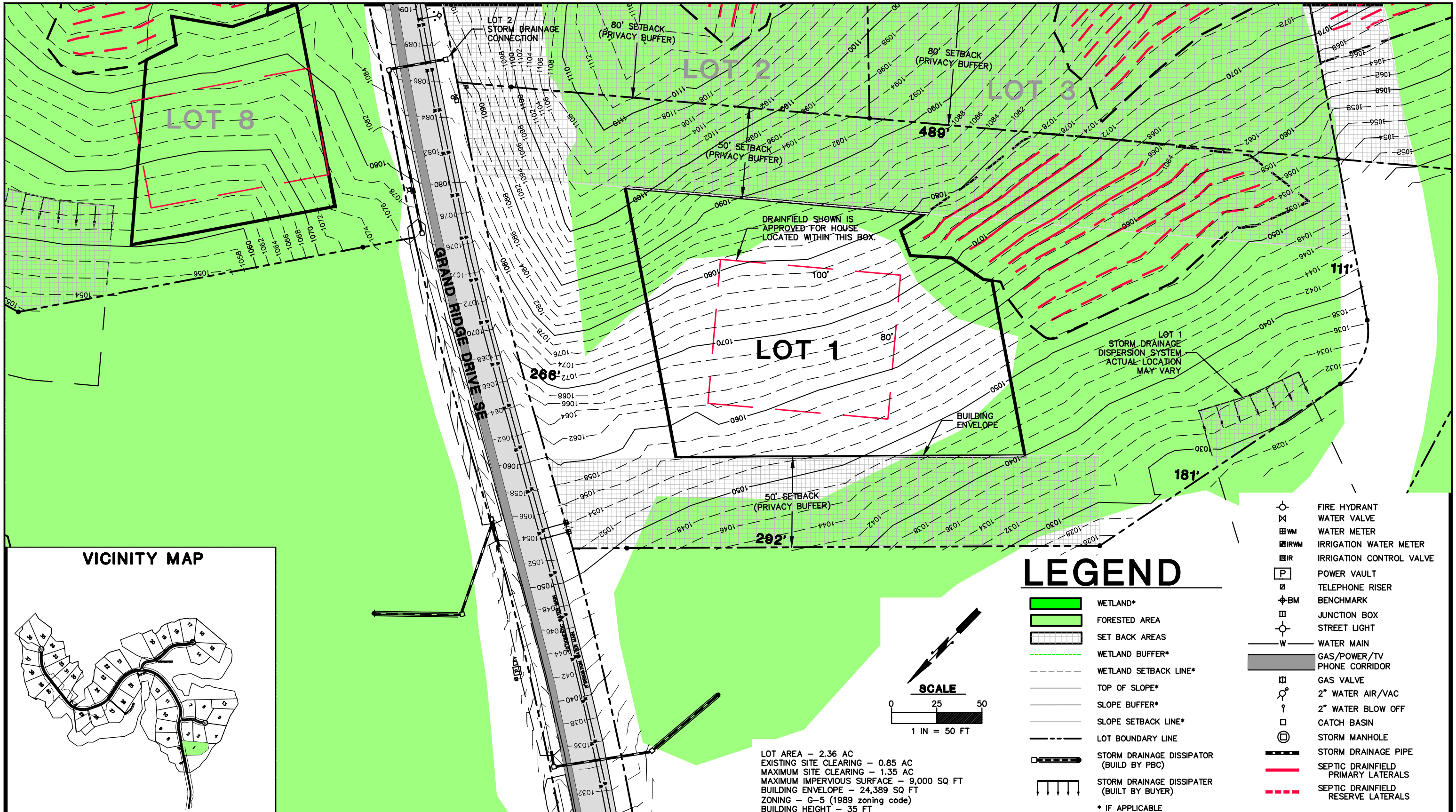

LOT AREA – 2.36 AC
EXISTING SITE CLEARING – 0.85 AC
MAXIMUM SITE CLEARING – 1.35 AC
MAXIMUM IMPERVIOUS SURFACE – 9,000 SQ FT
BUILDING ENVELOPE – 24,389 SQ FT
ZONING – G-5 (1989 zoning code)
BUILDING HEIGHT – 35 FT

VICINITY MAP

LEGEND

- WETLAND*
- FORESTED AREA
- SET BACK AREAS
- WETLAND BUFFER*
- WETLAND SETBACK LINE*
- TOP OF SLOPE*
- SLOPE BUFFER*
- SLOPE SETBACK LINE*
- LOT BOUNDARY LINE
- STORM DRAINAGE DISSIPATOR (BUILD BY PBC)
- STORM DRAINAGE DISSIPATER (BUILT BY BUYER)

* IF APPLICABLE

- FIRE HYDRANT
- WATER VALVE
- WM WATER METER
- IRWM IRRIGATION WATER METER
- IR IRRIGATION CONTROL VALVE
- P POWER VAULT
- TELEPHONE RISER
- BM BENCHMARK
- JUNCTION BOX
- STREET LIGHT
- W WATER MAIN
- GAS/POWER/TV PHONE CORRIDOR
- GAS VALVE
- 2" WATER AIR/VAC
- 2" WATER BLOW OFF
- CATCH BASIN
- STORM MANHOLE
- STORM DRAINAGE PIPE
- SEPTIC DRAINFIELD PRIMARY LATERALS
- SEPTIC DRAINFIELD RESERVE LATERALS

ISSAQUAH HIGHLANDS
LIVING GREEN™

Port Blakely Communities
1775 12th Avenue N.W.
Issaquah, WA. 98027

GRAND RIDGE DRIVE
LOT 1
BUILDING ENVELOPE
SITE PLAN

455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108

Copyright © 1999 Concept Engineering, Inc. All rights reserved.

DWN. BY	DATE	JOB NO.
JDP	5-24-06	24001
CHKD. BY	SCALE	SHEET
BNJ	1" = 50'	1 OF 1

PROJECT NAME
P:\2004\24001\ENGINEERING\MWL\SALES EXHIBITS\COVERSOLDWG (JMK) MAY 24, 2006 8:11:58 AM
PLOT SCALE
PLOT VIEW
LX SETUP
XREFS: X0014001, X0011PO0, X0015P01, HATCHING,
NOTES: