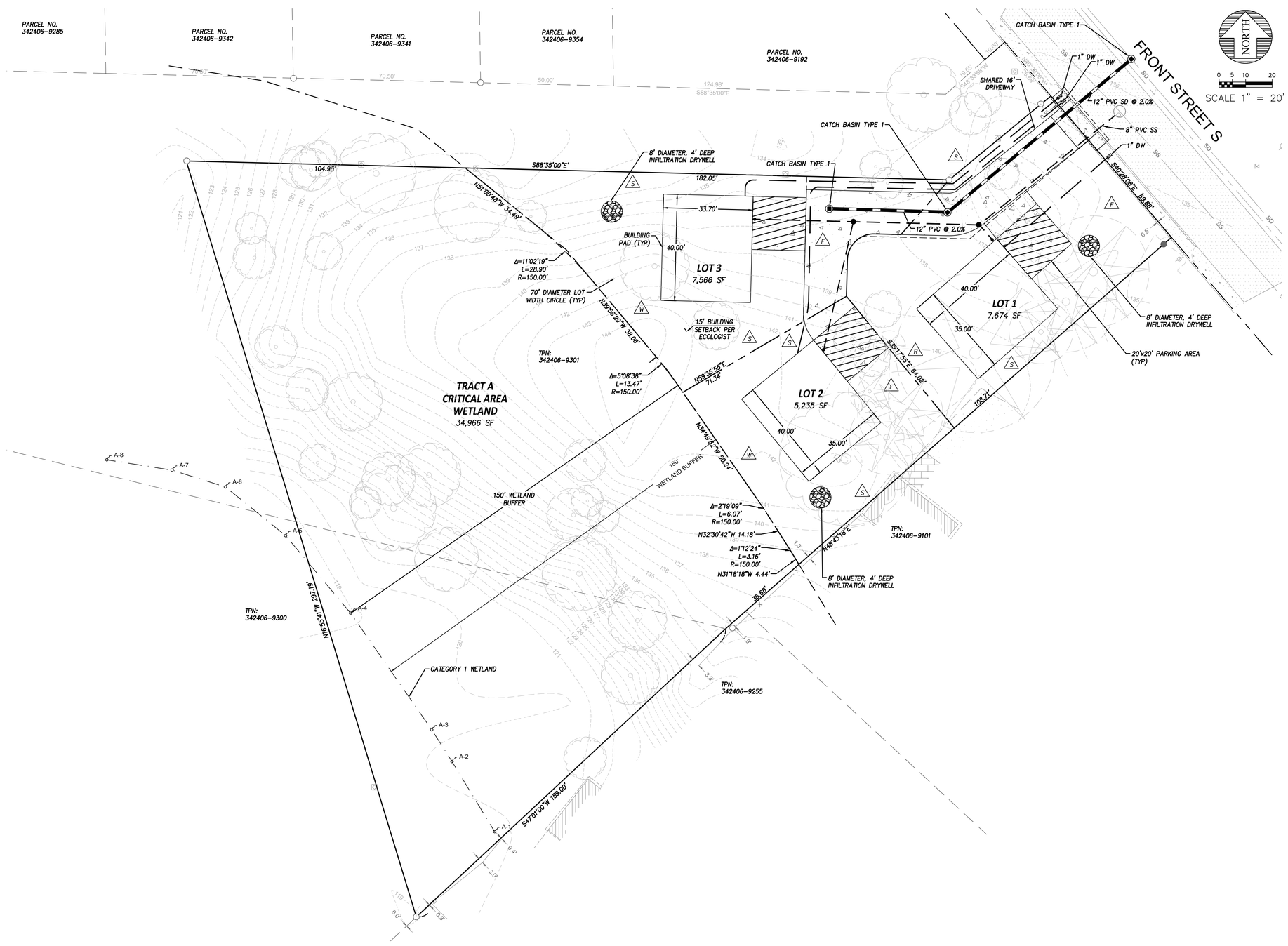
FRONT STREET SOUTH

NW 1/4 OF SW 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON



PROJECT TEAM:

	VAMSHI PRIYA AND KRANTHI BATHULA 4804 243RD CIRCLE SE SAMMAMISH WA 98029
PLANNER:	AMY DONLAN ENCOMPASS ENGINEERING & SURVEYING 165 N.E. JUNIPER STREET, SUITE 201 ISSAQUAH, WA 98027 (425) 392-0250
SURVEYOR:	THOMAS N. WOLDENDORP SITE SURVEYING, INC 21923 NE 11TH STREET SAMMAMISH, WA 98074 (425) 298-4412
ECOLOGIST:	JOHN ALTMANN ALTMANN OLIVER ASSOCIATES, LLC PO BOX 578 CARNATION, WA 98014 (425) 333-4535

SITE DATA:

SITE ADDRESS:	9XX FRONT ST S ISSAQUAH, WA 98027
SITE AREA:	(54,450) SF (1.25 ACRES)
TOTAL PROPOSED LOTS:	2
TAX PARCEL:	342406-9301
ZONING:	SF-S
DENSITY:	4.5 DU/AC
MIN LOT SIZE:	9,600 SF
MIN LOT WIDTH:	70 FEET
MAX IMPERVIOUS SURFACE:	40%
BASE BUILDING HEIGHT:	30 FEET
REQUIRED PARKING:	2 PER DWELLING

IMPERVIOUS AREAS:

LOT 1	3,059 SF (39.8%)
LOT 2	1,926 SF (36.7%)
LOT 3	2,910 SF (38.4%)

BSBL DISTANCES:

F	FRONT YARD:	20
R	REAR YARD:	10'
S	SIDE YARD:	8'
W	WETLAND BUFFER:	15'

REVISIONS

DESCRIPTION	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

FRONT STREET SOUTH
SHORT PLAT
CONCEPT STORM PLAN

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.	22540/22679
DATE	08/12/2022
SCALE	1"=20'
DESIGNED	CP
DRAWN	MBO
CHECKED	
APPROVED	
SHEET	1 of 1

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