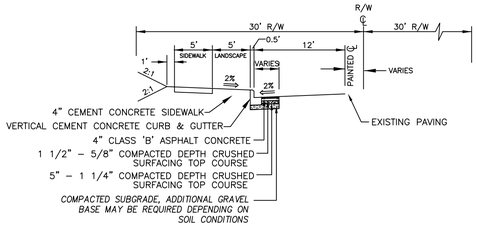
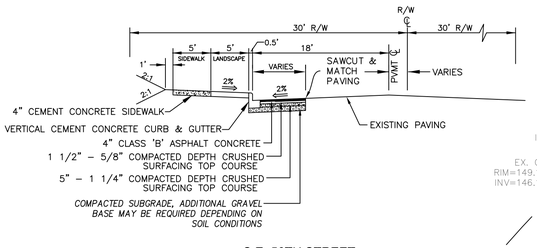
# LAKEVIEW SHORT PLAT

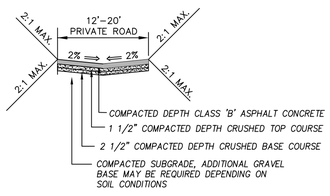
A PORTION OF THE NE 1/4 OF SE 1/4 OF SECTION 21, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON



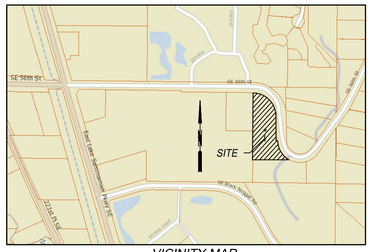

S.E. 56TH STREET
EAST TO WEST



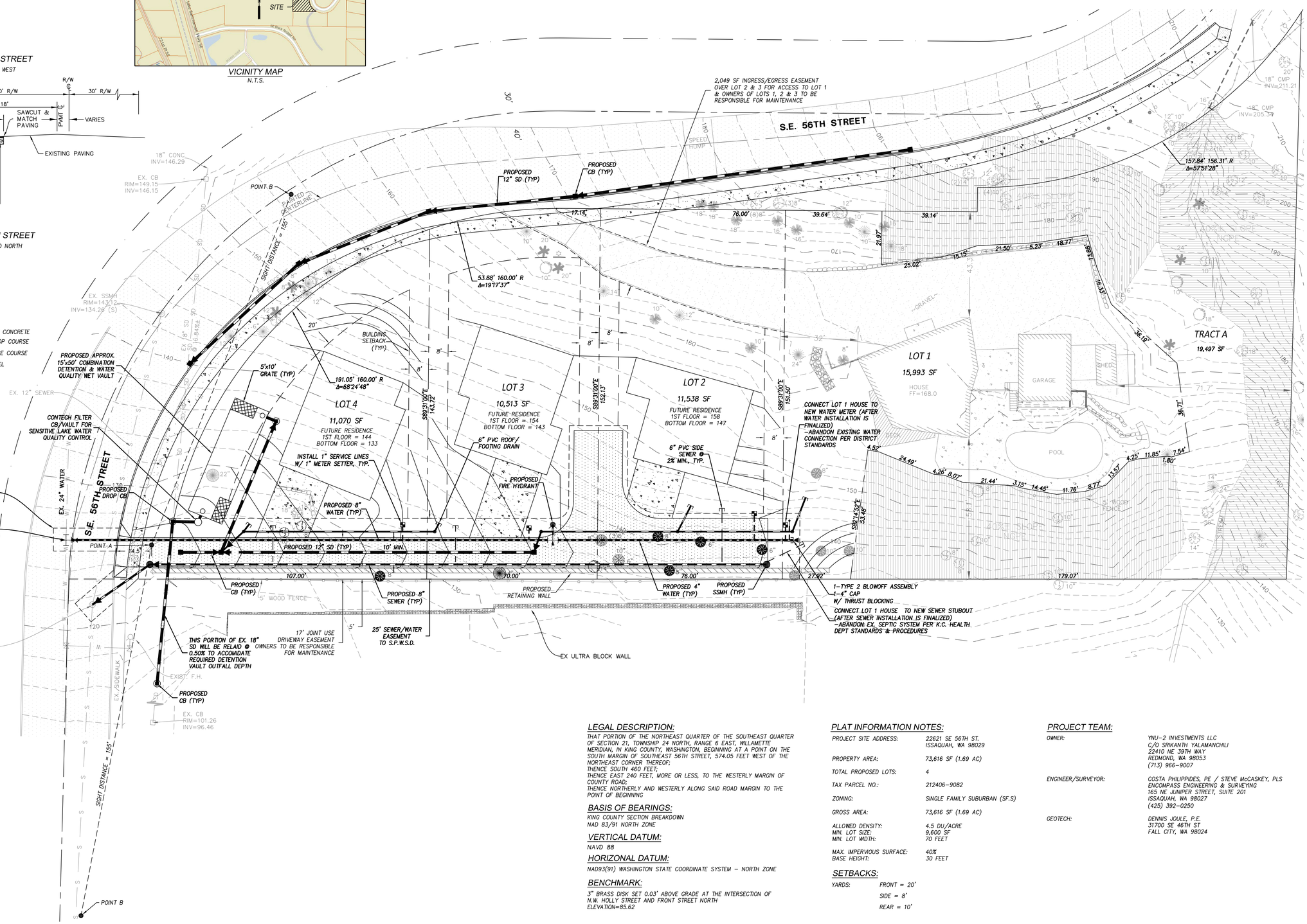

S.E. 56TH STREET
SOUTH TO NORTH




PRIVATE ROAD SECTION
N.T.S.




VICINITY MAP
N.T.S.




## LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, BEGINNING AT A POINT ON THE SOUTH MARGIN OF SOUTHEAST 56TH STREET, 574.05 FEET WEST OF THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 460 FEET;
THENCE EAST 240 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF COUNTY ROAD;
THENCE NORTHERLY AND WESTERLY ALONG SAID ROAD MARGIN TO THE POINT OF BEGINNING

## BASIS OF BEARINGS:

KING COUNTY SECTION BREAKDOWN
NAD 83/91 NORTH ZONE

## VERTICAL DATUM:

NAVD 88

## HORIZONAL DATUM:

NAD93(91) WASHINGTON STATE COORDINATE SYSTEM – NORTH ZONE

## BENCHMARK:

3" BRASS DISK SET 0.03' ABOVE GRADE AT THE INTERSECTION OF N.W. HOLLY STREET AND FRONT STREET NORTH
ELEVATION=85.62

## PLAT INFORMATION NOTES:

| | |
|---|---|
| PROJECT SITE ADDRESS: | 22621 SE 56TH ST. ISSAQUAH, WA 98029 |
| PROPERTY AREA: | 73,616 SF (1.69 AC) |
| TOTAL PROPOSED LOTS: | 4 |
| TAX PARCEL NO.: | 212406–9082 |
| ZONING: | SINGLE FAMILY SUBURBAN (SF.S) |
| GROSS AREA: | 73,616 SF (1.69 AC) |
| ALLOWED DENSITY: | 4.5 DU/ACRE |
| MIN. LOT SIZE: | 9,600 SF |
| MIN. LOT WIDTH: | 70 FEET |
| MAX. IMPERVIOUS SURFACE: | 40% |
| BASE HEIGHT: | 30 FEET |

## SETBACKS:

| | |
|---|---|
| YARDS: | FRONT = 20' |
| | SIDE = 8' |
| | REAR = 10' |

## PROJECT TEAM:

| | |
|---|---|
| OWNER: | YNU–2 INVESTMENTS LLC<br>C/O SRIKANTH YALAMANCHILI<br>22410 NE 39TH WAY<br>REDMOND, WA 98053<br>(713) 966–9007 |
| ENGINEER/SURVEYOR: | COSTA PHILIPPIDES, PE / STEVE McCASKEY, PLS<br>ENCOMPASS ENGINEERING & SURVEYING<br>165 NE JUNIPER STREET, SUITE 201<br>ISSAQUAH, WA 98027<br>(425) 392–0250 |
| GEOTECH: | DENNIS JOULE, P.E.<br>31700 SE 46TH ST<br>FALL CITY, WA 98024 |

| REVISIONS | | |
|---|---|---|
| DESCRIPTION | BY | DATE |

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COSTA PHILIPPIDES
STATE OF WASHINGTON
38375
REGISTERED PROFESSIONAL ENGINEER
04/01/21

LAKEVIEW SHORT PLAT
YNU-2 INVESTMENTS LLC
PRELIMINARY SHORT PLAT

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

| | |
|---|---|
| JOB NO. | 21512 |
| DATE | 04/01/21 |
| SCALE | 1"=20' |
| DESIGNED | CP |
| DRAWN | LFM |
| CHECKED | CP |
| APPROVED | CJA |
| SHEET | 1 of 1 |

FILENAME: J:\21\21512 – YNU-2 INVESTMENTS LLC\ENGINEERING\PLAN SHEETS\PRELIM SHORT PLAT.DWG