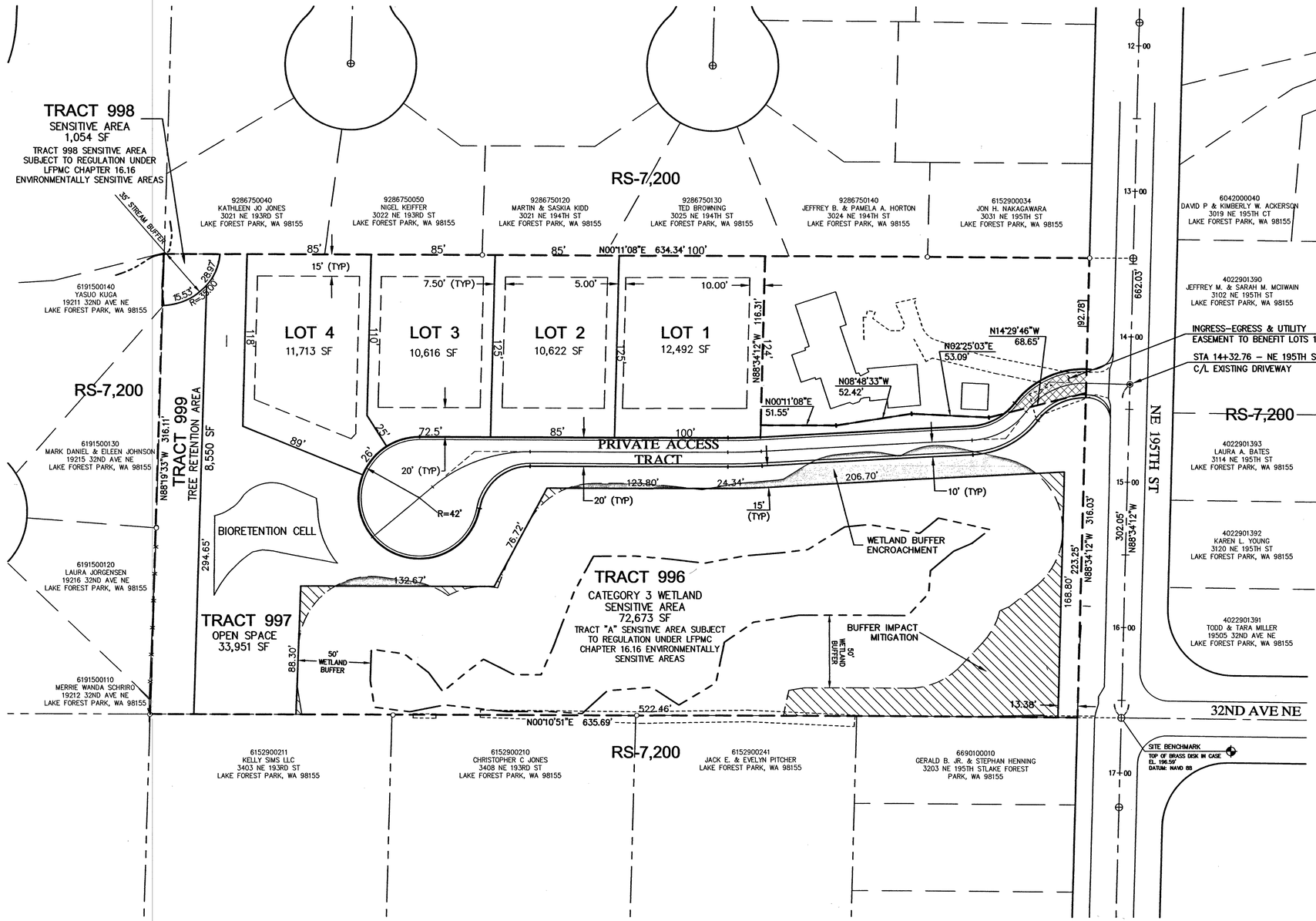
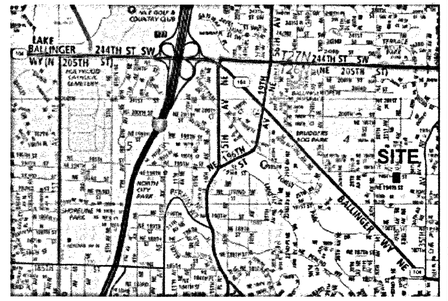
A PORTION OF THE SE 1/4 OF SECTION 4, T 26 N, R 4 E, WM





VICINITY MAP
SCALE: 1" = 2500'

Show proposed sewer + water

NORTH
0 20 40 80
1"=40'

RECEIVED
APR 28 2016
City of Lake Forest Park

TRACT DESIGNATIONS:

TRACT 996:	72,673 SF	SENSITIVE AREA
TRACT 997:	33,951 SF	OPEN SPACE
TRACT 998:	1,054 SF	SENSITIVE AREA
TRACT 999:	8,550 SF	TREE RETENTION AREA

TRACT OWNERSHIP & MAINTENANCE:

OWNERSHIP OF TRACTS 996, 997, 998 & 999 SHALL BE GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE PALMER PLACE HOMEOWNERS ASSOCIATION UPON RECORDING OF THE PLAT.

LOT DENSITY CALCULATIONS:

NET AREA = GROSS PLAT AREA LESS ROADS AND CRITICAL AREAS.

GROSS PLAT AREA = 176,376 SF (4.05 AC)
LESS:
ROAD AREA = 14,704 SF
CRITICAL AREA = 22,079 SF
NET AREA = 139,593 SF (3.20 AC)

NET DENSITY = 4 LOTS / 3.20 AC = 1.25 LOTS/ACRE
GROSS DENSITY = 4 LOTS / 4.05 AC = 0.99 LOTS/ACRE

SITE VEGETATION:

EXISTING CONDITIONS:
FOREST OF DECIDUOUS & EVERGREEN TREES WITH UNDERBRUSH AND GROUND COVER.

DEVELOPED CONDITIONS:
RESIDENTIAL LOTS & OPEN SPACE AREAS SHALL BE LANDSCAPED WITH LAWN, TREES & SHRUBS.

BUFFER AVERAGING CALCULATIONS

BUFFER ADDED = 8,249 SF
BUFFER SUBTRACTED = 3,544 SF

VERTICAL DATUM:
NAVD 88

HORIZONTAL DATUM:
NAD 83/96

BENCHMARK:
MONUMENT AT THE INTERSECTION OF NE 195TH ST AND 32ND AVE NE
ELEVATION: 196.59'

LEGAL DESCRIPTION:

PARCEL A OF LAKE FOREST PARK BOUNDARY LINE ADJUSTMENT NUMBER 2015-LL-0004, AS RECORDED IN KING COUNTY UNDER AFN 20151029000014, IN BOOK 332 OF SURVEYS AT PAGE 119, RECORDS OF KING COUNTY, WASHINGTON.

DEVELOPMENT DATA:

OWNER / APPLICANT

PLATS FINANCIAL GROUP, LLC
720 CEDAR AVE SUITE C
MARYSVILLE, WASHINGTON 98270
CONTACT: TAGE NICKERSON
PH: 425.508.3317
E-MAIL: tage@platsplus.com

ENGINEER / SURVEYOR

DAVID EVANS & ASSOCIATES INC
1620 W MARINE VIEW DRIVE SUITE 200
EVERETT, WASHINGTON 98201
CONTACT: JACK MOLVER, PE
PH: 425.405.1504
E-MAIL: jnm@deainc.com

PRELIMINARY PLAT DATA:

SITE ADDRESS:	3035 NE 195TH STREET LAKE FOREST PARK, WA 98155
TAX LOT NUMBER:	6152900033-05 6152900033-08
EXISTING ZONING:	R 7.2
PROPOSED ZONING:	R 7.2
TOTAL SITE AREA:	176,376 SF (4.05 AC)
LOTS PROPOSED:	4
AVERAGE LOT SIZE:	11,470 SF (0.26 AC)
SMALLEST LOT SIZE:	10,622 SF (0.24 AC)

SERVICES:

WATER:	NORTH CITY WATER DISTRICT
SANITARY SEWER:	CITY OF LAKE FOREST PARK
PUBLIC SCHOOLS:	SHORELINE #412
FIRE PROTECTION:	KING COUNTY DISTRICT NO. 16

SHEET INDEX:

PR1	PRELIMINARY SHORT PLAT
PR2	EXISTING CONDITIONS
PR3	DRAINAGE AND GRADING PLAN
PR4	PRELIMINARY ACCESS ROAD PLAN & PROFILE

PRELIMINARY SHORT PLAT

LABOSIERRE SHORT PLAT

PLATS FINANCIAL GROUP
KING COUNTY, WASHINGTON

DAVID EVANS AND ASSOCIATES INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS:	APPD.

DATE: APRIL, 2016
DESIGN: JNM
DRAWN: CLK
CHECKED: JNM
REVISION NUMBER:

SCALE: 1"=40'

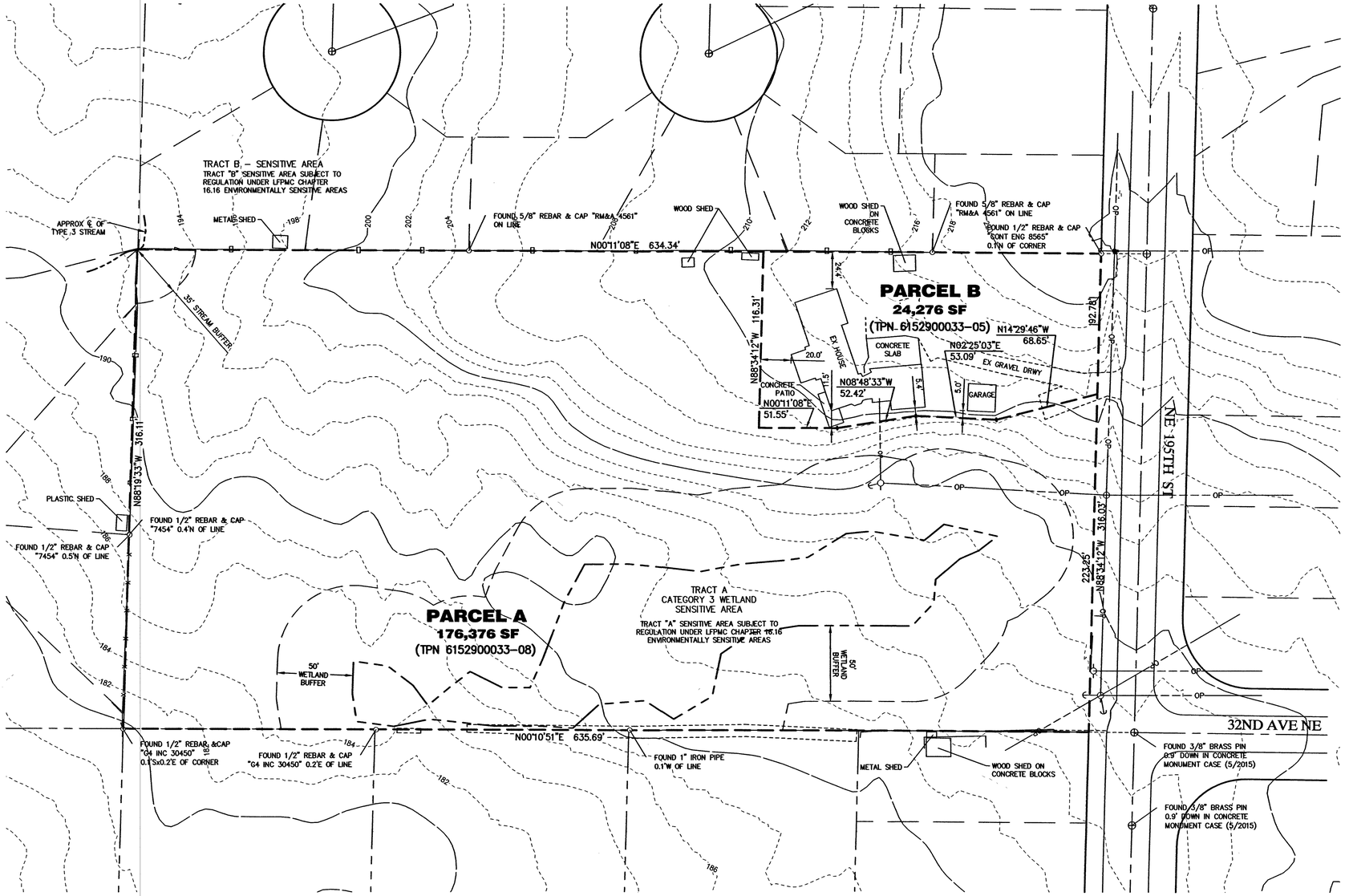
PROJECT NUMBER:
PLFG00000002

DRAWING FILE:
Ec-PR-001-PLFG0002.dwg

SHEET NO.
PR1
OF 4

Plot Date: 4/20/2016 8:48 AM By: April Coleman
Save Date: 4/20/2016 8:35 AM By: Apcc File:T:\PLFG00000002\0400CAD\EC\SHEETS\ec-PR-001-PLFG0002.dwg

A PORTION OF THE SE 1/4 OF SECTION 4, T 26 N, R 4 E, WM



NORTH

0 20 40 80

1"=40'

LEGAL DESCRIPTION:

PARCEL A OF LAKE FOREST PARK BOUNDARY LINE ADJUSTMENT NUMBER 2015-LL-0004, AS RECORDED IN KING COUNTY UNDER AFN 2015102900014, IN BOOK 332 OF SURVEYS AT PAGE 119, RECORDS OF KING COUNTY, WASHINGTON.

DEVELOPMENT DATA:

OWNER / APPLICANT

PLATS FINANCIAL GROUP, LLC
720 CEDAR AVE SUITE C
MARYSVILLE, WASHINGTON 98270
CONTACT: TAGE NICKERSON
PH: 425.508.3317
E-MAIL: tage@platsplus.com

ENGINEER / SURVEYOR

DAVID EVANS & ASSOCIATES INC
1620 W MARINE VIEW DRIVE SUITE 200
EVERETT, WASHINGTON 98201
CONTACT: JACK MOLVER, PE
PH: 425.405.1504
E-MAIL: jnm@deainc.com

EXISTING CONDITIONS

LABOSIERRE SHORT PLAT

PLATS FINANCIAL GROUP
KING COUNTY, WASHINGTON

DAVID EVANS AND ASSOCIATES INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS: APPD.

DATE: APRIL, 2016
DESIGN: JNM
DRAWN: CLK
CHECKED: JNM
REVISION NUMBER:

SCALE: 1"=40'

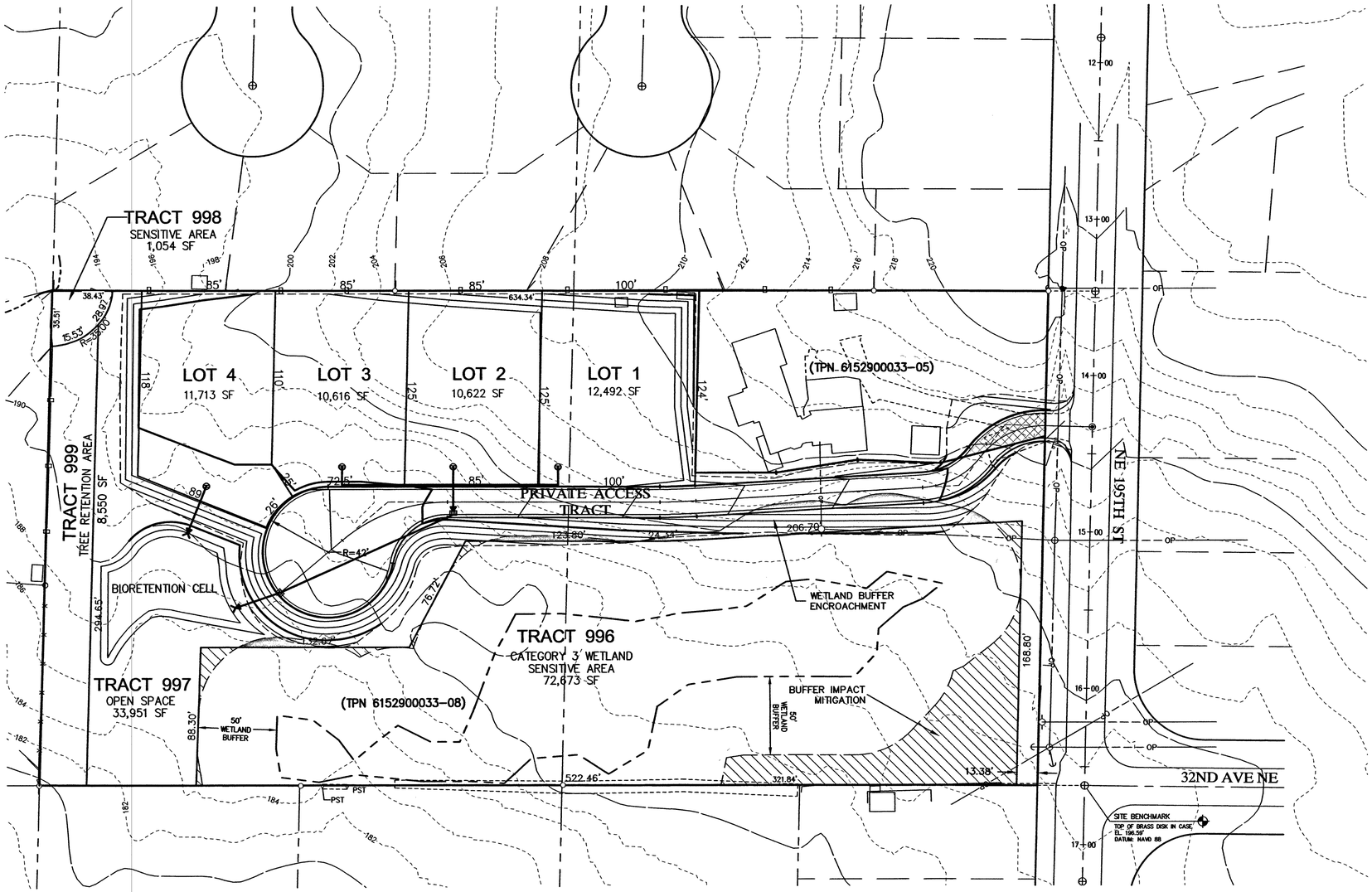
PROJECT NUMBER:
PLFG00000002

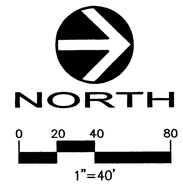
DRAWING FILE:
Ec-PR-002-PLFG0002.dwg

SHEET NO.
PR2
OF 4

Plot Date: 4/20/2016 10:03 AM
Save Date: 4/19/2016 4:41 PM
By: April Coleman
By: Apdc File: P:\P\PLFG00000002\0400CAD\EC\SHEETS\ec-PR-002-PLFG0002.dwg

A PORTION OF THE SE 1/4 OF SECTION 4, T 26 N, R 4 E, WM





LEGAL DESCRIPTION:

PARCEL A OF LAKE FOREST PARK BOUNDARY LINE ADJUSTMENT NUMBER 2015-LL-0004, AS RECORDED IN KING COUNTY UNDER AFN 20151029000014, IN BOOK 332 OF SURVEYS AT PAGE 119, RECORDS OF KING COUNTY, WASHINGTON.

DEVELOPMENT DATA:

OWNER / APPLICANT

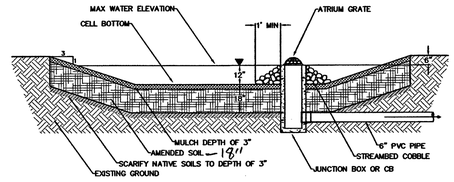
PLATS FINANCIAL GROUP, LLC
720 CEDAR AVE SUITE C
MARYSVILLE, WASHINGTON 98270
CONTACT: TAGE NICKERSON
PH: 425.508.3317
E-MAIL: tage@platsplus.com

ENGINEER / SURVEYOR

DAVID EVANS & ASSOCIATES INC
1620 W MARINE VIEW DRIVE SUITE 200
EVERETT, WASHINGTON 98201
CONTACT: JACK MOLVER, PE
PH: 425.405.1504
E-MAIL: jnm@deainc.com

BUFFER AVERAGING CALCULATIONS

BUFFER ADDED = 8,249 SF
BUFFER SUBTRACTED = 3,544 SF



SECTION – TYPICAL BIORETENTION CELL

GRADING AND DRAINAGE PLAN

LABOSIERRE SHORT PLAT

PLATS FINANCIAL GROUP
KING COUNTY, WASHINGTON

DAVID EVANS AND ASSOCIATES INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS:	APPD.

DATE: APRIL, 2016
DESIGN: JNM
DRAWN: CLK
CHECKED: JNM
REVISION NUMBER:

SCALE: 1"=40'

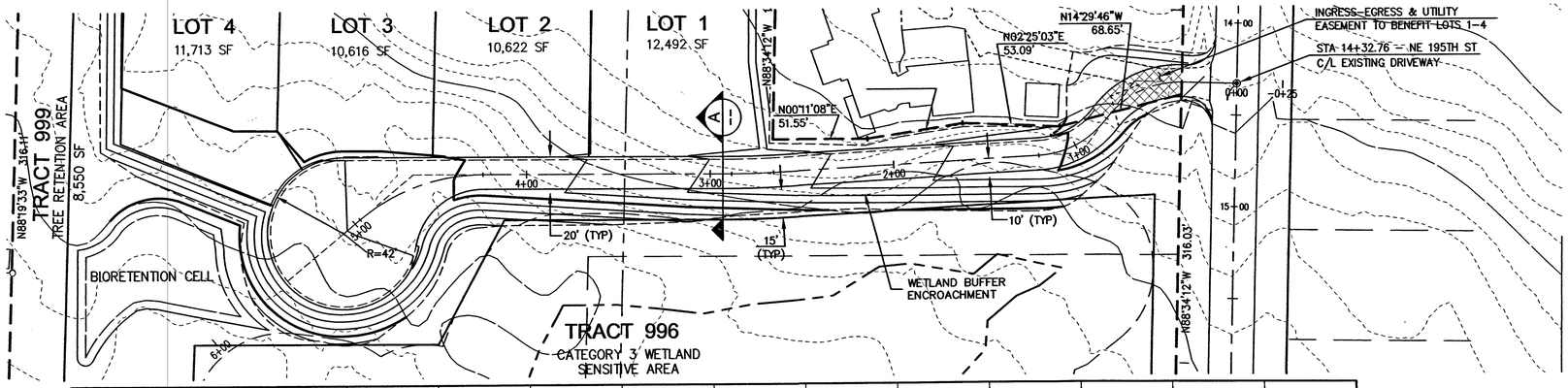
PROJECT NUMBER:
PLFG00000002

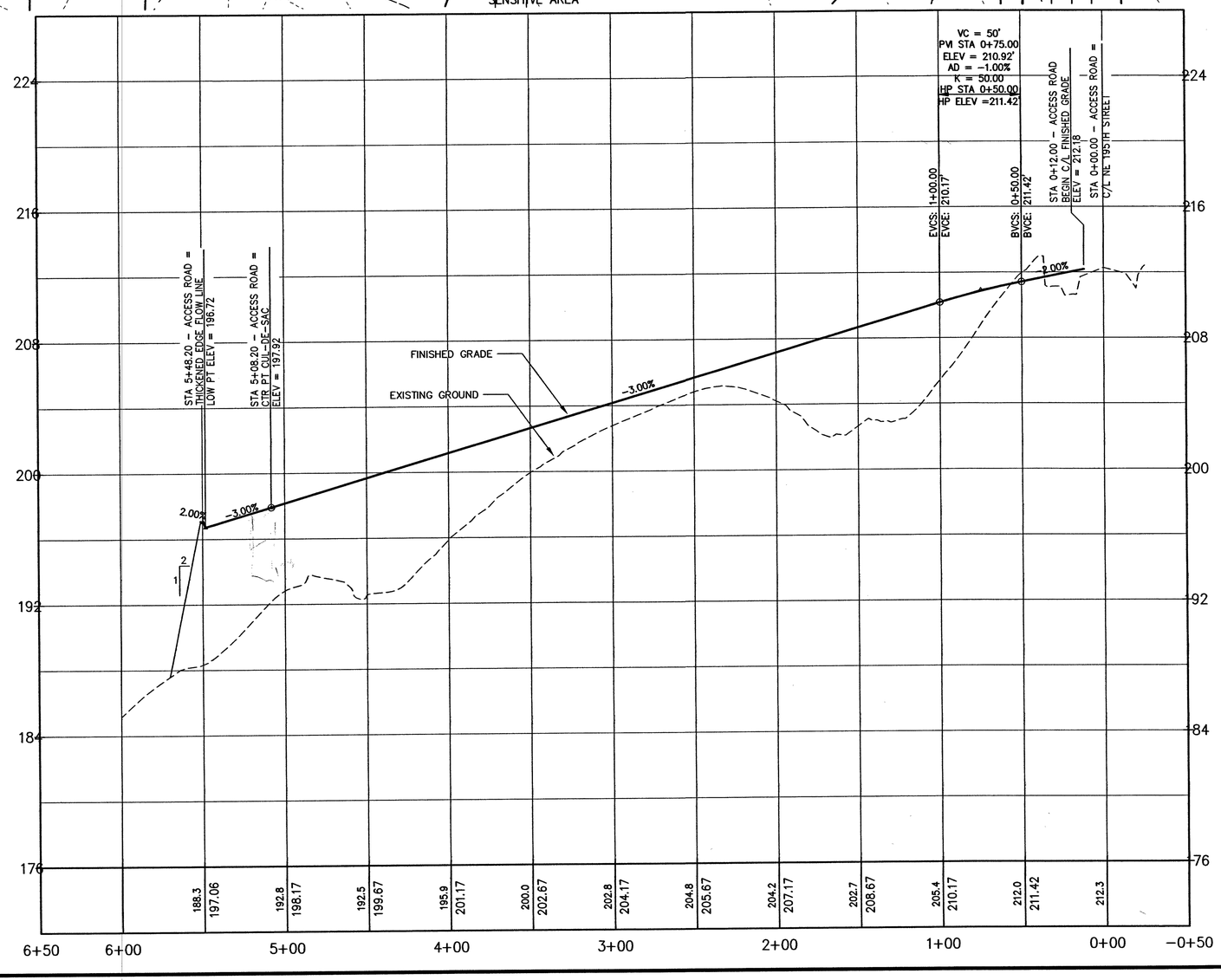
DRAWING FILE:
Ec-PR-003-PLFG0002.dwg

SHEET NO.
PR3
OF 4

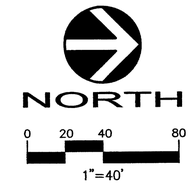
Plot Date: 4/20/2016 10:03 AM By: April Coleman
Save Date: 4/19/2016 4:41 PM By: Apdc File: P:\PLFG00000002\0400CAD\EC\SHEETS\ec-PR-003-PLFG0002.dwg

A PORTION OF THE SE 1/4 OF SECTION 4, T 26 N, R 4 E, WM





Show sewer + storm in profile



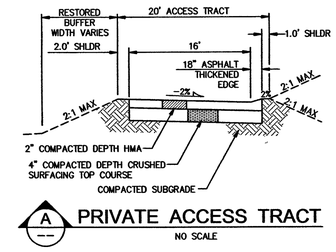
DEVELOPMENT DATA:

OWNER / APPLICANT

PLATS FINANCIAL GROUP, LLC
720 CEDAR AVE SUITE C
MARYSVILLE, WASHINGTON 98270
CONTACT: TAGE NICKERSON
PH: 425.508.3317
E-MAIL: tage@platsplus.com

ENGINEER / SURVEYOR

DAVID EVANS & ASSOCIATES INC
1620 W MARINE VIEW DRIVE SUITE 200
EVERETT, WASHINGTON 98201
CONTACT: JACK MOLVER, PE
PH: 425.405.1504
E-MAIL: jnm@deainc.com



A — PRIVATE ACCESS TRACT
NO SCALE

PRELIMINARY ACCESS ROAD PLAN & PROFILE

LABOSIERRE SHORT PLAT

PLATS FINANCIAL GROUP
KING COUNTY, WASHINGTON

DAVID EVANS AND ASSOCIATES INC.
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS:	APPD.

DATE: APRIL, 2016
DESIGN: JNM
DRAWN: CLK
CHECKED: JNS
REVISION NUMBER:

SCALE: 1"=40'

PROJECT NUMBER:
PLFG00000002

DRAWING FILE:
Ec-PR-004-PLFG0002.dwg

SHEET NO.
PR4
OF 4

Plot Date: 4/20/2016 10:04 AM By: April Coleman
Save Date: 4/19/2016 4:41 PM By: Apdc File:P:\P\PLFG0000000\20400CAD\EC\SHEETS\ec-PR-004-PLFG0002.dwg