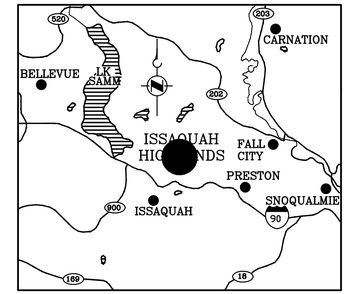
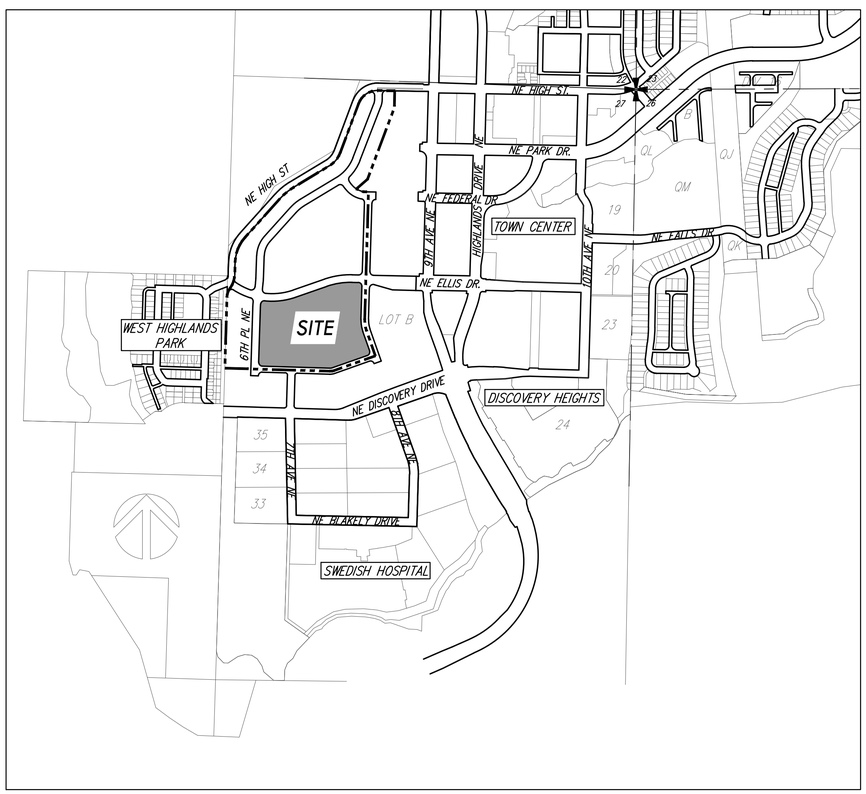
ISSAQUAH HIGHLANDS

PRELIMINARY SITE PLAN
OF
WESTRIDGE TOWNHOMES I
FOR
POLYGON WLH, L.L.C.



VICINITY MAP

0 1 2 3 4 5
MILES



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
TOTAL ACREAGE	26.86± ACRES
PROJECT ACREAGE	8.554± ACRES
ZONING	URBAN VILLAGE
TOTAL NUMBER OF PROPOSED UNITS	109
ALLOWED DENSITY	RESIDENTIAL (5-80 DWELLING UNITS/ACRE)
PROPOSED DENSITY	12.75 DU/AC
LAND USE PERMITTED	RESIDENTIAL, COMMERCIAL,RETAIL, RECREATIONAL
LAND USE PROPOSED	RESIDENTIAL
ASSESSOR'S PARCEL NUMBER	2724069209
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	XXXX GPD
MAX. DAY	XXXXX GPD
SANITARY SEWER PEAK WET WEATHER FLOW	XXXX GPH = XXXCFS
STORM	
10YR PEAK STORMWATER FLOWS	1.21 CFS
100YR PEAK STORMWATER FLOWS	1.26 CFS

EXISTING LEGAL DESCRIPTION

PARCEL I:

LOT A, CITY OF ISSAQUAH BOUNDARY ADJUSTMENT NO. LLA14-00002, AS RECORDED AUGUST 4, 2014 UNDER RECORDING NO. 20140804900004, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL II:

THOSE EASEMENT RIGHTS SET FORTH IN PUBLIC-PRIVATE RIGHT OF WAY EASEMENT RECORDED SEPTEMBER 9, 2014 AS RECORDING NO. 20140909001490, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24N-6E PER THE FINAL PLAT OF ISSAQUAH HIGHLANDS WEST 45, REC. NO. 20060619000212, IN KING COUNTY, WASHINGTON.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. NCS-737420-WA1, DATED JUNE 9, 2015. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL DISTANCES ARE IN FEET.
3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND 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.

SHEET INDEX

1 TITLE SHEET
2 EXISTING CONDITIONS
3 PRELIMINARY OVERALL SITE PLAN
4 PRELIMINARY SITE PLAN
5 PRELIMINARY GRADING PLAN
6 PRELIMINARY UTILITY PLAN
7 SITE NOTES AND DETAILS

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

PERMIT # PP15-_____

PRE APPLICATION SUBMITTAL TO DSD

NOVEMBER 23, 2015

NO.	DATE	REVISION	BY	CK

11-23-2015

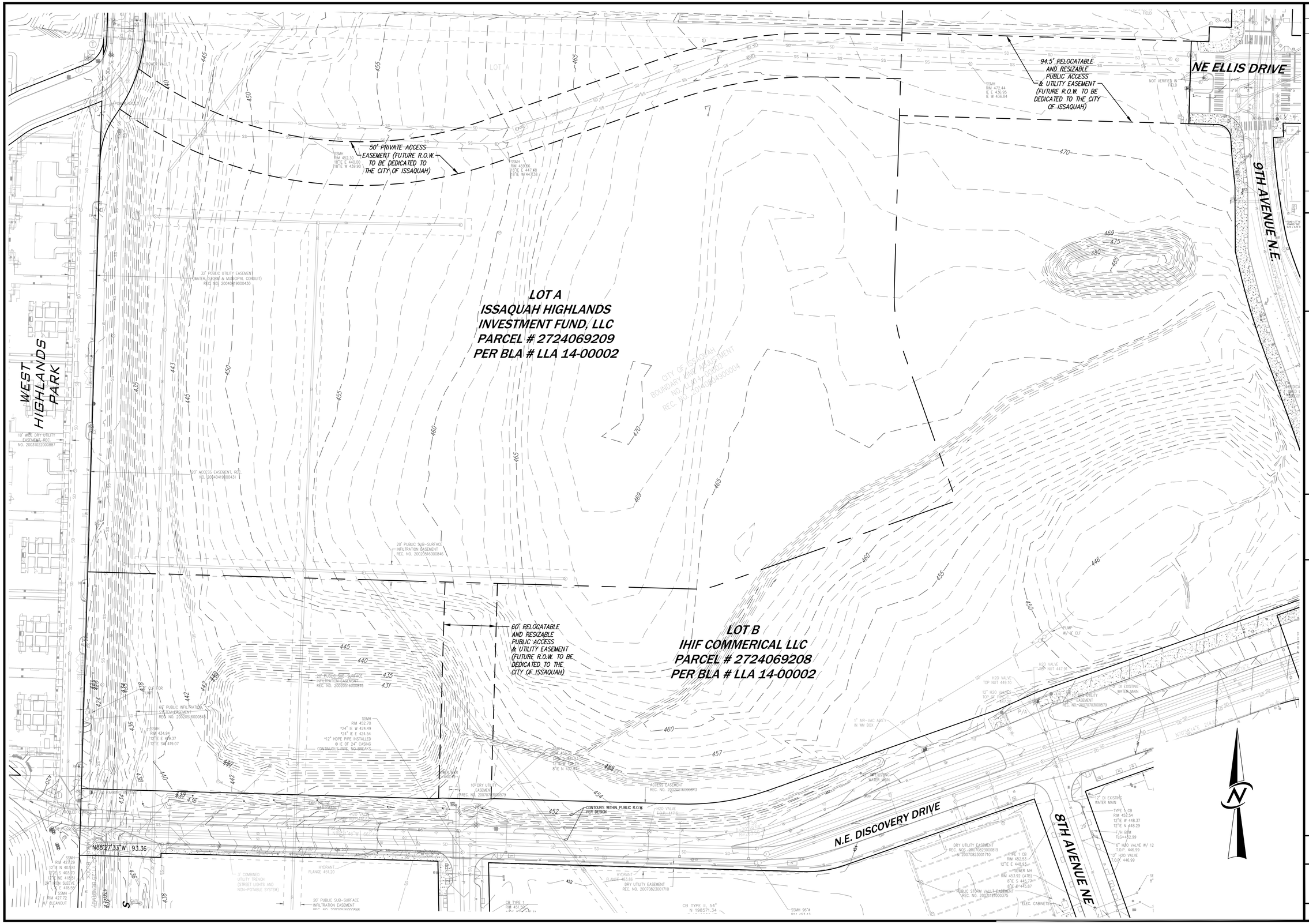
CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

SCALE:
DESIGNED GRS
DRAWN LSJ
CHECKED GRS
DATE 07/21/2015
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0" 1"

TITLE SHEET
WESTRIDGE TOWNHOMES I
POLYGON WLH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128T1

DRAWING
P1.0



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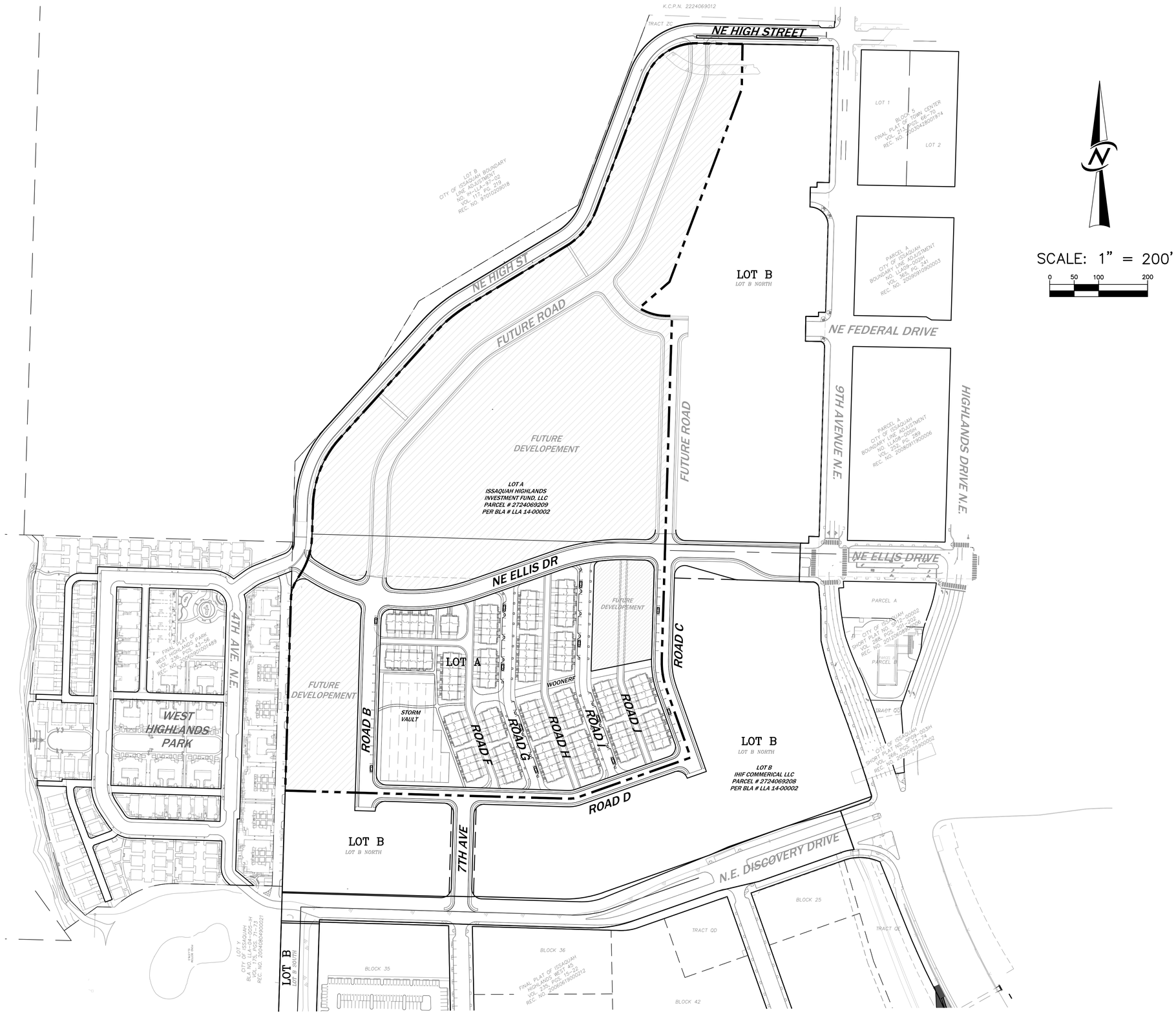
SHEET 2 OF 7



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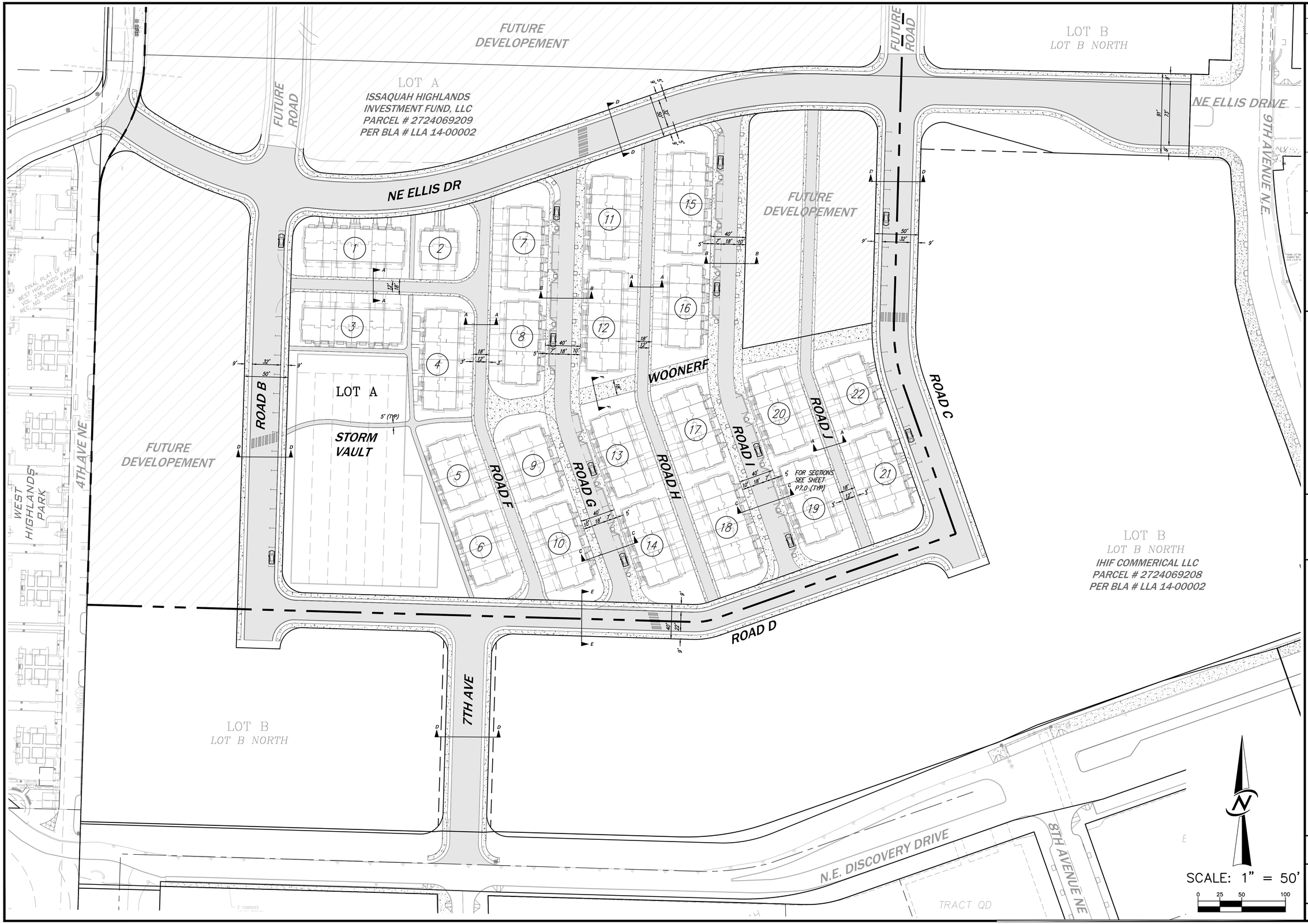
P3.0

SHEET 3 OF 7



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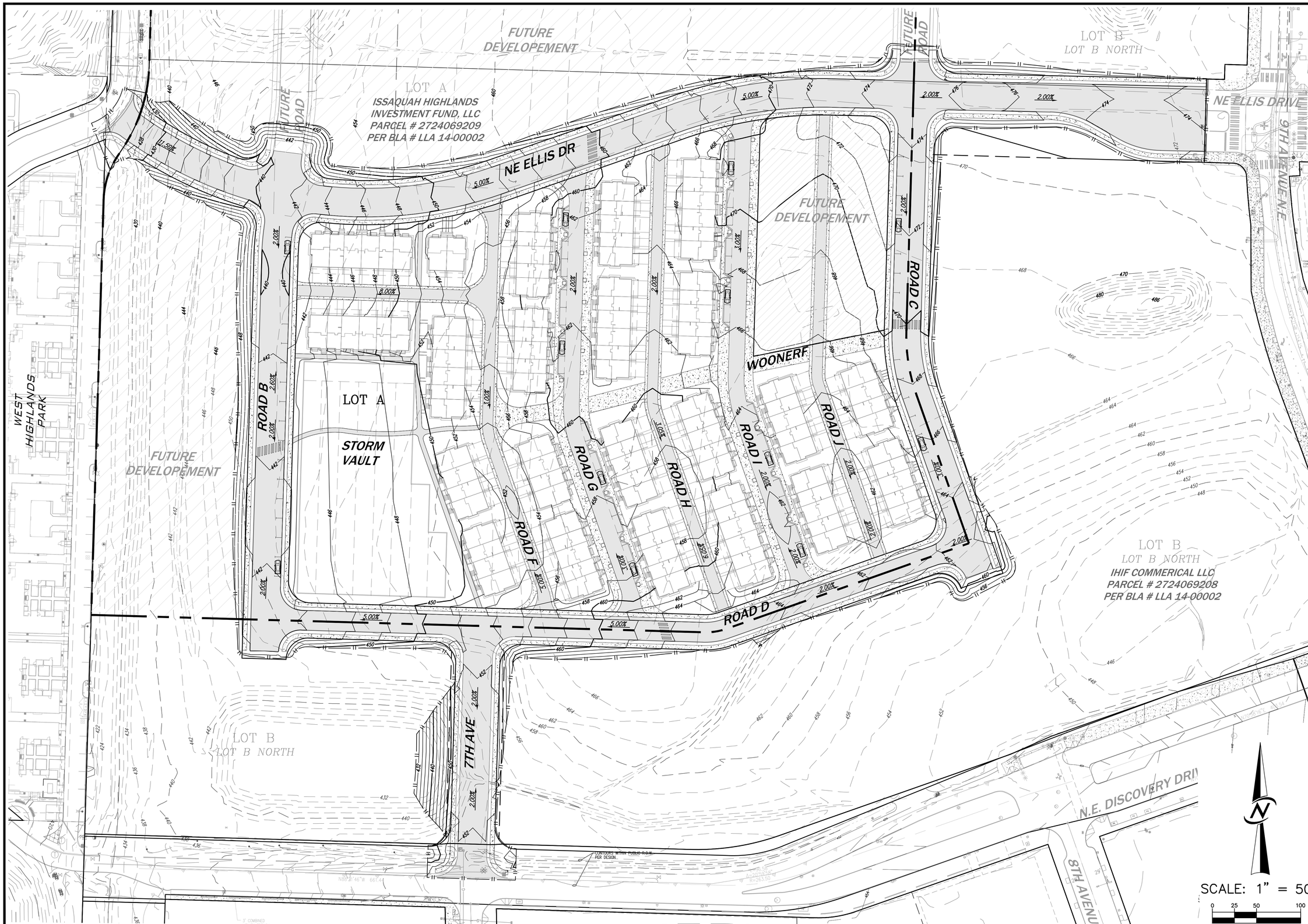
SHEET 4 OF 7



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PRELIMINARY GRADING PLAN
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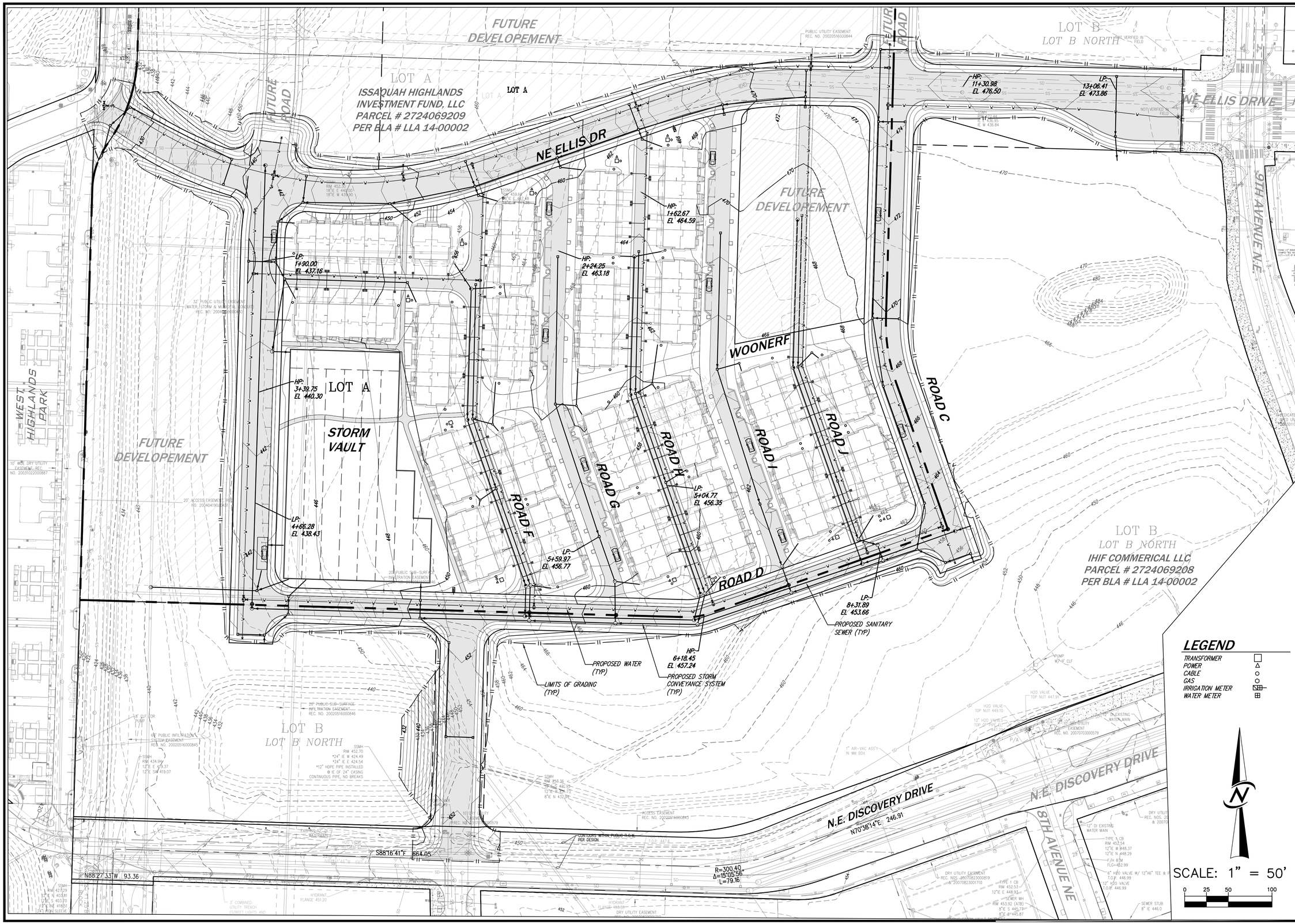
DRAWING
P5.0

SHEET 5 OF 7



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PRELIMINARY UTILITY PLAN
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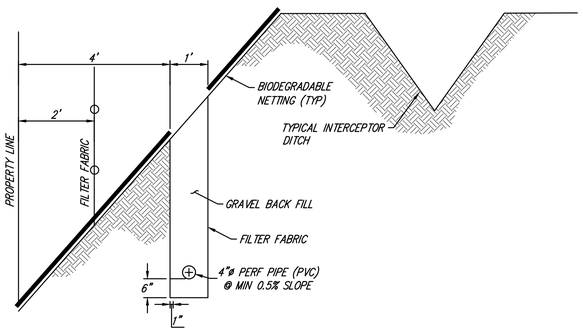
DRAWING
P6.0

SHEET 6 OF 7



EXISTING PERIMETER DRAINAGE DITCH

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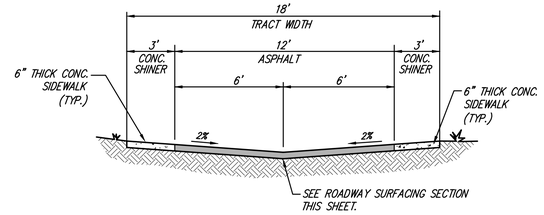

SECTION A-A (PRIVATE)

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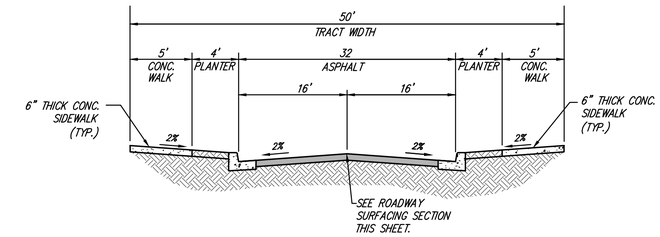

SECTION D-D (PUBLIC)

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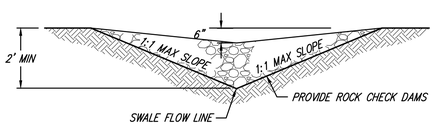

EXISTING INTERCEPTOR DITCH

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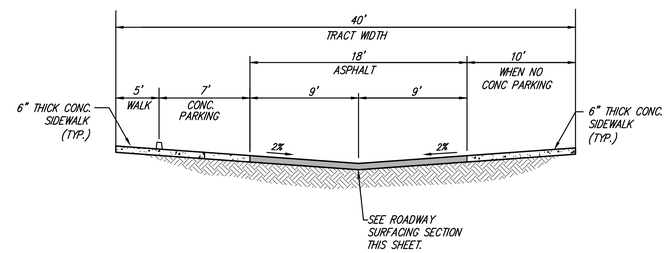

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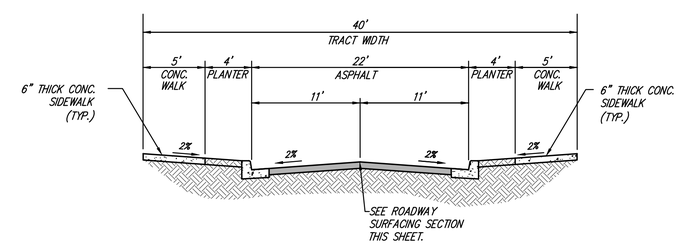

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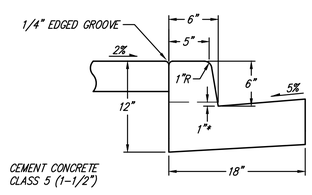
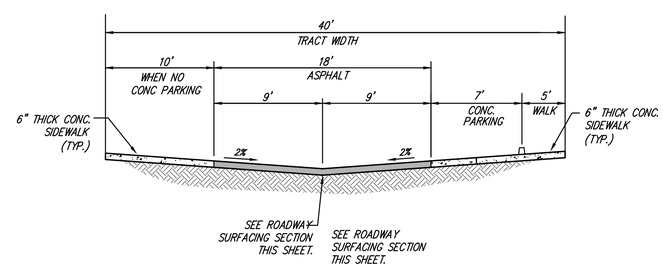


*NOTE: TOP OF CURB AT DRIVEWAYS

VERTICAL CURB DETAIL

NO SCALE



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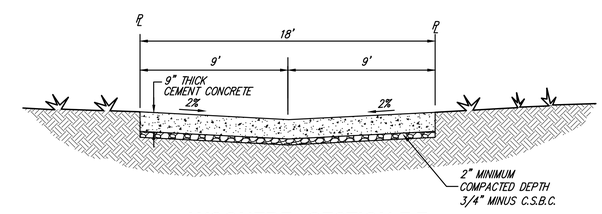

WOONERF - SECTION F-F

NO SCALE

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SHARON K. WATSON STATE OF WASHINGTON 40485 REGISTERED PROFESSIONAL ENGINEER

11-23-2015

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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
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