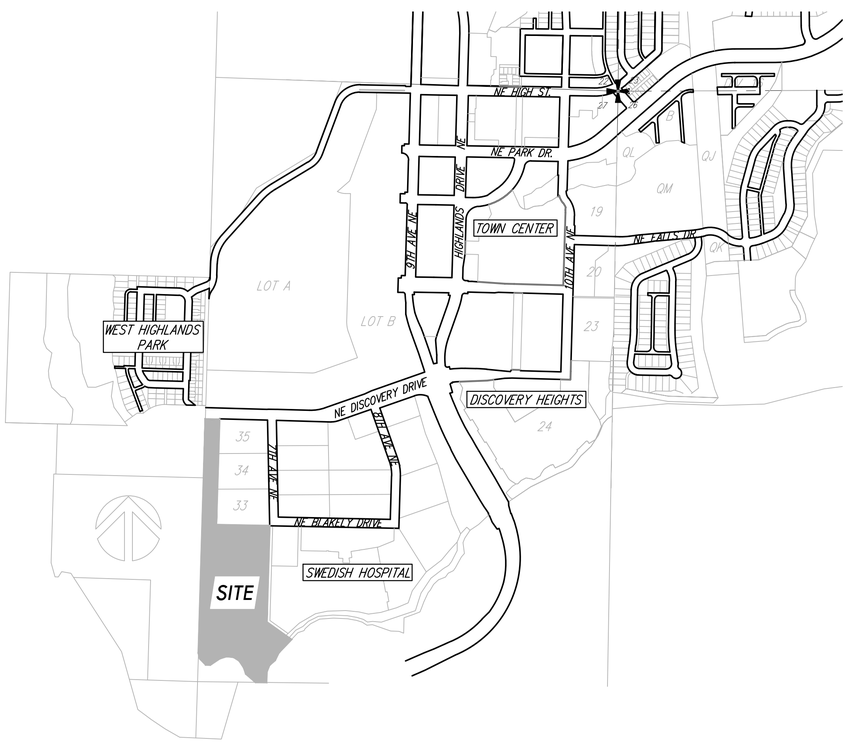
ISSAQUAH HIGHLANDS

PRELIMINARY PLAT
OF
WESTRIDGE SOUTH
FOR
POLYGON NORTHWEST



KEY MAP

SCALE: 1" = 500'

SITE INFORMATION

DEVELOPER/OWNER	ISSAQUAH HIGHLANDS INVESTMENT FUND, LLC 11624 SE 5TH STREET BELLEVUE, WASHINGTON 98005 (425) 586-7700 CONTACT: RICHARD RAWLINGS
ENGINEER/ SURVEYOR/PLANNER	CORE DESIGN, INC. 14711 N.E. 29TH PL. SUITE 101 BELLEVUE, WA 98007 (425) 885-7877 CONTACT: GARY R. SHARNBROICH, P.E. GLENN R. SPRAGUE, P.L.S.
DRAINAGE BASIN	NORTH FORK ISSAQUAH CREEK
ACREAGE	11.61± ACRES
ZONING	URBAN VILLAGE
TOTAL NUMBER OF PROPOSED UNITS	72
ALLOWED DENSITY	RESIDENTIAL (5-80 DWELLING UNITS/ACRE)
PROPOSED DENSITY	20.75 DU/AC
LAND USE PERMITTED	RESIDENTIAL, COMMERCIAL
LAND USE PROPOSED	RESIDENTIAL
ASSESSOR'S PARCEL NUMBER	2724069219
UTILITY PURVEYORS	
WATER	CITY OF ISSAQUAH
SANITARY SEWER	CITY OF ISSAQUAH
STORM DRAINAGE	CITY OF ISSAQUAH
TELEPHONE	QWEST COMMUNICATIONS
POWER	PUGET SOUND ENERGY
GAS	PUGET SOUND ENERGY
CABLE TV	COMCAST
OTHER SERVICES	
SCHOOL DISTRICT	ISSAQUAH SCHOOL DIST. 411
FIRE PROTECTION	EASTSIDE FIRE AND RESCUE
WATER DEMAND	
AVG. DAY	X,XXX GPD
MAX. DAY	XX,XXX GPD
SANITARY SEWER PEAK WET WEATHER FLOW	X,XXX GPH = X.XXCFS
STORM	
10YR PEAK STORMWATER FLOWS	0.985 CFS
100YR PEAK STORMWATER FLOWS	1.021 CFS

LEGAL DESCRIPTION

THAT PORTION OF LOT B, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA14-00002, RECORDED IN VOLUME 313 OF SURVEYS AT PAGES 010 THROUGH 013, UNDER RECORDING NO. 20140804900004, RECORDS OF KING COUNTY, WASHINGTON LYING SOUTH OF THE SOUTHERN RIGHT-OF-WAY MARGIN OF N.E. DISCOVERY DRIVE AS DEDICATED BY DEED UNDER RECORDING NO. 20140725000736, RECORDS OF KING COUNTY, 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.

HORIZONTAL DATUM

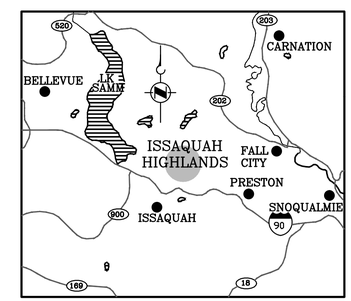
(PER DAVID EVANS AND ASSOCIATES)
NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON.

VERTICAL DATUM

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

SHEET INDEX

1 TITLE SHEET
2 EXISTING CONDITIONS
3 PRELIMINARY PLAT MAP
4 OVERALL SITE PLAN
5 PRELIMINARY GRADING PLAN
6 PRELIMINARY UTILITY PLAN



VICINITY MAP

0 1 2 3 4 5
MILES

APPROVAL CONDITIONS

BY DATE

APPROVED BY POLYGON NORTWEST FOR REVIEW BY THE DSD

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	

DSD Program Manager — Date

Public Works Engr Director — Date

NO.	DATE	REVISION	BY	CK

GARY R. SHARNBROICH STATE OF WASHINGTON 22176 REGISTERED PROFESSIONAL ENGINEER

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

SCALE:
DESIGNED xxx
DRAWN xxx
CHECKED xxx
DATE XX/XX/XX
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0" 1"

TITLE SHEET
WESTRIDGE SOUTH
POLYGON NORTHWEST
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128

DRAWING
P1.0

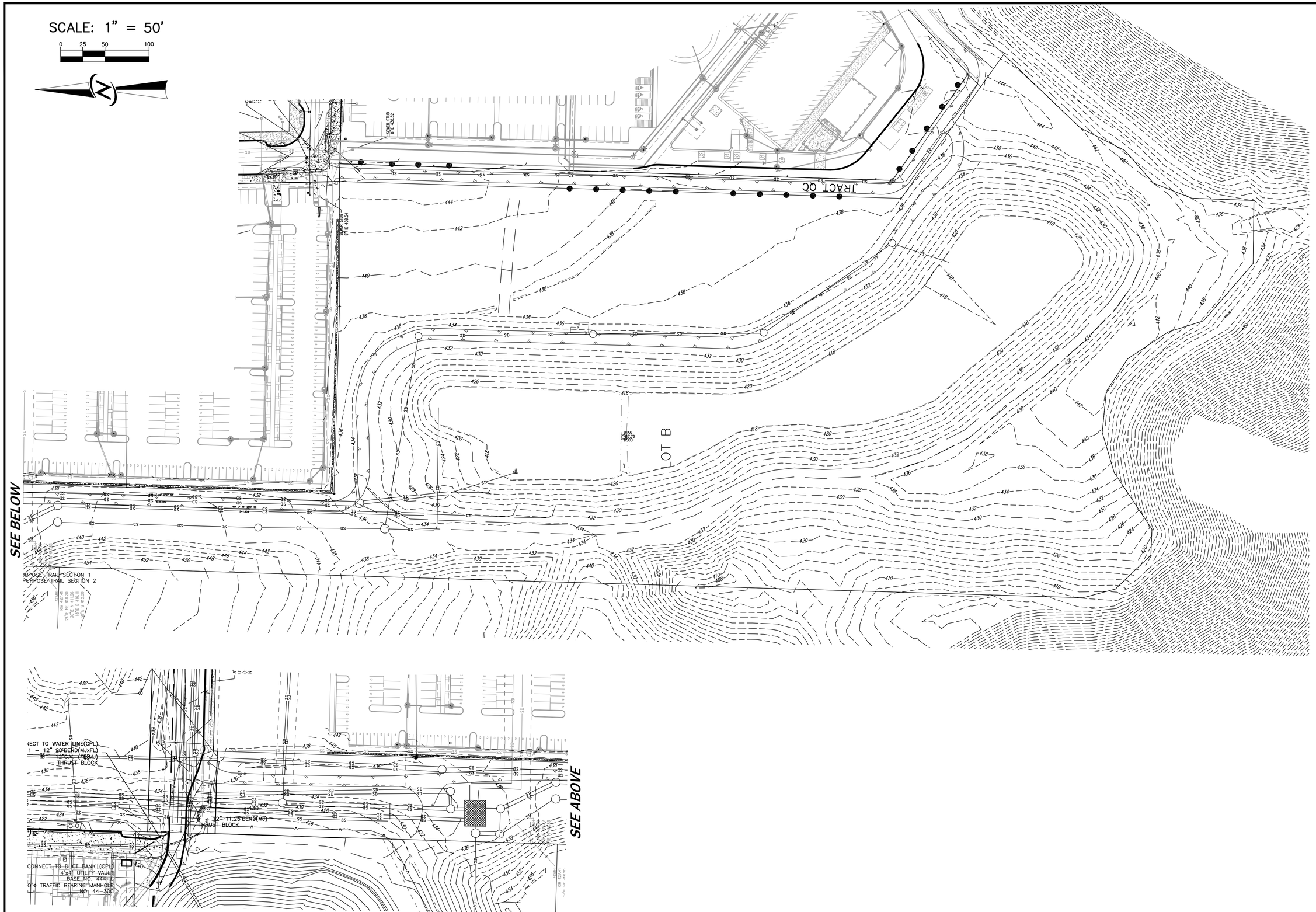
PERMIT # PP14-_____

FIRST SUBMITTAL TO DSD

DECEMBER 23, 2014

SCALE: 1" = 50'

0 25 50 100



NO.	DATE	REVISION	BY	CK

SHARNBROICH SURVEY & MAPPING, INC. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

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

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EXISTING CONDITIONS
WESTRIDGE SOUTH
POLYGON NORTHWEST
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128

DRAWING
P2.0

SHEET OF 5

SCALE: 1" = 50'

0 25 50 100

NO.	DATE	REVISION	BY	CK

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

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PRELIMINARY SITE PLAN
WESTRIDGE SOUTH
POLYGON NORTHWEST
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128

DRAWING
P3.0

SHEET OF 5

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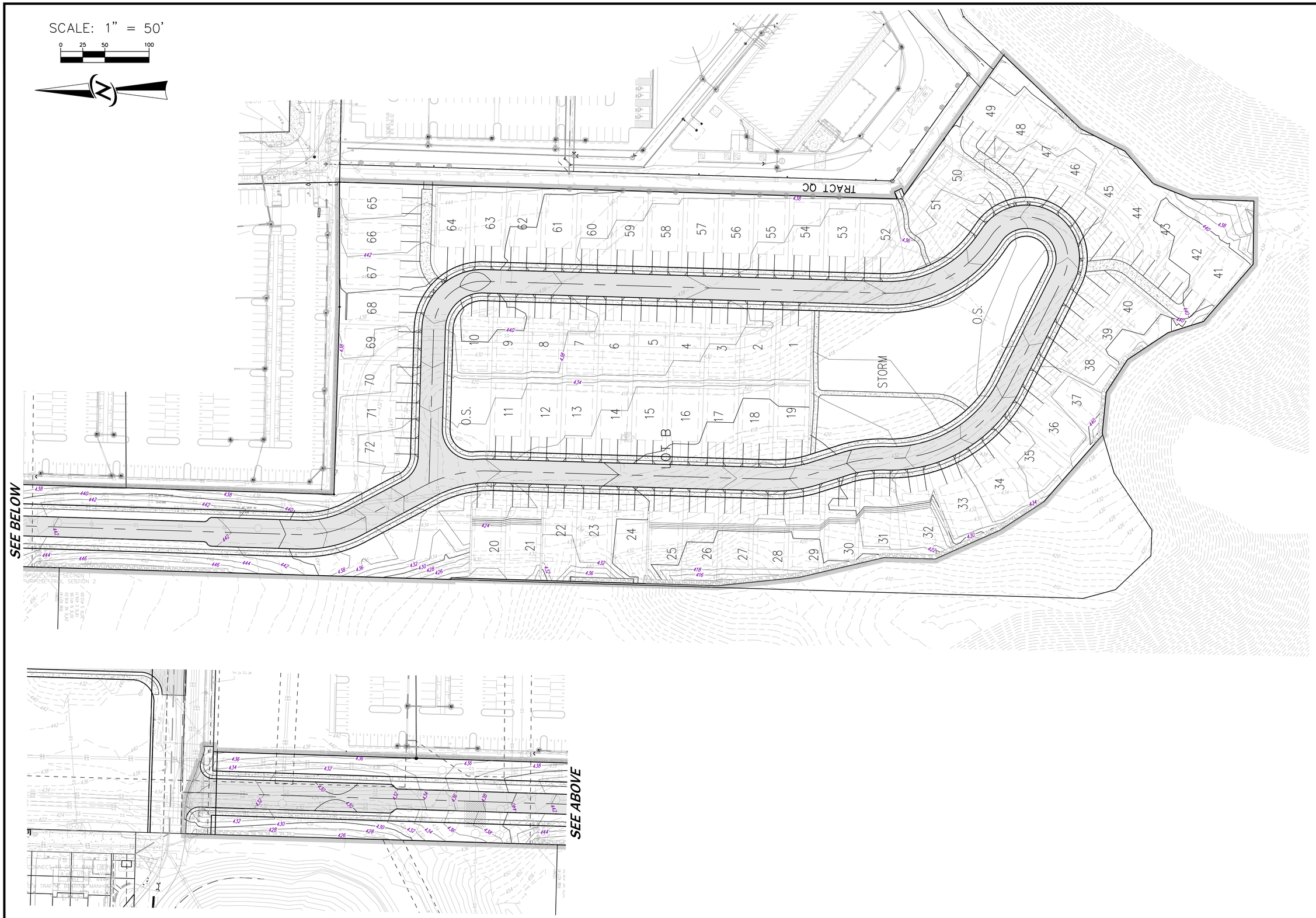

NO.	DATE	REVISION	BY	CK

SHARNBROICH GARY R. STATE OF WASHINGTON 22411 REGISTERED PROFESSIONAL ENGINEER

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

SCALE:
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0" 1"

PRELIMINARY GRADING PLAN

WESTRIDGE SOUTH

POLYGON NORTHWEST

11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

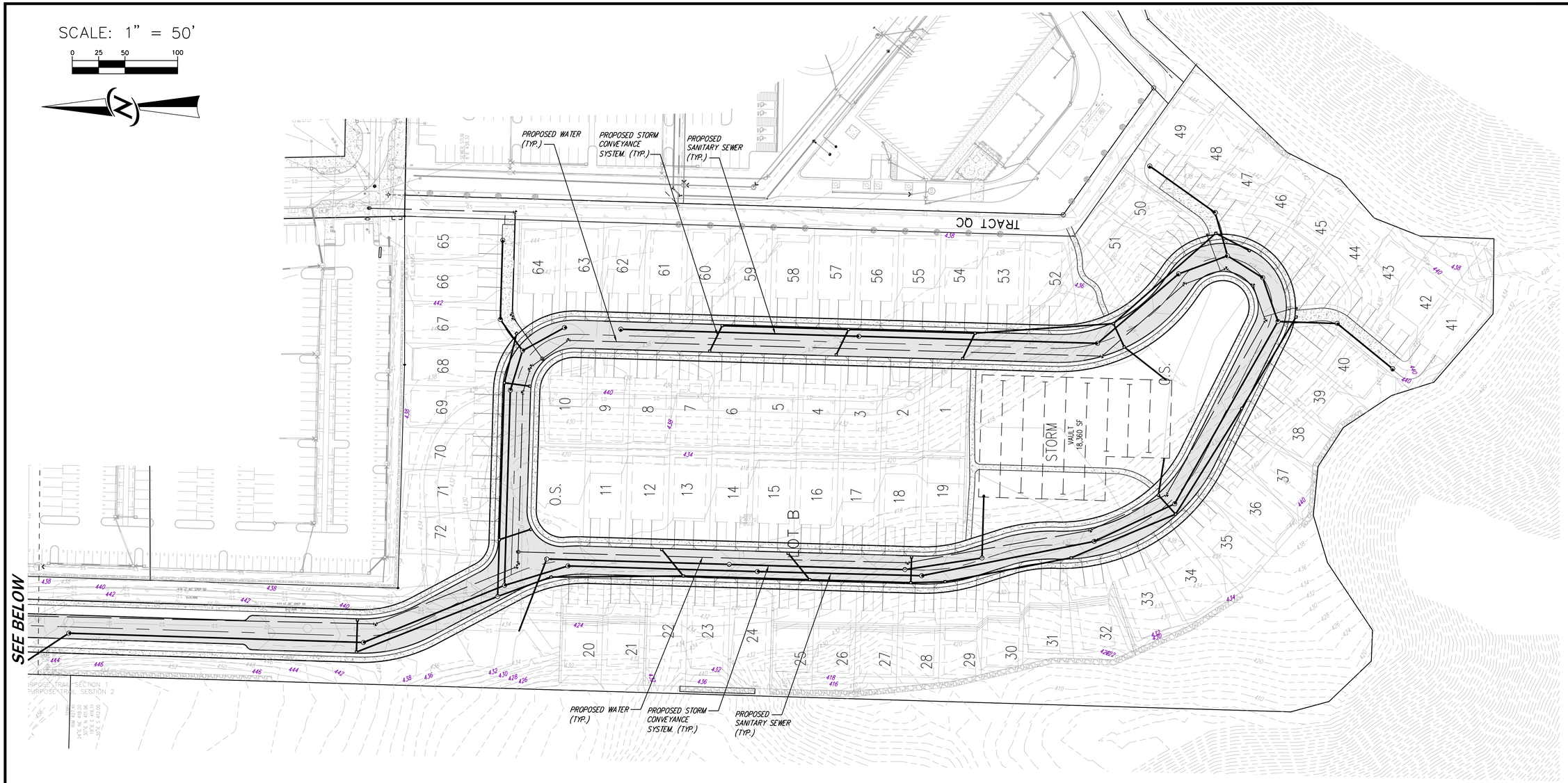
PROJECT NUMBER
13128

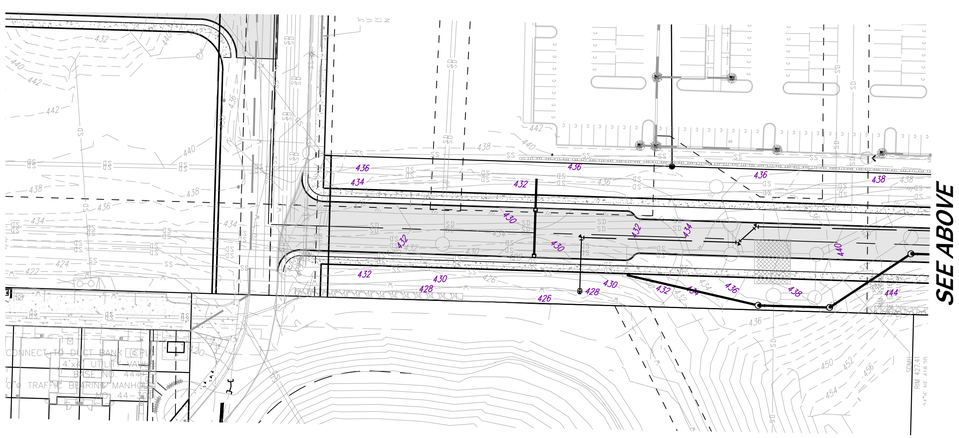
DRAWING
P4.0

SHEET OF 5

SCALE: 1" = 50'

0 25 50 100





NO.	DATE	REVISION	BY	CK

SHARNBROICH GARY R. STATE OF WASHINGTON 22481 REGISTERED PROFESSIONAL ENGINEER

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

SCALE:
DESIGNED
DRAWN
CHECKED
DATE

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0" 1"

PRELIMINARY UTILITY PLAN

WESTRIDGE SOUTH

POLYGON NORTHWEST

11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128

DRAWING
P5.0

SHEET OF 5