ISSAQUAH HIGHLANDS

PRELIMINARY PLAT
OF
WESTRIDGE NORTH
FOR
POLYGON WLH, L.L.C.

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 LOTS	83
ALLOWED DENSITY	RESIDENTIAL (5-80 DWELLING UNITS/ACRE)
PROPOSED DENSITY	6.2 DU/AC
LAND USE PERMITTED	RESIDENTIAL, COMMERCIAL
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	XX,XXX GPD
MAX. DAY	XX,XXX GPD
SANITARY SEWER PEAK WET WEATHER FLOW	XXXX GPH = XXX CFS
STORM	
2YR PEAK STORMWATER FLOWS	0.695 CFS
100YR PEAK STORMWATER FLOWS	0.754 CFS

LEGAL DESCRIPTION

LOT A ISSAQUAH BLA #LLA14-00002 REC #20140804900004 SD BLA DAF- LOT 1 ISS BLA #LLA 02-001-1H REC #20020321900005 TGW LOT 2 A ISS BLA #LLA 03-009 1H REC# 20060303001409 BEING FOR W 1/2 OF E 1/2 STR 27-24-6 LESS FOR FOR NE DISCOVERY DR PER REC# 20140725000736 & AFF OF COR REC #20060303001409 TGW TRANSFERABLE DEVELOPMENT RIGHTS PER REC #20140805000941, 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 4B, 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

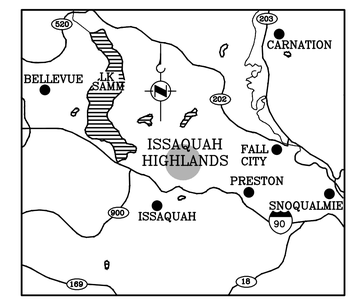
(PER DAVID EVANS AND ASSOCIATES)
NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON.

VERTICAL DATUM

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

SHEET INDEX

1.0	TITLE SHEET
2.0-2.1	EXISTING CONDITIONS
3.0-3.1	PRELIMINARY PLAT
4.0-4.1	PRELIMINARY GRADING PLAN
5.0-5.1	PRELIMINARY UTILITY PLAN



VICINITY MAP

0 1 2 3 4 5
MILES

APPROVAL CONDITIONS

BY DATE

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

PUB ##-#####

PERMIT # PP16-_____

FIRST SUBMITTAL TO DSD

_____ XX, 2016

NO.	DATE	REVISION	BY	CK

4-12-2016

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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

SCALE:
DESIGNED VMG
DRAWN VMG
CHECKED GRS
DATE 05/29/2015
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0" 1"

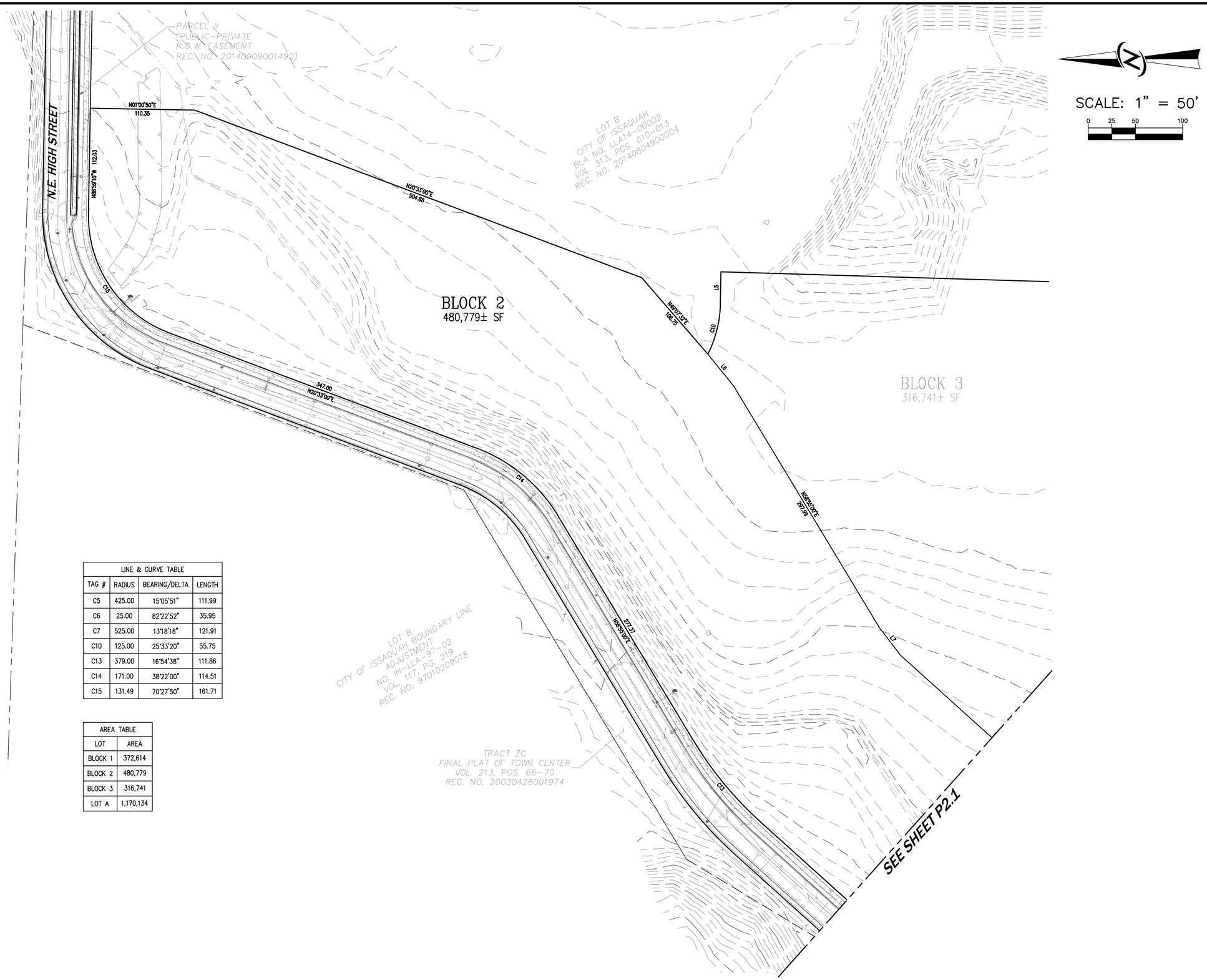
TITLE SHEET

WESTRIDGE NORTH
POLYGON WLH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128N

DRAWING
P1.0

SHEET 1 OF 9



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C5	425.00	15°05'51"	111.99
C6	25.00	82°22'52"	35.95
C7	525.00	13°18'18"	121.91
C10	125.00	25°33'20"	55.75
C13	379.00	16°54'38"	111.86
C14	171.00	38°22'00"	114.51
C15	131.49	70°27'50"	161.71

AREA TABLE	
LOT	AREA
BLOCK 1	372,614
BLOCK 2	480,779
BLOCK 3	316,741
LOT A	1,170,134

NO.	DATE	REVISION	BY	CK

SHARON R. WAY STATE OF WASHINGTON 35344 REGISTERED PROFESSIONAL ENGINEER
4-12-2016

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EXISTING CONDITIONS
WESTRIDGE NORTH

POLYGON WLH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
13128N

DRAWING
P2.0

SHEET 2 OF 9

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	325.00	5°25'04"	30.73
C2	16.00	90°14'58"	25.20
C3	425.00	26°06'12"	193.63
C4	425.00	11°00'21"	81.64
C5	425.00	15°05'51"	111.99
C9	93.00	31°50'04"	51.67
C11	176.70	31°50'04"	98.18
C12	253.00	40°17'44"	177.93
L1		N82°52'18"W	50.00
L2		N07°07'42"E	7.94
L4		N33°32'42"E	12.19
L9		N01°42'38"E	79.02

AREA TABLE	
LOT	AREA
BLOCK 1	372,614
BLOCK 2	480,779
BLOCK 3	316,741
LOT A	1,170,134

NO.	DATE	REVISION	BY	CK

SHARON R. WALKER STATE OF WASHINGTON 45275 REGISTERED PROFESSIONAL ENGINEER
4-12-2016

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WESTRIDGE NORTH

POLYGON WLH, L.L.C.
11624 SE 5TH STREET
BELLEVUE, WASHINGTON 98005

PROJECT NUMBER
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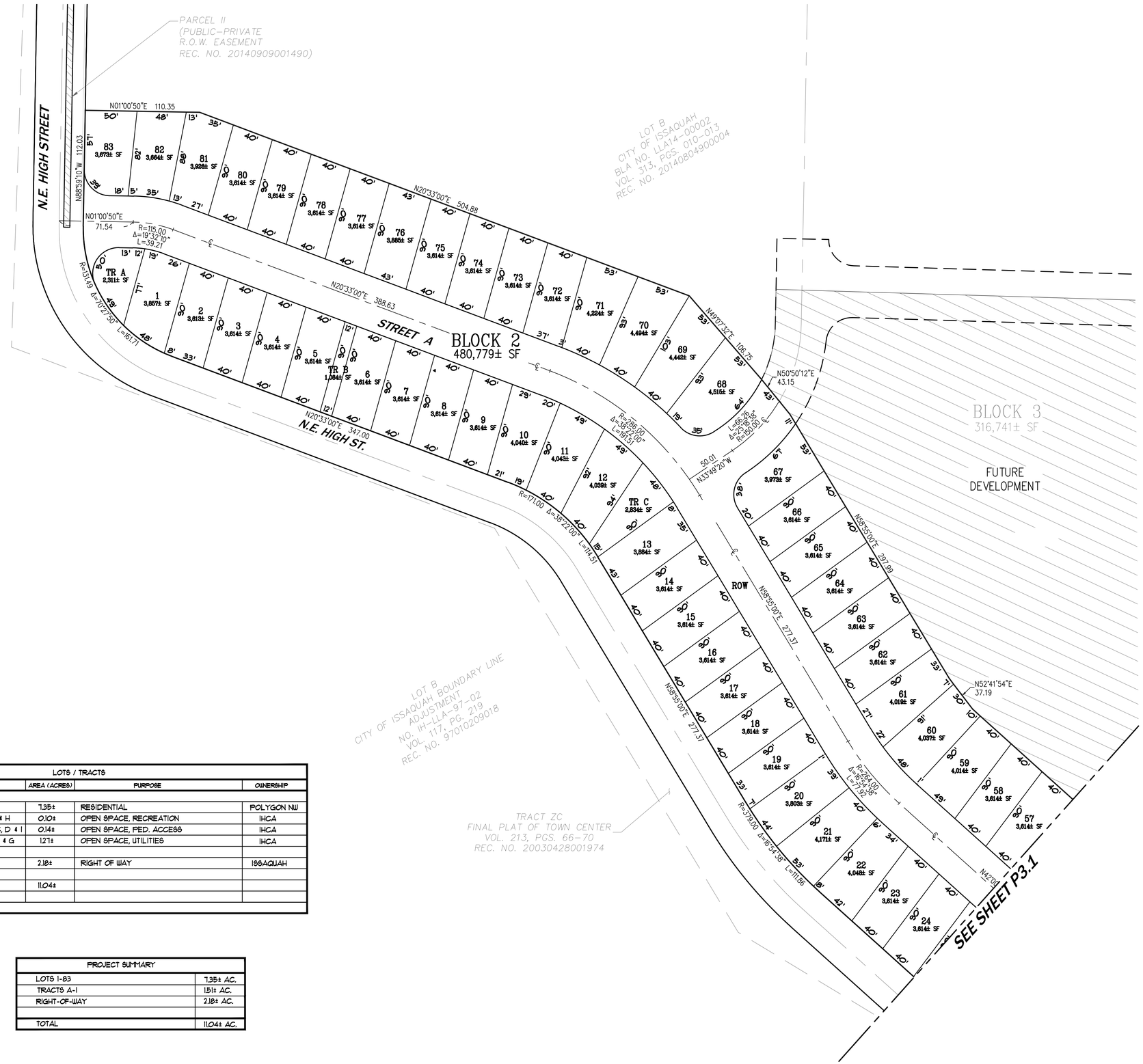
P2.1

SHEET 3 OF 9



LOTS / TRACTS			
NAME	AREA (ACRES)	PURPOSE	OWNERSHIP
LOTS 1-83	7.35±	RESIDENTIAL	POLYGON NW
TRACTS A & H	0.10±	OPEN SPACE, RECREATION	IHCA
TRACT B, C, D & I	0.14±	OPEN SPACE, PED. ACCESS	IHCA
TRACT E, F, & G	1.27±	OPEN SPACE, UTILITIES	IHCA
ROW	2.18±	RIGHT OF WAY	ISSAQUAH
TOTAL	11.04±		

PROJECT SUMMARY	
LOTS 1-83	7.35± AC.
TRACTS A-I	1.51± AC.
RIGHT-OF-WAY	2.18± AC.
TOTAL	11.04± AC.

NO.	DATE	REVISION	BY	CK

GLENN R. SPRAGUE
STATE OF WASHINGTON
41290
PROFESSIONAL LAND SURVEYOR
4-15-2016

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PRELIMINARY PLAT
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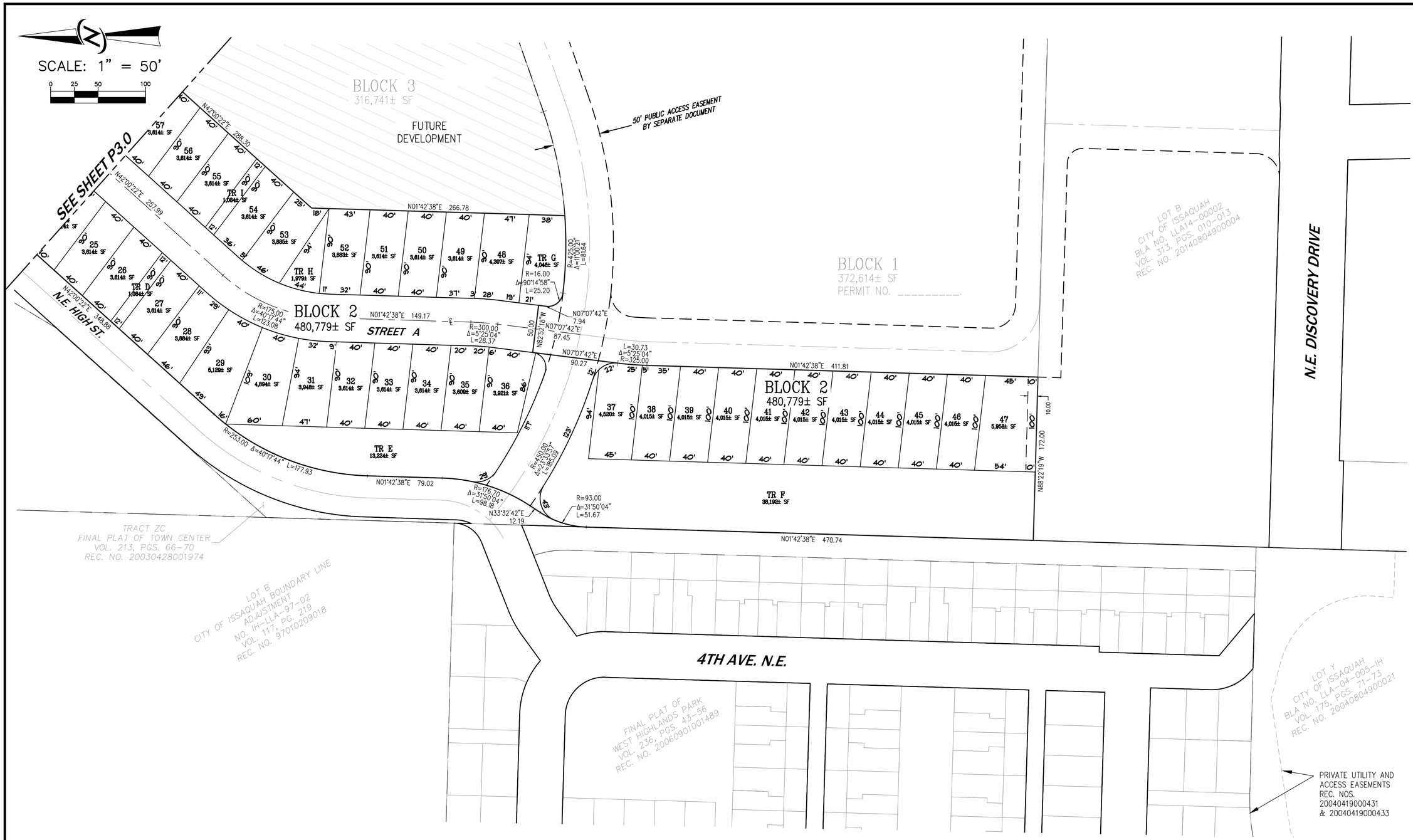
SHEET 4 OF 9



NO.	DATE	REVISION	BY	CK

GARY R. SCHLEPP
STATE OF WASHINGTON
48287
REGISTERED PROFESSIONAL LAND SURVEYOR
4-19-2016

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PRELIMINARY PLAT
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11624 SE 5TH STREET
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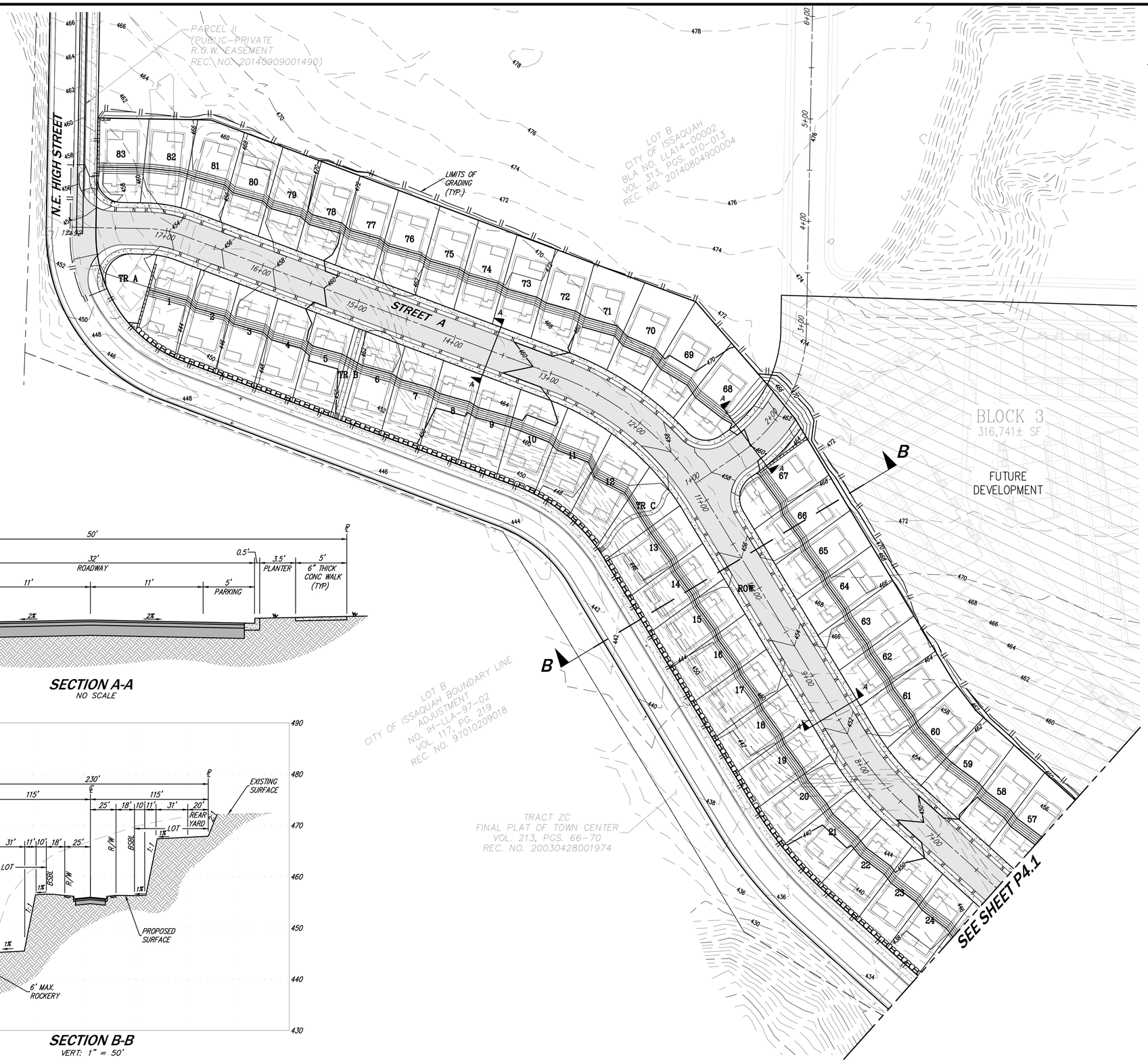
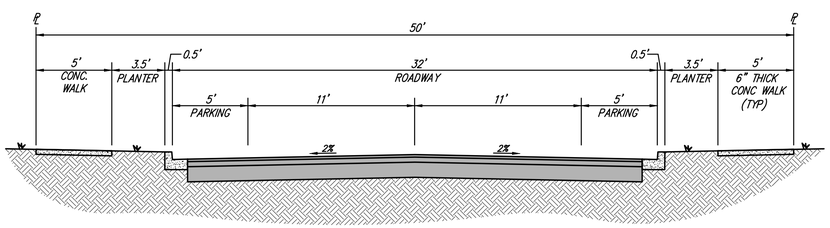


SCALE: 1" = 50'

0 25 50 100



SECTION A-A
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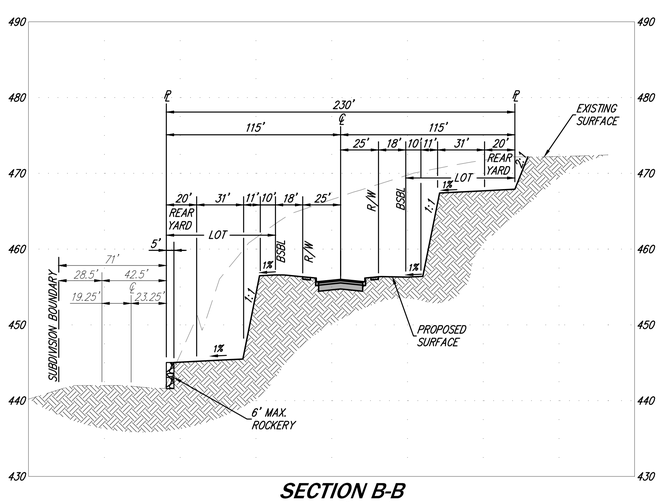

SECTION B-B
VERT: 1" = 50'

NO.	DATE	REVISION	BY	CK

SHARON R. WALTERS STATE OF WASHINGTON 22344 REGISTERED PROFESSIONAL ENGINEER
4-12-2016

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PRELIMINARY GRADING PLAN
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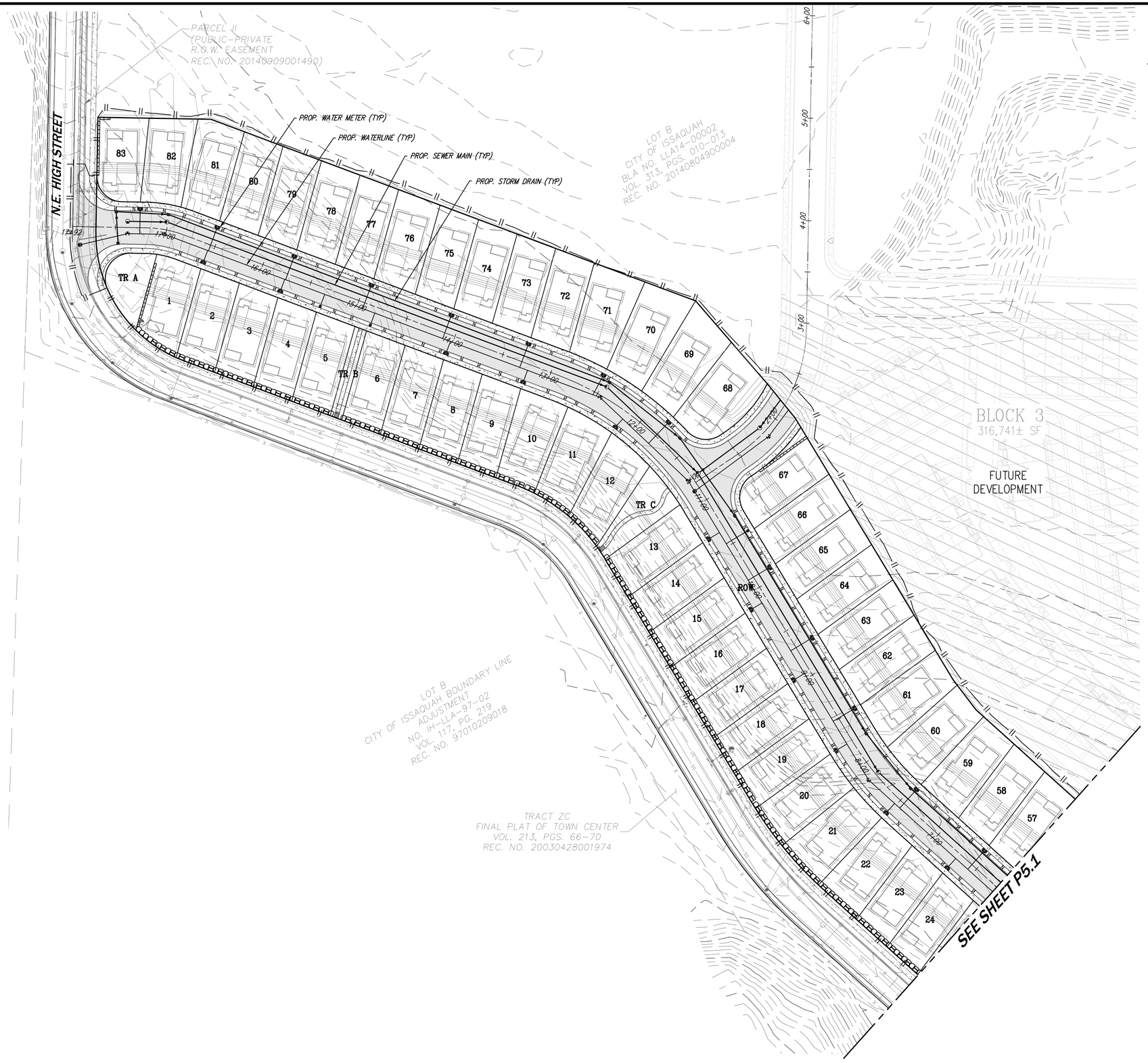
P4.0

SHEET 6 OF 9



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PRELIMINARY UTILITY PLAN
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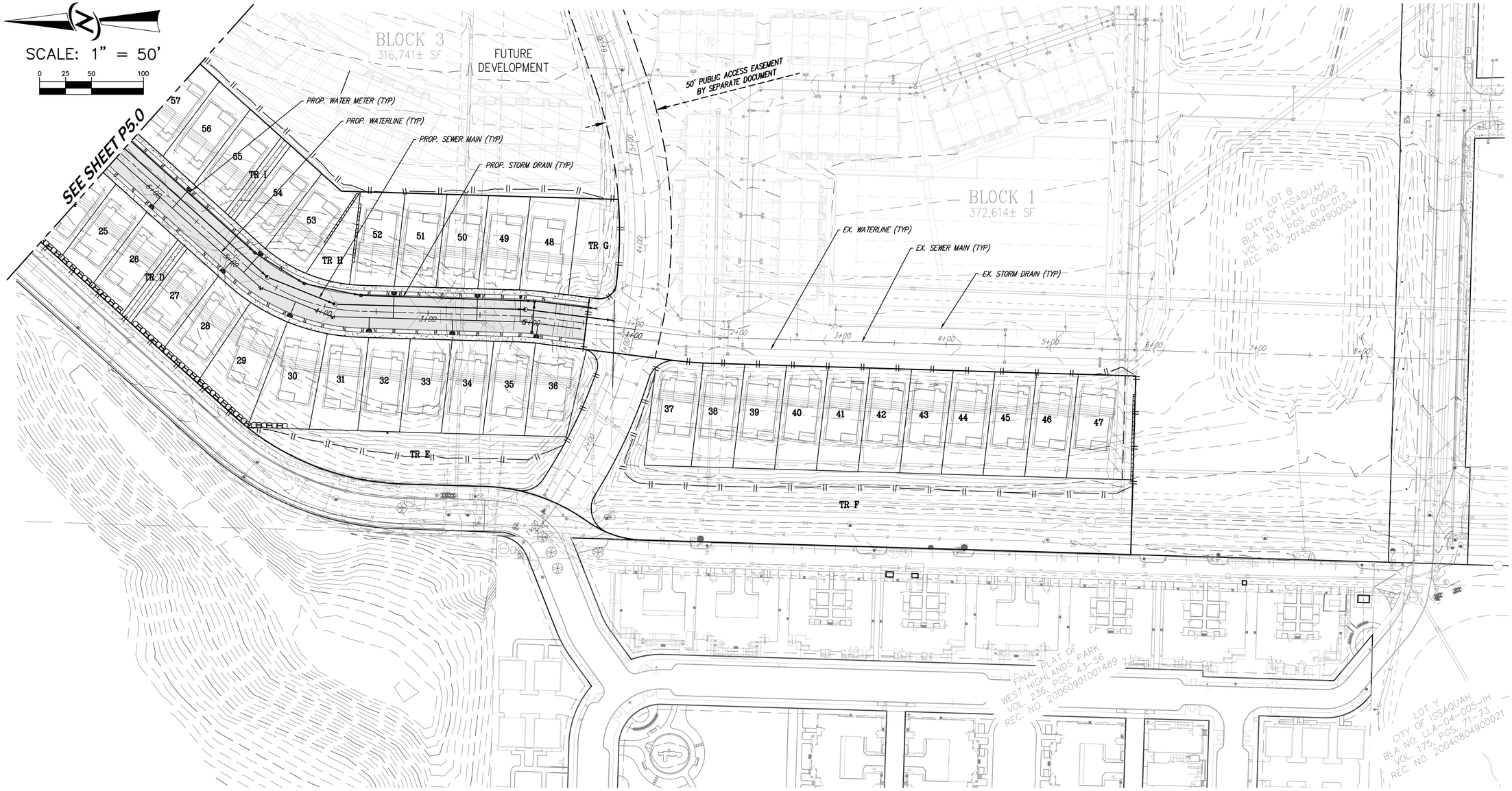
SHEET 8 OF 9



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PRELIMINARY UTILITY PLAN
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SHEET 9 OF 9

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SHEET 7 OF 9