

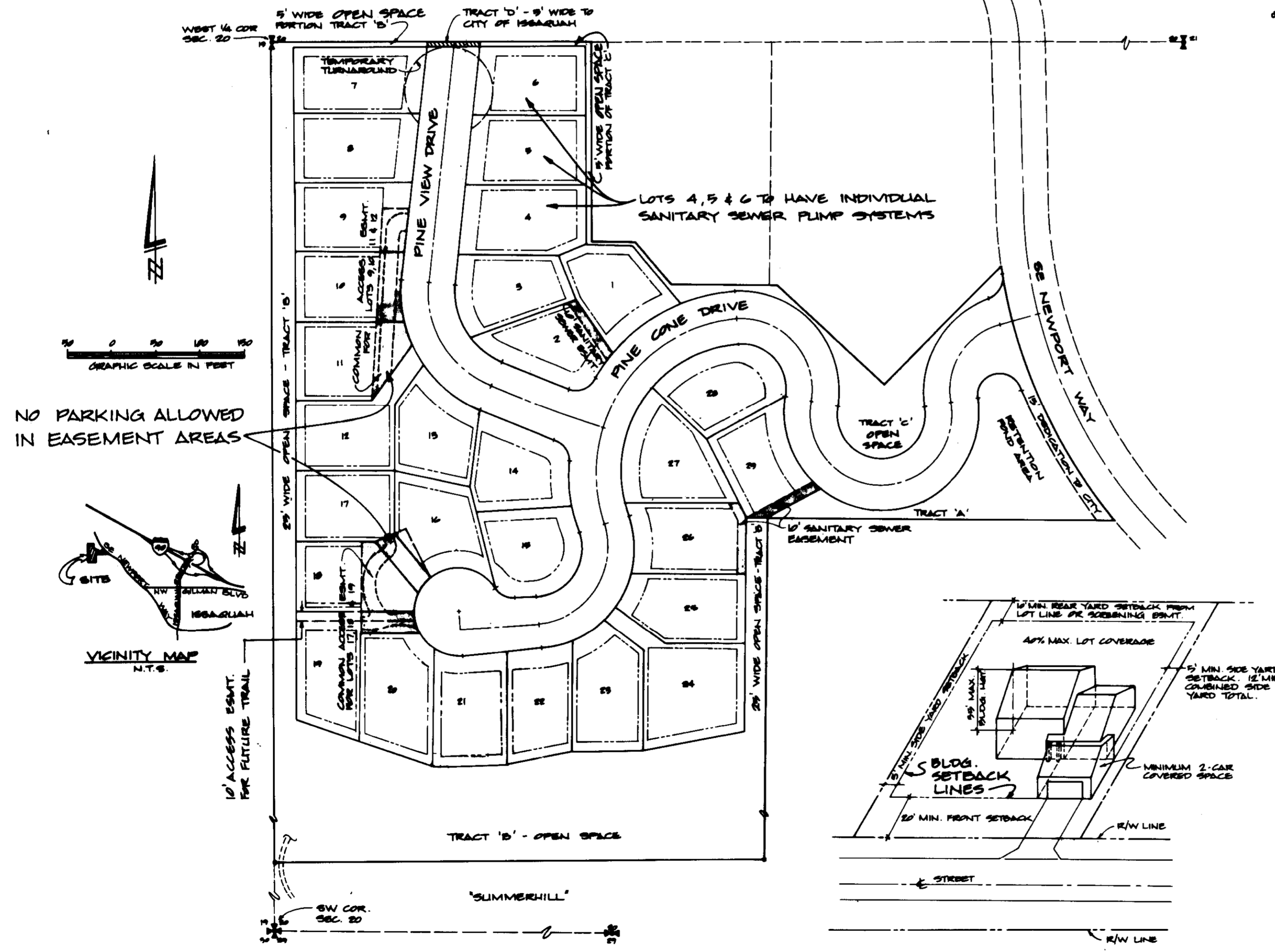
# TERRA HIGHLANDS DIVISION N<sup>o</sup> 2

## A PLANNED UNIT DEVELOPMENT

IN THE NW<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF  
SEC. 20, T24N, R6E, W.M.,  
CITY OF ISSAQUAH  
KING COUNTY, WASHINGTON

**NOTES:**

- 1.) All lot lines are approximate. See final plat for exact dimensions.
- 2.) Administrative Design Review by the City of Issaquah for Lots 1-3, 5-13, and 16-29 will include, but not be limited to, the following requirements at time of building permit submittal:
  - a. A survey of the lot and adjacent right-of-way as it exists after plat construction shall be prepared and/or stamped by a licensed surveyor. The minimum scale of such survey shall be 1" = 20' and the contour interval shall be 2 feet with an accuracy of plus or minus one interval.
  - b. The survey in "a" above shall include boundaries and descriptions of existing vegetation, specific tree locations and identification for all trees over 8 inches diameter, 3 feet above the ground, and shall show existing contours and any structures, rockeries or retaining walls existing on the subject lot and adjacent parcels within 10 feet of the property line.
  - c. The submitted site plan shall show the proposed building location, driveway location and slope and all revised contours including any retaining structures proposed on the site.
  - d. All building permits proposed for these subject lots will undergo an administrative review process which will not involve architectural details of the proposed residence but will stress fitting the proposed residence to the property as opposed to regrading the property to suite a particular building, compliance with City standards for driveway slopes, Fire Department emergency access, and retention of significant vegetation, and may require revisions to the proposed site plan and/or a different design solution to development on the subject lots.



IN THE EVENT THAT SIDE YARD ABUTS CITY RIGHT OF WAY, SIDE YARD MUST BE 7'.

