

# MONTREUX DIVISION TWO

A REPLAT OF PARCEL I OF MONTREUX DIV. I  
 SEC. 19, TWP. 24 N., RGE. 6 E., W.M.  
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

### N.G.P.E. - B.S.B.L. NOTE 1

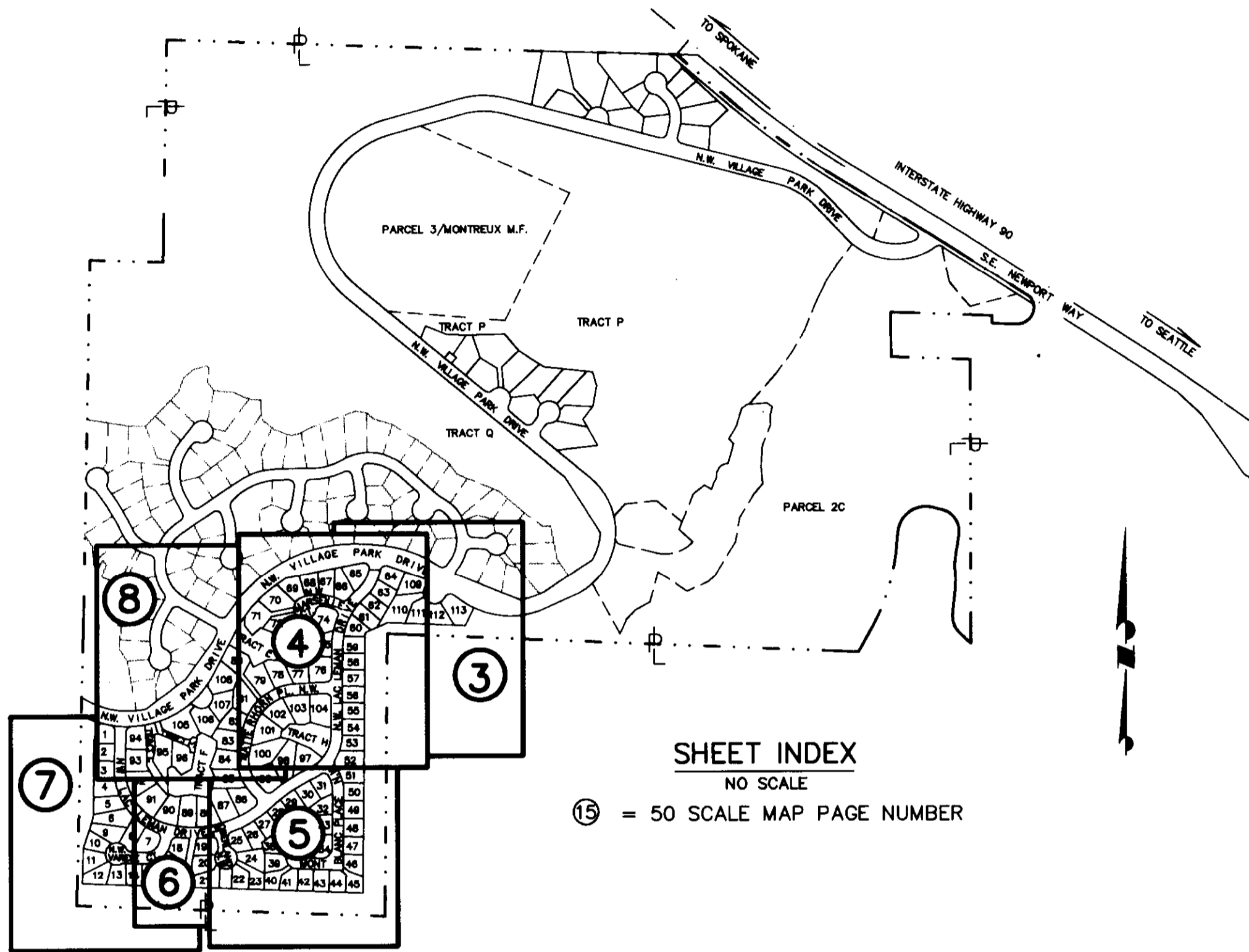
#### BUILDING SETBACKS and NATIVE GROWTH PROTECTION EASEMENTS

Structures, fill & obstructions (including but not limited to decks, patios, outbuildings, or overhangs beyond 18 inches) are prohibited beyond the building setback line and within 25-year flood plains (if applicable), and within the Native Growth Protection Easement(s) as shown.

Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public by The City of Issaquah, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from The City of Issaquah, which permission must be obtained in writing from the City of Issaquah or its successor agency.

Before beginning and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of The City of Issaquah.

Exception: Notwithstanding any other definition or restriction applicable to the plat of Montreux Division II, the term "BSBL" as used to denote a 20ft. building setback line at the rear of lots I through I2 of Montreux Division II means a line beyond which the foundation of a building shall not extend. The term "building" as used in the preceding sentence means any structure having a roof.

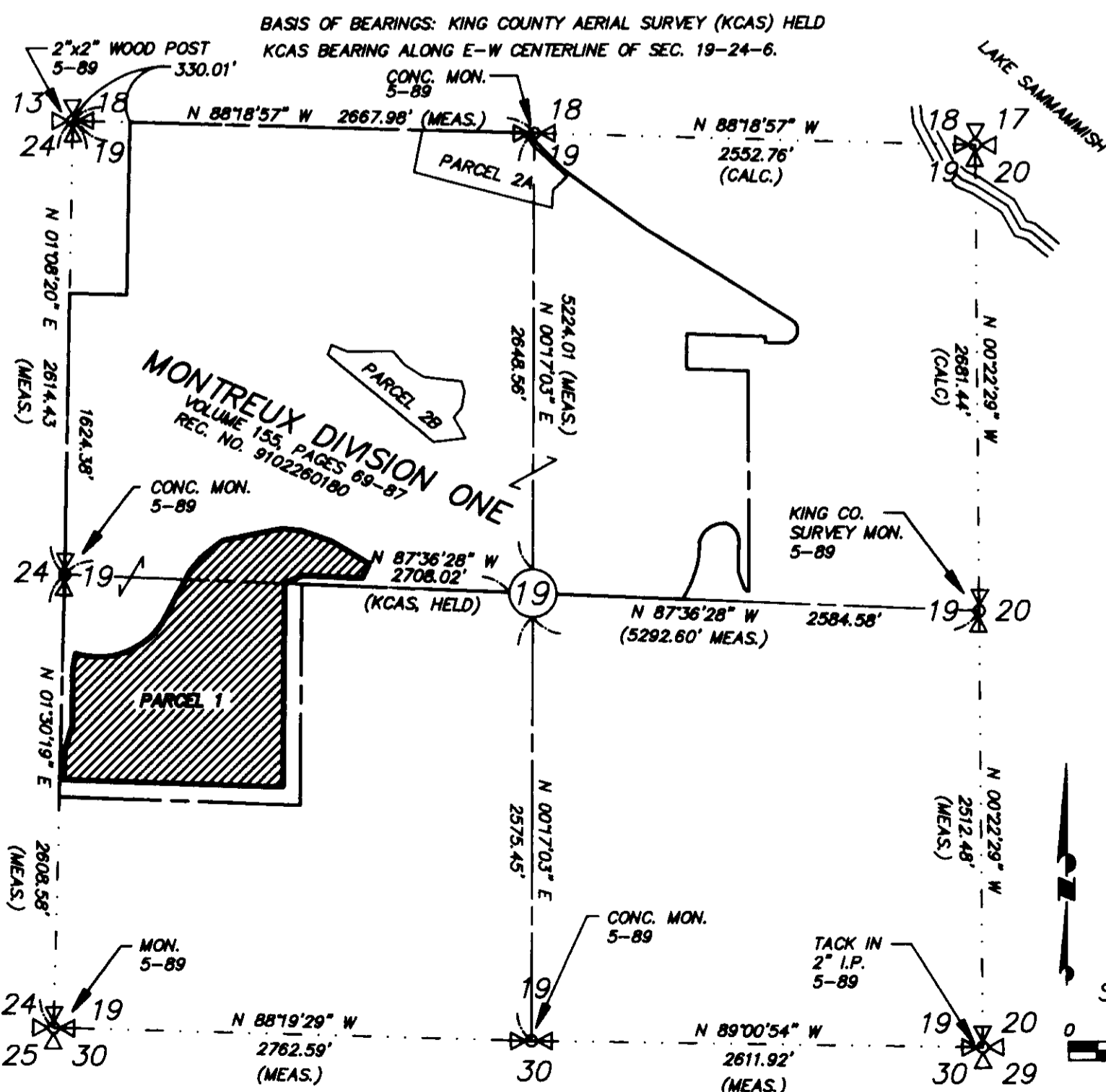


### SHEET INDEX

NO SCALE

15 = 50 SCALE MAP PAGE NUMBER

### LOCATION OF PLAT WITHIN SECTION

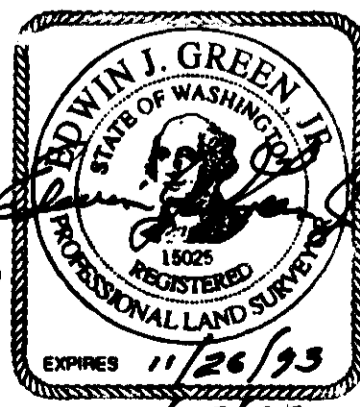


### EASEMENT PROVISIONS AND GENERAL NOTES

1. An easement is hereby reserved for and granted to CATV, Washington Natural Gas Co., Puget Sound Power & Light Co., and US WEST Telephone Co. and their successors and assigns, under and upon the exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground piping, conduit cable and wire with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electricity, telephone, natural gas, cable TV service, TOGETHER WITH the right to enter upon the lots at all times for the purpose stated.
2. Subject to the approval of The City of Issaquah, the Montreux Homeowner's Association may when deemed necessary for the good of the development or in the interest of public safety, enter upon those tracts herein described as "OPEN SPACE" and/or "N.G.P.E." for the purpose of constructing, repairing or removing utilities, slide stabilization, or other such works as may be approved.
3. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.
4. No lot or portion of a lot in this plat shall be divided and 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 it is located.
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. This plan shall be submitted with the application for any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. Individual lot infiltration systems, where permitted, shall be constructed at the time of the building permit and shall comply with said plans on file with the City of Issaquah, unless otherwise approved by Engineering Review, The City of Issaquah, or its successor agency.
6. Detention Tracts F, E and H shall be dedicated to the Home Owner's Association upon recording of this plat. Maintenance and repair of the lakes, shall be the responsibility of the Home Owner's Association.
7. No structure, fill or obstruction, including fences, patios or decks, shall be located in drainage easements unless specific written permission has been obtained by the City of Issaquah.
8. The City shall have the right to enter all utility easements and Native Growth Protection Easements for the purpose of inspections, maintenance and repair.
9. View Corridors not to be added until one year following recording of the final High Park Division.
10. The Plat shall require retention of native forest and forested open space on very steep slopes, promontories, ridgelines and summits to prevent a "Vuesmont" effect.
11. All permits required for any activity within a sensitive area shall be processed and governed in accordance with KCC 21.54, except as specifically provided to the contrary in conditions to the Montreux (Glacier Ridge) Development, and as applicable to City of Issaquah regulations and requirements.

SCALE 1" = 800'

SHEET 1 OF 8



**GeoDimensions**

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