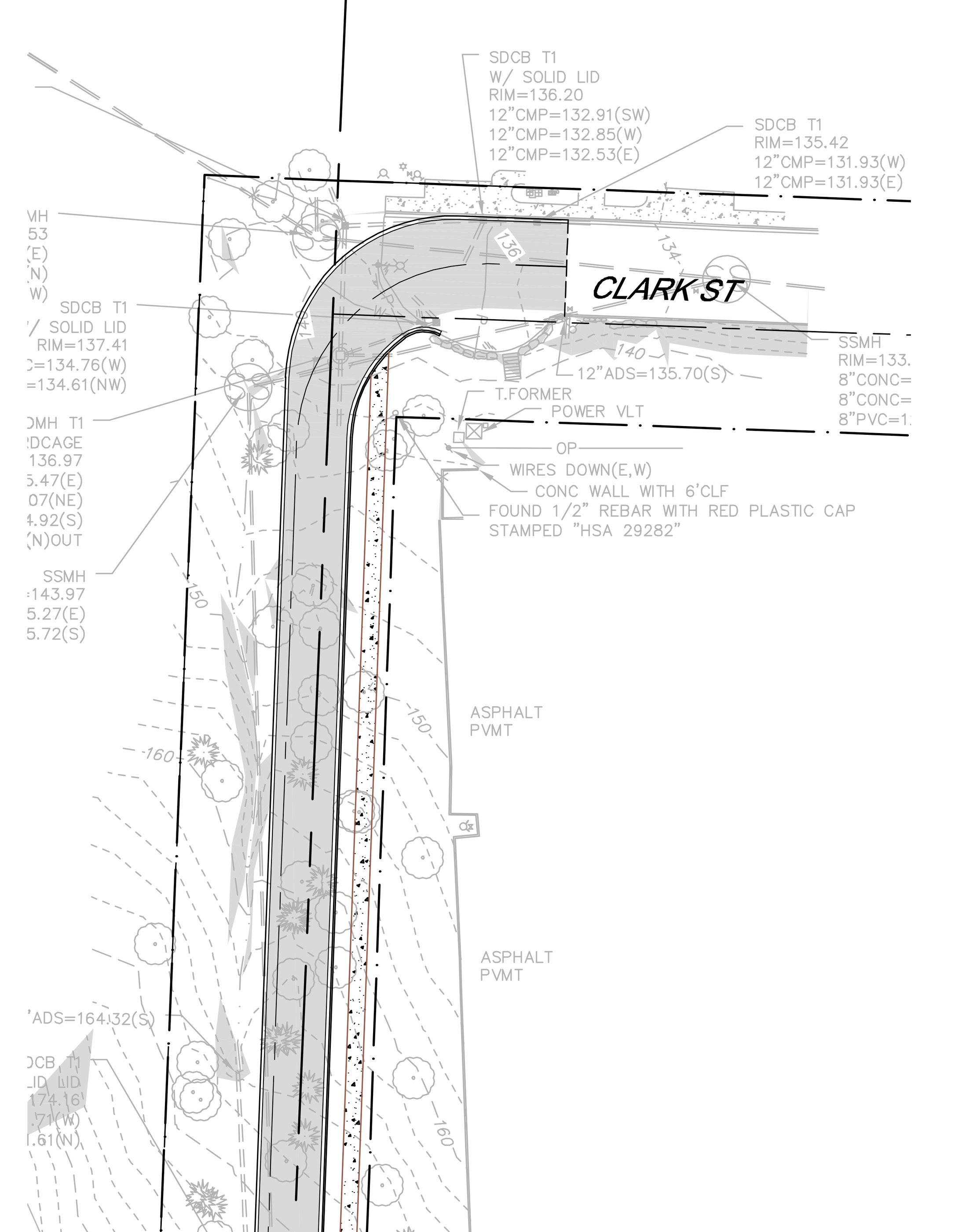
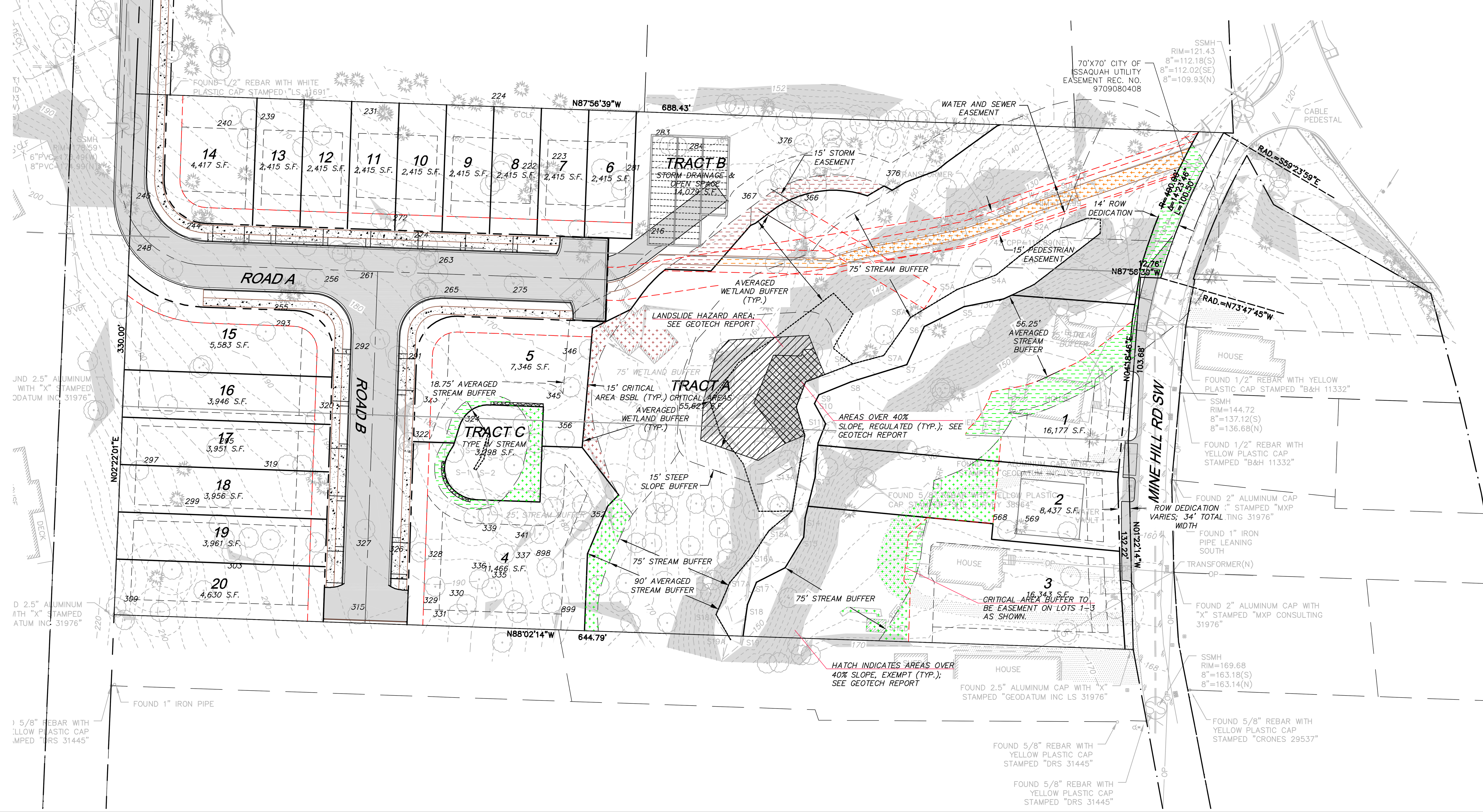
Exhibit 1

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

# MINE HILL ROAD




## PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY:.......... 345 AND 375 MINE HILL ROAD SW, ISSAQUAH, WA

PARCEL NUMBER:.............................. 3324069039 & 3324069036

EXISTING ZONING:........................... SINGLE FAMILY – SUBURBAN (SF–S)

PROPOSED DWELLING UNITS:........... 20

ACREAGE:........................................ 4.898 ACRES (213,341 S.F.) GROSS

R.O.W. DEDICATION:.........................0.707 ACRES (30,806 S.F.)

CRITICAL AREAS:.............................1.864 ACRES (81,175 S.F.)

NET SITE AREA:............................... 2.034 ACRES (88,613 S.F.)

PROPOSED USE:.............................. SF–S

TOTAL ONSITE IMPERVIOUS:.............1.825 ACRES (79,516 S.F.) INCLUDING FRONTAGE

TOTAL PROJECT IMPERVIOUS:.......... 2.204 ACRES (96,016 S.F.) INCLUDING FRONTAGE

SURROUNDING LAND USE:............... SINGLE FAMILY/MULTI–FAMILY RESIDENTIAL

SEWER DISTRICT:............................ CITY OF ISSAQUAH

WATER DISTRICT:............................ CITY OF ISSAQUAH

SCHOOL DISTRICT:.......................... ISSQUAH #411

TELEPHONE SERVICE:...................... COMCAST

POWER SOURCE:............................. PUGET SOUND ENERGY

## CLUSTERING NOTES

IMC 18.07.360:

| CLUSTER PROVISION | | | | | | |
|---|---|---|---|---|---|---|
| Cluster Housing Standards apply to all zoning districts except TP-NRCA, C-Rec and CF [11] | Density equal to underlying zone | No minimum for lots contained within the cluster; however, a minimum of 2 acres is required for a cluster development | Setbacks at exterior site boundaries, where the zoning is different than the abutting zoning, shall be the greater of the setback required by the site's zoning or the setback required by the adjacent zoning. There are no minimum interior setbacks, except those established by other requirements, such as building code, easements and critical areas. | Impervious and pervious surface are equal to underlying zone for the gross site, prior to subdivision or other actions. There are no minimum requirements for pervious and impervious ratios on individual lots within the cluster development. | Building height equal to underlying zone | No minimum |

## 18.07.420 CLUSTER HOUSING STANDARDS

A CLUSTER DEVELOPMENT MAY INCLUDE, BUT IS NOT LIMITED TO, ZERO LOT LINE UNITS, MANUFACTURED HOMES, DUPLEX, TRIPLEX AND FOURPLEX UNITS.

## IMC 18.10.450 DENSITY CALCULATION IN CRITICAL AREAS

MAX. DENSITY = (ACRES IN CRITICAL AREA AND CRITICAL AREA BUFFER) x (DU/ACRE) x (DENSITY CREDIT) + (DU ALLOWED ON REMAINING ACREAGE OF SITE)

TOTAL SITE AREA = 213,341 S.F. (4.898 ACRES)
CRITICAL AREA/BUFFER AREA = 81,175 S.F. (1.864 ACRES)
DENSITY CREDIT = 70%
AREA OUTSIDE OF CRITICAL AREA/BUFFER AREA = 132,166 S.F. (3.034 ACRES)
DU PER ACRE = 4.5

MAX. DENSITY = (1.864 x 4.5 x 70%) + (3.034 x 4.5) = 19.52 DU –> 20 DU

## SHEET INDEX:


C1 1 OF 10 COVER SHEET
C2 2 OF 10 EXISTING CONDITIONS
C3 3 OF 10 HORIZONTAL CONTROL PLAN
C4 4 OF 10 CONCEPTUAL ROAD AND GRADING PLAN
C5 5 OF 10 CONCEPTUAL ROAD PROFILE
C6 6 OF 10 CONCEPTUAL ROAD PROFILE
C7 7 OF 10 CONCEPTUAL STORM DRAINAGE PLAN
C8 8 OF 10 CONCEPTUAL SEWER AND WATER PLAN
C9 9 OF 10 TREE RETENTION PLAN
C10 10 OF 10 TREE RETENTION TABLE


## OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE: 15% OF NET SITE AREA

NET SITE AREA: 88,613 SF
15% OF NET SITE AREA: 13,291 SF

PROVIDED OPEN SPACE: 17,187 SF
TRACT B: 14,079 SF
TRAIL: 3,108 SF

## FIRE SPRINKLER NOTE:

ALL NEW STRUCTURES WITHIN THIS PLAT WILL REQUIRE A FIRE SPRINKLER SYSTEM.

## BUFFER AVERAGING:

STREAM

NEW TRAIL BUFFER IMPACT 2,062 SF

TRAIL BUFFER ADDED BY REMOVAL OF EXISTING 1,979 SF

BUFFER IMPACT 4,529 SF

BUFFER ADDED 4,668 SF

WELAND

BUFFER IMPACT 1,548 SF

BUFFER ADDED 1,556 SF

## PROJECT CONTACTS:


APPLICANT / OWNER............... BOARDWALK REAL ESTATE LLC
17533 47TH AVE NE
SEATTLE, WASHINGTON 98155
(206) 227–0020
CONTACT: KEN LYONS
KEN@BOARDWALKSEATTLE.COM

CIVIL ENGINEER........................ D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827–3063
CONTACT: MAHER A. JOUDI, P.E.
MAHER.JOUDI@DRSTRONG.COM

SURVEYOR................................ D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827–3063
CONTACT: JAMES G. REICHHOFF, P.L.S.
JAMES.REICHHOFF@DRSTRONG.COM

GEOTECHNICAL ENGINEER.......... ICICLE CREEK ENGINEERS
29335 NE 20TH STREET
CARNATION, WASHINGTON 98014
(425) 333–0093
CONTACT: KATHY S. KILLMAN

TRAFFIC.................................... TRANSPORTATION ENGINEERING NORTHWEST
11400 SE 8TH STREET, SUITE 200
BELLEVUE, WASHINGTON 98004
(425) 889–6747
CONTACT: JAEDI STEVENS

ARBORIST.................................. SUSAN PRINCE
(425) 890–3808
CONTACT: SUSAN PRINCE
SPRINCE202@AOL.COM


## REFERENCES:

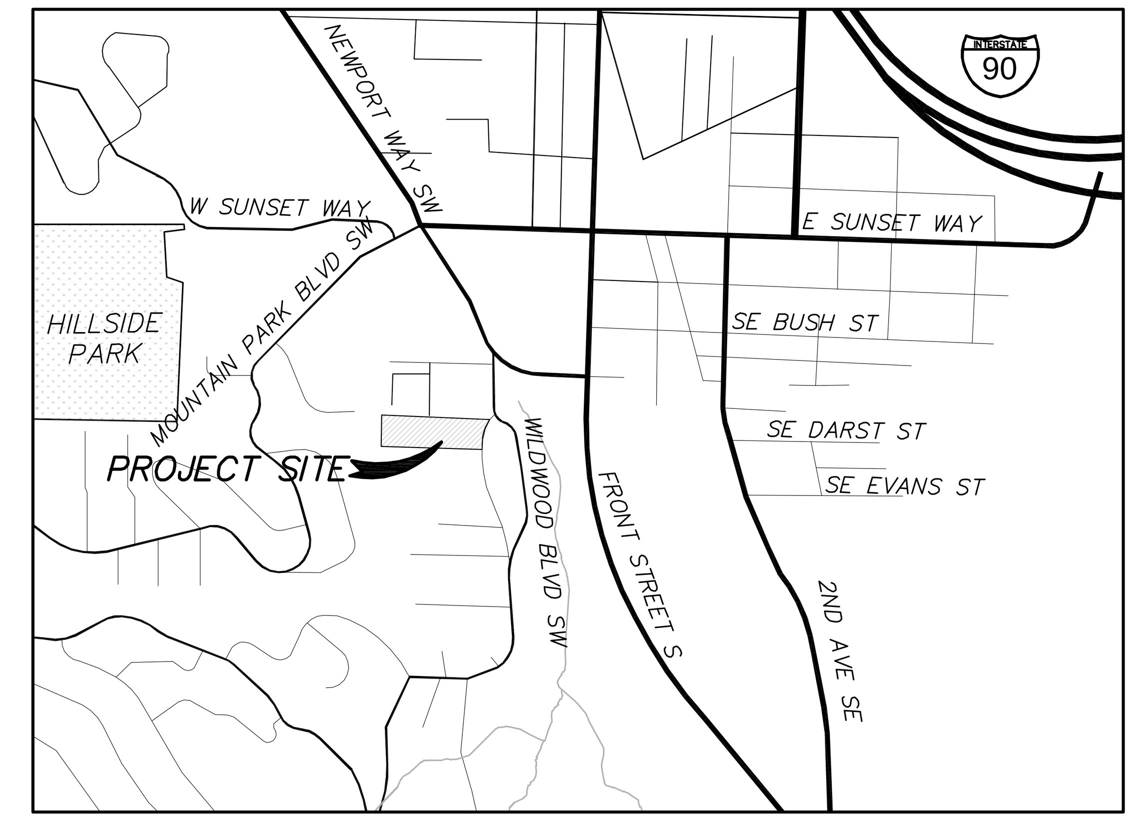
1. SECTION SUBDIVISION AND BOUNDARY MAP OF ISSAQUAH MINE NO. 1 BAGLEY SEAM BY THE PACIFIC COAST COAL COMPANY ON FILE WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RECOURSES

## VERTICAL DATUM:

NAVD 88 PER KING COUNTY VERTICAL CONTROL

## BENCHMARK:

KING COUNTY VERTICAL CONTROL PT. NO. 2307, FOUND CONCRETE MONUMENT WITH PUNCHED 1.5" BRASS DISK, DOWN 1.8' IN MONUMENT CASE AT THE INTERSECTION OF EAST SUNSET WAY AND FRONT STREET SOUTH.
ELEVATION = 94.15 FEET.




VICINITY MAP
SCALE 1" = 1,000'

## TITLE RESTRICTIONS:

AFFECTING THE PETERSON PARCEL:
THIS SITE IS SUBJECT TO AN EASEMENT AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF ISSAQUAH TO INSTALL MAINTAIN AND OPERATE IMPROVEMENTS ON THE LAND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9709080408 AND IS SHOWN HEREON.

THIS SITE IS SUBJECT TO THE RESERVATIONS AND RECITALS CONTAINED IN THE DEED RECORDED UNDER RECORDING NUMBER 2952010.

THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2952010.

THIS SITE IS SUBJECT TO AN UNRECORDED EASEMENT FOR A TWENTY FOOT WIDE ASPHALT ROAD OVER THE EASTERLY PORTION OF THE PROPERTY.

AFFECTING THE MCFERON PARCEL:
THIS SITE IS SUBJECT TO AN EASEMENT AND RIGHTS INCIDENTAL THERETO GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2775300 THE LEGAL THE DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO DETERMINE THE EASEMENT'S EXACT LOCATION WITHIN THE SITE.

THIS SITE IS SUBJECT TO THE RESERVATIONS AND RECITALS CONTAINED IN THE DEED RECORDED UNDER RECORDING NUMBER 2920690.

THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2920690.

## LEGAL DESCRIPTION:

**PETERSEN PARCEL:**
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W M, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,209.51 FEET SOUTH OF AND 1,320.29 FEET WEST OF THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W M, IN KING COUNTY, WASHINGTON, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND SOLD TO W C JENKS, THENCE NORTH 88°54'25" WEST 23.01 FEET; THENCE SOUTH 1°24'15" EAST 198 FEET; THENCE SOUTH 89°00' EAST 636.35 FEET; THENCE NORTH 3°21' EAST 103.68 FEET; THENCE SOUTH 88°54'25" EAST 176.57 FEET TO THE MOST EASTERLY POINT OF THIS TRACT; THENCE NORTH 61°23' WEST 106.01 FEET; THENCE NORTH 29°30' WEST 51.50 FEET; THENCE NORTH 88°54'25" WEST ALONG THE SOUTHERLY BOUNDARY OF THE W C JENKS TRACT 672.63 FEET TO THE PLACE OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH BY AUDITOR'S FILE NUMBER 9408260846, IN KING COUNTY, WASHINGTON.

**MCFERON PARCEL:**
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1407.01 FEET SOUTH OF AND 1348.14 FEET WEST OF THE NORTHEAST CORNER OF SECTION 33; THENCE SOUTH 01°24'15" WEST 132 FEET; THENCE SOUTH 89°00' EAST 644.95 FEET; THENCE NORTH 02°20' WEST 132.24 FEET; THENCE NORTH 89°00' WEST 636.35 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP PERTAINING TO THE PETERSEN PARCEL HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 0045162–04 DATED JULY 2, 2015. ALL TITLE INFORMATION SHOWN ON THIS MAP PERTAINING TO THE MCFERON PARCEL HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 0045161–04 DATED JULY 1, 2015. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 23, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2016.

3. PETERSEN PARCEL EAST PROPERTY AREA = 4,833± SQUARE FEET (0.1110± ACRES).
PETERSEN PARCEL WEST PROPERTY AREA = 128,801± SQUARE FEET (2.9569± ACRES).
MCFERON PARCEL PROPERTY AREA = 84,540± SQUARE FEET (1.9408± ACRES).
TOTAL PROPERTY AREA = 218,174± SQUARE FEET (5.0086± ACRES).

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA 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. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

NORTH
GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FT.

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O 425.827.3063 F 425.827.2423


MINE HILL ROAD
ROAD PLAN
345 & 375 MINE HILL ROAD SW
ISSAQUAH, WASHINGTON

BOARDWALK REAL ESTATE
17533 47TH AVE NE
SEATTLE, WA 98155
(206) 227-0020

06.29.20

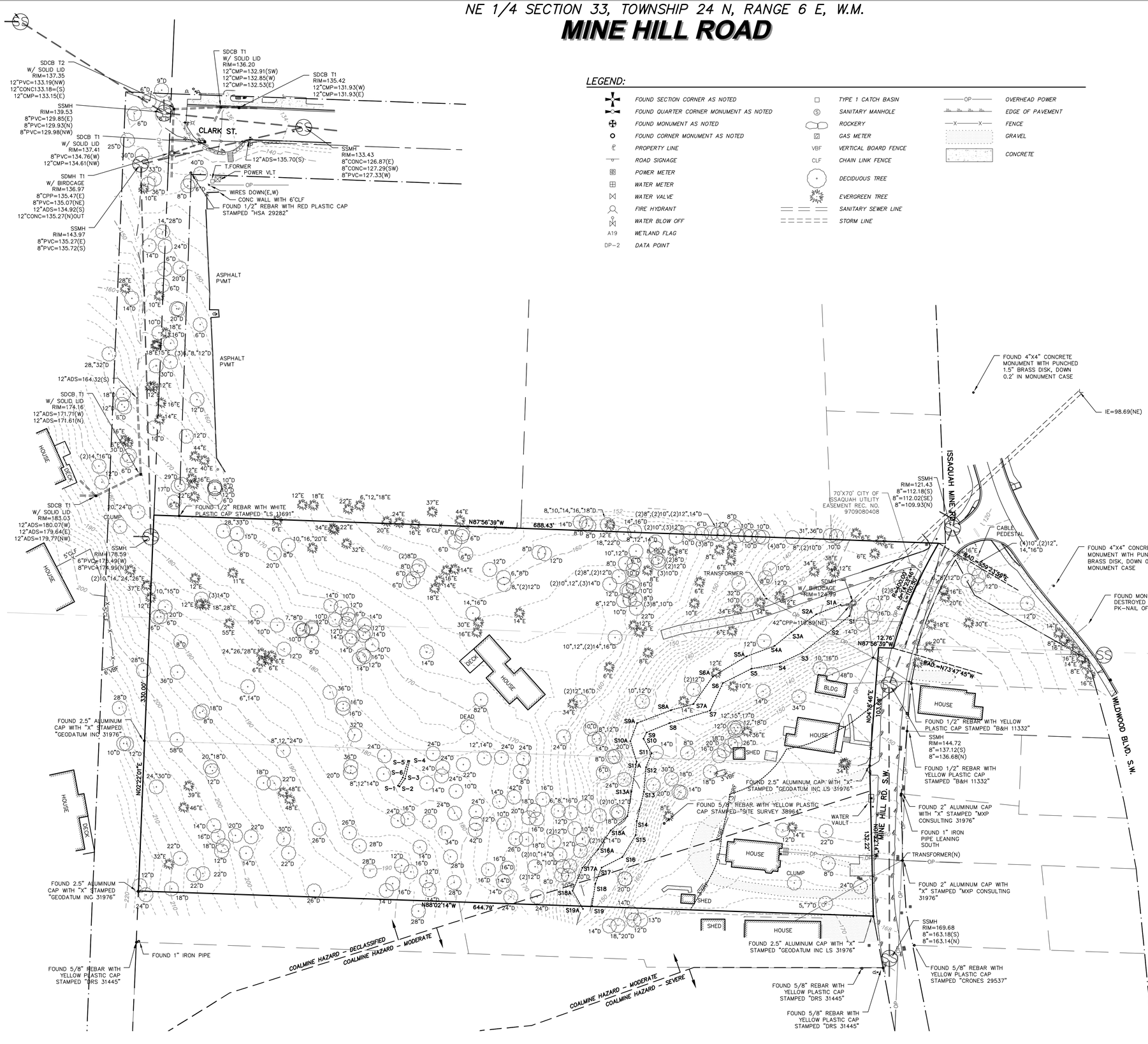
| DATE | REVISION | APR |
|---|---|---|
| 09.10.19 | CITY COMMENTS | MAJ |
| 06.29.20 | CITY COMMENTS, 2ND ROUND | MAJ |

DRAFTED BY: CYW
DESIGNED BY: CYW
PROJECT ENGINEER: MAJ
DATE: 08.30.2018
PROJECT NO.: 14118

DRAWING: C1

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

# MINE HILL ROAD




## LEGEND:

| | | | | | |
|---|---|---|---|---|---|
| | FOUND SECTION CORNER AS NOTED | | TYPE 1 CATCH BASIN | OP | OVERHEAD POWER |
| | FOUND QUARTER CORNER MONUMENT AS NOTED | S | SANITARY MANHOLE | | EDGE OF PAVEMENT |
| | FOUND MONUMENT AS NOTED | | ROCKERY | X X | FENCE |
| | FOUND CORNER MONUMENT AS NOTED | G | GAS METER | | GRAVEL |
| | PROPERTY LINE | VBF | VERTICAL BOARD FENCE | | CONCRETE |
| | ROAD SIGNAGE | CLF | CHAIN LINK FENCE | | |
| P | POWER METER | | DECIDUOUS TREE | | |
| W | WATER METER | | EVERGREEN TREE | | |
| | WATER VALVE | | SANITARY SEWER LINE | | |
| | FIRE HYDRANT | | STORM LINE | | |
| | WATER BLOW OFF | | | | |
| A19 | WETLAND FLAG | | | | |
| DP-2 | DATA POINT | | | | |

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O 425.827.3063 F 425.827.2423

**MINE HILL ROAD**

EXISTING CONDITIONS
345 & 375 MINE HILL ROAD SW
ISSAQUAH, WASHINGTON

**BOARDWALK REAL ESTATE**

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| 06.29.20 | CITY COMMENTS, 2ND ROUND | MAJ |

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DESIGNED BY: CYW
PROJECT ENGINEER: MAJ
DATE: 08.30.2018
PROJECT NO.: 14118

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DRAWING: C2
SHEET: 2 OF 10

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

# MINE HILL ROAD

## REFERENCES:

1. SECTION SUBDIVISION AND BOUNDARY MAP OF ISSAQUAH MINE NO. 1 BAGLEY SEAM BY THE PACIFIC COAST COAL COMPANY ON FILE WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RECOURSES

## VERTICAL DATUM:

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## BENCHMARK:

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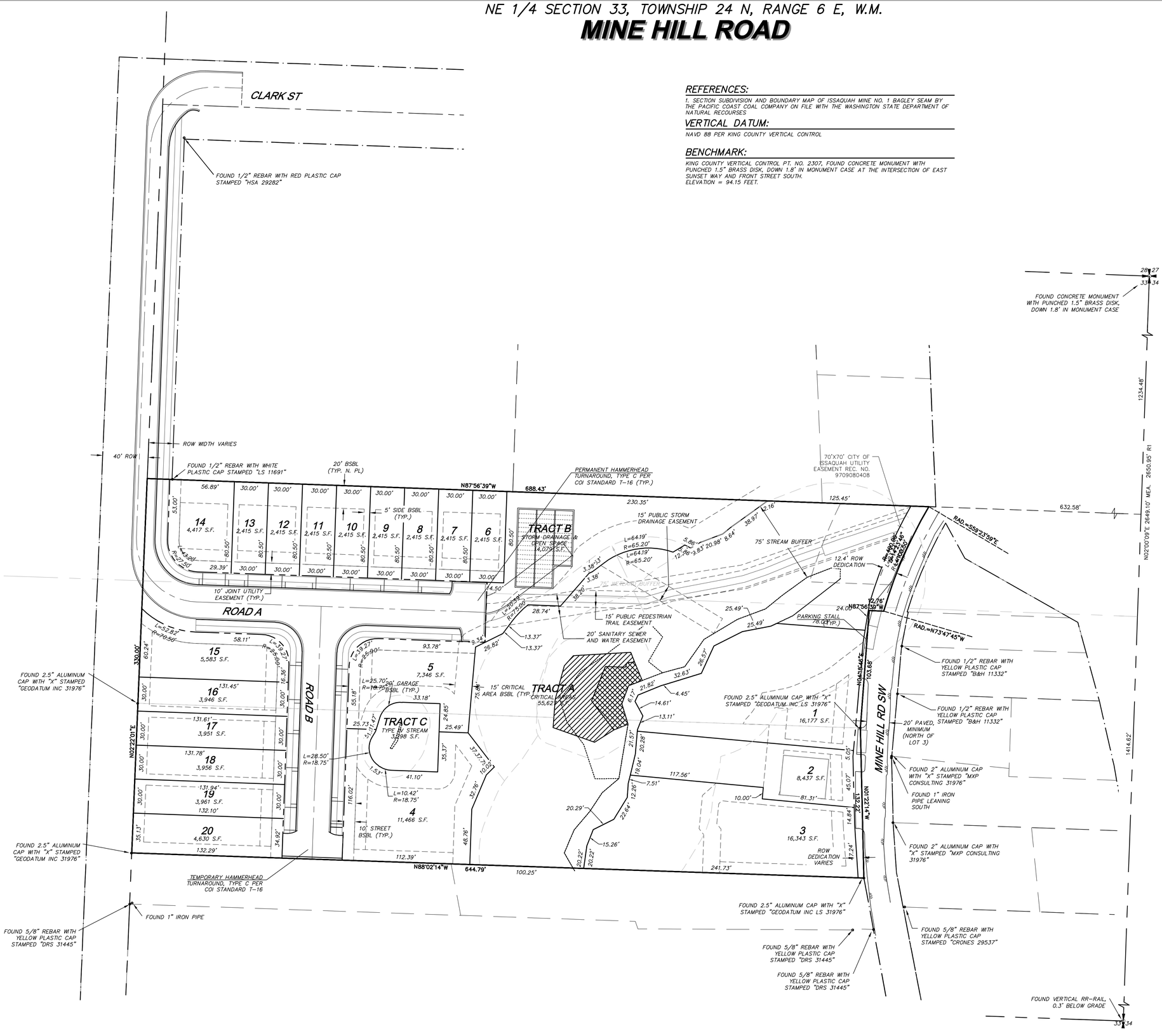


NORTH

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FT.

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**MINE HILL ROAD**

HORIZONTAL CONTROL PLAN
345 & 375 MINE HILL ROAD SW
ISSAQUAH, WASHINGTON

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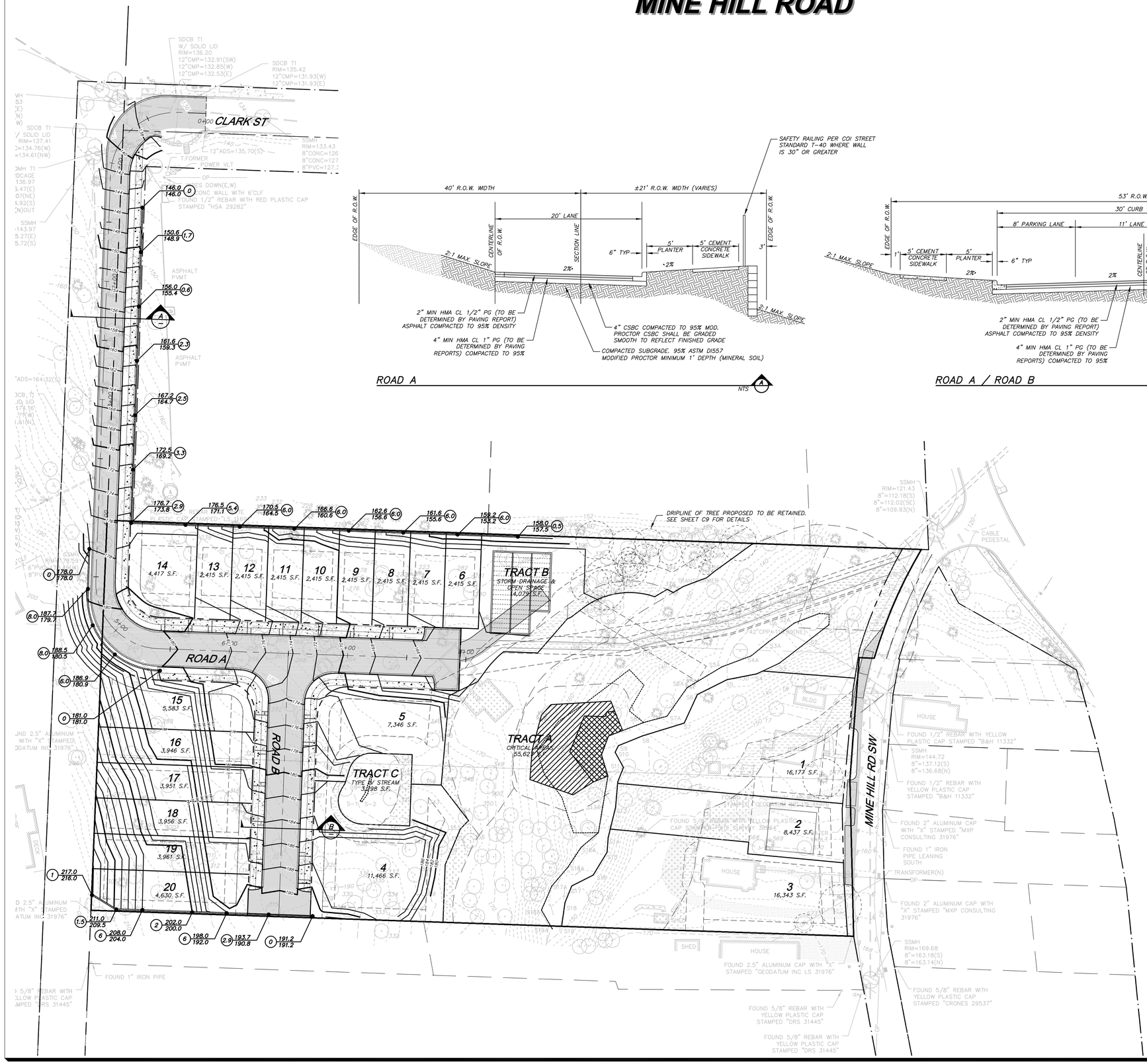
| 06.29.20 | CITY COMMENTS, 2ND ROUND | MAJ |

DRAFTED BY: CYW
DESIGNED BY: CYW
PROJECT ENGINEER: MAJ
DATE: 08.30.2018
PROJECT NO.: 14118

DRAWING: C3
SHEET: 3 OF 10

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

# MINE HILL ROAD

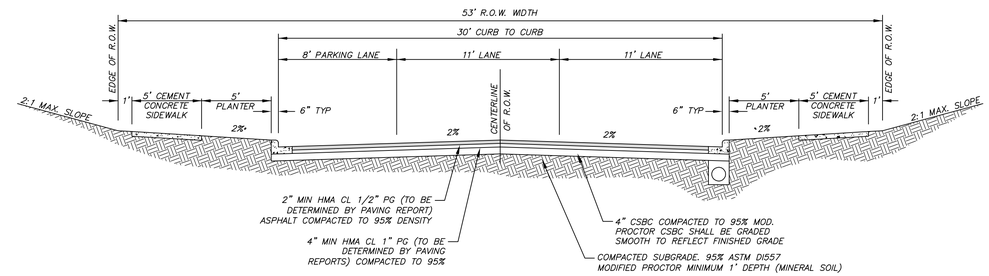






ROAD A

NTS A




ROAD A / ROAD B

NTS B

NORTH

GRAPHIC SCALE

0 20 40 80

1 INCH = 40 FT.

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**MINE HILL ROAD**

CONCEPTUAL ROAD AND GRADING PLAN

345 & 375 MINE HILL ROAD SW
ISSAQUAH, WASHINGTON

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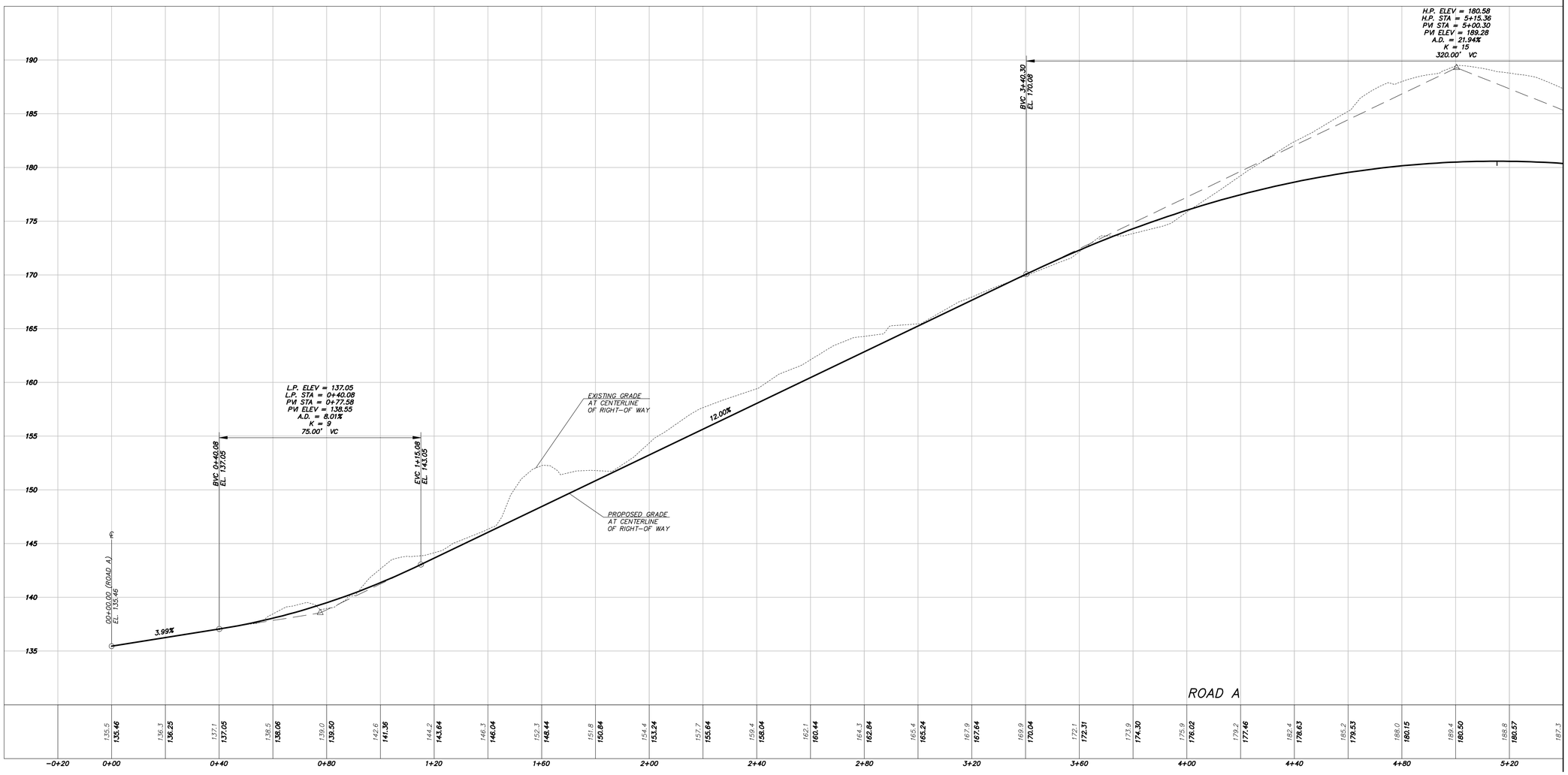
| 06.29.20 | CITY COMMENTS, 2ND ROUND | MAJ |

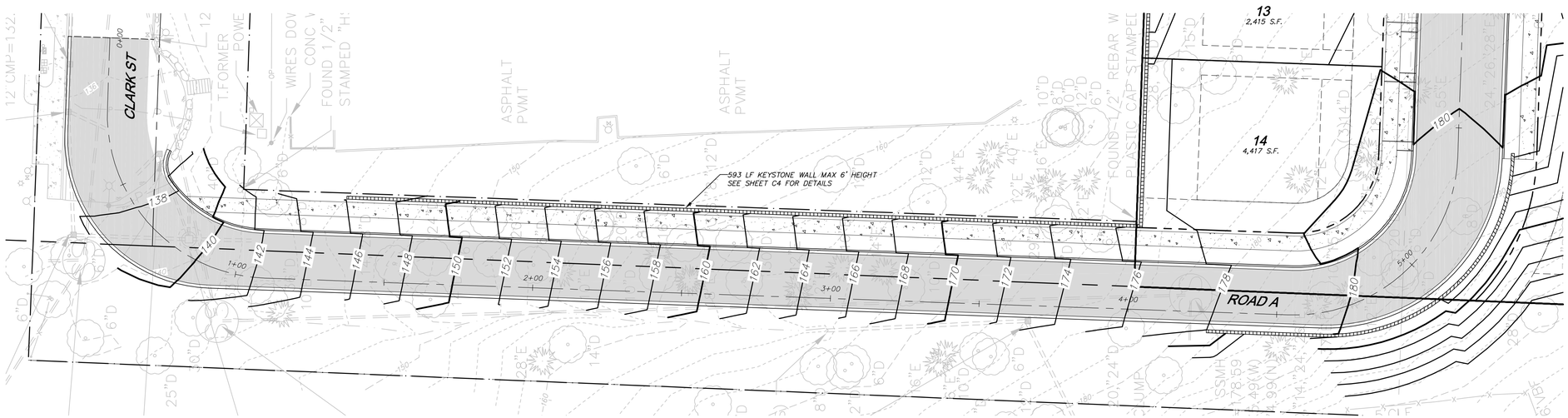
DRAFTED BY: CYW
DESIGNED BY: CYW
PROJECT ENGINEER: MAJ
DATE: 08.30.2018
PROJECT NO.: 14118

DRAWING: C4
SHEET: 4 OF 10

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

# MINE HILL ROAD




NORTH

GRAPHIC SCALE

0 10 20 30

1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 7.5

1 INCH = 5 FT.
VERTICAL

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**MINE HILL ROAD**

CONCEPTUAL ROAD PROFILE
345 & 375 MINE HILL ROAD SW
ISSAQUAH, WASHINGTON

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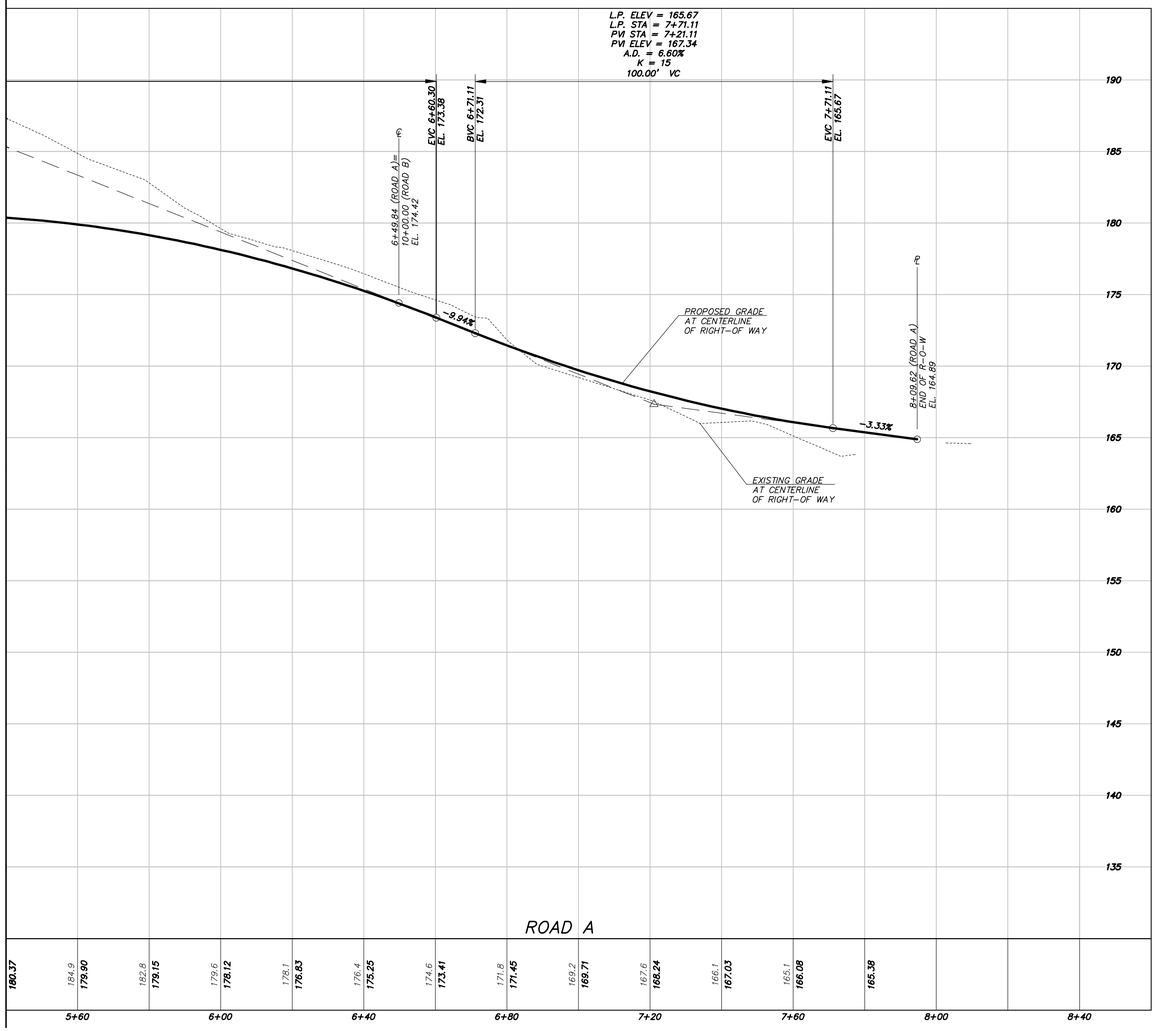
DRAFTED BY: CYW
DESIGNED BY: CYW
PROJECT ENGINEER: MAJ
DATE: 08.30.2018
PROJECT NO.: 14118

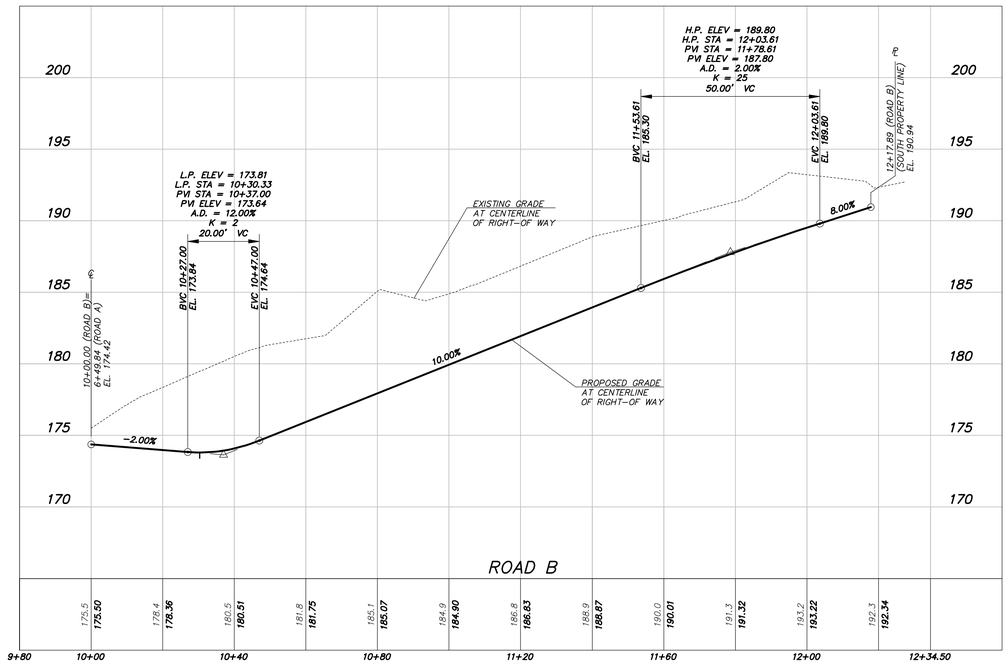
DRAWING: C5
SHEET: 5 OF 10

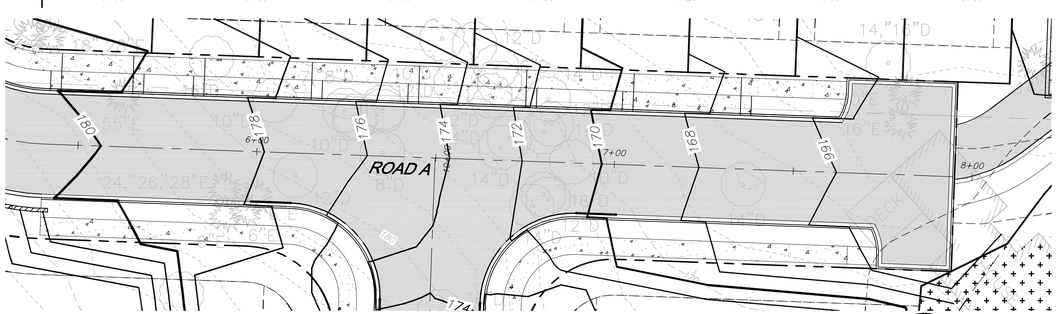
NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

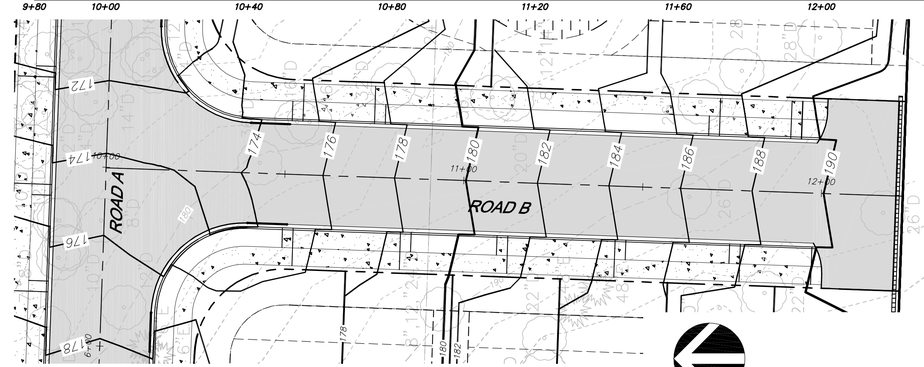
# MINE HILL ROAD

MATCHLINE STA. 5+40, SEE SHEET C5




NORTH

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10

1 INCH = 5 FT.
VERTICAL

NORTH

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT.
HORIZONTAL

0 2.5 5 10

1 INCH = 5 FT.
VERTICAL

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**MINE HILL ROAD**

ROAD PLAN
345 & 375 MINE HILL ROAD SW
ISSAQUAH, WASHINGTON

**BOARDWALK REAL ESTATE**

17533 47TH AVE NE
SEATTLE, WA 98155
(206) 227-0020

06.29.20

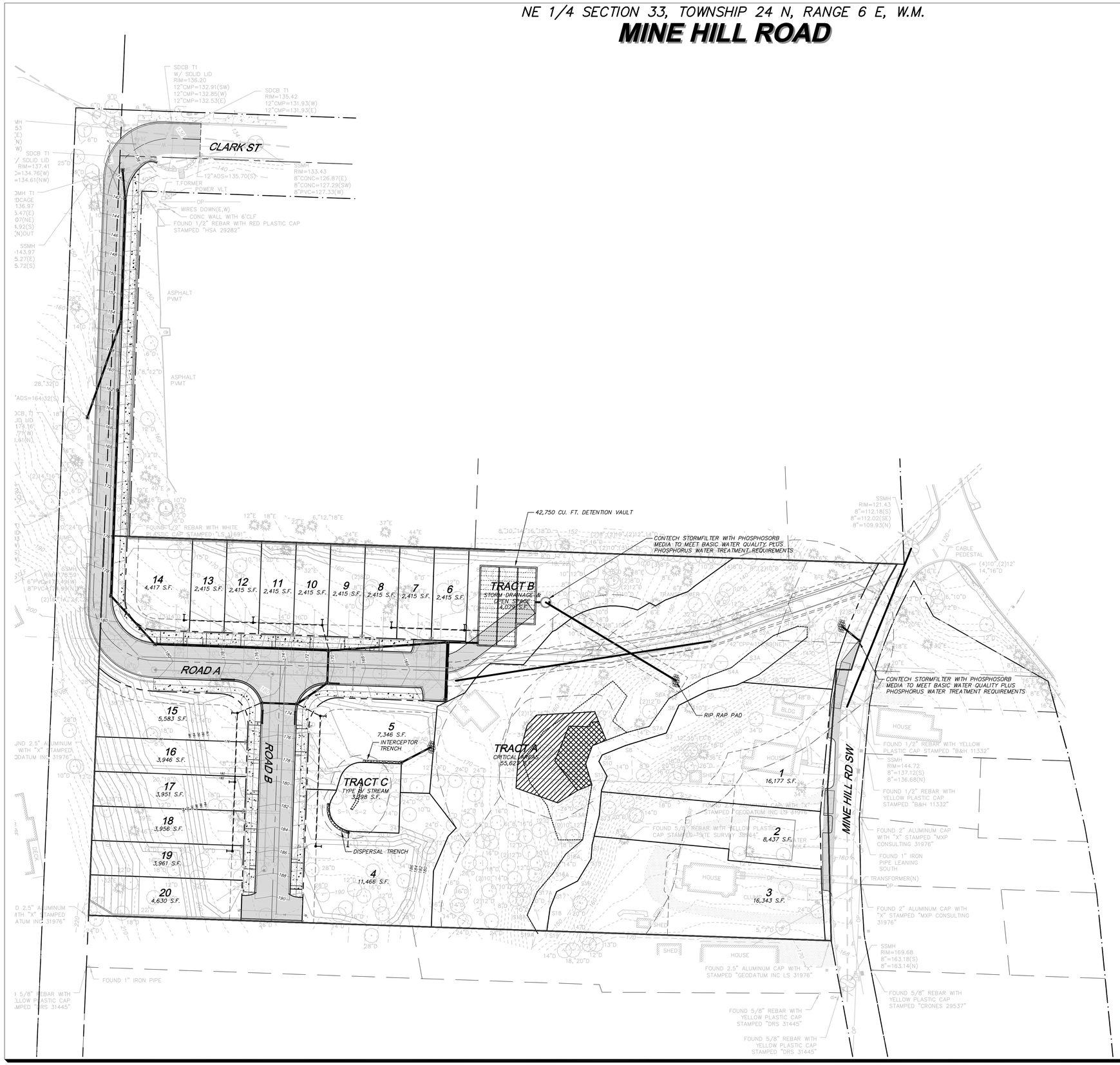
| DATE | REVISION | APR |
|---|---|---|
| 09.10.19 | CITY COMMENTS | MAJ |
| 06.29.20 | CITY COMMENTS, 2ND ROUND | MAJ |

DRAFTED BY: CYW
DESIGNED BY: CYW
PROJECT ENGINEER: MAJ
DATE: 08.30.2018
PROJECT NO.: 14118

DRAWING: C6
SHEET: 6 OF 10

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

# MINE HILL ROAD




## UTILITY LEGEND

- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- FIRE HYDRANT
- WATER APPURTANCES
- SANITARY SEWER MANHOLE
- WATER MAIN
- SANITARY SEWER MAIN
- STORM DRAINAGE LINE
- WATER METER

NORTH

GRAPHIC SCALE

0 20 40 80

1 INCH = 40 FT.

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Utilities Underground Location Center

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ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033

O 425.827.3063 F 425.827.2423

**MINE HILL ROAD**

CONCEPTUAL STORM DRAINAGE PLAN

345 & 375 MINE HILL ROAD SW

ISSAQUAH, WASHINGTON

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SEATTLE, WA 98155

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DRAFTED BY: CYW

DESIGNED BY: CYW

PROJECT ENGINEER: MAJ

DATE: 08.30.2018

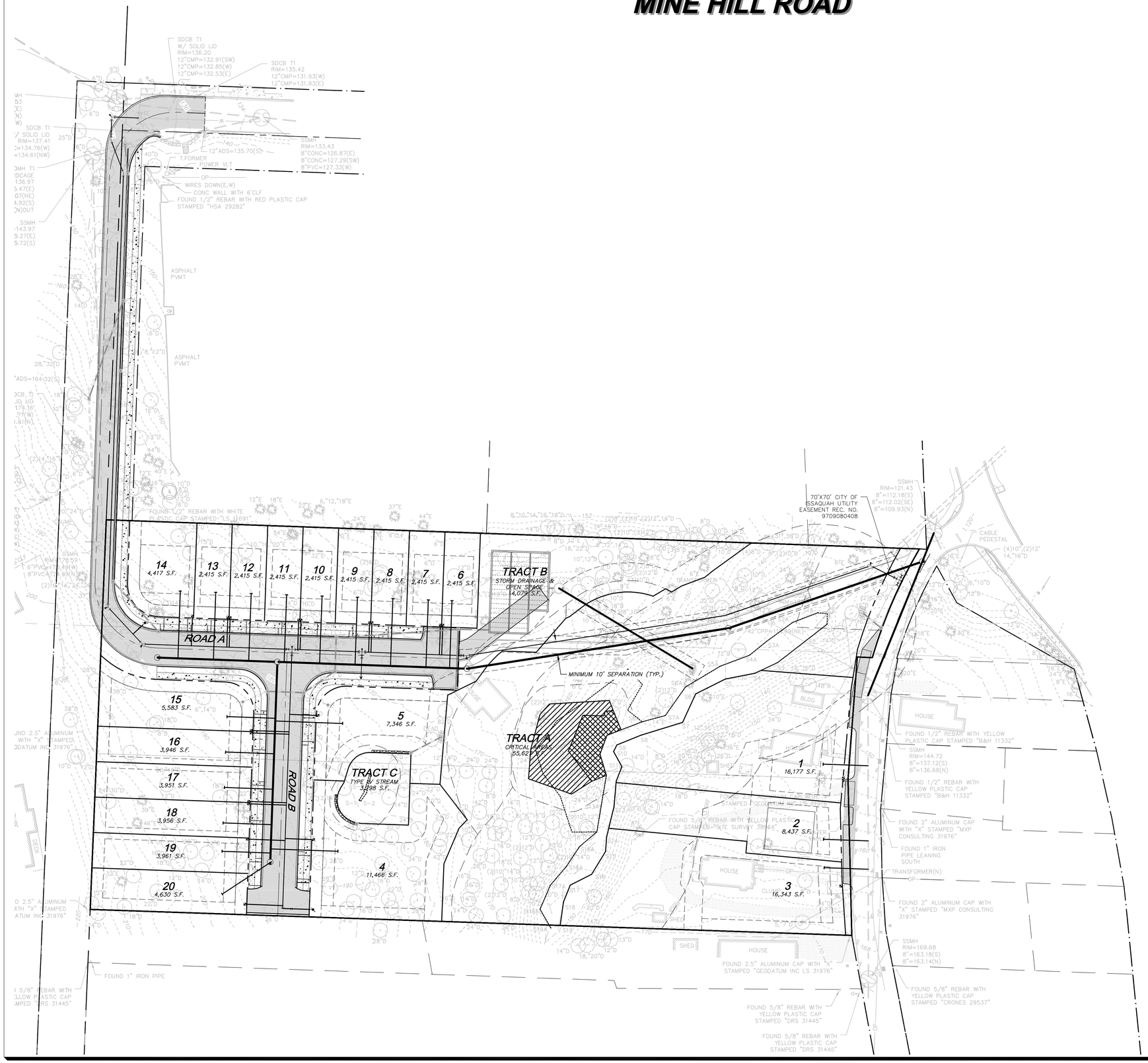
PROJECT NO.: 14118

DRAWING: C7

SHEET: 7 OF 10

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

# MINE HILL ROAD




## UTILITY LEGEND

- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- FIRE HYDRANT
- WATER APPURTANCES
- SANITARY SEWER MANHOLE
- WATER MAIN
- SANITARY SEWER MAIN
- STORM DRAINAGE LINE
- WATER METER

NORTH

GRAPHIC SCALE

0 20 40 80

1 INCH = 40 FT.

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**MINE HILL ROAD**

CONCEPTUAL SEWER AND WATER PLAN

345 & 375 MINE HILL ROAD SW

ISSAQUAH, WASHINGTON

**BOARDWALK REAL ESTATE**

17533 47TH AVE NE

SEATTLE, WA 98155

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DRAFTED BY: CYW

DESIGNED BY: CYW

PROJECT ENGINEER: MAJ

DATE: 08.30.2018

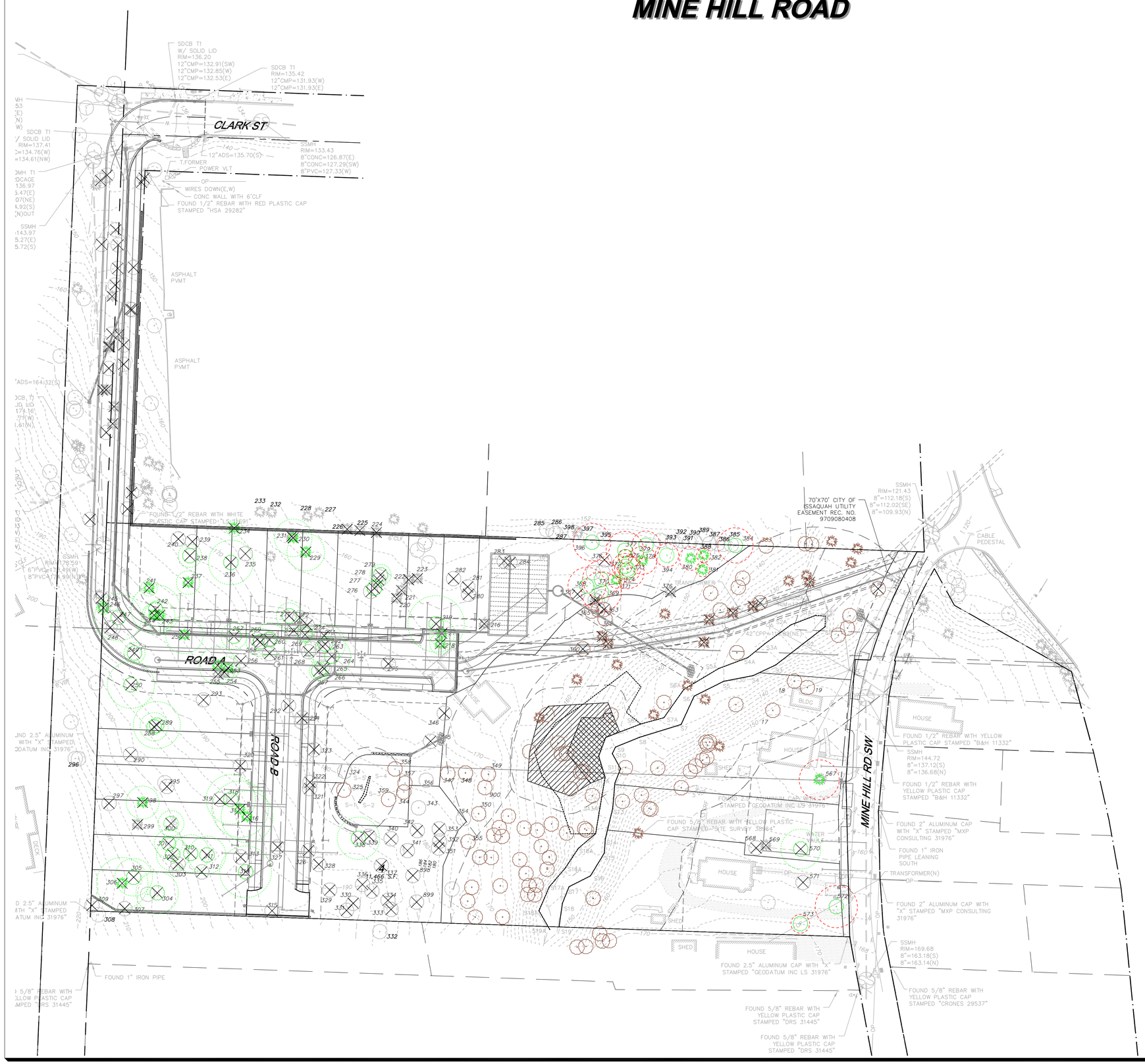
PROJECT NO.: 14118

DRAWING: C8

SHEET: 8 OF 10

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

# MINE HILL ROAD




## TREE RETENTION CALCULATION

| | |
|---|---|
| TOTAL TREES SURVEYED: | 194 |
| TOTAL VIABLE TREES IN BUILDABLE AREA: | 67 |
| TOTAL VIABLE DBH IN BUILDABLE AREA: | 1386.5 |
| REQUIRED: 30% VIABLE DBH: | 415.95 |
| PROPOSED DBH RETAINED: | 294/21.2% |
| DBH SHORTAGE: | 122 |

PER IMC 18.12.1390, 1 REPLACEMENT TREE IS REQUIRED FOR EVERY 6 INCHES OF CALIPER AT DBH REMOVED BELOW REQUIRED RETENTION. THEREFORE, 122 / 6 = 21 REPLACEMENT TREES REQUIRED

123 124 — DRIPLINE OF VIABLE TREE

123 124 — DRIPLINE OF RETAINED TREE

123 124 — TREE LOCATED IN CRITICAL AREAS & BUFFERS

123 124 — NON-VIABLE TREE

123 124 126 125 — TREE TO BE REMOVED

NORTH

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FT.

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**MINE HILL ROAD**

TREE RETENTION PLAN
345 & 375 MINE HILL ROAD SW
ISSAQUAH, WASHINGTON

**BOARDWALK REAL ESTATE**

17533 47TH AVE NE
SEATTLE, WA 98155
(206) 227-0020

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DRAFTED BY: CYW
DESIGNED BY: CYW
PROJECT ENGINEER: MAJ
DATE: 08.30.2018
PROJECT NO.: 14118

DRAWING: C9
SHEET: 9 OF 10

NE 1/4 SECTION 33, TOWNSHIP 24 N, RANGE 6 E, W.M.

# MINE HILL ROAD

## TREE RETENTION TABLE

| TREE NO. | DBH | DRIPLINE RADIUS (FT.) | SPECIES ID | HEALTH | VIABLE FOR RETENTION? |
|---|---|---|---|---|---|
| 214 | 39 | 27 | DOUGLAS FIR | FAIR/OK | NO |
| 215 | 17 | 20 | BIGLEAF MAPLE | POOR | NO |
| 216 | 13 | 8 | NORWAY SPRUCE | POOR | NO |
| 217 | 35 | 11 | WESTERN RED CEDAR | OK | YES |
| 218 | 15 | 9 | LODGEPOLE PINE | OK | YES |
| 219 | 33 | 24 | CATALPA | OK | YES |
| 220 | 18 | 14 | DOUGLAS FIR | FAIR | NO |
| 221 | 16 | 12 | DOUGLAS FIR | FAIR | NO |
| 222 | 16 | 14 | DOUGLAS FIR | FAIR | NO |
| 223 | 13 | 16 | DOUGLAS FIR | FAIR | NO |
| 224 | 15 | 13 | CEDAR VARIETY | POOR | NO |
| 225 | 25 | 15 | DAWN REDWOOD | FAIR/OK | NO |
| 226 | 21 | 15 | DAWN REDWOOD | FAIR/OK | NO |
| 227 | 22.5 | 16 | DAWN REDWOOD | FAIR/OK | NO |
| 228 | 26 | 18 | DAWN REDWOOD | OK | NO |
| 229 | 45 | 16 | DOUGLAS FIR | OK | YES |
| 230 | 39 | 16 | DOUGLAS FIR | OK | YES |
| 231 | 44.5 | 26 | BIGLEAF MAPLE | POOR | NO |
| 232 | 22 | 13 | DAWN REDWOOD | OK | NO |
| 233 | 9 | 10 | CEDAR VARIETY | FAIR/OK | NO |
| 234 | 7.5 | 7 | CEDAR VARIETY | FAIR/OK | NO |
| 235 | 9 | 14 | BIGLEAF MAPLE | FAIR | NO |
| 236 | 20 | 19 | BIGLEAF MAPLE | OK | YES |
| 238 | 7.5 | 10 | BITTER CHERRY | OK | YES |
| 239 | 14 | 10 | ALDER | POOR | NO |
| 240 | 48.5 | 30 | BIGLEAF MAPLE | POOR | NO |
| 241 | 14.5 | 7 | WESTERN RED CEDAR | OK | YES |
| 242 | 23.5 | 21 | BIGLEAF MAPLE | OK | YES |
| 243 | 40 | 13 | WESTERN RED CEDAR | OK | YES |
| 244 | 13 | 10 | WESTERN RED CEDAR | OK | YES |
| 245 | 21 | 19 | BIGLEAF MAPLE | FAIR | NO |
| 246 | 13 | 6 | WESTERN RED CEDAR | GOOD | YES |
| 247 | 25 | 20 | BIGLEAF MAPLE | OK | YES |
| 248 | 6 | 15 | BITTER CHERRY | POOR | NO |
| 249 | 8 | 9 | BITTER CHERRY | OK | YES |
| 250 | 41 | 20 | BIGLEAF MAPLE | OK | YES |
| 251 | 66 | 16 | WESTERN RED CEDAR | OK | YES |
| 252 | 70 | 17 | WESTERN RED CEDAR | OK | YES |
| 253 | 6 | 10 | WESTERN RED CEDAR | OK | YES |
| 254 | 6 | 10 | WESTERN RED CEDAR | FAIR | NO |
| 255 | 6 | 10 | WESTERN RED CEDAR | POOR | NO |
| 256 | 12 | 12 | ALDER | POOR | NO |
| 257 | 9 | 11 | BIGLEAF MAPLE | OK | YES |
| 258 | 9.5 | 12 | BIGLEAF MAPLE | OK | YES |
| 259 | 12.5 | 17 | BIGLEAF MAPLE | FAIR | NO |
| 260 | 13 | 14 | BIGLEAF MAPLE | OK | YES |
| 261 | 8 | 9 | BIGLEAF MAPLE | POOR | NO |
| 262 | 14 | 17 | BIGLEAF MAPLE | OK | YES |
| 263 | 10 | 12 | ALDER | POOR | NO |
| 264 | 11 | 16 | BIGLEAF MAPLE | OK | YES |
| 265 | 14 | 16 | BIGLEAF MAPLE | FAIR | YES |
| 266 | 9 | 10 | BIGLEAF MAPLE | FAIR/OK | NO |
| 267 | 11 | 8 | BITTER CHERRY | OK | YES |
| 268 | 16 | 10 | ALDER | FAIR | NO |
| 269 | 11 | 7 | BITTER CHERRY | OK | YES |
| 270 | 10 | 10 | BIGLEAF MAPLE | FAIR | NO |
| 271 | 9 | 11 | BIGLEAF MAPLE | OK | YES |
| 272 | 15 | 14 | BIGLEAF MAPLE | FAIR | NO |
| 273 | 11 | 19 | BIGLEAF MAPLE | OK | YES |
| 274 | 10 | 0 | ASH | POOR | NO |
| 275 | 16 | 16 | BITTER CHERRY | FAIR | NO |
| 276 | 6 | 7 | BITTER CHERRY | FAIR | NO |
| 277 | 6 | 6 | BITTER CHERRY | OK | YES |
| 278 | 8 | 10 | ALDER | FAIR | NO |
| 279 | 10 | 9 | BITTER CHERRY | OK | YES |
| 280 | 17 | 10 | ALDER | FAIR | NO |
| 281 | 10.5 | 10 | ALDER | POOR | NO |
| 282 | 12 | 12 | ALDER | FAIR | NO |
| 283 | 8 | 7 | ALDER | POOR | NO |
| 284 | 12 | 12 | ALDER | FAIR | NO |
| 285 | 16 | 16 | ALDER | OK | NO |
| 286 | 8 | 12 | ALDER | OK | NO |
| 287 | 8 | 10 | ALDER | FAIR | NO |
| 291 | 19 | 19 | BIGLEAF MAPLE | POOR | NO |
| 292 | 34 | 24 | BIGLEAF MAPLE | POOR | NO |
| 293 | 15 | 9 | ASH | POOR | NO |
| 295 | 29.5 | 24 | BIGLEAF MAPLE | POOR | NO |
| 288 | 10 | 12 | BIGLEAF MAPLE | OK | YES |
| 289 | 17 | 20 | BIGLEAF MAPLE | OK | YES |
| 290 | 73.5 | 30 | BIGLEAF MAPLE | FAIR | NO |
| 296 | 13.5 | 11 | ALDER | OK | NO |
| 297 | 65 | 28 | BIGLEAF MAPLE | POOR | NO |
| 298 | 40 | 14 | WESTERN RED CEDAR | OK | YES |
| 299 | 46 | 15 | DOUGLAS FIR | OK | YES |
| 300 | 15 | 11 | WESTERN RED CEDAR | OK | YES |
| 301 | 15 | 12 | BIGLEAF MAPLE | OK | YES |
| 302 | 18 | 14 | BIGLEAF MAPLE | OK | YES |
| 303 | 12 | 15 | BIGLEAF MAPLE | POOR | NO |
| 304 | 24 | 18 | BIGLEAF MAPLE | OK | YES |
| 305 | 23 | 16 | BIGLEAF MAPLE | OK | YES |
| 306 | 35 | 22 | DOUGLAS FIR | FAIR/OK | NO |
| 307 | 20 | 16 | BIGLEAF MAPLE | FAIR | NO |
| 309 | 24 | 0 | BIGLEAF MAPLE | POOR | NO |
| 308 | 29 | 16 | BIGLEAF MAPLE | OK | YES |
| 310 | 19 | 16 | BIGLEAF MAPLE | OK | YES |
| 311 | 21 | 16 | BIGLEAF MAPLE | OK | YES |
| 312 | 12 | 15 | BIGLEAF MAPLE | FAIR | NO |
| 313 | 24 | 17 | BIGLEAF MAPLE | FAIR | NO |
| 314 | 27 | 22 | BIGLEAF MAPLE | GOOD | YES |
| 315 | 24 | 20 | BIGLEAF MAPLE | POOR | NO |
| 316 | 64 | 22 | DOUGLAS FIR | OK | YES |
| 317 | 60 | 24 | DOUGLAS FIR | OK | YES |
| 318 | 23 | 21 | BIGLEAF MAPLE | OK | YES |
| 319 | 18 | 22 | BIGLEAF MAPLE | FAIR | NO |
| 320 | 30.5 | 0 | BIGLEAF MAPLE | POOR | NO |
| 321 | 17 | 16 | BIGLEAF MAPLE | OK | YES |
| 322 | 32 | 24 | BIGLEAF MAPLE | FAIR | NO |
| 323 | 31 | 38 | BIGLEAF MAPLE | POOR | NO |
| 324 | 27 | 18 | BIGLEAF MAPLE | POOR | NO |
| 325 | 20.5 | 16 | BIGLEAF MAPLE | POOR | NO |

## TREE RETENTION TABLE

| TREE NO. | DBH | DRIPLINE RADIUS (FT.) | SPECIES ID | HEALTH | VIABLE FOR RETENTION? |
|---|---|---|---|---|---|
| 326 | 19 | 20 | BIGLEAF MAPLE | FAIR/OK | NO |
| 327 | 17 | 12 | BIGLEAF MAPLE | FAIR | NO |
| 328 | 24 | 14 | BIGLEAF MAPLE | FAIR | NO |
| 329 | 26 | 18 | BIGLEAF MAPLE | POOR | NO |
| 330 | 13 | 0 | BIGLEAF MAPLE | POOR | NO |
| 331 | 13 | 12 | BIGLEAF MAPLE | FAIR | NO |
| 332 | 23 | 16 | BIGLEAF MAPLE | FAIR | NO |
| 333 | 14 | 14 | BIGLEAF MAPLE | FAIR/OK | NO |
| 334 | 12 | 15 | BIGLEAF MAPLE | FAIR | NO |
| 335 | 13 | 14 | ALDER | FAIR | NO |
| 336 | 12 | 12 | BIGLEAF MAPLE | FAIR | NO |
| 337 | 13 | 14 | BIGLEAF MAPLE | FAIR | NO |
| 338 | 24 | 18 | BIGLEAF MAPLE | OK | YES |
| 339 | 15 | 16 | BIGLEAF MAPLE | POOR | NO |
| 340 | 23 | 18 | BIGLEAF MAPLE | FAIR | NO |
| 341 | 25 | 17 | BIGLEAF MAPLE | POOR | NO |
| 342 | 24 | 14 | BIGLEAF MAPLE | POOR | NO |
| 343 | 11 | 0 | BIGLEAF MAPLE | POOR | NO |
| 344 | 16 | 8 | BIGLEAF MAPLE | POOR | NO |
| 345 | 46 | 0 | BIGLEAF MAPLE | POOR | NO |
| 346 | 86 | 40 | BIGLEAF MAPLE | FAIR | NO |
| 347 | 17 | 10 | BIGLEAF MAPLE | FAIR | NO |
| 348 | 20 | 15 | BIGLEAF MAPLE | FAIR | NO |
| 349 | 24 | 15 | BIGLEAF MAPLE | OK | NO |
| 350 | 39 | 18 | BIGLEAF MAPLE | POOR | NO |
| 351 | 42 | 18 | BIGLEAF MAPLE | FAIR | NO |
| 352 | 15 | 0 | BIGLEAF MAPLE | POOR | NO |
| 353 | 21 | 16 | BIGLEAF MAPLE | POOR | NO |
| 354 | 14 | 17 | BIGLEAF MAPLE | FAIR | NO |
| 355 | 10 | 15 | BIGLEAF MAPLE | FAIR | NO |
| 356 | 20 | 14 | BIGLEAF MAPLE | POOR | NO |
| 357 | 30 | 18 | BIGLEAF MAPLE | FAIR | NO |
| 358 | 30 | 22 | BIGLEAF MAPLE | FAIR | NO |
| 359 | 13 | 20 | BIGLEAF MAPLE | FAIR | NO |
| 360 | 30 | 19 | BIGLEAF MAPLE | FAIR | NO |
| 361 | 10 | 8 | LODGEPOLE PINE | OK | NO |
| 362 | 19 | 15 | BIGLEAF MAPLE | FAIR | NO |
| 363 | 17.5 | 16 | BIGLEAF MAPLE | POOR | NO |
| 364 | 13.5 | 15 | BIGLEAF MAPLE | FAIR | NO |
| 365 | 10 | 16 | BIGLEAF MAPLE | FAIR | NO |
| 366 | 12 | 12 | BIGLEAF MAPLE | POOR | NO |
| 367 | 30.5 | 15 | BIGLEAF MAPLE | POOR | NO |
| 368 | 20.5 | 16 | BIGLEAF MAPLE | FAIR | YES |
| 369 | 15 | 17 | BIGLEAF MAPLE | FAIR | YES |
| 370 | 10 | 16 | BIGLEAF MAPLE | FAIR | YES |
| 371 | 9 | 7 | WESTERN RED CEDAR | OK | YES |
| 372 | 11 | 6 | BIGLEAF MAPLE | POOR | NO |
| 373 | 15 | 11 | BIGLEAF MAPLE | FAIR | NO |
| 374 | 14.5 | 14 | BIGLEAF MAPLE | FAIR | NO |
| 375 | 6 | 6 | WESTERN RED CEDAR | GOOD | YES |
| 376 | 12.5 | 12 | BIGLEAF MAPLE | POOR | NO |
| 377 | 20 | 16 | BIGLEAF MAPLE | FAIR | NO |
| 378 | 14 | 12 | DOUGLAS FIR | OK | YES |
| 379 | 12 | 12 | WESTERN RED CEDAR | OK | YES |
| 380 | 8 | 10 | DOUGLAS FIR | OK | NO |
| 381 | 6 | 6 | DOUGLAS FIR | FAIR | NO |
| 382 | 6 | 6 | DOUGLAS FIR | FAIR | NO |
| 383 | 17 | 15 | BIGLEAF MAPLE | OK | NO |
| 384 | 10 | 15 | BIGLEAF MAPLE | OK | YES |
| 385 | 15 | 15 | BIGLEAF MAPLE | OK | NO |
| 386 | 10 | 15 | BIGLEAF MAPLE | FAIR | NO |
| 387 | 10 | 15 | BIGLEAF MAPLE | FAIR/OK | NO |
| 388 | 11.5 | 15 | BIGLEAF MAPLE | OK | NO |
| 389 | 22.5 | 15 | BIGLEAF MAPLE | OK | NO |
| 390 | 8 | 15 | BIGLEAF MAPLE | POOR | NO |
| 391 | 18 | 15 | BIGLEAF MAPLE | POOR | NO |
| 392 | 11 | 15 | BIGLEAF MAPLE | FAIR | NO |
| 393 | 17 | 17 | BIGLEAF MAPLE | FAIR | NO |
| 394 | 10 | 10 | BIGLEAF MAPLE | FAIR | NO |
| 395 | 23.5 | 15 | BIGLEAF MAPLE | OK | YES |
| 396 | 39 | 16 | BIGLEAF MAPLE | OK | YES |
| 397 | 12 | 12 | DOUGLAS FIR | OK | NO |
| 398 | 59 | 16 | BIGLEAF MAPLE | OK | NO |
| 399 | 13.5 | 12 | BIGLEAF MAPLE | FAIR | NO |
| 567 | 34 | 17 | DOUGLAS FIR | OK | YES |
| 568 | 13 | 15 | YELLOW WILLOW | POOR | NO |
| 569 | 13 | 10 | NORWAY SPRUCE | POOR | NO |
| 570 | 22 | 17 | HORSE-CHESTNUT | OK | YES |
| 571 | 8 | 14 | CATALPA | FAIR | NO |
| 572 | 24 | 18 | CATALPA | OK | YES |
| 573 | 9 | 8 | PLUM | OK | YES |

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**MINE HILL ROAD**
TREE RETENTION TABLE
345 & 375 MINE HILL ROAD SW
ISSAQUAH, WASHINGTON

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SHEET: 10 OF 10