



Rev. January 9, 2017

Grand Ridge Drive Estates Information

- Grand Ridge Drive Estates is 104 acres consisting of 40 lots ranging from 1.96 to 3.6 acres in size. Eighteen lots are over 2.5 acres and twenty-two lots are about 2.0 to 2.5 acres in size.
- All lots are located within **unincorporated King County** and the surrounding area of 1400 acres has been deeded to King County as Native Growth Protected Area (NGPA) and will never be developed.
- Topography of the Grand Ridge Drive Estates is described as hilly to steep with elevations ranging from 1,000 feet elevation to approximately 1,100 feet. Lots range in grades from about 10 to 25 percent to over 40 percent in some portions of certain lots.
- All lots are fully serviced by City of Issaquah water, gas, CATV and a high speed fiber optic network provided by HFN, **Highlands Fiber Network**. Septic permits and electrical services (including transformers on some lots) will be the responsibility of the lot purchaser. For more information on the HFN system please contact Mr. Frank Pineau @ 425-427-0999.
- Grand Ridge Drive residents are members of the Issaquah Highlands Community Association (IHCA), which was created by the recorded Declaration of Conditions, Covenants and Restrictions for Residential Properties (CCRs). The IHCA assesses each home or lot for the annual costs of maintaining over 100 acres of parks and community facilities in this award winning master planned community. Annual assessment fees begin when a lot is sold and currently are **\$900 per year/\$75 per month** (July, 2015). Grand Ridge Drive is a private road maintained by the **Issaquah Highlands Community Association (IHCA)** with an annual assessment of **\$1,156 per year or \$96.33 per month** to all lot owners at Grand Ridge Drive (July, 2015). For more information please contact **Ms. Erika North at the IHCA @425-507-1121**, Community Manager for Grand Ridge residents.
- Grand Ridge Drive residents also are members of the Highlands Council, which was created by the recorded Covenant for Community. Highlands Council owns Blakely Hall and sponsors many community events and publishes "Connections," the community newsletter. The Covenant for Community currently provides for a transfer fee (called an enhancement fee) due on the resale of all homes to support the Highlands Council work. The current fee is 0.25% of the purchase price. Fees also are collected from retail and commercial owners in Issaquah Highlands.
- Grand Ridge Drive Estates is located within the award winning Issaquah School District 411. **Grand Ridge Elementary School** has been built within Issaquah Highlands and is located on Park Drive.
- Fire and Emergency Service is provided by Fire District 10 from the Issaquah Highlands Fire Station.
- Police service is provided by King County Sheriff's office.

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- Architectural guidelines will apply to each lot in Grand Ridge Drive and architectural review and approval will be required for all improvements prior to submitting a building permit to King County. A new lot purchaser prior to selecting an architect and/or builder must meet with the **Architectural Review Committee (ARC) prior to beginning design work** on their home. The Architectural Guidelines contain standards that are meant to assure the quality of materials and craftsmanship that go into each home, in order to create a neighborhood of exceptional homes.
- Under current standards in the CCRs, a **new lot purchaser has 3 years after purchasing a lot to commence construction of their home, and then to complete the home within 18 months after the start of construction.**
- **Water** is provided by the **City of Issaquah.**
- **Territorial views are not present** at this time as trees have not been cleared on most lots. It is possible that after clearing there may be some filtered territorial views on selected lots.
- **Building permits are processed through King County.** Permit costs may be changed without notice and Buyer is advised to work with their design team to determine current permitting timelines and fees.
- **Permitting requirements and development restrictions are established by King County.** For more information please contact King County or a qualified third party consultant. We recommend **Baylor Engineering**, formerly known as **Concept Engineering, Issaquah @425-392-8055.**
 - a. **Clearing limits** for each lot will be established by King County. The previous standards (now expired) established a clearing limit of 1.4 acres or 58,000 sf. There is no requirement to preserve existing trees including established cedars in this community.
 - b. **Privacy:** Buyer will be required to have their house foundation staked and determine if additional privacy screening is required after clearing has been completed.
 - c. **Soil Amendments:** Any cleared area will need to be amended with 10 inches of amended soil in order to maximize the amount of rain water that is absorbed on the lot. This is a development requirement in place today by King County.
 - d. **Impervious surfaces:** This will be established by King County and may require the use of pervious materials on the exterior landscaping design.
 - e. **Storm water: Detention ponds have not been required** for this site as the development was initially created using the **1998 King County Storm Drainage Manual.** New storm drainage requirements have been established by King County in 2016. Prior to 2016 roof drain dispersion systems have been approved instead and will drain the clean water runoff directly to the natural forested area within the lot or into the private open space area. This system is to be installed during house construction by the Buyer's contractor at the Buyer's expense. *This condition may change with King County's new standards.*

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- f. **Preliminary septic system drain fields** have been established by the original Master Developer, Port Blakely Communities. Buyers will be responsible for obtaining their own septic permit and are advised to maintain septic designs using the planned drain field locations (See Lot Plot Plans specific to each lot). Effective February, 2015 a septic permit design will take approximately 10 weeks to prepare and issue at a cost of approximately \$3,300 through the **King County Health Department**. Building plans may not be submitted to King County without a septic permit application either already approved or in review. For more information please contact **Dave Huard, Septic Designer, @ 425-831-1781**.
- g. **Other:** Recent (new) applications through King County have required a Critical Areas Analysis (CAD) which may be done concurrently with a new development (intake) application for a building permit through King County. *It is our recommendation that any new construction application include completing a CAD application prior to submitting proposed house or landscaping plans for approval.*
- Grand Ridge Drive Estates is the **first 4 Star Built Green Community in King County**. All homes are required be certified to a 4 Star level by an outside third party certification process under the guidelines of the **Built Green** program of the **Master Builders of King and Snohomish County**. For more information please call **425-460-8230** or visit www.BuiltGreen.net.
 - Other: for more information on living in Issaquah Highlands please pick up a copy of the monthly resident newspaper **Connections** or visit the community website IssaquahHighlands.com. You may also wish to visit **Blakely Hall** community center and meet with staff members of the **Highlands Council**, who oversee and coordinate hundreds of resident volunteers who make up many of the clubs and community and organizations that make this such a unique and vibrant community today. For more information please contact **Ms. Christy Garrard @ 425-507-1110**.

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