HIGH STREET COLLECTION
AT ISSAQUAH HIGHLANDS
PRELIMINARY PLAT
ISSAQUAH, WA

LEGAL DESCRIPTION

PARCEL A:
LOT B, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA14-00002, RECORDED AUGUST 4, 2014 AS RECORDING NO. 20140804900004, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE NORTHERLY MARGIN OF NE. DISCOVERY DRIVE AS CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECEIVED UNDER KING COUNTY RECORDING NO. 20140725000736.

PARCEL A1:
A NON-EXCLUSIVE EASEMENT FOR RIGHTS SET FORTH IN THE PUBLIC-PRIVATE RIGHT OF WAY EASEMENT RECORDED SEPTEMBER 9, 2014 AS RECORDING NO. 20140909001490, RECORDS OF KING COUNTY, WASHINGTON.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "DECLARATION OF COVENANTS OF COOPERATION" AS RECORDED UNDER RECORDING NUMBER 9512201313.
2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD HAUL PERMIT AND RIGHT-OF-WAY AGREEMENT FOR ACCESS TO GLACIER RIDGE AND GRAND RIDGE PROPERTIES" AS RECORDED ON DECEMBER 20, 1995 UNDER RECORDING NUMBER 9512201314; AND AS MODIFIED OR AMENDED BY INSTRUMENTS UNDER RECORDING NUMBERS 9609191194, 9705161550 AND 20000131001567.
3. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UTILITY EASEMENT AGREEMENT" AS RECORDED ON DECEMBER 20, 1995 UNDER RECORDING NUMBER 9512201316; AND AS MODIFIED OR AMENDED BY INSTRUMENTS UNDER RECORDING NUMBERS 9609191191 AND 9705161550.
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" AS RECORDED ON JUNE 18, 1996 UNDER RECORDING NUMBER 9606180756.
5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF GRAND RIDGE ANNEXATION AND DEVELOPMENT AGREEMENT" AS RECORDED ON JUNE 25, 1996 UNDER RECORDING NUMBER 9606251228; AND AS MODIFIED OR AMENDED BY INSTRUMENTS UNDER RECORDING NUMBERS 20020118001733, 20020520001673, 20020520001677, 20031024001413, 20081230001176, 20091106000576, 20101112001401 AND 20111109000637.
6. THIS SITE IS SUBJECT TO AN EASEMENT FOR SEWER, WATER AND STORM DRAINAGE AND THE TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 9710091549; AND AS MODIFIED OR AMENDED BY INSTRUMENTS UNDER RECORDING NUMBERS 9810020282 AND 20020516000844.
7. THIS SITE IS SUBJECT TO AN EASEMENT FOR UTILITY AS RECORDED OCTOBER 2, 1998 UNDER RECORDING NO. 9810020283.
8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF TEMPORARY ACCESS EASEMENT" AS RECORDED ON MARCH 7, 2002 UNDER RECORDING NUMBER 20020307001429.
9. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) AS RECORDED ON MARCH 21, 2002 UNDER RECORDING NUMBER 20020321900005.
10. THIS SITE IS SUBJECT TO AN EASEMENT FOR GRADING, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20020514003019.
11. THIS SITE IS SUBJECT TO AN EASEMENT FOR UTILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20020516000842.
12. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20020516000843.
13. THIS SITE IS SUBJECT TO AN EASEMENT FOR INFILTRATION SYSTEM INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20020516000845.
14. THIS SITE IS SUBJECT TO AN EASEMENT FOR SUBSURFACE INFILTRATION SYSTEM INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20020516000846.
15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS RECORDED ON MAY 20, 2002 UNDER RECORDING NUMBER 20020520001673; AND THE DOCUMENT ENTITLED "NOTICE OF DESIGNATED SUCCESSOR UNDER DECLARATION OF RETAINED AND ASSIGNED RIGHTS" AS RECORDED UNDER RECORDING NUMBER 20131018000931; AND AS MODIFIED AND/OR AMENDMENT BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20020924000360.
16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT TO SHARE COSTS (AREA 4-ISSAQUAH HIGHLANDS)" AS RECORDED ON MAY 20, 2002 UNDER RECORDING NUMBER 20020520001675; AND THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DESIGNATION OF "RESPONSIBLE OWNER" UNDER COVENANT TO SHARE COSTS [AREA 4 - ISSAQUAH HIGHLANDS]" AS RECORDED JUNE 14, 2007 UNDER RECORDING NUMBER. 20070614001176.
17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER ERU ASSIGNMENT" AS RECORDED ON MAY 20, 2002 UNDER RECORDING NUMBER 20020520001678.
18. THIS SITE IS SUBJECT TO AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20030620001131.
19. THIS SITE IS SUBJECT TO AN EASEMENT FOR SIDEWALK, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20030620001132.
20. THIS SITE IS SUBJECT TO AN EASEMENT FOR EMERGENCY SERVICE ACCESS, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20030620001133.
21. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) AS RECORDED ON OCTOBER 22, 2003 UNDER RECORDING NUMBER 20031022900002; AND AS MODIFIED AND/OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20060303001409.
22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER ERU ASSIGNMENT" AS RECORDED ON OCTOBER 24, 2003 UNDER RECORDING NUMBER 20031024001414.
23. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF CERTIFICATE OF WATER AVAILABILITY" AS RECORDED ON SEPTEMBER 8, 2004 UNDER RECORDING NUMBER 20040908001277.
24. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS RECORDED UNDER RECORDING NUMBER 20041222001652; AND AS MODIFIED AND/OR AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 20060907000199 AND 20131227001074.
25. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS HIGH STREET OWNERS ASSOCIATION, AND ANY TAX, FEE, SSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
26. THIS SITE IS SUBJECT TO AN EASEMENT FOR UNDERGROUND DRY UTILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20070703000579.
27. THIS SITE IS SUBJECT TO AN EASEMENT FOR PUBLIC STORM DRAIN AND SEWER MAIN FACILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20121031001382.
28. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS RECORDED UNDER RECORDING NUMBER 20130412002092; AND AS MODIFIED OR AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20131018000936.
29. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF WATER AVAILABILITY CERTIFICATE" AS RECORDED ON OCTOBER 18, 2013 UNDER RECORDING NO. 20131018000930.
30. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS RECORDED UNDER RECORDING NUMBER 20131213000853; AND AS MODIFIED OR AMENDED BY INSTRUMENT RECORDED ON AUGUST 21, 2014 UNDER RECORDING NUMBER 20140821000922.
31. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE ISSAQUAH HIGHLANDS HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
32. THIS SITE IS SUBJECT TO TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) AS RECORDED ON AUGUST 04, 2014 UNDER RECORDING NUMBER 20140804900004.
33. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS RECORDED UNDER RECORDING NUMBER 20140821000921.
34. THIS SITE IS SUBJECT TO AN EASEMENT FOR PUBLIC-PRIVATE RIGHT OF WAY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER20140909001490; AND AS MODIFIED OR AMENDED BY INSTRUMENT RECORDED ON JULY 23, 2015 UNDER RECORDING NUMBER 20150723000952.
35. THIS SITE IS SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20160315000673.
36. THIS SITE IS SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20160315000674.
37. THIS SITE IS SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20161207001288.
38. THIS SITE IS SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 20161207001289

VERTICAL DATUM

(PER DAVID EVANS AND ASSOCIATES) NAVD 88 BASED ON N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NE 1/4 SECTION 27, TOWNSHIP 24N, RANGE 6E PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 235 OF PLATS, AT PAGES 15 THROUGH 22, RECORDING NO. 20060619000212, RECORDS OF KING COUNTY, WASHINGTON..

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA14-00002, RECORDED AUGUST 4, 2014 AS RECORDING NO. 20140804900004, RECORDS OF KING COUNTY, WASHINGTON.
2. ISSAQUAH HIGHLANDS DEVELOPMENT AGREEMENT

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE NO. 2615538, DATED DECEMBER 22, 2016. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GURANTEE NO. 2615538. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 6, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER, 2016.
3. TOTAL PROPERTY AREA = 934,971± SQUARE FEET (21.4639± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
7. FINAL PLAT AND BUILDING PERMITS ARE VESTED TO THE DEVELOPMENT STANDARDS UNDER THE ISSAQUAH HIGHLANDS DEVELOPMENT AGREEMENT. THE ALLOWABLE DEVELOPMENT SHOWN ON THIS PLAT HAS BEEN FULLY MITIGATED PER THE ISSAQUAH HIGHLANDS DEVELOPMENT AGREEMENT.
8. ALL DEVELOPMENT OF THE LAND DESCRIBED HEREON SHALL BE IN ACCORDANCE WITH THE PRELIMINARY PLAT, AS IT MAY BE AMENDED. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND MAY BE INCLUDED IN ONE (1) OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS HEREIN OR THEIR OWNER'S ASSOCIATION HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST.
9. PEDESTRIAN ACCESS WILL BE PROVIDED THROUGH MID-BLOCK CROSSINGS IN EACH BLOCK. LOCATIONS TO BE DETERMINED AT FINAL DESIGN.

SITE STATISTICS

PARCEL NUMBER: 272406-9208

ADDRESS: N/A

TOTAL SITE AREA: 934,971± SQUARE FEET (21.4639± ACRES).

ZONING: URBAN VILLAGE

LAND USE PERMITTED: URBAN VILLAGE

AREA TO BE DEDICATED: TBD

PROPOSED LAND USE: MIXED USE

NUMBER OF PROPOSED LOTS: 10

NUMBER OF PROPOSED BUILDINGS: 0

PROPOSED DENSITY: TBD

IMPERVIOUS AREA: TBD
PUBLIC: TBD
PRIVATE: TBD

PERVIOUS TOTAL AREA: TBD

DRAINAGE BASIN: NORTH FORK ISSAQUAH CREEK

WATER DEMAND: SEE CIVIL REPORT

SANITARY SEWER PEAK WET WEATHER FLOW: SEE CIVIL REPORT

STORM - 2-YR STORMWATER FLOWS: SEE CIVIL REPORT
- 100-YR PEAK STORMWATER FLOWS: SEE CIVIL REPORT

SEWER/WATER/STORM PROVIDER

CITY OF ISSAQUAH

GAS/POWER PROVIDER

PUGET SOUND ENERGY

COMMUNICATIONS PROVIDER

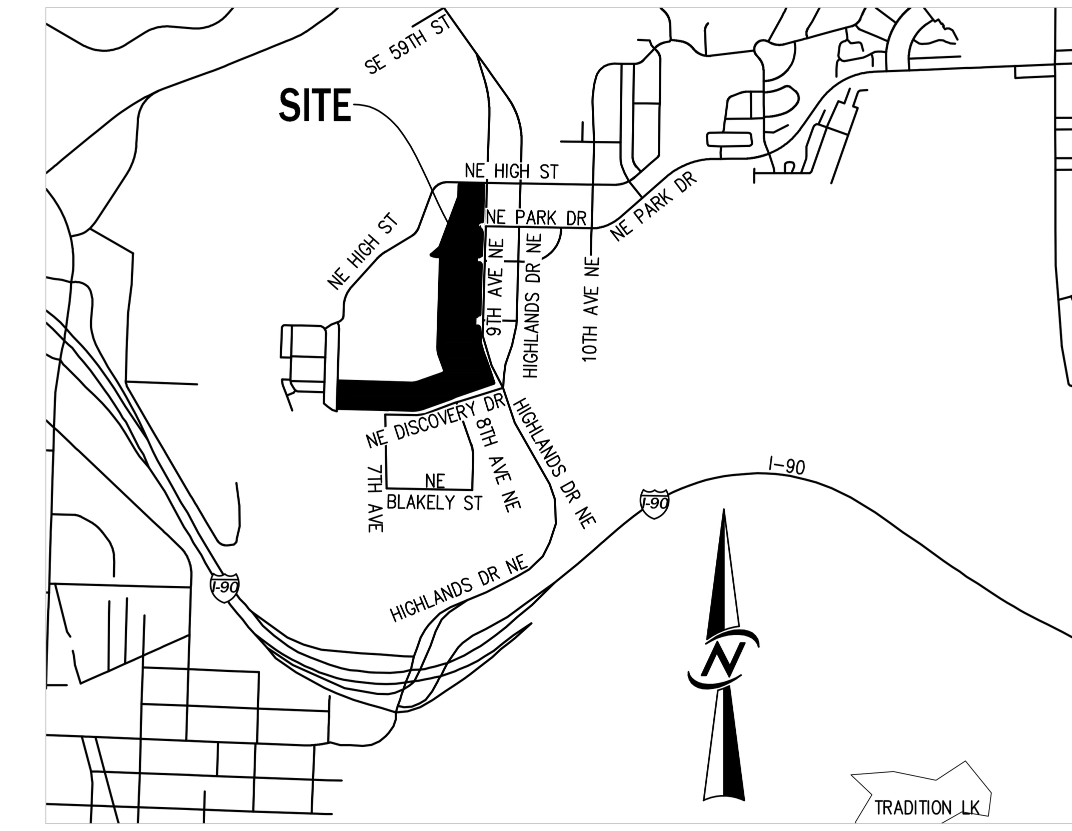
CENTURY LINK COMMUNICATIONS
COMCAST

SCHOOL DISTRICT

ISSAQUAH SCHOOL DISTRICT 41

FIRE PROTECTION

EASTSIDE FIRE AND RESCUE



VICINITY MAP
1" = 1,500'

OWNER/APPLICANT

IHIF COMMERCIAL, LLC
11624 SE 5TH STREET, SUITE 210
BELLEVUE, WA 98005
CONTACT: TIA HEIM
PHONE: (425)559-2365

CIVIL ENGINEERING/SURVEYOR

KPFF
1601 FIFTH AVENUE, SUITE 1600
SEATTLE, WA 98101
CONTACT: MARK VELDEE, P.E.
PHONE: (206)622-5822

CORE DESIGN, INC
14711 NE 29TH PLACE, SUITE 101
BELLEVUE, WA 98007
CONTACT: DAVID E. CAYTON, P.E (ENGINEER)
CONTACT: KEN W. SHIPLEY, P.L.S (SURVEYOR)
PHONE: (425)885-7877

ARCHITECT

TBD

GEOTECHNICAL ENGINEER

TERRA ASSOCIATES
12220 113TH AVE NE #130
KIRKLAND, WA 98054
CONTACT: TED SCHEPPER
PHONE: (425)821-7777

LANDSCAPE ARCHITECT

TBD

SHEET INDEX

P1.01	TITLE SHEET
P1.02	PRELIMINARY PLAT
P1.03 - P1.05	BOUNDARY/TOPOGRAPHIC SURVEY
P1.06	SITE PHOTOS EXHIBIT
L1.01	PRELIMINARY PLAT LANDSCAPE PLAN
C-100	PRELIMINARY ENGINEERING NOTES
C-200	PRELIMINARY ENGINEERING OVERVIEW KEY MAP
C-201	PRELIMINARY PLAT GRADING AND UTILITY PLAN BLOCK A
C-202	PRELIMINARY PLAT GRADING AND UTILITY PLAN BLOCK C
C-203	PRELIMINARY PLAT UTILITY PLAN BLOCK D AND E
C-300	PRELIMINARY PLAT NORTHEAST FEDERAL DRIVE PLAN AND PROFILE
C-301	PRELIMINARY PLAT 8TH AVENUE NORTHEAST PLAN AND PROFILE
C-302 - C-304	PRELIMINARY PLAT NORTHEAST DISCOVERY DRIVE PLAN AND PROFILE
C-305	PRELIMINARY PLAT 8TH AVE NORTHEAST PLAN
C-306	PRELIMINARY PLAT FOREST TRAIL PLAN
C-307	PRELIMINARY PLAT ROADWAY SECTIONS

I HEREBY CERTIFY THE PLOT WINDOW OF THE ENGINEERING IMPROVEMENT PLANS SHOW ALL CRITICAL AREAS AND THEIR BUFFERS AS IDENTIFIED IN PRELIMINARY PLAT PP10-002IH.

BY ______ DATE ______

APPROVAL CONDITIONS

BY ______ DATE ______

PLANNING		ENGINEERING	
DSD Planner	Date	DSD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	

Land Development Manager ______ Date ______

Public Works Engr Director ______ Date ______

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

NO.	REVISIONS	DATE

KENNETH WILLIAM SHIPLEY · STATE OF WASHINGTON · REGISTERED PROFESSIONAL LAND SURVEYOR · 38488

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

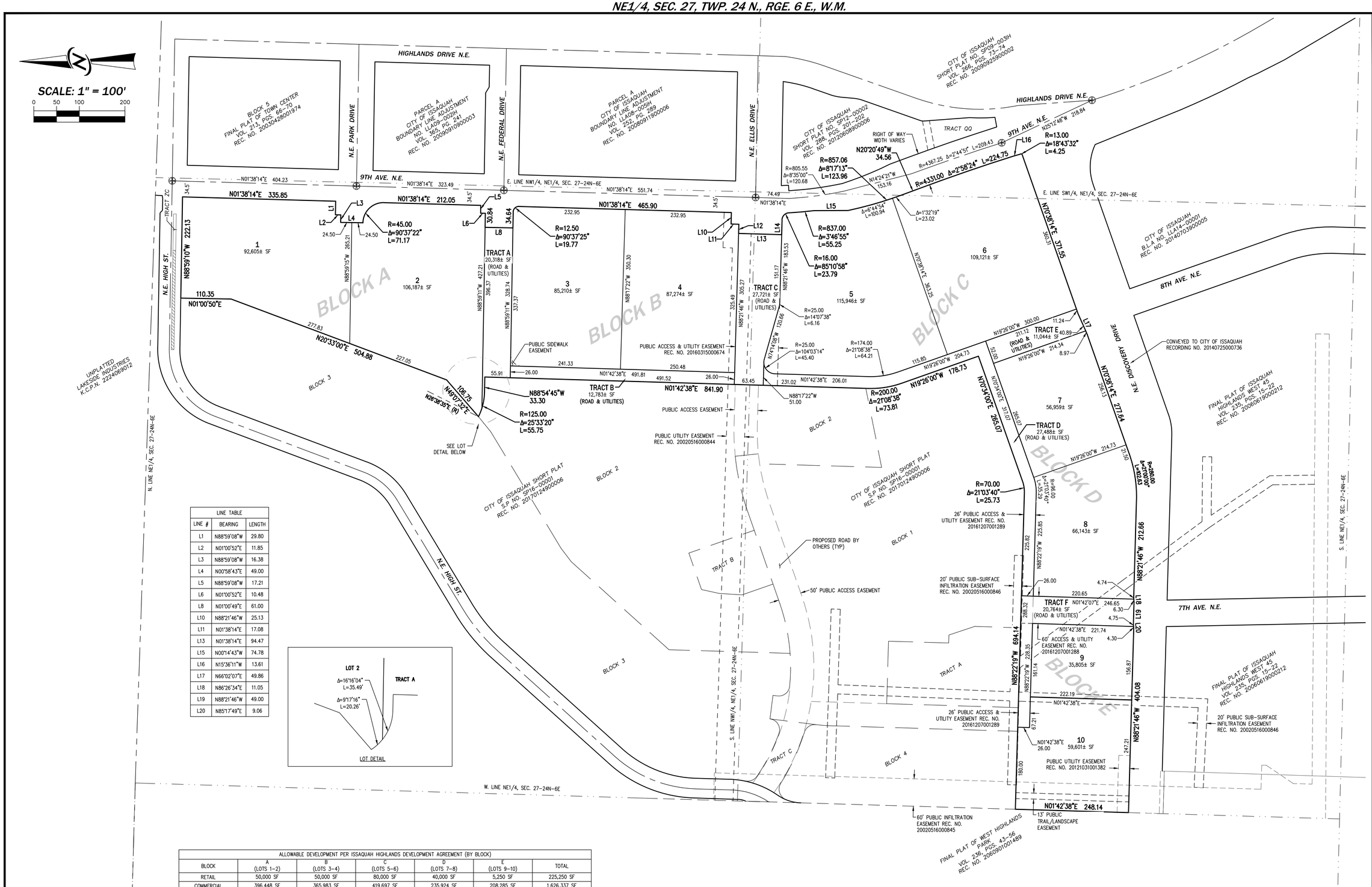
TITLE SHEET
HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS

IHIF, LLC
11624 SE 5TH STREET, SUITE 210
BELLEVUE, WA 98005

DESIGNED
DRAWN NRR
APPROVED KWS
DAVID E. CAYTON, P.E.
PROJECT MANAGER

SHEET	OF
P1.01	20

PROJECT NUMBER
16205



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°59'08"W	29.80
L2	N01°00'52"E	11.85
L3	N88°59'08"W	16.38
L4	N00°58'43"E	49.00
L5	N88°59'08"W	17.21
L6	N01°00'52"E	10.48
L8	N01°00'49"E	61.00
L10	N88°21'46"W	25.13
L11	N01°38'14"E	17.08
L13	N01°38'14"E	94.47
L15	N00°14'43"W	74.78
L16	N15°36'11"W	13.61
L17	N66°02'07"E	49.86
L18	N86°26'34"E	11.05
L19	N88°21'46"W	49.00
L20	N85°17'49"E	9.06

ALLOWABLE DEVELOPMENT PER ISSAQUAH HIGHLANDS DEVELOPMENT AGREEMENT (BY BLOCK)						
BLOCK	A (LOTS 1-2)	B (LOTS 3-4)	C (LOTS 5-6)	D (LOTS 7-8)	E (LOTS 9-10)	TOTAL
RETAIL	50,000 SF	50,000 SF	80,000 SF	40,000 SF	5,250 SF	225,250 SF
COMMERCIAL	396,448 SF	365,983 SF	419,697 SF	235,924 SF	208,285 SF	1,626,337 SF
BLOCK TOTAL	446,448 SF	415,983 SF	499,697 SF	275,924 SF	213,535 SF	1,851,587 SF
RESIDENTIAL UNITS	1	1	1			3
* ALLOWABLE DEVELOPMENT MAY BE REALLOCATED BETWEEN BLOCKS BY OWNER, PROVIDED THAT TOTAL ALLOWABLE DEVELOPMENT IS NOT EXCEEDED						

NO.	REVISIONS	DATE

KENNETH WILLIAM SHIPLEY
STATE OF WASHINGTON
39488
REGISTERED PROFESSIONAL LAND SURVEYOR

14711 NE 29th Place Suite 101
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CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

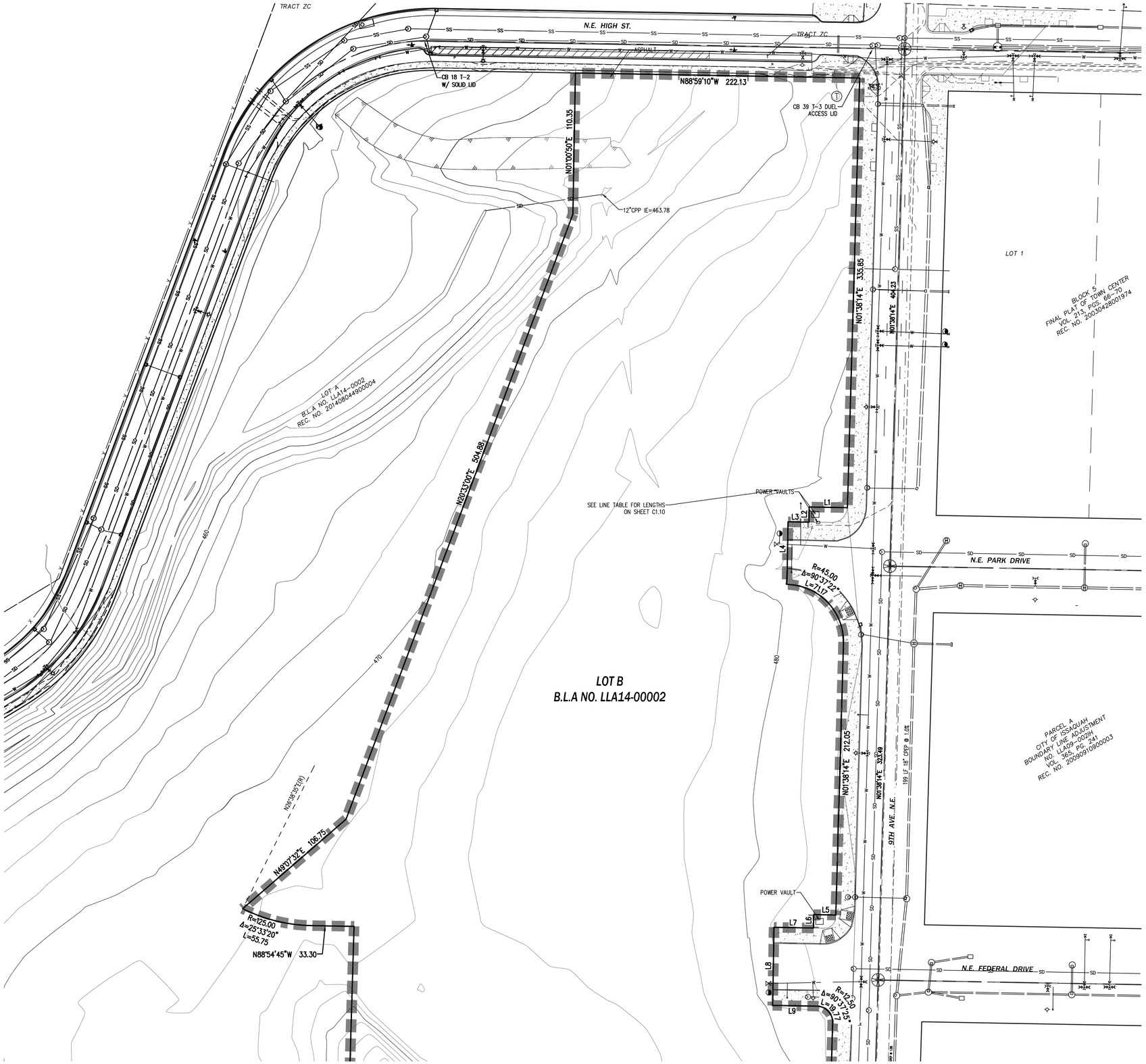
PRELIMINARY PLAT
HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS

IHIF, LLC
11624 SE 5TH STREET, SUITE 210
BELLEVUE, WA 98005

DESIGNED NRR
DRAWN KWS
APPROVED DAVID E. CAYTON, P.E.
PROJECT MANAGER

SHEET P1.02 OF 20

PROJECT NUMBER 16205

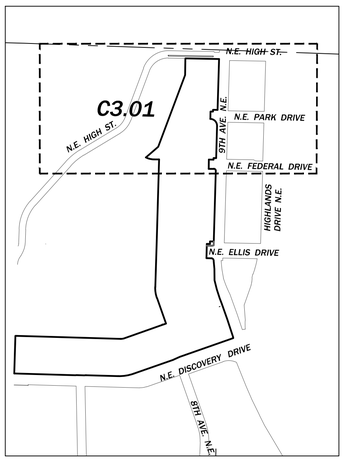


SCALE: 1" = 40'

0 20 40 80

LEGEND

- MONUMENT IN CASE (AS NOTED)
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER TRANSFORMER
- POWER POLE
- GUY WIRE
- IRRIGATION CONTROL BOX
- ELECTRICAL JUNCTION BOX (TYP.)
- GAS METER
- GAS VALVE
- ROCKERY
- ROAD SIGNAGE
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- OVER HEAD POWER
- CENTERLINE OF STREAM
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE



KEYMAP

SCALE: 1"=500'

NO.	REVISIONS	DATE

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

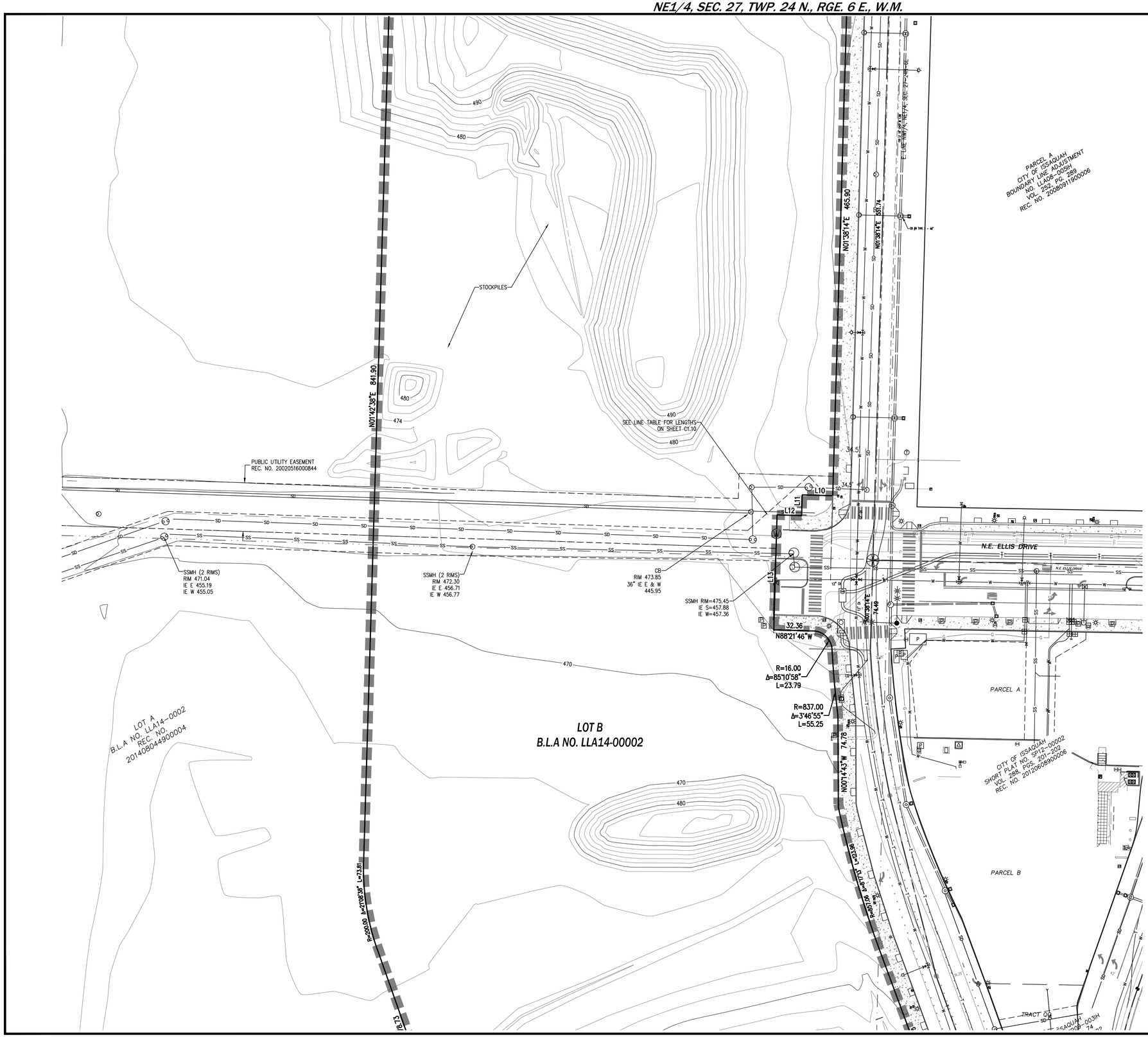
BOUNDARY/TOPOGRAPHIC SURVEY
HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS

IHIF, LLC
11624 SE 5TH STREET, SUITE 210
BELLEVUE, WA 98005

DESIGNED NRR
DRAWN KWS
APPROVED DAVID E. CAYTON, P.E. PROJECT MANAGER

SHEET P1.03 OF 20

PROJECT NUMBER 16205

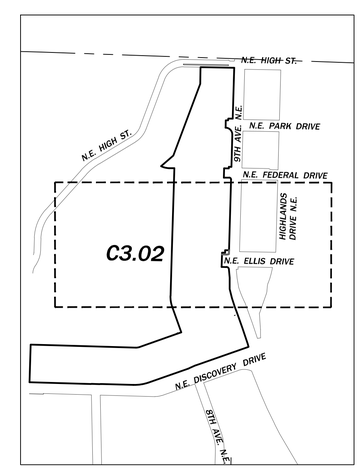


SCALE: 1" = 40'

0 20 40 80

LEGEND

- MONUMENT IN CASE (AS NOTED)
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER TRANSFORMER
- POWER POLE
- GUY WIRE
- IRRIGATION CONTROL BOX
- ELECTRICAL JUNCTION BOX (TYP.)
- GAS METER
- GAS VALVE
- ROCKERY
- ROAD SIGNAGE
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- OVER HEAD POWER
- CENTERLINE OF STREAM
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE



KEYMAP
SCALE: 1"=500'

NO.	REVISIONS	DATE

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

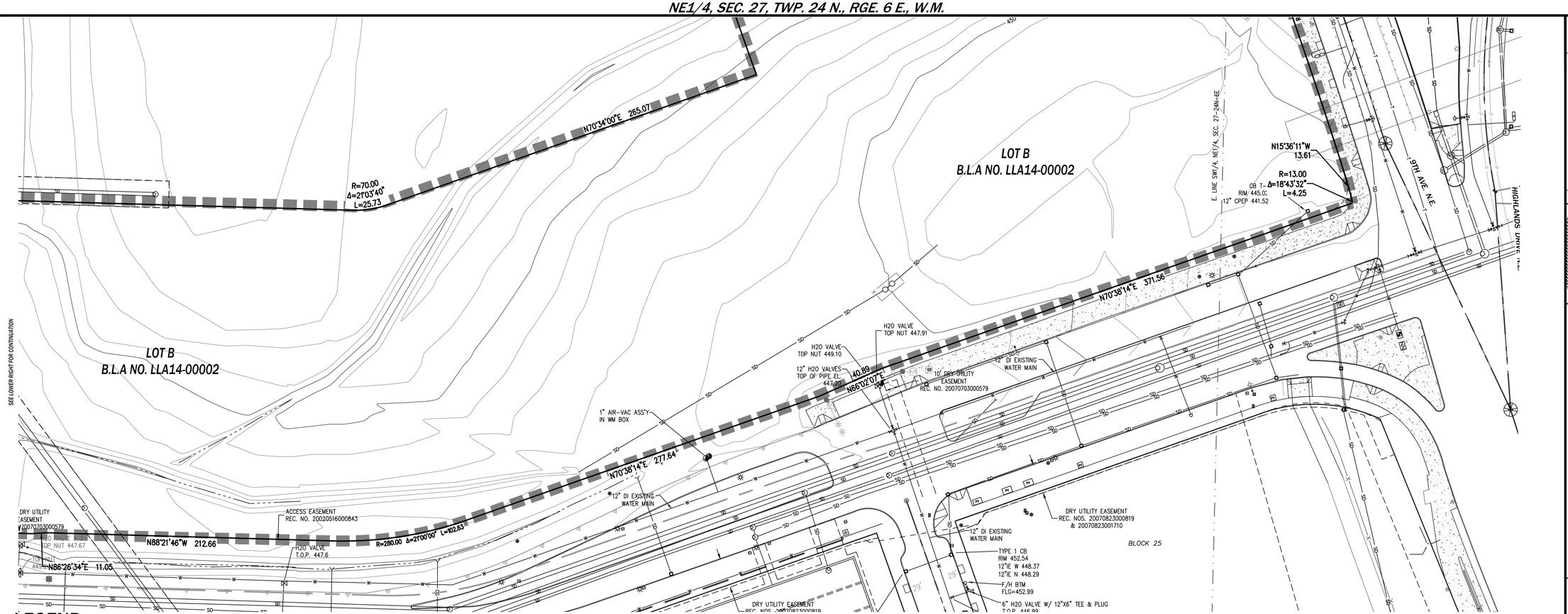
BOUNDARY/TOPOGRAPHIC SURVEY
HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS

IHIF, LLC
11624 SE 5TH STREET, SUITE 210
BELLEVUE, WA 98005

DESIGNED
DRAWN NRR
APPROVED KWS
DAVID E. CAYTON, P.E.
PROJECT MANAGER

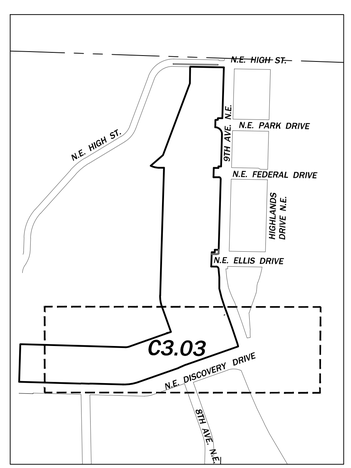
SHEET P1.04 OF 20

PROJECT NUMBER 16205

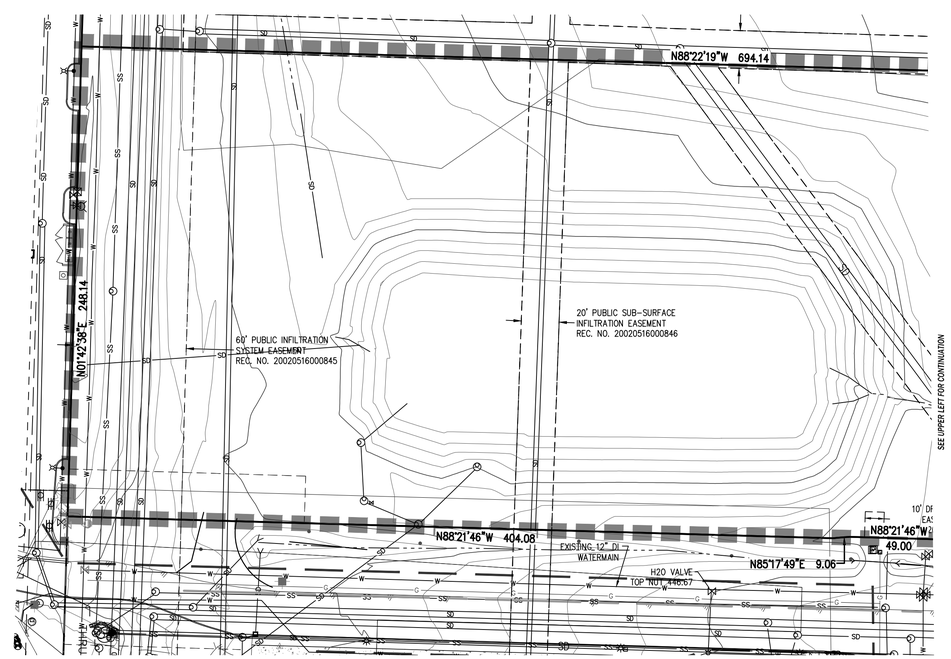


LEGEND

- MONUMENT IN CASE (AS NOTED)
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER TRANSFORMER
- POWER POLE
- GUY WIRE
- IRRIGATION CONTROL BOX
- ELECTRICAL JUNCTION BOX (TYP.)
- GAS METER
- GAS VALVE
- ROCKERY
- ROAD SIGNAGE
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- OVER HEAD POWER
- CENTERLINE OF STREAM
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE



KEYMAP
SCALE: 1"=500'



SCALE: 1" = 40'
0 20 40 80

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BOUNDARY/TOPOGRAPHIC SURVEY
HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS

IHIF, LLC
11624 SE 5TH STREET, SUITE 210
BELLEVUE, WA 98005

DESIGNED
DRAWN NRR
APPROVED KWS
DAVID E. CAYTON, P.E.
PROJECT MANAGER

SHEET P1.05 OF 20
PROJECT NUMBER 16205

NE1/4, SEC. 27, TWP. 24 N., RGE. 6 E., W.M.

1: LOOKING EAST ON NE HIGH STREET

2: LOOKING WEST ON NE HIGH STREET

3: LOOKING SOUTH ON 9TH AVE NE NEAR THE HIGH STREET INTERSECTION

4: VIEW OF 9TH AVE NE FRONTAGE TO THE NORTH. LOOKING TOWARDS HIGH STREET INTERSECTION

SCALE: 1" = 100'

0 50 100 200

5: VIEW OF 9TH AVE NE FRONTAGE TO THE SOUTH. LOOKING TOWARDS NE PARK DR INTXN.

7: LOOKING NORTH ON 9TH AVE NE AT THE NE FEDERAL DR INTERSECTION

6: VIEW OF 9TH AVE NE FRONTAGE TO THE SOUTH AT THE NE PARK DRIVE INTERSECTION

8: LOOKING SOUTH ON 9TH AVE NE AT THE NE ELLIS DR INTERSECTION

9: LOOKING EAST ALONG NE DISCOVERY DR

10: LOOKING WEST ALONG NE DISCOVERY DR

NO.	REVISIONS	DATE

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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

SITE PHOTOS EXHIBIT
HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS

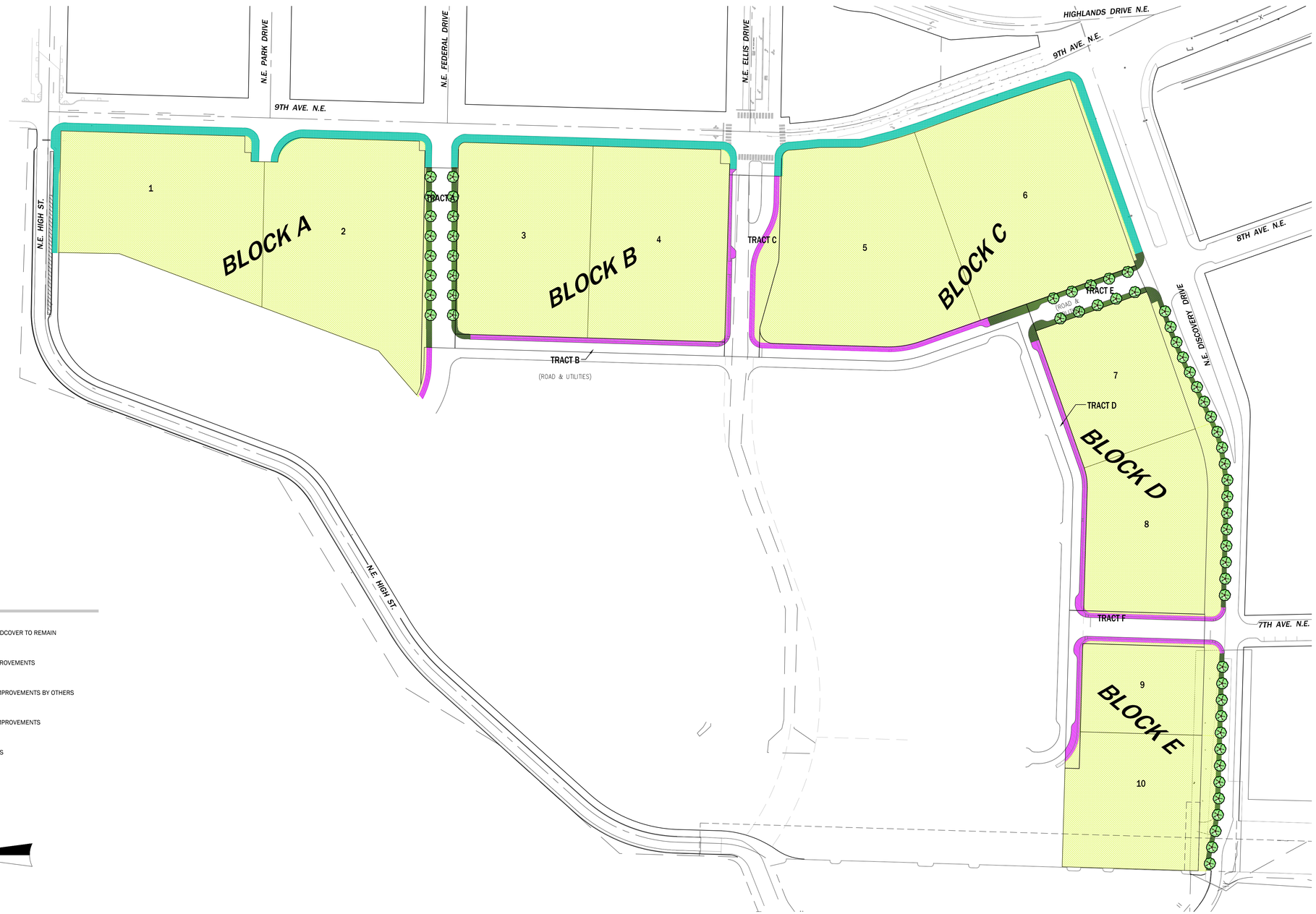
IHIF, LLC
11624 SE 5TH STREET, SUITE 210
BELLEVUE, WA 98005

DESIGNED
DRAWN NRR
APPROVED KWS

DAVID E. CAYTON, P.E.
PROJECT MANAGER

SHEET P1.06 OF 20

PROJECT NUMBER 16205



LEGEND

- EXISTING GRASS/GROUNDCOVER TO REMAIN
- EXISTING FRONTAGE IMPROVEMENTS
- PROPOSED FRONTAGE IMPROVEMENTS BY OTHERS
- PROPOSED FRONTAGE IMPROVEMENTS
- PROPOSED STREET TREES

N

SCALE: 1" = 100'

0 50 100 200

NO.	REVISIONS	DATE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1351
04/17/2018

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.865.7877 Fax 425.865.7963

CORE DESIGN
ENGINEERING · PLANNING SURVEYING

PRELIMINARY PLAT LANDSCAPE PLAN
HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS

IHIF, LLC
11624 SE 5TH STREET, SUITE 210
BELLEVUE, WA 98005

DESIGNED CAROLYN E. MULNIX
DRAWN CAROLYN E. MULNIX
APPROVED LINDSEY B. SOLORIO, P.L.A.
DAVID E. CAYTON, P.E.
PROJECT MANAGER

SHEET L1.01 OF 20

PROJECT NUMBER 16205

HIGH STREET COLLECTION

PRELIMINARY ENGINEERING NOTES, LEGEND AND ABBREVIATIONS

ISSAQUAH, WASHINGTON

GENERAL UTILITY NOTES:

1. POINTS OF CONNECTION ARE PRELIMINARY AND INTENDED TO CLARIFY SYSTEMS PLANNED FOR USE; ACTUAL POINTS OF CONNECTION MAY CHANGE.

STORM DRAINAGE NOTES:

1. STORM DETENTION AND WATER QUALITY FACILITIES WILL BE PROVIDED ONSITE AS BLOCKS AND/OR LOTS DEVELOP. FACILITIES WILL COMPLY WITH THE ISSAQUAH HIGHLANDS DEVELOPMENT AGREEMENT, THE 2009 KING COUNTY SURFACE WATER DESIGN MANUAL AS MODIFIED BY THE 2011 CITY OF ISSAQUAH SURFACE WATER DESIGN ADDENDUM AND THE PLAT'S DEVELOPMENT AGREEMENT.
2. STORM DETENTION WILL BE PROVIDED ONSITE SUCH THAT THE CUMULATIVE DISCHARGE FROM THE 21.47 ACRE PROPERTY IS 1.43 CFS OR LESS DURING A 100 YEAR STORM EVENT.
3. A FEE IN LIEU OF DETENTION MAY BE PAID TO THE CITY FOR IMPERVIOUS AREAS NOT DETAINED BY A DETENTION FACILITY. THIS FEE WILL BE CALCULATED AS $0.628 PER IMPERVIOUS SQUARE FOOT. STORMWATER FROM THESE AREAS MUST BE TREATED PRIOR TO DISCHARGE, EXCEPT FLOWS TRIBUTARY TO UPPER REID POND WILL NOT REQUIRE TREATMENT.
4. IF FEE IN LIEU OF DETENTION IS SELECTED, THE AREA NOT DETAINED WILL BE SUBTRACTED FROM THE TOTAL AREA OF 21.47 ACRES. THE 1.43 CFS DISCHARGE LIMIT WILL APPLY TO THE REDUCED AREA.
5. SUB-SURFACE INFILTRATION EASEMENT WILL BE DECOMISSIONED AS PART OF THE LOT AND/OR BLOCK CONSTRUCTION DOCUMENT COORDINATION EFFORT.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL BMPs WILL BE INSTALLED PER COI REQUIREMENTS AND DETERMINED AS PART OF LOT AND/OR BLOCK DEVELOPMENT CONSTRUCTION DOCUMENTS.

WATER NOTES:

1. FDCs ARE REQUIRED TO BE WITHIN 50 FEET OF FIRE HYDRANT.
2. RPPBD REQUIRED WITHIN 20 FEET OF METER.

LEGEND:

- RIGHT OF WAY LINE
- BOUNDARY LINE
- ROADWAY CENTERLINE
- ASPHALT PAVEMENT PER COI STD DTL T-12
- CONCRETE SIDEWALK PER COI STD DTL T-38
- TYPE 'A' CURB & GUTTER PER COI STD DTL T-38
- TREE PIT IN SIDEWALK
- SS — SANITARY SEWER LINE
- E SS — SANITARY SEWER LATERAL
- SD — STORM DRAINAGE LINE
- W — WATER MAIN
- DIRECTIONAL FLOW INDICATOR
- MANHOLE
- CATCH BASIN
- CLEANOUT
- CAP
- FIRE HYDRANT
- WATER METER
- STREET LIGHT
- 482 — PROPOSED CONTOUR
- DEMOLISH EXISTING ITEM
- FILTER FABRIC FENCE

ABBREVIATIONS:

APPROX	APPROXIMATE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
COI	CITY OF ISSAQUAH
CONC	CONCRETE
CSBC	CRUSH BASE COURSE
DTL	DETAIL
E	EAST
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FIG	FIGURE
HMA	HOT MIX ASPHALT
L	LENGTH
LF	LINEAR FOOT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NSSL	NON-STANDARD SERVICE LINE
NTS	NOT TO SCALE
PWO	PUBLIC WORKS OFFICIAL
R	RADIUS
ROW	RIGHT-OF-WAY
S	SOUTH
SD	STORM DRAINAGE
SF	SQUARE FOOT
SS	SEWER
STA	STATION
STD	STANDARD
TW	TOP OF WALL
TYP	TYPICAL
W	WEST
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
WQ	WATER QUALITY

Jul 31, 2017 - 10:46am StevenZ Z:\1600001-1600999\1600403 (High Street)\CADD\Design\VS- C100 COVER SHEET.dwg

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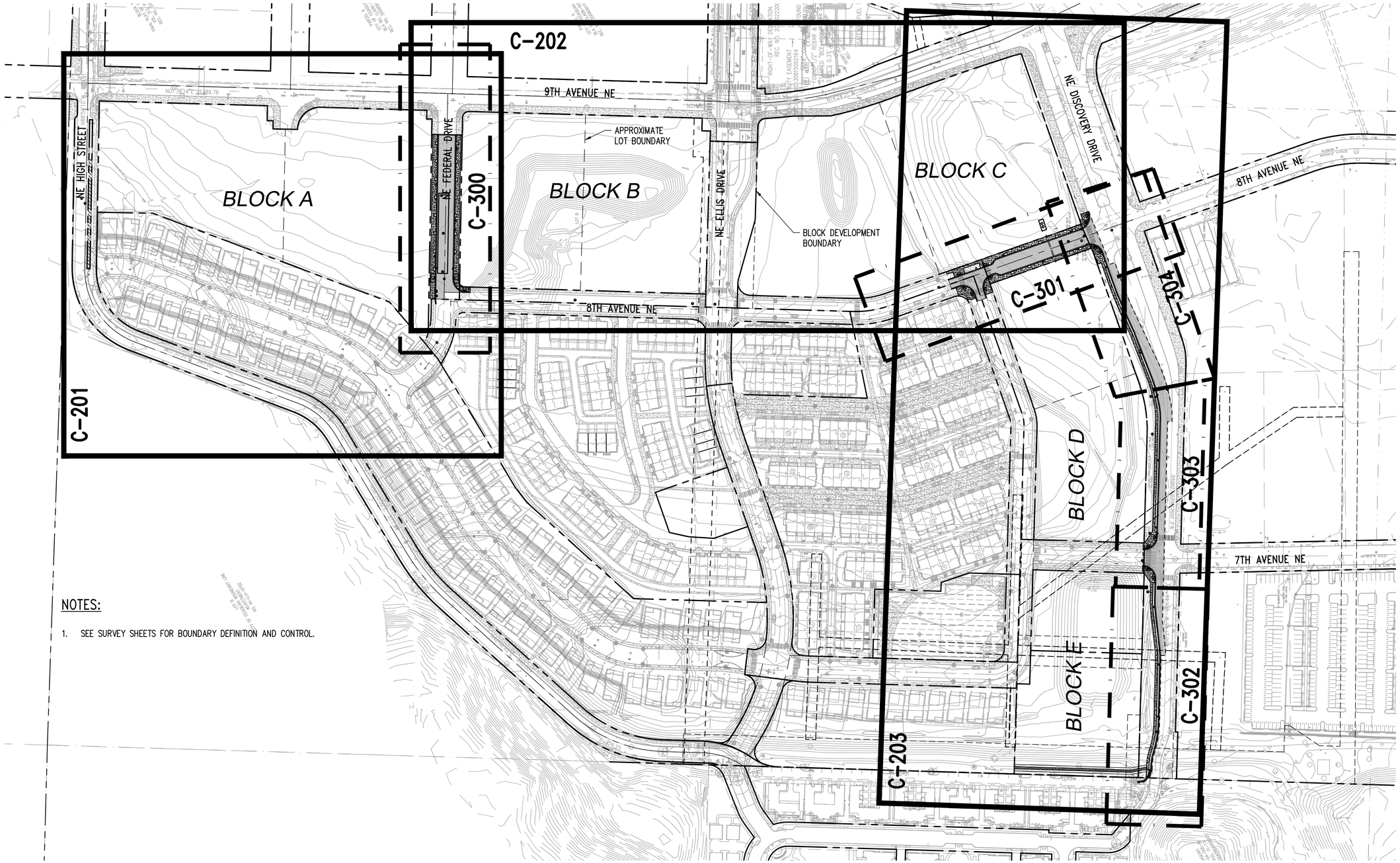
MARK A. VELLIQUETTE — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/28/17

HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY ENGINEERING NOTES

SHEET C-100

NE 1/4 OF SEC. 27, TWP. 24 N., RGE. 6E., W.M.



NOTES:

1. SEE SURVEY SHEETS FOR BOUNDARY DEFINITION AND CONTROL.

N

0 50 100 200

1 inch = 100 feet

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MARK A. VELDEN STATE OF WASHINGTON 24771 REGISTERED PROFESSIONAL ENGINEER 7/25/17

HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY ENGINEERING
OVERVIEW KEY MAP

SHEET
C-200

Z:\1600001-1600999\1600403 (High Street)\CADD\Design\HS-C200 PP KEY MAP.dwg
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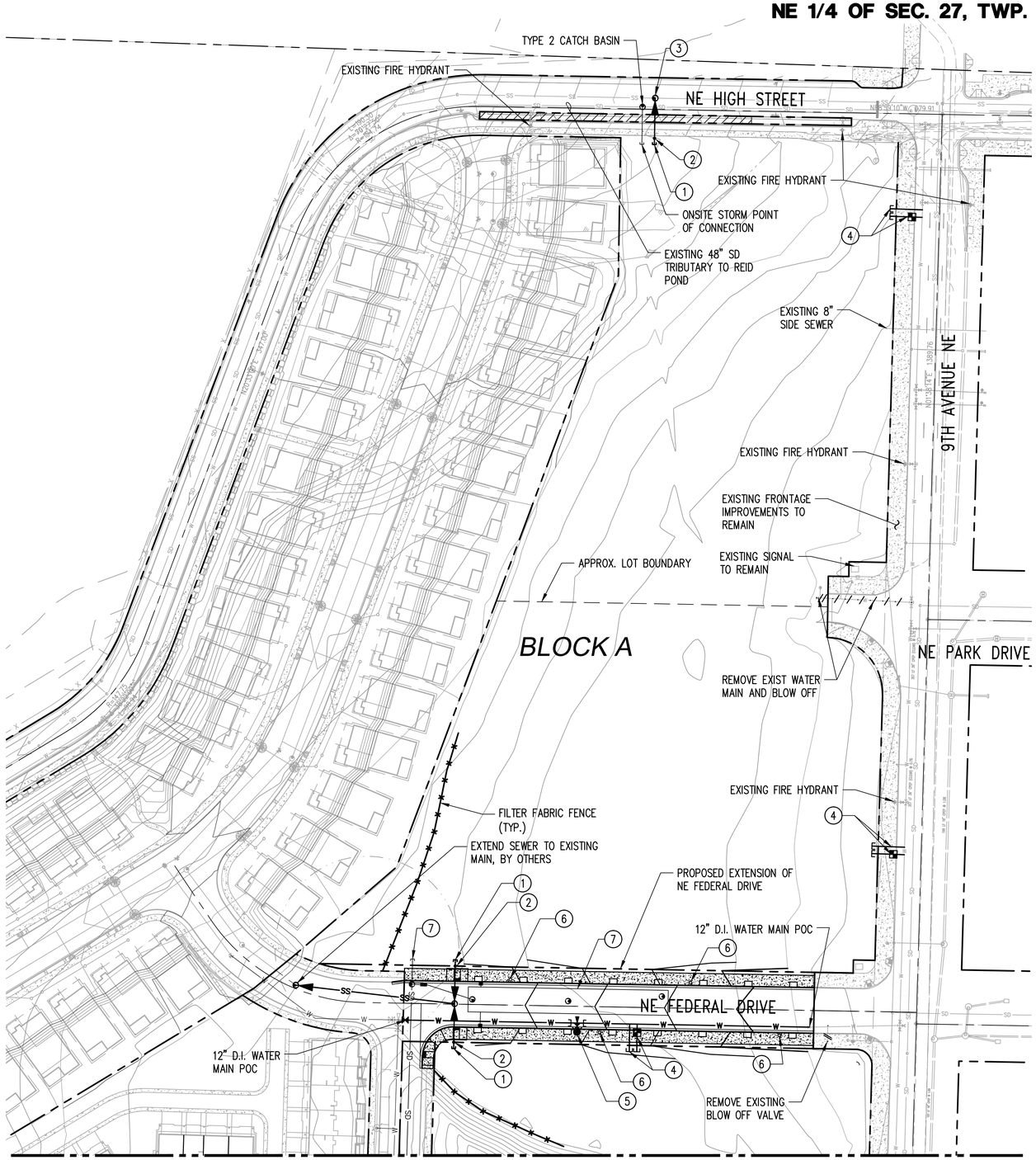

NOTES:

1. SIDE SEWER STUBS PER CITY OF ISSAQUAH STANDARD DETAIL NO. S-10.
2. SEWER CLEANOUT PER CITY OF ISSAQUAH STANDARD DETAIL NO. S-9.
3. SEWER MANHOLE PER CITY OF ISSAQUAH STANDARD DETAIL NO. S-1.
4. FIRE AND DOMESTIC WATER SERVICES PER ISSAQUAH STANDARD DETAIL NO. W-13.
5. FIRE HYDRANT ASSEMBLY PER CITY OF ISSAQUAH STANDARD DETAIL NO. W-02.
6. STREET LIGHT PER ISSAQUAH HIGHLANDS/CITY OF ISSAQUAH STANDARDS.
7. REFER TO C-300 SERIES DRAWINGS FOR GRADING AND DRAINAGE INFORMATION.

N

0 25 50 100

1 inch = 50 feet

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MARK A. VELLEKOOP
STATE OF WASHINGTON
24711
REGISTERED PROFESSIONAL ENGINEER
7/25/17

HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY PLAT
GRADING AND UTILITY PLAN
BLOCK A

SHEET
C-201

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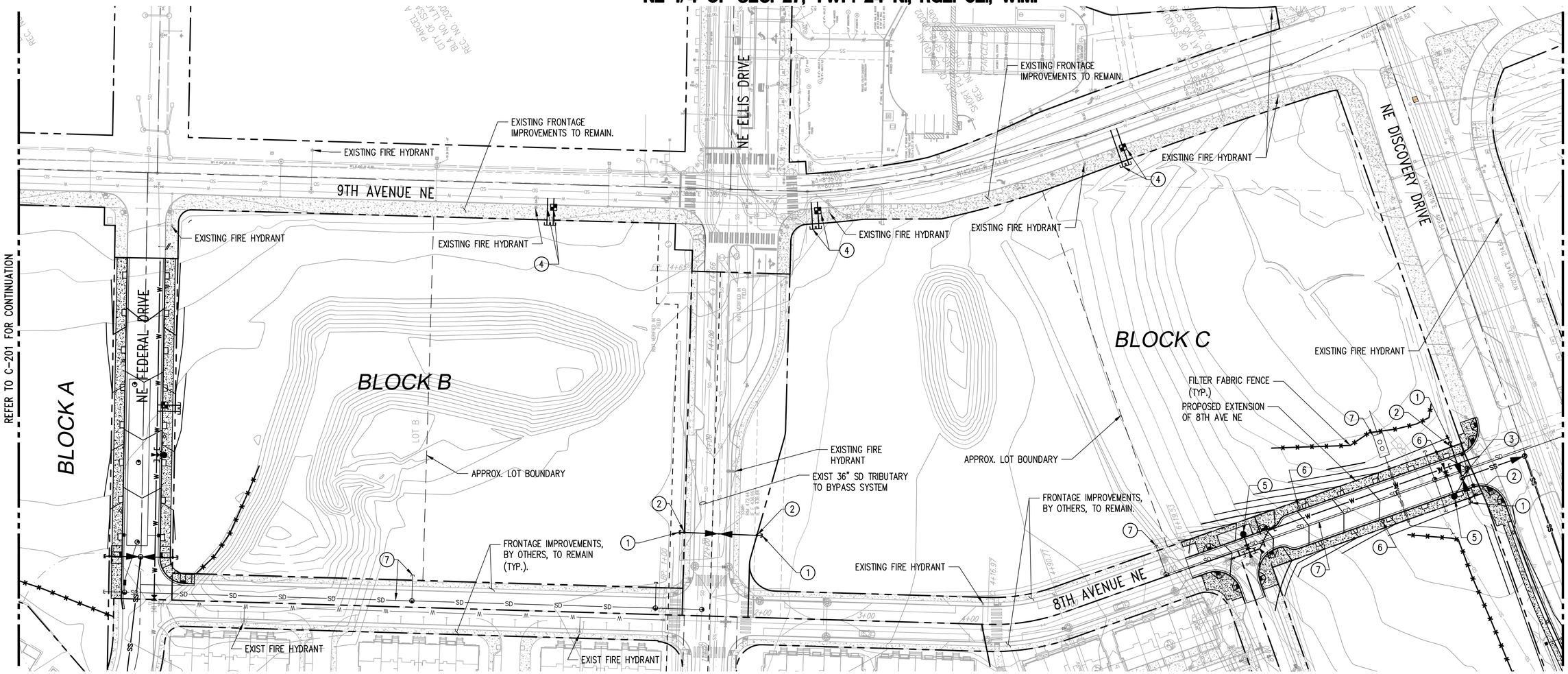

NOTES:

1. SIDE SEWER STUBS PER CITY OF ISSAQUAH STANDARD DETAIL NO. S-10.
2. SEWER CLEANOUT PER CITY OF ISSAQUAH STANDARD DETAIL NO. S-9.
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N

0 25 50 100
1 inch = 50 feet

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HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY PLAT
GRADING AND UTILITY PLAN
BLOCK C

SHEET
C-202

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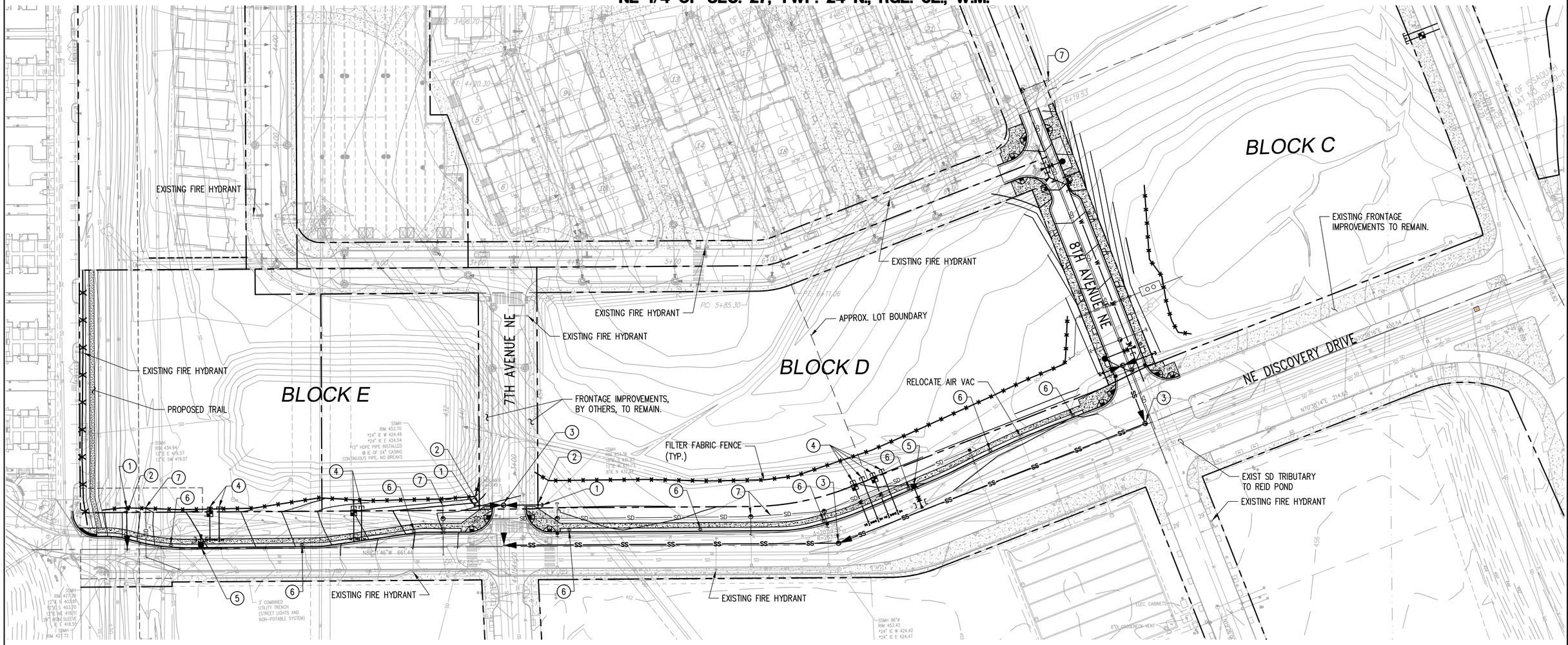

NOTES:

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N

0 25 50 100

1 inch = 50 feet

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HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY PLAT
GRADING AND UTILITY PLAN
BLOCK D AND E

SHEET
C-203

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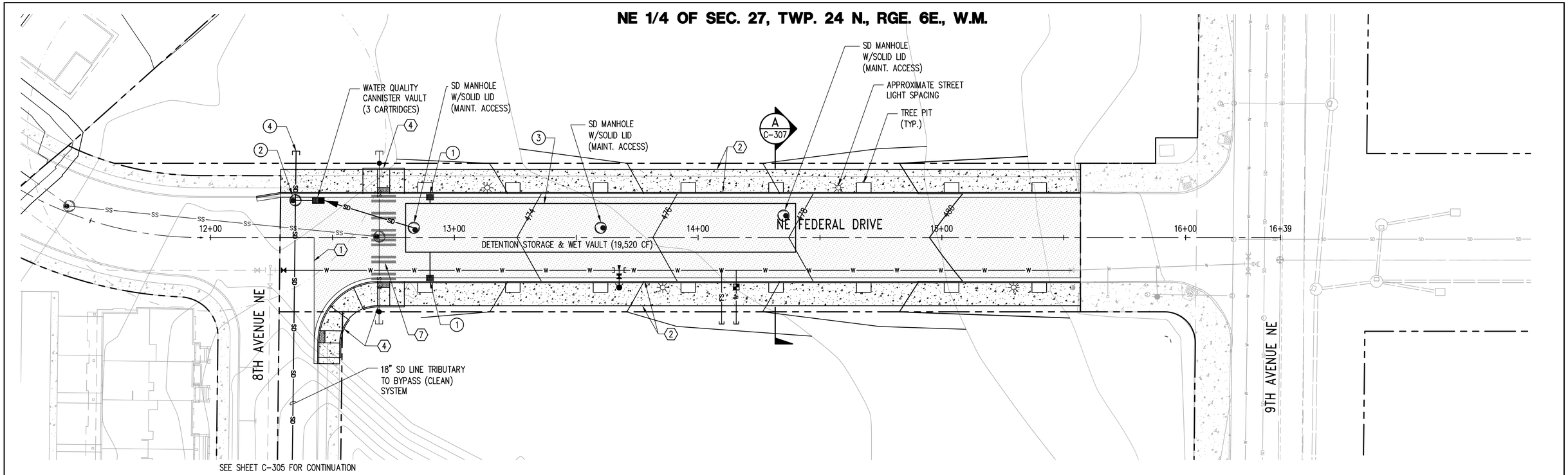
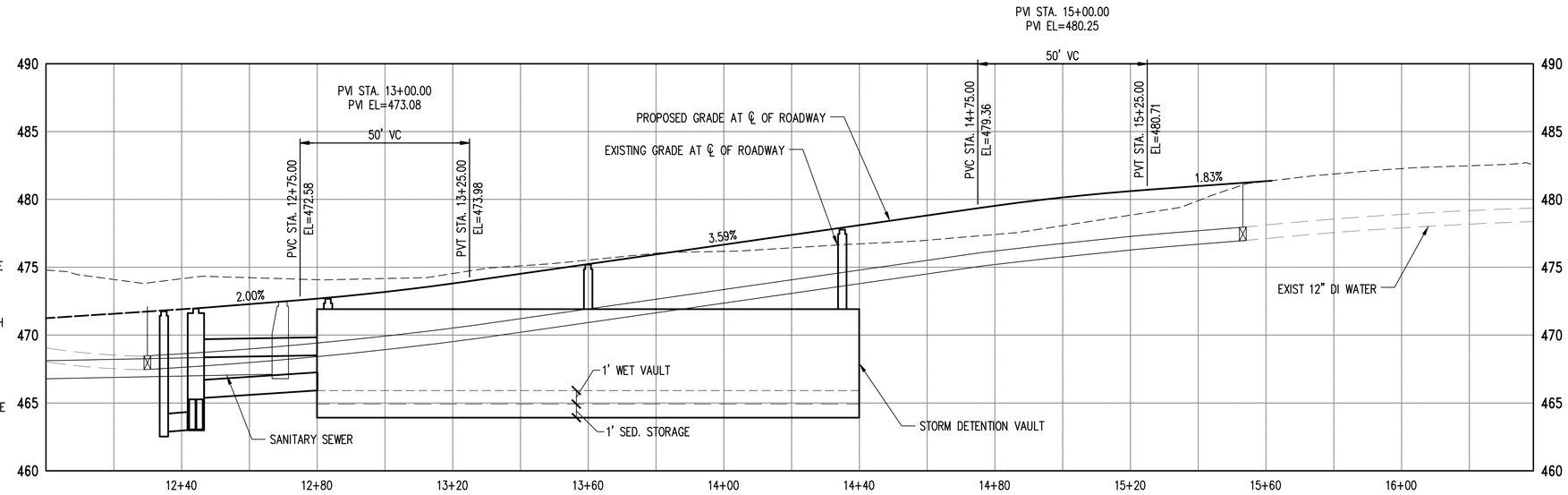


ROAD NOTES:

1. SAWCUT AND REMOVE EXISTING ASPHALT OR CONCRETE PAVING.
2. CONCRETE SIDEWALK AND TYPE 'A' CURB AND GUTTER PER CITY OF ISSAQUAH STANDARD DETAIL T-38.
3. PERPENDICULAR CURB RAMP PER CITY OF ISSAQUAH STANDARD DETAILS T-07 AND T-08
4. PARALLEL CURB RAMP PER CITY OF ISSAQUAH STANDARD DETAIL T-09.
5. TYPICAL NONCONTINUOUS LEFT TURN LANE PER CITY OF ISSAQUAH STANDARD DETAIL T-20.
6. LEFT TURN ARROW PER CITY OF ISSAQUAH STANDARD DETAIL T-35.
7. TYPICAL CROSSWALK STRIPE PER CITY OF ISSAQUAH STANDARD DETAIL T-36.
8. CHANNELIZATION – METHYL METHACRYLATE MARKINGS PER CITY OF ISSAQUAH STANDARD DETAIL T-19.



STORM DRAINAGE NOTES:

1. TYPE 1 CATCH BASIN WITH STANDARD FRAME AND VANED GRATE PER CITY OF ISSAQUAH STORMWATER STANDARDS.
2. TYPE 2 CATCH BASIN PER CITY OF ISSAQUAH STORMWATER STANDARDS.
3. DETENTION PIPE/VAULT PER CITY OF ISSAQUAH STORMWATER STANDARDS.
4. ONSITE STORM POINT OF CONNECTION.

N

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

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HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY PLAT
NORTHEAST FEDERAL DRIVE
PLAN AND PROFILE

SHEET
C-300

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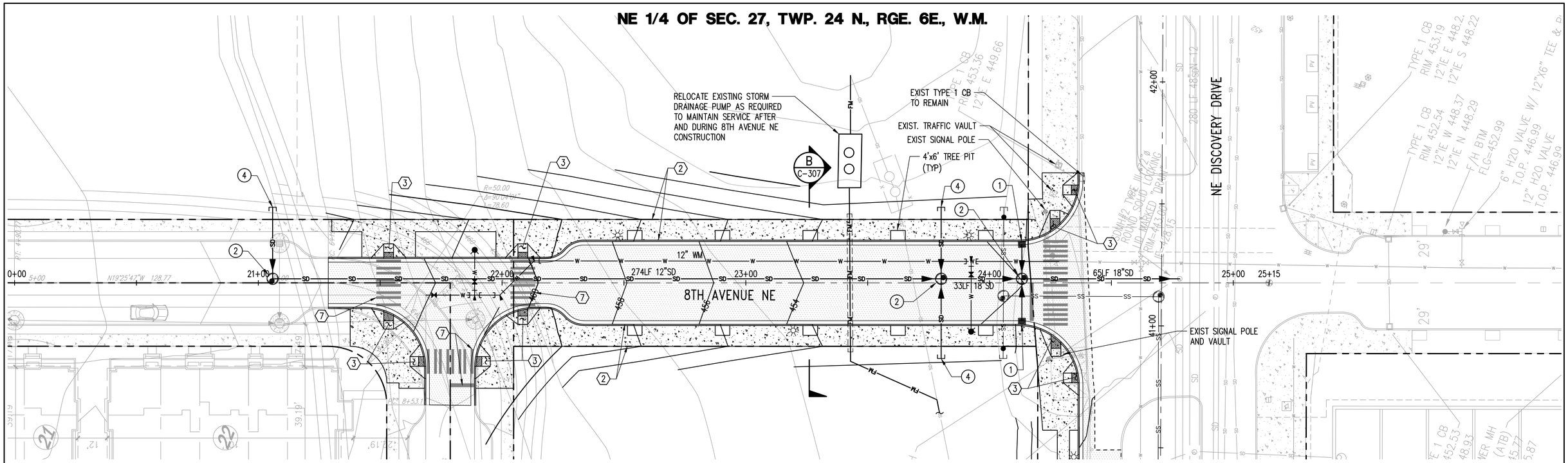

ROAD NOTES:

1. SAWCUT AND REMOVE EXISTING ASPHALT OR CONCRETE PAVING.
2. CONCRETE SIDEWALK AND TYPE 'A' CURB AND GUTTER PER CITY OF ISSAQUAH STANDARD DETAIL T-38.
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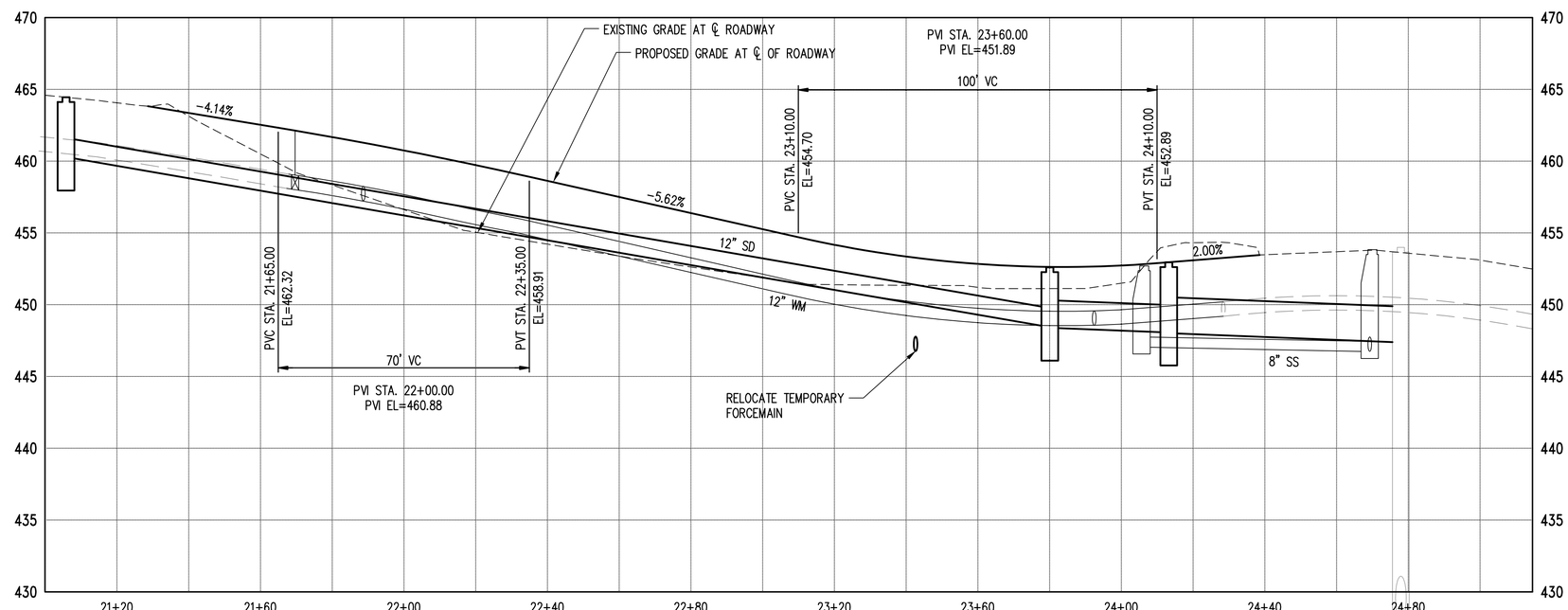
6. LEFT TURN ARROW PER CITY OF ISSAQUAH STANDARD DETAIL T-35.
7. TYPICAL CROSSWALK STRIPE PER CITY OF ISSAQUAH STANDARD DETAIL T-36.
8. CHANNELIZATION – METHYL METHACRYLATE MARKINGS PER CITY OF ISSAQUAH STANDARD DETAIL T-19.



STORM DRAINAGE NOTES:

1. TYPE 1 CATCH BASIN WITH STANDARD FRAME AND VANED GRATE PER CITY OF ISSAQUAH STORMWATER STANDARDS.
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0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

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REGISTERED PROFESSIONAL ENGINEER
7/25/17

HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY PLAT
8TH AVENUE NORTHEAST
PLAN AND PROFILE

SHEET
C-301

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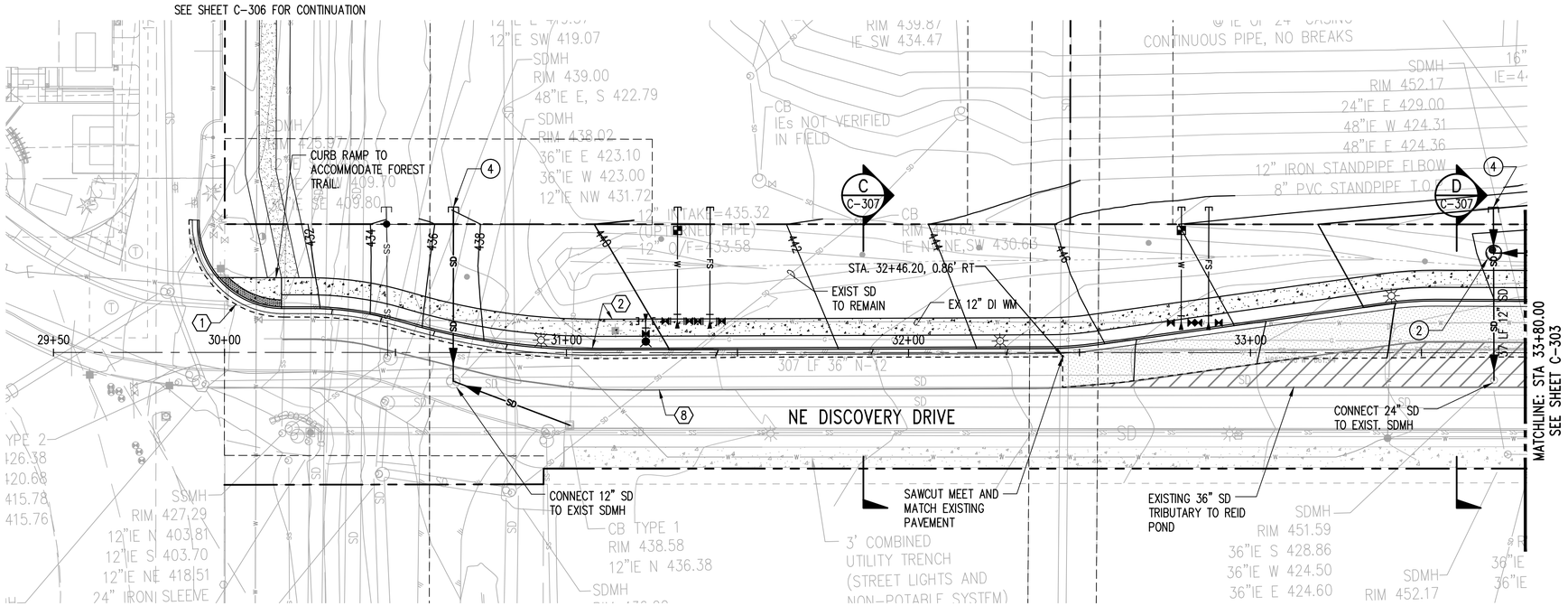
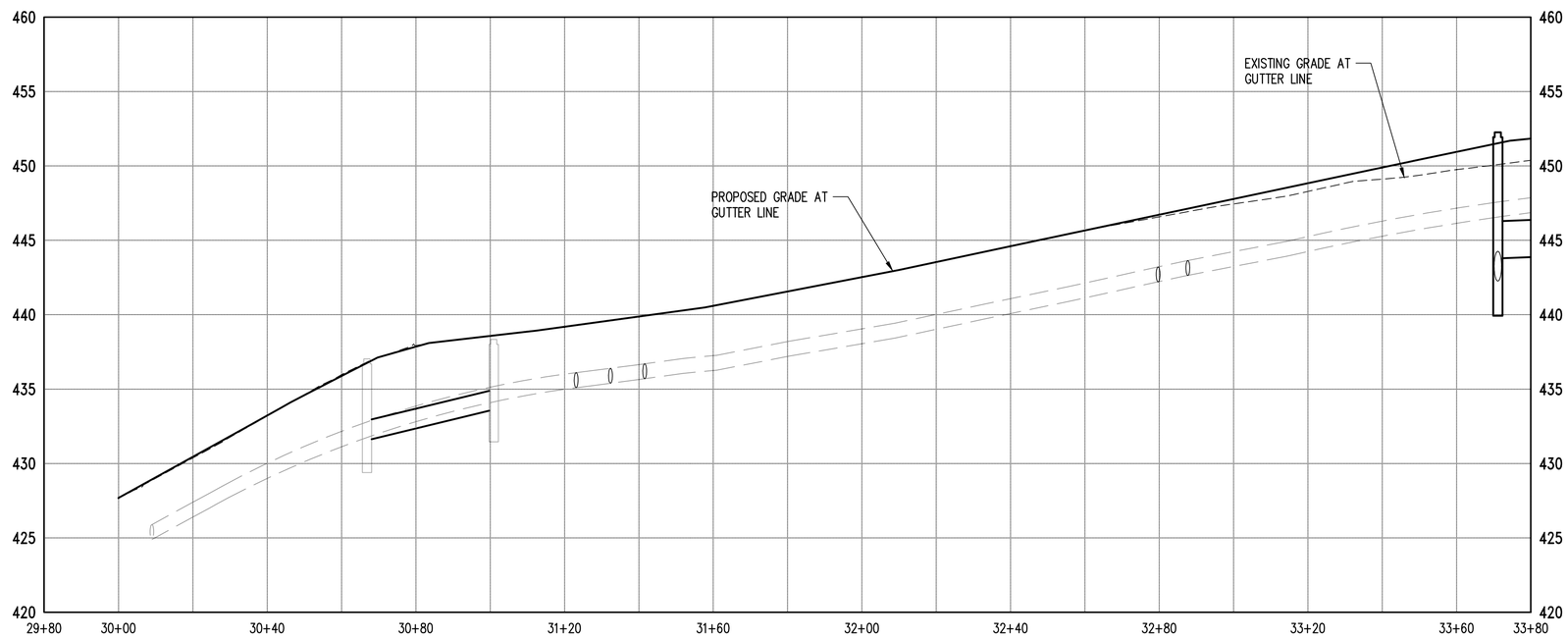


ROAD NOTES:

1. SAWCUT AND REMOVE EXISTING ASPHALT OR CONCRETE PAVING.
2. CONCRETE SIDEWALK AND TYPE 'A' CURB AND GUTTER PER CITY OF ISSAQUAH STANDARD DETAIL T-38.
3. PERPENDICULAR CURB RAMP PER CITY OF ISSAQUAH STANDARD DETAILS T-07 AND T-08
4. PARALLEL CURB RAMP PER CITY OF ISSAQUAH STANDARD DETAIL T-09.
5. TYPICAL NONCONTINUOUS LEFT TURN LANE PER CITY OF ISSAQUAH STANDARD DETAIL T-20.
6. LEFT TURN ARROW PER CITY OF ISSAQUAH STANDARD DETAIL T-35.
7. TYPICAL CROSSWALK STRIPE PER CITY OF ISSAQUAH STANDARD DETAIL T-36.
8. CHANNELIZATION – METHYL METHACRYLATE MARKINGS PER CITY OF ISSAQUAH STANDARD DETAIL T-19.



STORM DRAINAGE NOTES:

1. TYPE 1 CATCH BASIN WITH STANDARD FRAME AND VANED GRATE PER CITY OF ISSAQUAH STORMWATER STANDARDS.
2. TYPE 2 CATCH BASIN PER CITY OF ISSAQUAH STORMWATER STANDARDS.
3. DETENTION PIPE/VAULT PER CITY OF ISSAQUAH STORMWATER STANDARDS.
4. ONSITE STORM POINT OF CONNECTION.

N

0 10 20 40
1 inch = 20 ft. HORZ

0 2.5 5 10
1 inch = 5 ft. VERT

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PRELIMINARY PLAT
NORTHEAST DISCOVERY DRIVE
PLAN AND PROFILE

SHEET
C-302

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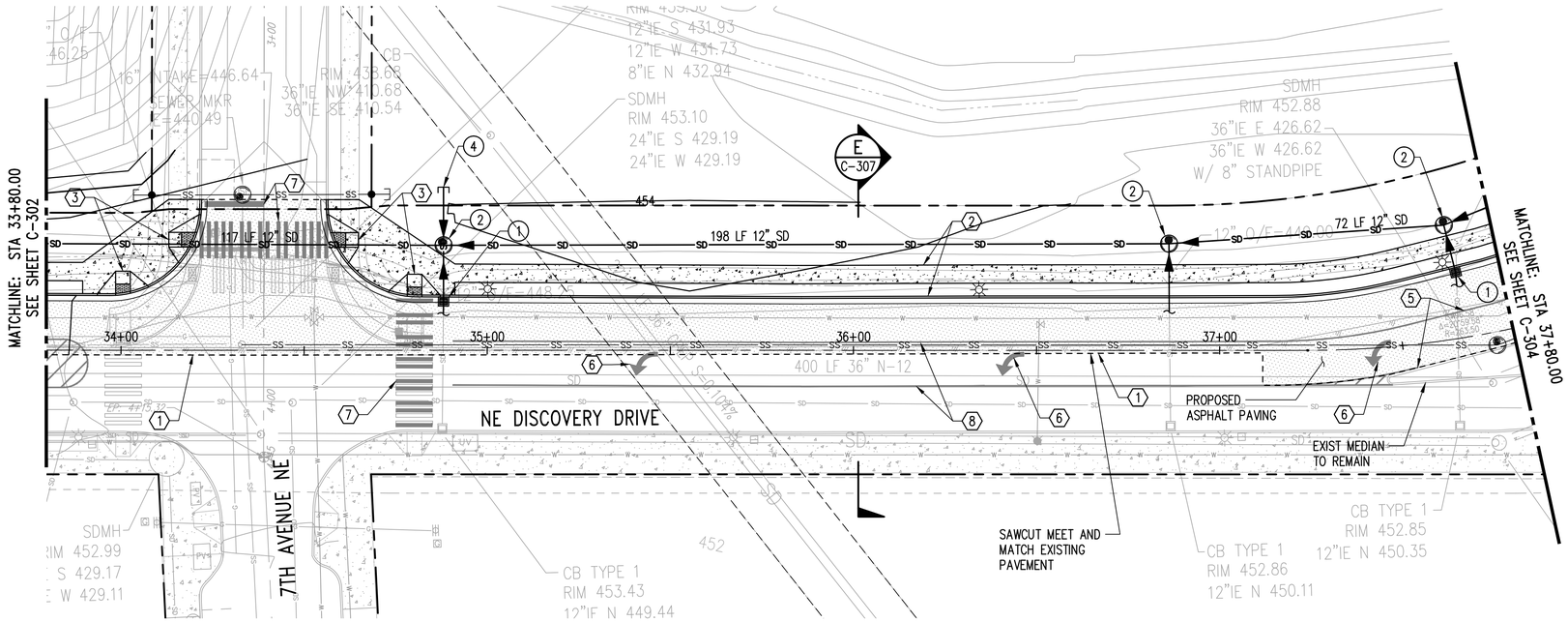

ROAD NOTES:

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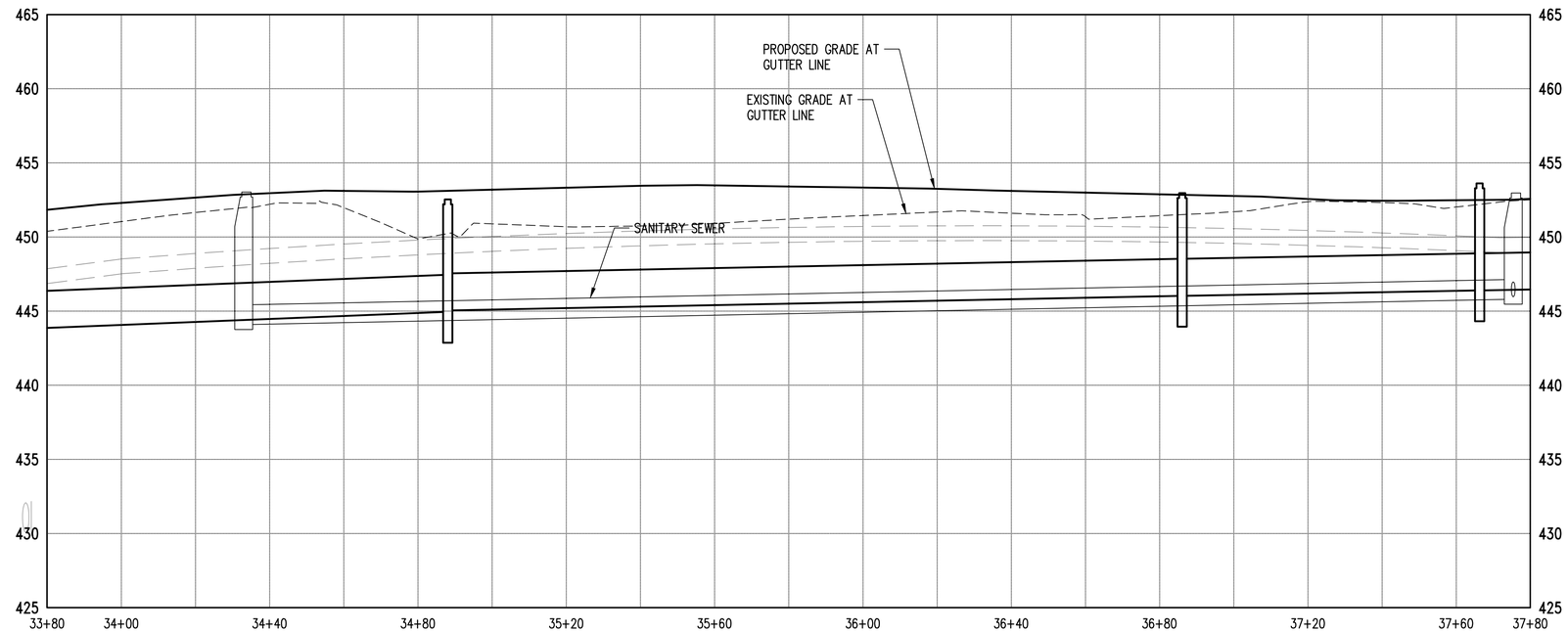

STORM DRAINAGE NOTES:

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7/25/17

HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY PLAT
NORTHEAST DISCOVERY DRIVE
PLAN AND PROFILE

SHEET
C-303

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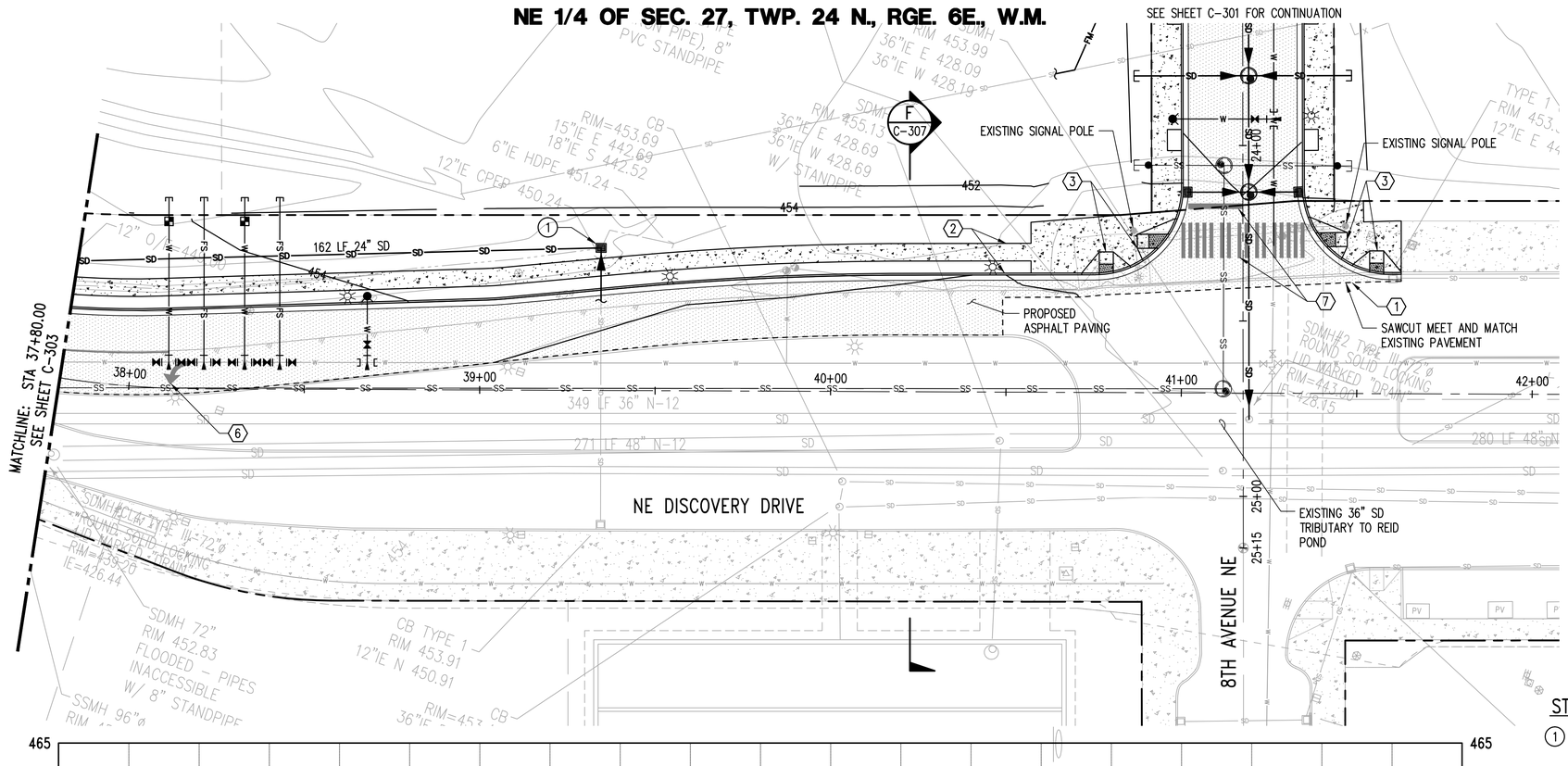

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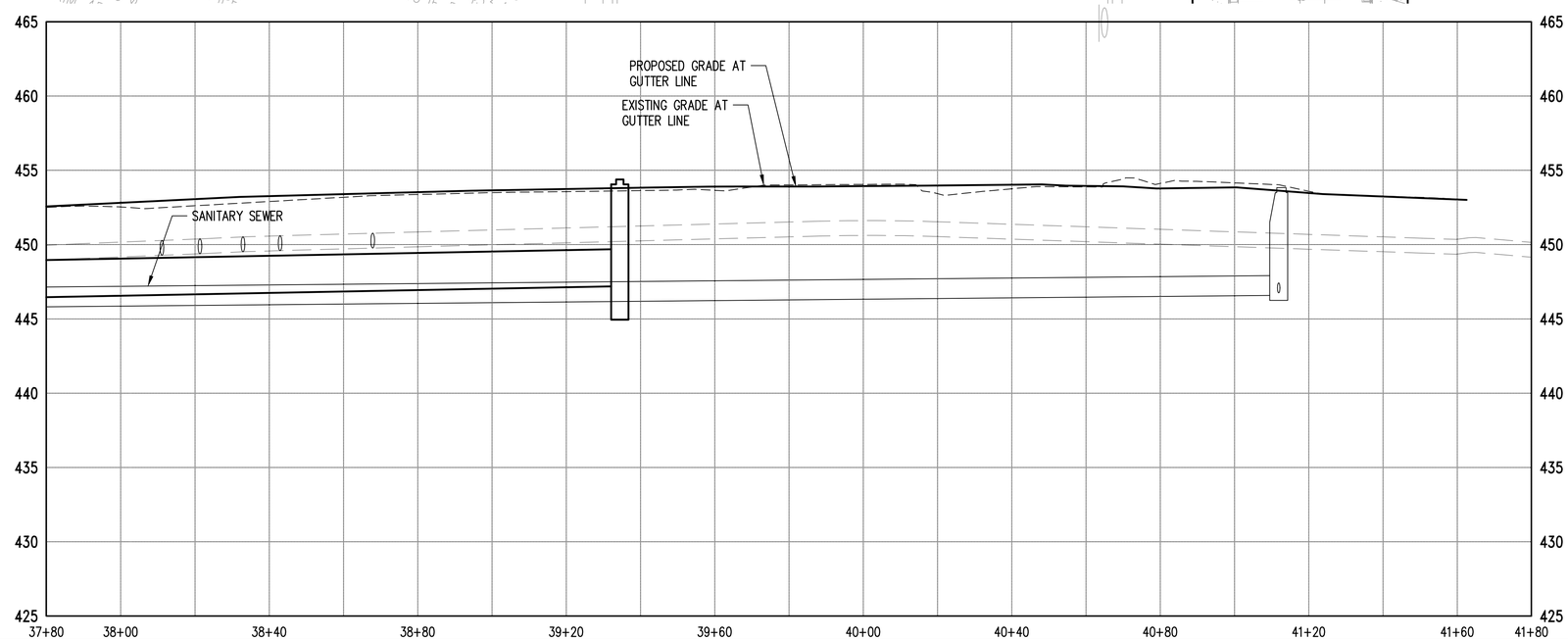

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HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY PLAT
NORTHEAST DISCOVERY DRIVE
PLAN AND PROFILE

SHEET C-304

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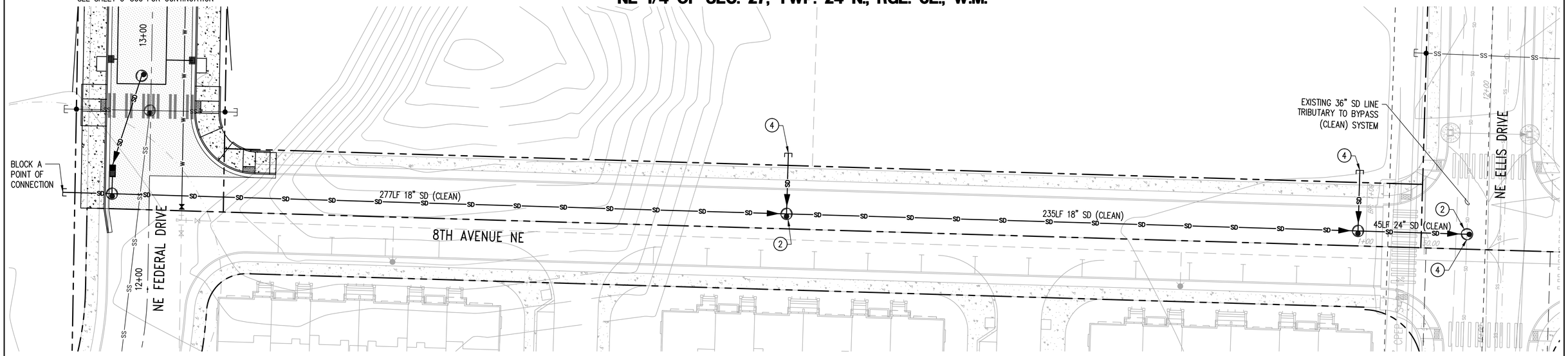

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0 10 20 40
1 inch = 20 feet

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PRELIMINARY PLAT
8TH AVE NORTHEAST PLAN

SHEET
C-305

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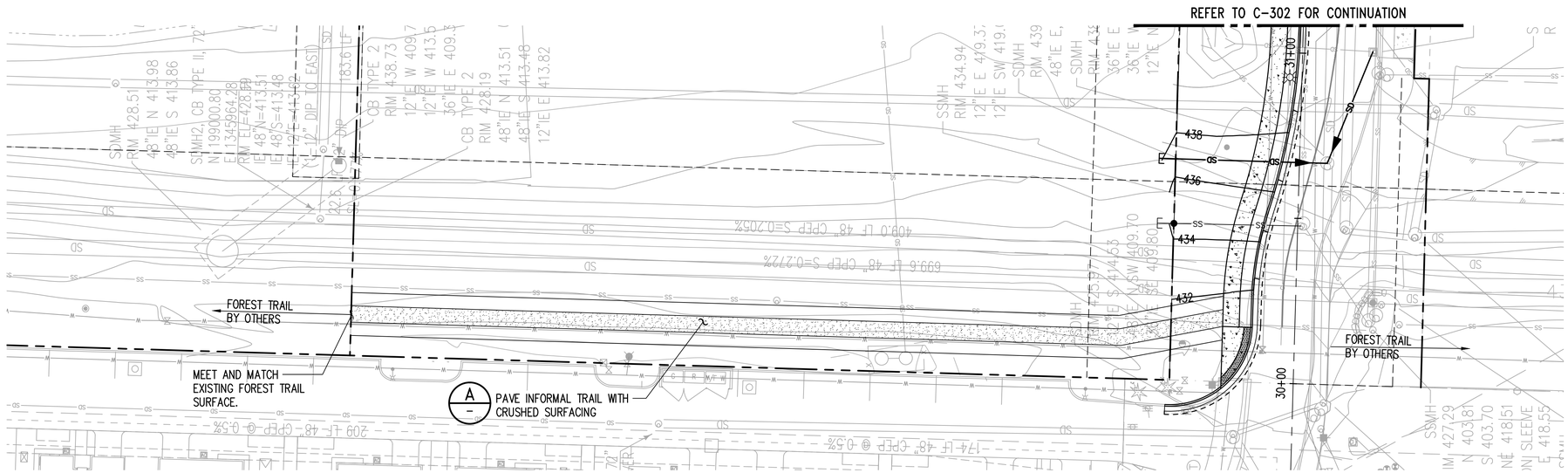
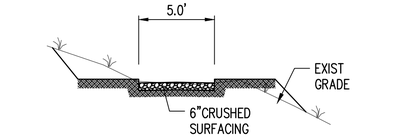
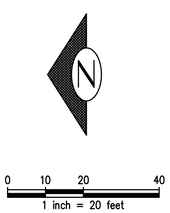




FOREST TRAIL
NTS
A



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7/26/17

HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY PLAT
FOREST TRAIL
PLAN

SHEET
C-306

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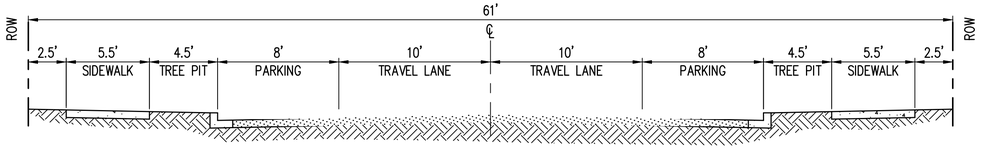
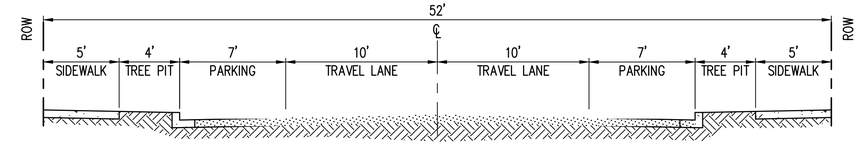
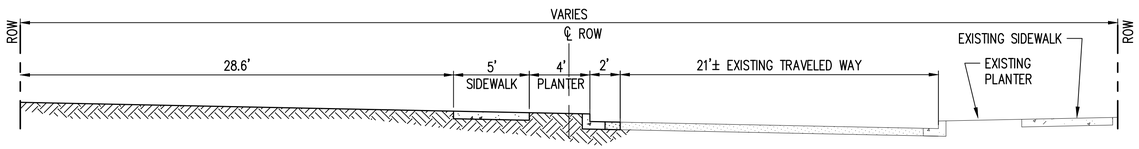


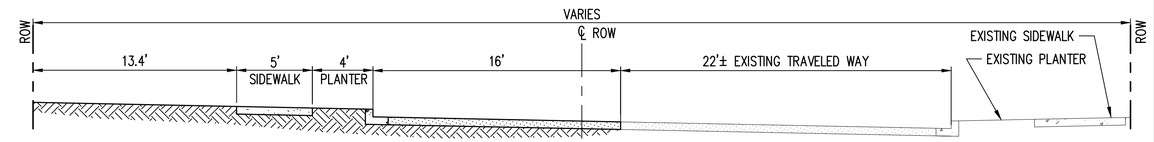
SECTION
NE FEDERAL DRIVE
SCALE: 1" = 5'
A
C-300



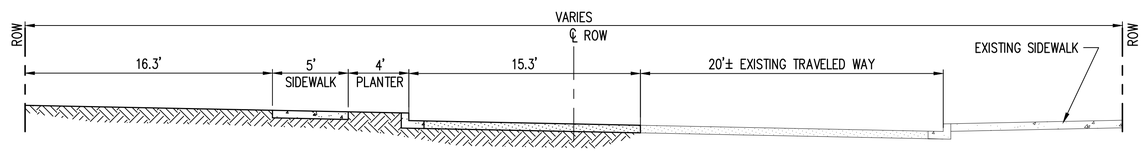
SECTION
8TH AVENUE NE
SCALE: 1" = 5'
B
C-301



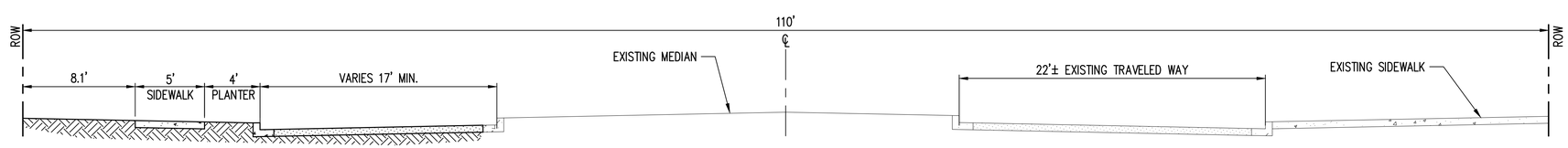
SECTION STA 31+87
DISCOVERY DRIVE NE
SCALE: 1" = 5'
C
C-302



SECTION STA 33+60
DISCOVERY DRIVE NE
SCALE: 1" = 5'
D
C-302



SECTION STA 36+02
DISCOVERY DRIVE NE
SCALE: 1" = 5'
E
C-303



SECTION STA 40+23
DISCOVERY DRIVE NE
SCALE: 1" = 5'
F
C-304

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7/25/17

HIGH STREET COLLECTION
ISSAQUAH HIGHLANDS, WA.

PRELIMINARY PLAT
ROADWAY SECTIONS

SHEET
C-307

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