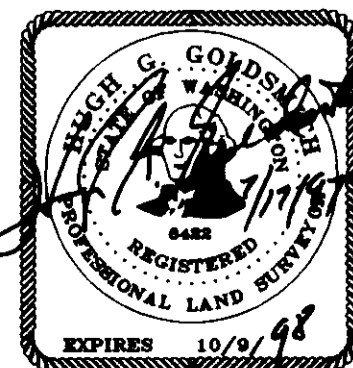
HEARING EXAMINER

DEPARTMENT OF ASSESSMENTS

Examined and approved this 24TH day of JULY, 1997.

KING COUNTY ASSESSOR
 SCOTT NOBLE

DEPUTY KING COUNTY ASSESSOR
 Jim Edley



HUGH G. GOLDSMITH & ASSOCIATES, INC.
 Consulting Engineers Surveyors Planners

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SHEET 2 OF 10 SHEETS