City of Lake Forest Park
17425 Ballinger Way NE
Lake Forest Park, WA 98155
206-368-5440

SENSITIVE AREA WORK PERMIT APPLICATION

FOR STAFF USE ONLY

Application Number: _____

Date: _____

Amount Received: _____
Land Use Permit 001-000-322-11-00-00

Receipt Number: _____

PROJECT DESCRIPTION: 4 lot short plat near category 3 wetland

Property Owner: Suzanne Ebling Phone: N/A Fax: _____

Property Address: 3035 NE 195th Street City: Lake Forest Park State: WA Zip: 98155

Parcel No. 615290-0033

Owners Authorized Agent: Plats Financial Group c/ Tage Nickerson Phone: 425.508.3317 Fax: _____

Mailing Address: 720 Cedar Avenue, Suite C City: Marysville State: WA Zip: 98270

General Contractor: To Be Determined Phone: _____ Fax: _____

Contact: _____ Phone: _____ Cell _____

Address: _____ City: _____ State: _____ Zip: _____

State License # _____ Exp: _____ City Business License # _____ Exp: _____

Regular Permit $550.00

Minor Permit ..... $ 85.00

For projects:

a) Performed only by light equipment, **and**
b) Authorized by an exception listed in LFPMC 16.16.230 (enhancement projects, remodels within the existing footprint, etc.) **or** the setback exceptions of 16.16.240.

Drainage Review Fee

- ***For projects without an Engineering Plan*** $300.00
- ***For projects with an Engineering Plan*** $600.00

Technology Fee (5% of Fee Total) **$**_____

Total Due ..... **$** _____

THE APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION FOR PERMIT PROCESSING ***(Attach additional sheets if necessary)***

1. What environmentally sensitive areas are present on or near the site? (steep slopes, erosion hazard, landslide hazard, wetland, stream corridor, seismic hazard, flood hazard)

There is a category 3 wetland present on the eastern portion of the project site.

2. Describe the character of the site. Is the site sloped or flat? Is the site wooded and vegetated, cleared or landscaped? What is the current use of the site? Describe the surrounding areas (undeveloped, residential, commercial).

The project site is sloped ranging between 5% and 20% slopes. The site is mostly forested with thick underbrush. The site is currently vacant (no existing structures) and is surrounded by single-family residences.

3. Describe the nature of proposal. Indicate as much specific information as possible. What is proposed? How long will the work take?

A 4 lot short plat is being proposed for single-family residences. The lots are to be approximately 11,100 square feet each. A 20 foot wide access road is proposed to extend from NE 195th Street to the back of the site where it will end in a cul-de-sac 80 feet in diameter. The access road is proposed to be constructed between the existing wetland and the proposed lots, within the wetland buffer area. In order to compensate for this, the wetland buffer will be enhanced.

4. How close to the environmentally sensitive areas will the work be? _____

The proposed lots will be approximately 80 feet away from the wetland and the edge of the proposed access road Borders and slightly impacts the northern edge of the wetland. Buffer encroachment and mitigation details are included in With the preliminary short plat submittal.

5. How will the proposal impact the environmentally sensitive areas on or off site?

Construction activities such as site clearing, filling and grading could increase potential for erosion, unless mitigated. Possible stormwater pollution and air pollution could also impact the existing wetland if not mitigated.

6. Describe any mitigating factors. What measures are included to mitigate any impacts to the environmentally sensitive areas? What erosion control measures are proposed? What kind of revegetation is proposed?

Measures such as silt fencing, mulching/hydroseeding, and a graveled construction entrance will be adopted for erosion control. A site-specific temporary erosion and sedimentation control plan (TESCP) as well as a stormwater pollution prevention plan will be prepared and implemented. Short term air emissions produced by construction will be controlled by turning off idling equipment and spraying exposed soils with water. The wetland buffer area will be enhanced with native species upon completion of construction activities.

7. Is the site near the Lake Washington shoreline (within 200 feet)?: *No*

THE APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION FOR PERMIT PROCESSING ***(Attach additional sheets if necessary)***

A. A site-plan that must be accurate, legible and drawn to scale **(a recent survey will often be required)** that provides the following:

1. The existing dimensions and lot size, proposed dimensions and lot size.
2. Identify adjacent streets, existing and proposed access.
3. Identify existing and proposed structures and distances to property lines.
4. Location of proposed alterations or improvements.
5. Location of sensitive areas on or near the site.
6. If possible, locate drainage channels, sewer and water lines.
7. Identify existing and proposed easements.

B. Clearing, grading, filling, excavating plan. In addition to the above, you must provide the following information (some plans may be required to be prepared by professional engineer licensed in the State of Washington):

1. Topographical map with contour lines at five (5) foot intervals.
2. Designate areas involving land clearing, filling, land cuts or excavation.
3. Identify the amount of excavation, fill, and removal of material in cubic yards.
4. Locate all significant trees (6" diameter or greater) and identify type and size. Designate those trees to be removed and those to be protected.
5. Identify areas to be revegetated and/or restored. Provide plant types and methods.

C. Erosion control plan. This may include erosion and sedimentation control, vegetation management plan, landscape plan, restoration plan, etc.(some plans may be required to be prepared by a licensed professional engineer in the State of Washington):

1. Locate areas that erosion and sedimentation control devices are to be installed. Include details for silt fence or any other mechanisms.
2. Identify areas to be revegetated or restored, types of vegetation and timing for implementation.

D. Drainage Plan. This should be prepared by professional engineer licensed in the State of Washington. Drainage requirements, systems and techniques must comply with the King County Surface Water Design Manual, as adopted by the City of Lake Forest Park.

E. Mitigation Plan (May include elements of other required plans, such as erosion control and drainage plans). Some plans may be required to be prepared by a licensed, professional engineer in the State of Washington or a qualified ecologist/biologist.

Release / Hold Harmless Agreement

I, the undersigned, his/her heirs and assigns, in consideration for City processing the application agrees to release, indemnify, defend and hold the City of Lake Forest Park harmless from any and all damages and/or claims for damages, including reasonable attorneys fees, arising from any action or inaction as based in whole or in part upon false, misleading or incomplete information furnished by the applicant, his agents or employees.

The undersigned acknowledges that this application is for a permit from the City of Lake Forest Park; that any permit issued by the City as a result of this application establishes only that the applicant's project complies with City ordinances and regulations; and that other State and Federal laws and regulations, particularly the Endangered Species Act, U.S.C. 16.31, et. seq., may apply to this project. The undersigned further acknowledges and accepts responsibility for complying with such other laws and regulations and agrees to release the City of Lake Forest Park, indemnify and defend it from any claim, damages, injuries, or judgments, including reasonable attorney's fees, arising from or related to violations of such other laws or regulations.

Permission to enter subject property

I, the undersigned, grant his/her or its permission for public officials and staff of the City of Lake Forest Park to enter the subject property for the purpose of inspection and posting attendant to this application.

04/27/2016	
Date	**Signature of applicant, owner or representative**

Complete applications must be submitted to the City of Lake Forest Park Planning and Building Department. 17425 Ballinger Way NE, Lake Forest Park, WA 98155

Official review of a proposal will not commence until the responsible official has determined that all materials necessary for a complete application have been received.

Contact:
Ande Flower, Assistant Planner, 306-957-2832
Email: aflower@ci.lake-forest-park.us.wa