

**ZONING DESIGNATION: RS-20,000**  
 BUILDING SET BACK NOTATION  
 FRONT YARD = 20'  
 REAR YARD = 20'  
 SIDE YARD = 15' TOTAL, 5' MINIMUM  
 MAXIMUM IMPERVIOUS SURFACE ALLOWED = 35% OF LOT AREA  
 MAXIMUM STRUCTURAL LOT COVERAGE ALLOWED = 25% OF NET LOT AREA

**LOT AREA:**  
 PARCEL X = 11,189 SF  
 + 9,870 SF (CONSERVATION ESMT. A)  
 + 7,880 SF (CONSERVATION ESMT. B)  
 = 28,939 SF

**PROPOSED IMPERVIOUS AREA:**  
 PARCEL X = 6,000 SF (20.7% GROSS PARCEL AREA) (51.9% NET PARCEL AREA)  
**PROPOSED STRUCTURAL COVERAGE:**  
 PARCEL X = 2,100 SF (7.3% GROSS PARCEL AREA) (18.2% NET PARCEL AREA)

**LAND SURVEYOR'S NOTES:**  
 EQUIPMENT USED: LEICA TS-12 ELECTRONIC TOTAL STATION (3 SECOND DIRECT READING ELECTRONIC THEODOLITE AND INTEGRAL DISTANCE MEASURING METER), 300 FOOT STEEL TAPE. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN LSAW BASELINE ANNUALLY. RELATIVE PRECISION RATIO OF FIELD TRAVERSE DATA MEETS WAC 332-130-090.

TAX PARCEL NUMBER: 4019300327  
 TOTAL AREA = 28,939 SQUARE FEET (SF), 0.664 ACRE (AC)  
 MERIDIAN: PLAT OF LAKE FOREST PARK  
 BASIS OF BEARINGS: NORTH LINE SECTION 10  
 SURVEY REFERENCE: SEE RECORD OF SURVEY FILED UNDER KING COUNTY RECORDING NUMBER 20040506900014 FOR ADDITIONAL BOUNDARY AND SURVEY INFORMATION.

**CONSERVATION EASEMENT:**  
 CONSERVATION EASEMENT A AND B  
 SUBJECT TO REGULATION UNDER LFPMC CHAPTER 16.16 ENVIRONMENTALLY CRITICAL AREAS.

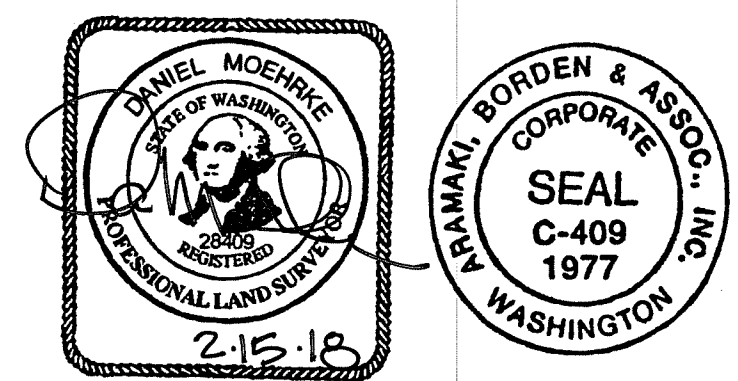
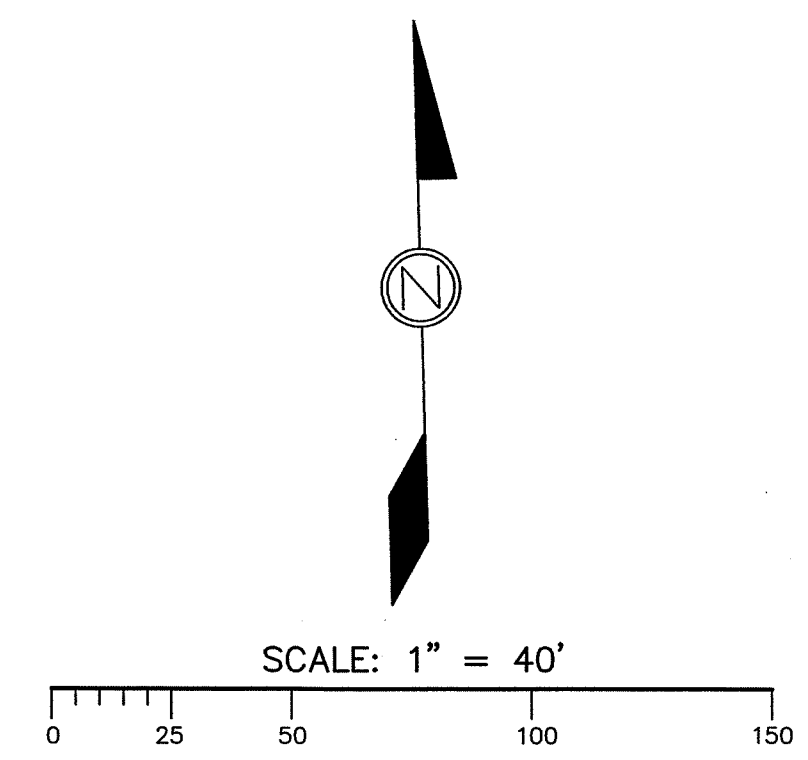
**LEGAL DESCRIPTION:**  
 LOT 16, BLOCK 8, LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 20 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.  
 EXCEPT THE WEST 300 FEET THEREOF.  
 ALSO KNOWN AS PARCEL X, CITY OF KENMORE BOUNDARY LINE ADJUSTMENT 2017-BLA-0001 AS FILED UNDER KING COUNTY RECORDING NUMBER

CONSERVATION EASEMENT B

L1	S88°16'14"E	57.02'	
L2	S82°08'14"E	28.86'	
L3	N5°17'20"E	44.16'	
NUM	DELTA	ARC	RADIUS
C1	87°25'34"	18.31'	12.00'
C2	50°10'13"	26.27'	30.00'

EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR PARCEL Y

L4	N45°53'56"W	15.91'	
L5	N5°17'20"E	75.91'	
NUM	DELTA	ARC	RADIUS
C3	51°11'17"	13.40'	15.00'



PARCEL X SITE PLAN  
 PREPARED FOR  
**UPRIGHT CONSTRUCTION COMPANY**  
 18827 - 53rd AVENUE NE  
 LAKE FOREST PARK, WA 98155

**aba** INC.  
 LAND SURVEYORS

ARAMAKI BORDEN AND ASSOCIATES, INC.  
 6141 NE BOTHELL WAY  
 SUITE #304  
 KENMORE, WA 98028  
 TEL: 425-485-9711

DRAWN: DRM	DATE: 2-15-2018	PROJECT: 1517
CHECKED: TCS	SCALE: 1" = 40'	SHEET 1 OF 1