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July 19, 2016

Mr. Richard Hanson
3218 NE 163rd Street
Lake Forest Park, WA 98155

RE: Sensitive Area and Short Plat Review for 3218 NE 163rd St

Dear Mr. Hanson,

We have completed an initial review of your sensitive area buffer reduction proposal, located at 3218 NE 163rd St. This application cannot be considered complete until the changes detailed below are made. Additionally, review of the short-plat proposal cannot begin until the buffer reduction application meets all necessary requirements.

The following changes are required for the application to be considered complete:

- The survey by Tyee Surveyors has "preliminary" written over the stamp and is not signed by the surveyor. The "preliminary" mark must be removed and all survey drawings must be signed by the surveyor.
- The sensitive area study by Wetland Resources, Inc. is stamped with "draft" on every page. The "draft" watermark must be removed and a finalized report submitted.
- The Short Plat Detail drawing shows the steep slope buffer but not the wetland buffer. According to the sensitive area study by Wetland Resources, Inc., a portion of the wetland buffer reaches farther towards the proposed developments than the steep slope buffer. This must be reflected in the drawing.
- Provide digital copies, in PDF form, of all survey drawings.

These changes are needed in order for the application to be considered complete. Review of the sensitive area buffer reduction and the short plat application are on hold until the City receives these documents.

Feel free to contact me with any questions you might have.

Sincerely,


Ande Flower, Principal Planner

Cc: Steve Bennett, Planning Director
Jake Tracy, Assistant Planner