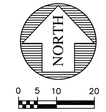
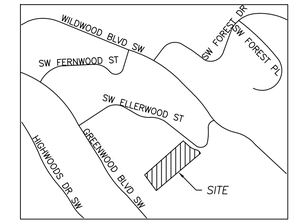
NORTHWEST PERFECTION LLC

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33,TWP. 24, RNG. 6, W.M.
KING COUNTY, STATE OF WASHINGTON



SCALE 1" = 20'



VICINITY MAP
N.T.S.

SITE DATA:

TAX PARCEL NO:	332406-9532
PROJECT SITE ADDRESS:	545 SW ELLERWOOD ST
LOT SIZE:	43,592 SF (1.00 AC)
ZONING:	SF-S (SINGLE FAMILY SUBURBAN)
DENSITY:	4.5 DU/AC
MIN. LOT SIZE:	9,600 SF
MIN. LOT WIDTH:	70'
BUILDING HEIGHT:	30'
IMPERVIOUS SURFACE:	40%
PERVIOUS SURFACE:	60%

LEGAL DESCRIPTION:

LOT 2, ISSAQUAH SHORT PLAT NO. 79-04 RECORDED IN VOLUME 79, PAGE 4, UNDER RECORDING NUMBER 790927066, RECORDS OF KING COUNTY, WASHINGTON.

IMPERVIOUS AREAS:

ON SITE DRIVEWAY:	1,045 SF
OFF SITE DRIVEWAY:	285 SF
HOUSE (ROOF):	2,877 SF
SIDEWALK (STAIRS):	35 SF
TOTAL IMPERVIOUS:	4,242 SF
% OF IMPERVIOUS:	9.73

DISTURBANCE AREA:

ON SITE :	9,109 SF
OFF SITE:	811 SF

BUILDING SETBACKS:

F FRONT - 20 FEET
R REAR - 10 FEET
S SIDE - 8 FEET

APPROVAL CONDITIONS

DSD Planner Date — DSD Engineer Date

☐ Reviewed and determined to be not applicable. — ☐ Reviewed and determined to be not applicable.

DSD Planner Date

☐ Reviewed and determined to be not applicable.

CITY OF ISSAQUAH WASHINGTON

Land Development Manager Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

811 Know what's below. Call before you dig.

REVISIONS

DESCRIPTION	BY	DATE

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

CHAD JAMES ALLEN — STATE OF WASHINGTON — 38285 — REGISTERED PROFESSIONAL ENGINEER

07/15/21

NORTHWEST PERFECTION, LLC
PARCEL #332406-9532
SITE 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.	19517
DATE	07/15/21
SCALE	1"=20'
DESIGNED	ACD
DRAWN	LFM
CHECKED	ACD
APPROVED	CJA
SHEET	1 of 1