

THE PLAT OF
 TERRA HIGHLANDS DIVISION N^o 2
 IN THE NW¹/₄ OF THE SW¹/₄ OF
 SEC. 20, T24N, R6E, W.M.,
 IN
 KING COUNTY, WASHINGTON

NOTES:

- 1.) The impervious surface area of each building lot shall be no greater than 40% of the lot area.
- 2.) The open space shown in Tracts "A", "B" & "C" shall remain in perpetuity as open space within the common ownership of the Homeowners Association.
- 3.) The Homeowners Association shall be responsible for the maintenance of the common open space areas, the retention of trees within these areas & the protection of native growth. The City of Issaquah reserves the right to ensure such maintenance per the recorded conditions, covenants and restrictions.
- 4.) All easements other than common access easements shown, shall be to the City of Issaquah.
- 5.) Grading, construction, alteration, tree cutting, fencing, etc. is prohibited within all open space areas.
- 6.) The City of Issaquah shall have unlimited access to Tracts "A", "B", & "C" for maintenance of retention facilities, trails, utilities and appurtenances & the stream.
- 7.) Lots 4, 5 & 6 shall have individual sanitary sewer pump systems.
- 8.) Future ingress, egress and utility easement will be granted across Tract "C" to Pine Cone Drive for the benefit of the adjacent property.
- 9.) 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 foot 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 suit 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.

