

Critical Area Work Permit Application



LAKE FOREST PARK
Washington

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

Permit # *Staff use*

Project Description:	Remove existing structure; Construct new 11 unit Multi-family at 3803 NE 155th St.		
Property Owner:	AML Development LLC (Buyer/ Developer: Rev Properties Corp)		
Address:	381 6th St., Blaine, WA 98230		
Phone:	360-724-1295	Email:	gurdeepbains@revproperties.com

Authorized Agent:	Veer Architecture, Marsha Mawer-Olson (On behalf of Developer Rev Properties Corp)		
Address:	520 112th Ave. NE, Suite 250, Bellevue WA 98004		
Phone:	425-401-6828	Fax:	marsha@veerarchitecture.com

General Contractor:	TBD		
Address:			
Contact:			
Phone:		Fax:	
State License #:		Exp:	
City License #:		Exp:	

PERMIT APPLICATION FEES

Fees must be paid at time of application

Major Permit -----	\$550	
Tree-Related -----	\$125	
Public Notice Signage Fee		\$ 200
\$25 addtl. Signage fee if property abuts 2 streets		

Minor Permit*-----	\$85	
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*For projects performed only by light equipment
and authorized by an exception listed in LFP MC 16.16.230 or setback
exceptions of 16.16.240

Drainage Review Fee	
Projects with an engineering plan -----	\$300
Projects w/o an engineering plan -----	\$600
SUBTOTAL	
Technology Fee 5% of Subtotal	
TOTAL DUE	

Staff use	Date Stamp
	Paid Stamp

Describe the nature of proposal. Indicate as much specific information as possible. i.e. What is proposed? How much are you proposing? How long will the work take? How will the use of the property be changed? Future plans?	Remove the existing single family house and garage, clear brush, remove 4 trees. Construct new 11-unit multi-family building
	with Live/Work units facing the street. All units will have at-grade garages. Provide 4 new street parking stalls.
	Scope of work to be outside the Steep Slope and Stream Critical Areas and buffers.
	Construction is estimated to start with Clearing/Grading in Fall 2022 and last approximately 14 months.

What is/are the environmentally critical areas on or near the site? (steep slopes, erosion hazard, landslide hazard, wetland, stream corridor, seismic hazard, flood hazard, shorelines)	Steep Slope, Landslide Hazard area and Stream buffer.

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 site is partially cleared with an existing house and garage. The rest is vegetated with brush and 4 trees.
	Grade around the existing structures and parking is fairly level. The site generally slopes modestly
	down from west to east, and steeply down to the stream on the south side of the site.
	To the west is multi-family use and commercial use (Market & Law office). To the east and north are single-family homes

How close to environmentally critical areas will the work be being done?	The southern edge of the project will boarder on the structural setback the from steep slope buffer.
	The southeast corner of the project will include paving and landscape boardering the steep slope buffer.

How will the proposal impact the environmentally critical areas on or off site?	The proposed project includes protection fence around the perimeter with storm water management to
	ensure no erosion on the steep slope or drainage into the stream below. Landscaping is proposed to replace
	removed trees and further protect the soils at the project edge.

Describe any mitigating factors. How do you propose to accommodate drainage? How do you propose to reduce erosion? Are there any measures for reducing impacts such as, erosion control, drainage retention, revegetation, restoration, noise, etc.?	TESC measures will be taken during construction. Construction will observe approved business hours.
	Project includes on-site storm water retention and landscaping to revegetate and protect soils.

Is the site within 200 feet of the shoreline of Lake Washington?	The project is not within 200 feet of the shoreline.

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

**Two paper copies and one digital copy of all
application materials are required**

1. A **site-plan** that must be accurate, legible and drawn to scale (**a recent survey will often be required**) that provides the following:
 - ☒ The existing dimensions and lot size, proposed dimensions and lot size
 - ☒ Identify adjacent streets, existing and proposed access
 - ☒ Identify existing and proposed structures and distances to property lines
 - ☒ Location of proposed alterations or improvements
 - ☒ Location of critical areas on or near the site
 - ☒ If possible, locate drainage channels, sewer and water lines
 - ☒ Identify existing and proposed easements
2. **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):
 - ☒ Topographical map with contour lines at five (5) foot intervals
 - ☒ Designate areas involving land clearing, filling, land cuts or excavation
 - ☒ Identify the amount of excavation, fill, and removal of material in cubic yards
 - ☒ Locate all significant trees (6" diameter or greater) and identify type and size
 - ☒ Designate those trees to be removed and those to be protected
 - ☒ Identify areas to be revegetated and/or restored. Provide plant types and methods
3. **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):
 - ☒ Locate areas that erosion and sedimentation control devices are to be installed
 - o Include details for silt fence or any other mechanisms
 - ☒ Identify areas to be revegetated or restored, types of vegetation and timing for implementation
4. **Drainage Plan.** This should be prepared by a 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.
5. **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 attorney's 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.

Qualified Professional Requirements

For each section of this application that was required to be prepared by a professional, please include a Statement of Qualification along with this application.

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.

Date: July 13, 2022

Signature of Applicant, Owner, or Representative: Gibson

Questions?

For more information, please contact the Planning Department
aplanner@cityoflfp.com
206-957-2837

Access to Information

Electronic versions of all forms, permits, applications, and codes
are available on the Lake Forest Park website:
<http://www.cityoflfp.com/>
Paper copies of all of the above are available at City Hall:
17425 Ballinger Way Northeast, Lake forest Park, WA 98155