CITY OF LAKE FOREST PARK
INCORPORATED 1961

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City of Lake Forest Park

FOR STAFF USE ONLY
Application Number: 2015-SP-0003
Amount Received:
~~Receipt Number:~~ 9/2/2015

SHORT SUBDIVISION APPLICATION

Owner of Record: Larry Silver, Betty Silver, and Camelot Society

Site Address: 5020 NE 187th Street and 5027 NE 188th Street, Lake Forest Park, Washington 98155

Contact Name: Larry and Betty Silver Contact Phone Number: 425-864-8829

Representative's Name: LDC, Inc. - Steve Anderson

Representative's Phone Number: 425-806-1869 Alternate: 206-660-1252

Parcel Number(s): 4022906142 and 4022906165

FEES MUST BE PAID AT TIME OF APPLICATION

☒ Short Subdivision request (*Short Plat*)	$ 4,000.00 *Flat Fee*
☒ Drainage review fee (as needed)	$ 500.00 per lot x 2
☐ Land Use Public Notice	$ 200.00 + $25 *add'l posting*
☒ Technology Fee (5% of fee total)	$ 250.00
Total Fees	$ 5,250
	3,000 CREDIT – from 2013-SDA-0001
	$2,250

The applicant may be responsible for additional fees related to engineering and legal expenses

Zoning classification: RS 7200

Is the site near the shoreline? (within 200 feet): No

Comprehensive Plan designation: Single Family Residential, High

Circle known utilities / services to the site: gas, electric, water, sewer, cable, garbage, phone, other

Please provide the requested information:

1. What is the current use of the property? (Single family residential, vacant, etc.) Describe the surrounding areas (undeveloped, residential, commercial).
Current use is two single family residential houses surrounded by single family residential houses

2. What is the size of the property? 4022906142 is 20,624 SF and 4022906165 is 24,000 SF

3. If applying for a short subdivision, how many lots are proposed? 3

4. Has the property been subdivided before or had any other changes to the legal boundaries? If so, what is the file number and recording number?
No

5. **The applicant must provide the following submittal requirements.**

A. ***A survey, prepared by a registered land surveyor licensed in the State of Washington that provides the following:***

1. The existing dimensions and lot size, proposed dimensions and lot size.
2. The legal description for all existing and proposed parcels, including location by section, township and range.
3. Notations that show the required setbacks from all existing or proposed lot lines.
4. Location of adjacent streets, existing and proposed access.
5. Location of existing and proposed structures and distances to property lines.
6. Location of proposed alterations or improvements.
7. All trees greater than 6" in diameter, including those proposed for removal.
8. Location of any sensitive areas on or near the site and associated buffers.
9. All existing and proposed sensitive area preservation tracts.
10. If possible, locate drainage channels, sewer and water lines.
11. Identify existing and proposed easements.
12. Name, address, phone number and seal of registered land surveyor preparing the short/preliminary plat or lot line adjustment.
13. Scale of the short/preliminary plat or lot line adjustment, date prepared and north arrow.
14. Existing topography of the land indicated by contours at five-foot intervals.
15. One copy of all plans reduced onto 8.5" X 11" sheets.
16. One copy of mathematical computations for lot closures and lot areas.

Other required information includes (short subdivisions only):

- Proof of water and sewer availability.
- A fire district receipt.

B. Preliminary Drainage Plan (***required for short subdivisions only***). Professional engineer licensed in the State of Washington should prepare this. Drainage requirements, systems and techniques must comply with the King County Surface Water Design Manual, as adopted by the City of Lake Forest Park

6. **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.

7. **Permission to enter subject property**

I, the undersigned, certify (or declare) under penalty under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I also 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.

7-17-15
Date

Signature of applicant, owner or representative #1

Date

Signature of applicant, owner or representative #2

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.