

NOTES AND RESTRICTIONS

- This plat is subject to the "Declaration of Covenants, Conditions and Restrictions Applicable to Twenty Six Point Five" recorded under King County Recording No. \_\_\_\_\_, as they may be amended from time to time, and to the "Conditions of Approval for Twenty Six Point Five SUB9-01, recorded under King County Recording No. \_\_\_\_\_.
- 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.
- Tract 'A' deed to the ownership of Lot 7, Plat of Mountain Park Estates upon the recording of this plat.
- All monuments delineated as found were field visited during February 1990.
- This survey was performed by field traverse using a 6 second theodolite and electronic distance meter and exceeds the minimum required field traverse precision as established under W.A.C. 332-130-090.
- Structures, fill and 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 land and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the 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 Community Development Review Department.

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.

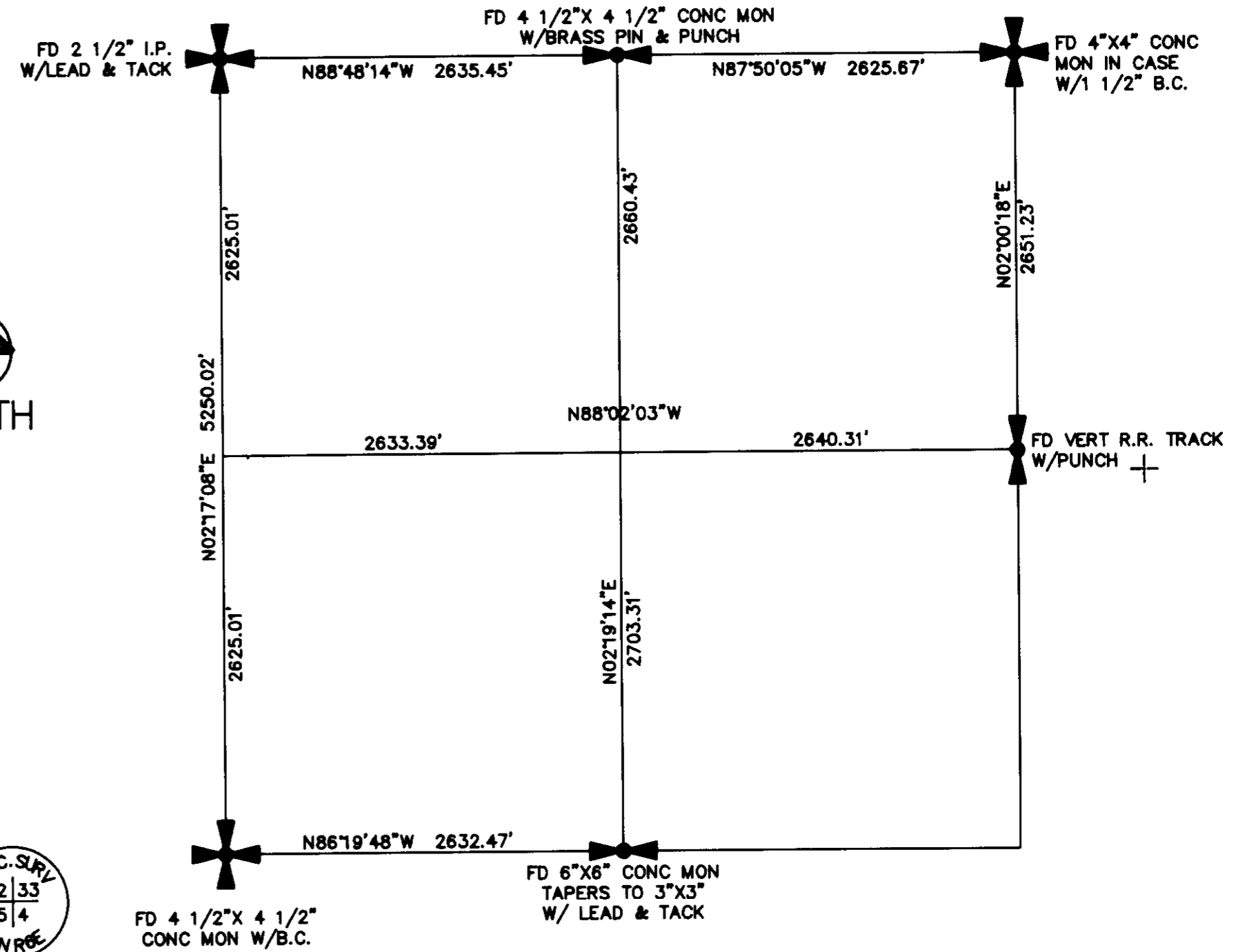
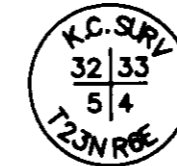
- An easement is hereby reserved to the benefit of the City of Issaquah for the purpose of storm water conveyance and underground storm water detention facilities. Maintenance of said detention facilities are the responsibility of the City of Issaquah. The ownership of Lot 11 shall be allowed usage of the surface over the underground detention facilities, but shall not be allowed to construct structures or obstructions within said easement.
- Drainage Easement Restrictions: Structures, fill or obstructions (including but not limited to decks, patios, outbuildings, or overhangs) shall not be permitted beyond the Building Setback Line or within drainage easements. Additionally, grading and construction of fencing shall not be allowed within the drainage easements unless otherwise approved by the City of Issaquah.
- All individual stub-outs shall be privately owned and maintained by lot homeowner.
- This site is subject to an 60 foot wide easement for ingress, egress, utilities and drainage as disclosed by deed under Recording No. 5813402. By description, its exact location cannot be directly plotted on this plat.
- All house construction within this plat shall adhere to the conditions set forth in the S.E.P.A. Mitigated Determination of Nonsignificance, dated February 7, 1990.
- Lots 3 through 9 to have individual grinder pumps to be installed as part of house building permit. Maintenance to be the responsibility of the individual lot owners.
- Tract 'B' deeded to the ownership of Tax Lot 143 upon the recording of this plat.
- Portions of the proposed plat are steeply sloped and building on lots in these areas poses potentially significant adverse erosional and landslide impacts. To guard against the impacts associated with extensive clearing, excavation and grading of such slopes required by conventional construction, no building or grading using conventional techniques is to take place on slopes of 30 percent or greater. Building on such slopes shall be confined to techniques such as piling or split-level construction which minimize disruption of the existing topography and vegetation, and which will not adversely impact the stability of the slope or significantly increase erosion potential. Furthermore, the safety and feasibility of such lower impact building must be demonstrated by a geotechnical engineer with experience in performing slope stability analysis prior to sale of individual building lots on such slopes. In no case shall impervious surface, site disruption, or associated clearing or grading exceed 15 percent of the area in slopes of 30 percent or greater. Clearing on such slopes shall be limited to clearly marked areas previously approved by City personnel. Unless otherwise approved by the City Engineer, clearing and associated grading on these sites is to be limited to the period between May 1 and October 1. Preservation of understorey to the extent practicable is required. Hydroseeding is likewise required where soils are exposed. These conditions are consistent with Chapter 14.04 Environmental Policy, Issaquah Municipal Code and the Issaquah Comprehensive Plan as amended.

- Additionally, because site soils contain fine-grained soils which are sensitive to moisture, all proposed clearing and grading for road work and installation of utilities as well as the back-filling of the existing drainage ditch must be performed in dry weather. Determinations of dry weather shall be made at the discretion of the City Engineer in consultation with the SEPA office.
- Additionally, in the absence of site specific studies by a geotechnical engineer with experience in performing slope stability analysis to evaluate landslide potential, buffer of 50 feet is to be maintained from the toe and top of slopes of 40 percent or greater. This condition is consistent with Chapter 14.04 Environmental Policy, Issaquah Municipal Code and the Comprehensive Plan as amended.
- In order to moderate the potentially significant adverse impacts related to coal mine hazards associated with the presence of coal seams under the site, as well as possible discovery of mine ventilation shafts on site, a consultant shall be retained by the proponent to search the site and permanently seal all discovered openings in accordance with methodologies outlined in the Goodson and Associates, Inc. report or other methods acceptable to the City of Issaquah. Evidence of subsidence on any lot shall trigger a complete geotechnical investigation by a geotechnical engineer with experience in performing slope stability analysis to evaluate landslide potential and hazard on each proposed building site prior to the sale of said lot. This investigation should address all geotechnical aspects of site development, considering the exact building location and elevation, driveway location, proposed site drainage, and foundation design. This condition is consistent with Chapter 14.04 Environmental Policy, Issaquah Municipal Code and the Comprehensive Plan as amended.

# TWENTY SIX POINT FIVE

SW 1/4, NW 1/4, SEC 33, T.24N., R.6E., W.M.  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

156-14  
PLAT



SECTION BREAKDOWN  
33-24-6

NOTE: SEE PAGE 3 OF 3 FOR BASIS OF BEARINGS

- In order to mitigate the potentially significant impacts resulting from the potential operation of more than one wood stove or fireplace insert per five acres, the proponent must model the air quality impact of the development unless the proponent can guarantee that this level of installation will not be reached. This condition is consistent with Chapter 14.04 Environmental Policy, Issaquah Municipal Code and the Comprehensive Plan as amended.
- 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.

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VOL 156-14  
PLAT PG