

# TECHNICAL MEMORANDUM



**FACET**

*Formerly DCG / Watershed*

Date: March 17, 2025  
To: City of Lake Forest Park Community Development Department  
From: Kyle Cotchett; Kenny Booth, AICP  
Facet Project Number: 2303.0834.02  
Project Name: Lake Forest Park Lakefront Improvements

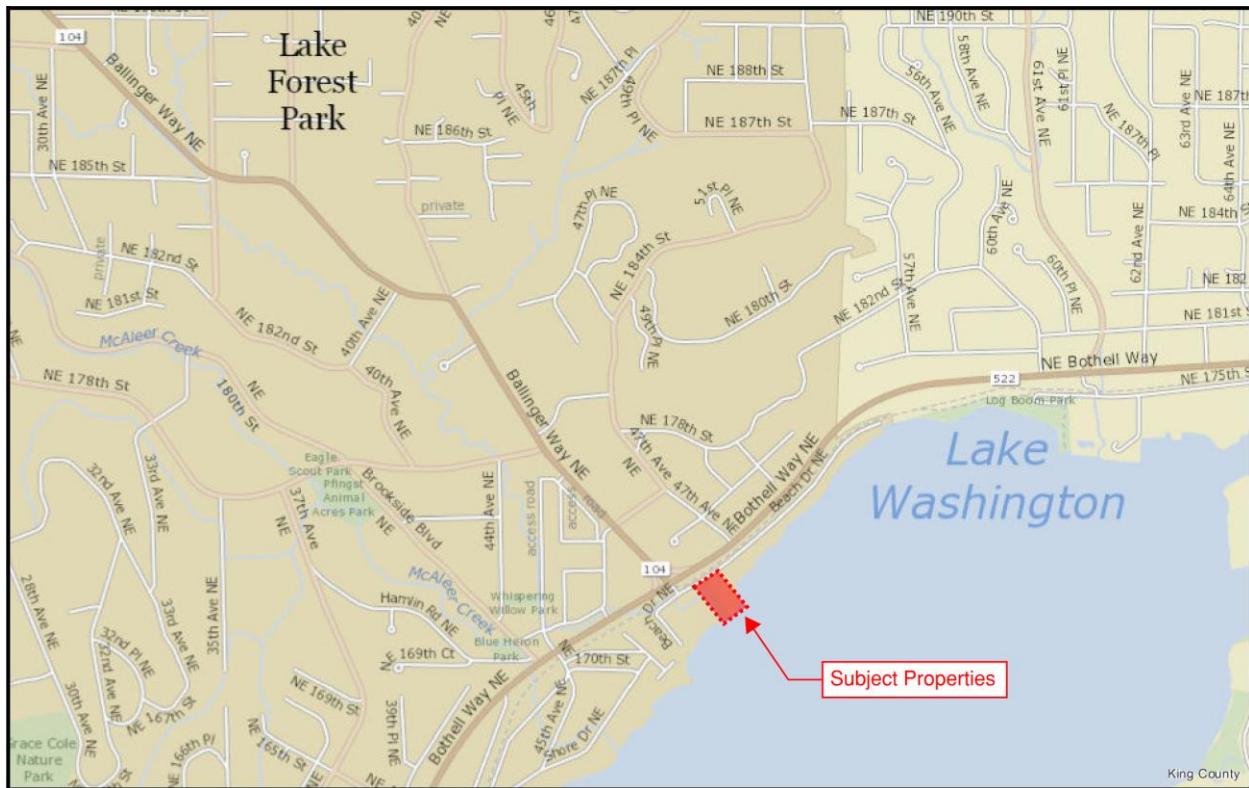
## Subject: Shoreline Variance Narrative

This memo is intended to provide an overview of the proposed Lake Forest Park Lakefront Improvements project, and document how the project complies with City of Lake Forest Park Shoreline Management Program variance regulations.

### Site Description

The project site is located at 17337, 17345, and 17347 Beach Dr NE in the City of Lake Forest Park (parcel nos #403010-0050, -0035, and -0040). The sites consist of remnant single-family residential buildings and associated residential and shoreline improvements. The properties are accessed from Beach Drive NE. All parcels are within the RS-7,200 SFR zoning designation. Parcel nos. 403010-0035 and 403010-0040 have a shoreline environment designation of Shoreline Residential, while parcel no 403010-0050 is designated as Urban Conservancy. Single-family residential properties border the site to the north and east. To the southwest is parcel no. 403010TRCT with no zoning designation but is occupied by the Lake Forest Park Civic Club. The sites are situated along Lake Washington, which borders the site to the southeast. See Figure 1 below.

Parcel 403010-0050 is developed with the existing Lyon Creek Waterfront Preserve, including two stream bridges and a viewing pier. Parcel 403010-0040 is developed with the remnant remains of four buildings and a pier. Parcel 403010-0035 is developed with three remnant buildings. All three parcels are almost entirely encumbered by critical areas and their corresponding buffers. According to the City's critical area maps and studies performed by Facet, the northern portion of the parcels include seismic hazard areas, while the southern portion of the parcels contain several wetlands. Additionally, Lyon Creek flows through the western portion of parcel no. 403010-0050. Its associated buffer encompasses the majority of the parcel, as well as the western portion of parcel no. 403010-0040. Please see the associated Boundary and Topographic Survey, Impact Analysis Exhibit, and Wetland and Stream Delineation Report for more information.



**Figure 1.** Vicinity Map (King County iMap).

# Project Description

The project proposes to improve public waterfront access through the transition of two recently acquired single-family residential properties (parcels 403010-0035 and -0040) into a public waterfront park. The project design aims to be respective of the natural habitat and features of the site, preserve and enhance existing features that represent the historical narrative of Lake Forest Park, and consider the current and future responsibilities of the City.

The newly acquired properties and associated improvements will be integrated with the existing Lyon Creek Waterfront Preserve to form one continuous public park. New project improvements will be focused on the two recently acquired parcels, nos. 403010-0035 and -0040, while the existing public preserve parcel will be modified to reduce public access to the creek buffer and sensitive area at the creek's outfall to Lake Washington. New project improvements will include a new parking area, access paths, play structure, nature viewing platforms, and new swimming and paddling pier. The open lawn and natural beach will be preserved in place for public use. Nine remnant buildings are present on the site, including a primary single-family dwelling unit, open-air carport, enclosed garage, and five smaller accessory structures. The primary dwelling unit and one of the accessory units will be renovated for flexible community use. The remaining structures will be permanently removed from the site. A picnic shelter will be reconstructed within the footprint of one accessory structure. A bathhouse will be constructed within the footprint of the garage building. The two existing piers present on parcels no. 403010-0040 and 403010-0050 will be removed and consolidated into a single pier design for public water access uses. An existing footbridge crossing Lyon Creek is proposed to be relocated from the creek and reinstalled within the creek's floodplain.

## Code Compliance

The proposed project includes building a new multi-functional pier and recreational float. To design a pier with sufficient width and length for public recreational use, the pier width has been proposed at 10 feet wide and the structure will be 200 feet long. To facilitate multiple uses, the new pier contains five ells ranging in width from 10 feet to 26 feet. One ell extends 30 feet in length. The overwater surface coverage of the pier will total 3,675 square feet. The recreational float is proposed to be 230 square feet and in an area with approximately 4.25 feet of water depth. Pursuant to the Lake Forest Park Shoreline Master Program (SMP) 8.B.3, walkways for new piers are limited to a maximum width of four feet. The maximum length of new piers is limited to 120 feet and the overall size is limited to 480 square feet. Ells are restricted to 26 feet in length and 2 feet in width. SMP 8.H. restricts recreational floats to 100 square feet in area and they must be in an area with a minimum water depth of 10 feet. These pier and float standards are typical of those related to residential properties on Lake Washington. Thus, the current City SMP lacks suitable pier and float standards for public shoreline amenities. Further, this site contains a shallow waterfront due to the proximity of the delta associated with Lyon Creek. Therefore, the proposed dimensions and float location require a Shoreline Variance Permit. The following section addresses the variance review criteria found in SMP Chapter 3.8.A.2.-5.:

**SMP Chapter 3.8.A.2. – Criteria for Granting Variances:** Variance permits for development that will be located landward of the ordinary high-water mark and landward of any wetland may be authorized provided the applicant can demonstrate consistency with the following variance criteria as listed in WAC 173-27-170:

\*Although this shoreline variance application pertains to the pier and SMP 3.8.A.2. states this criterion is applicable to development landward of the OHWM, SMP 3.8.A.3.b. requires proof of consistency with this subsection.

- a. *That the strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes, or significantly interferes with, reasonable use of the property.*

“Reasonable use” has been defined broadly by the courts, so further clarification is necessary to understand what a reasonable use of the property is in the context of this project. Based upon the needs of the project applicant and the character and scale of the subject parcels and other similar urban waterfront parks in the vicinity, the denial of a pier with adequate dimensions for public and ADA-accessible use would preclude “reasonable use” of the property. As such, the following discussion will establish how the notion of “reasonable” has changed over time and how the project, including the proposed pier, will result in a reasonable use of the property.

The preclusion of “reasonable use” of a property dates back to the original variance criteria found in the Shoreline Management Act of 1971 (SMA). However, the term, “reasonable use” or “reasonable” is not defined by the SMP, the SMA, or within WAC 173-26 or RCW 90.58.

Mirriam-Webster defines the word “reasonable” as, “moderate, fair” and “not extreme or excessive.” In addition, the term has been the subject of several Shoreline Hearings Board (SHB) cases, including the following:

- Garret V. Ecology (2005)

*The determination of whether strict application of a shoreline plan precludes or interferes with “reasonable use” of property is always a fact-specific inquiry that examines a number of factors. The Board will look at the uses of adjacent and nearby lots, the reasonable expectations of the owners, and the unique attributes of the lot.*

- Buechel v. Ecology (1994)

*The size, location, and physical attributes of a piece of property are relevant when deciding what is a reasonable use of a particular parcel of land.*

Lyon Creek Waterfront Preserve was established in 2002 by the City of Lake Forest Park, and occupies the westernmost parcel of the site. To the southwest of the waterfront preserve is the Lake Forest Park Civic Club. In 2021, the City purchased the properties neighboring the waterfront preserve with the intention of expanding public recreational facilities in the area. Currently, the waterfront preserve property provides passive recreational opportunities, but the new land acquired gives the City the opportunity to provide residents with active recreation opportunities at the site. The community workshopping efforts for the project have illustrated a high demand for public active recreation space to be located at the site. When responding to surveys, the community voiced that swimming and use of non-motorized watercraft were of the most desirable activities to be included in programming. The proposed project and pier design are the result of the surveys, community workshopping, and subsequent public discourse.

There are relatively few large waterfront public parks on Lake Washington. The few that do exist are regulated under the SMA and several include piers that are greater than 10-feet wide and floats greater than 250 square feet in shallow waters that offer similar programming as the proposed project. For example, while not open to the general public, the adjacent property, the Lake Forest Park Civic Club, features a large swimming and boating pier, roughly 10-feet wide and 280-feet long, among other water-related amenities. In the south end of the lake, Gene Coulon Park in Renton includes an up to 16.5-foot-wide pier. Newcastle Beach Park in Bellevue hosts a 10-foot-wide fishing pier and an approximately 320 square foot swim float in area with an approximate water depth of 3 to 5 feet. These piers and floats require greater widths and areas to support ADA access and safe programming to park visitors.

Conceptual programming includes the use of non-motorized craft by the public, as well as swimming and nature viewing activities. This programming requires pier and ell dimensions that can provide adequate safety for all mobility levels, including ADA-compliant features and adequate access area for emergency responders. Similarly, expected demand at the park will require that the proposed structures provide adequate space for all users.

The aforementioned public waterfront parks on Lake Washington, each of which has been recently updated to more current public use and safety and mobility guidelines, establish a modern concept of 'reasonableness' for parks of this type. Therefore, the proposed project seeks to fully establish a reasonable use of the subject property, through the installation of a multi-purpose pier and recreational float with an appropriate width and area, which aligns with the general scale, character, and dimensions of those found at these other parks. Thus, strict application of the dimensional standards of the City's SMP preclude reasonable use of the property. The applicant therefore proposes use of current design and safety standards to develop a pier and float that constitutes a reasonable use of the shoreline property.

- b. That the hardship described above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Master Program and not, for example, from deed restrictions or the applicant's own actions.*

As previously mentioned, the City purchased the waterfront properties with the intention of expanding the sole shoreline public park in the City and to provide water-related active recreational facilities. The proposed pier and float will serve as a public amenity, and therefore is operating under the unique circumstances of a public facility. The current City SMP provides dimensional standards for piers and floats in line with residential standards typical for Lake Washington. Thus, consideration of public facilities does not appear to be contemplated by the SMP. This likely results from the fact that no active-use public shoreline parks existed at the time the SMP was created. But, as mentioned, the current proposal follows City acquisition of two residential parcels, with the intention of creating new active-use shoreline facilities. Therefore, it is the absence of public pier provisions that necessitates the variance request. Further, the shallow nature of the site's waterfront impede its ability to conform to SMP requirements for new piers and floats.

With the public use of the property comes the expectation of a greater number of users, with experiences of peak hours. The larger area of the recreational float and dimensions of the overall pier and the ells are a design response to public use. The proposed width allows for safe two-way pedestrian traffic, supporting functional and operational safety requirements, especially for high-use periods. This ensures accessibility and reduces potential congestion, which is a safety priority.

The proposed pier would be situated adjacent to the mouth of Lyon Creek. Stream flows regularly deposit sediment near the mouth, and a large delta has subsequently formed. This delta results in extremely shallow water depths in the project area. Whereas a pier length of no more than 120 feet would normally provide for adequate depths for nature viewing, swimming, and non-motorized watercraft, the existing delta in the project area necessitates a much longer pier. The longer pier will ensure that adequate water depths are present to allow for the proper use of non-motorized watercraft and that swimming (rather than just wading) can occur adjacent to the pier.

Similarly, the shallow water depth from the creek sediment deposits makes it impossible to adhere to the SMP regulations for siting of a recreational float at this site. The SMP stipulates that floats must be in water with depths of 10 feet or more at the landward end of the float and may be located up to a maximum waterward distance of one hundred fifty (150) feet, or where the water depth is thirteen (13) feet below the OHWM, whichever is reached first. To reach the 10-foot depth requirement, the float would be required to be far beyond the 150 feet waterward distance restriction.

Therefore, the hardship present at the site, combined with the lack of public pier dimensional standards in the SMP, necessitates the variance request for the proposed overwater structures width, length, total size, and water depth deviations.

c. *That the design of the project is compatible with other permitted activities within the area and with uses planned for the area under the Comprehensive Plan and Master Program and will not cause adverse impacts to the shoreline environment.*

Single-family residences are located to the north and east of the project site. The Lake Forest Park Civic Club is located to the southwest. The project consists of an expansion of the existing Lyon Creek Waterfront Preserve and, when considering the adjacent Civic Club property, will result in a larger contiguous concentration of recreational properties within the area. Overall, the proposal is compatible with the character and appearance of development in the vicinity. Further, the project is consistent with the following policies and goals of the 2015 Comprehensive Plan and the City's existing SMP:

#### ***2015 Comprehensive Plan***

**Goal PT-5 Active Parks.** Work diligently to provide the recreational facilities and activities desired by the city's residents.

**Policy PT- 5.1** Pursue the acquisition and development of active park facilities.

**Goal PT-9 Legacy Implementation.** Utilize the detailed set of implementation strategies found in the Legacy Vision to support a Green Infrastructure-based capital improvement program.

**Policy PT- 9.2** Identify and acquire appropriate property for future park facilities, with expansion of existing parks and active parks as priorities.

**Policy PT- 9.7** Provide for increased public access to Lake Washington.

#### ***Shoreline Master Program***

**(Shoreline Residential) Policy 5.3.5** Visual and physical public access to shoreline resources are important to the community. Where possible, planning for the acquisition of land for permanent public access to the water should be encouraged and implemented.

**(Urban Conservancy) Policy 5.4.1** In regulating uses in the Urban Conservancy shoreline environment, first priority should be given to public access and water-oriented uses that support ecological conservation and restoration.

The new overwater structures, and greater project as proposed, will help achieve these goals and policies set by the City. This will be accomplished by providing an amenity that allows for physical access to the lake and allows users active recreational space. As mentioned above, swimming and non-motorized watercraft facilities have been voiced as desired features of the new park design. The community has also stated that active recreation is currently a missing component of the existing Lyon Creek Preserve property.

The Lyon Creek Waterfront Preserve and the newly acquired adjacent parcels are the only waterfront public park space within the City limits. As the City and greater metro area continues to grow, so too will the number of visitors that are looking for opportunities to interact with the lake. It is generally recognized in public lands management that providing users with appropriate access facilities reduces impacts on nearby critical areas. The Lyon Creek Waterfront Preserve will remain a generally protected critical area, with opportunities for passive recreation, such as nature viewing. The proposed pier and float will help alleviate pressure on the Lyon Creek critical area by providing formal active recreational facilities for visitors, therefore simultaneously supporting public shoreline access and ecological conservation and restoration policies. In doing so, the project will not cause adverse impacts to the shoreline environment.

- d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area.*

The variance sought for the larger pier, ells, and recreational float dimensions are being requested to serve public use. To perform as a public pier, additional width to the walkway and ells are needed to accommodate the additional foot traffic and usage that comes with public use. The same design rationale has been applied to the proposal for the recreational float. The additional length for the pier and shallow float siting are requested due to the shallow nature of the site's waterfront. To reach depths suitable for swimming and non-motorized watercraft, the pier will need to be 200 feet in length. Without deviations to water-depth requirements, a recreational float could not be sited at this property, as 10-foot water depths are much beyond a 150-foot waterward distance. The proposed enlarged dimensions of the overwater structures and shallow recreational float will not constitute a grant of special privilege not enjoyed by other properties in the area, including similarly sized waterfront parks on Lake Washington, such as Gene Coulon Park or Newcastle Beach Park.

- e. That the variance requested is the minimum necessary to afford relief.*

The requested variance is the minimum necessary to afford relief. The proposed overwater structures have been designed to safely support desired programming based on existing site conditions. This includes providing the minimum pier and ell widths necessary to safely support public access as well as access by emergency responders, if needed during a crisis. The proposed length of the pier and location of the recreational float are dependent upon existing water depths in the vicinity and the need to provide adequate swimming and non-motorized watercraft use. The additional area for the recreational float is needed to accommodate a greater volume of users. The proposed dimensions of such features are consistent with those found at other, more recently updated, waterfront parks on Lake Washington. Further, the location of the recreational float is within an allowable waterward distance from the shore, although it is proposed in a shallower than allowed area.

f. *That the public interest will suffer no substantial detrimental effect.*

The proposed project is designed to serve the public interest by providing public access, recreational facilities, and greater ecological functions within and adjacent to critical areas. The City has made several goals and policies directed at expanding active recreational facilities and public access to the shoreline, as well as increasing functionality of its critical area habitats. The proposed pier and float will support greater access to the shoreline in Lake Forest Park and provide the desired active recreational opportunities the community desires. The proposal will not result in a substantial detrimental effect on the public interest. Instead, it will support and enhance the public interest.

**SMP Chapter 3.8.A.3. - Variance permits for development and/or uses that will be located waterward of the ordinary high water mark or within any wetland may be authorized provided the applicant can demonstrate all of the following:**

a. *That the strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes all reasonable use of the property.*

Please refer to the response to SMP Chapter 3.8.A.2.a. above.

b. *That the proposal is consistent with the criteria established under subsection (2)(a) through (f) of this section.*

See responses to subsection (2)(a) through (f) above.

c. *That the public rights of navigation and use of the shorelines will not be adversely affected.*

The new pier and recreational float will not create any potential adverse impacts to navigation or public safety. The current piers on site and proposed to be removed are approximately 130 feet and 170 feet in length and are in a dilapidated condition. Neighboring piers to the west and east are both approximately 280 feet in length. The new pier is proposed to be 200 feet in length and the recreational float does not extend further than the pier. As part of the permitting process, a Section 10 permit from the Army Corps of Engineers (USACE) will be obtained, which will include a review of navigation impacts by the USACE. Further, the new pier will result in improved safety, including modern safety measures and adequate room for emergency access needs. Overall, public rights of navigation and use of the shoreline will not be adversely affected.

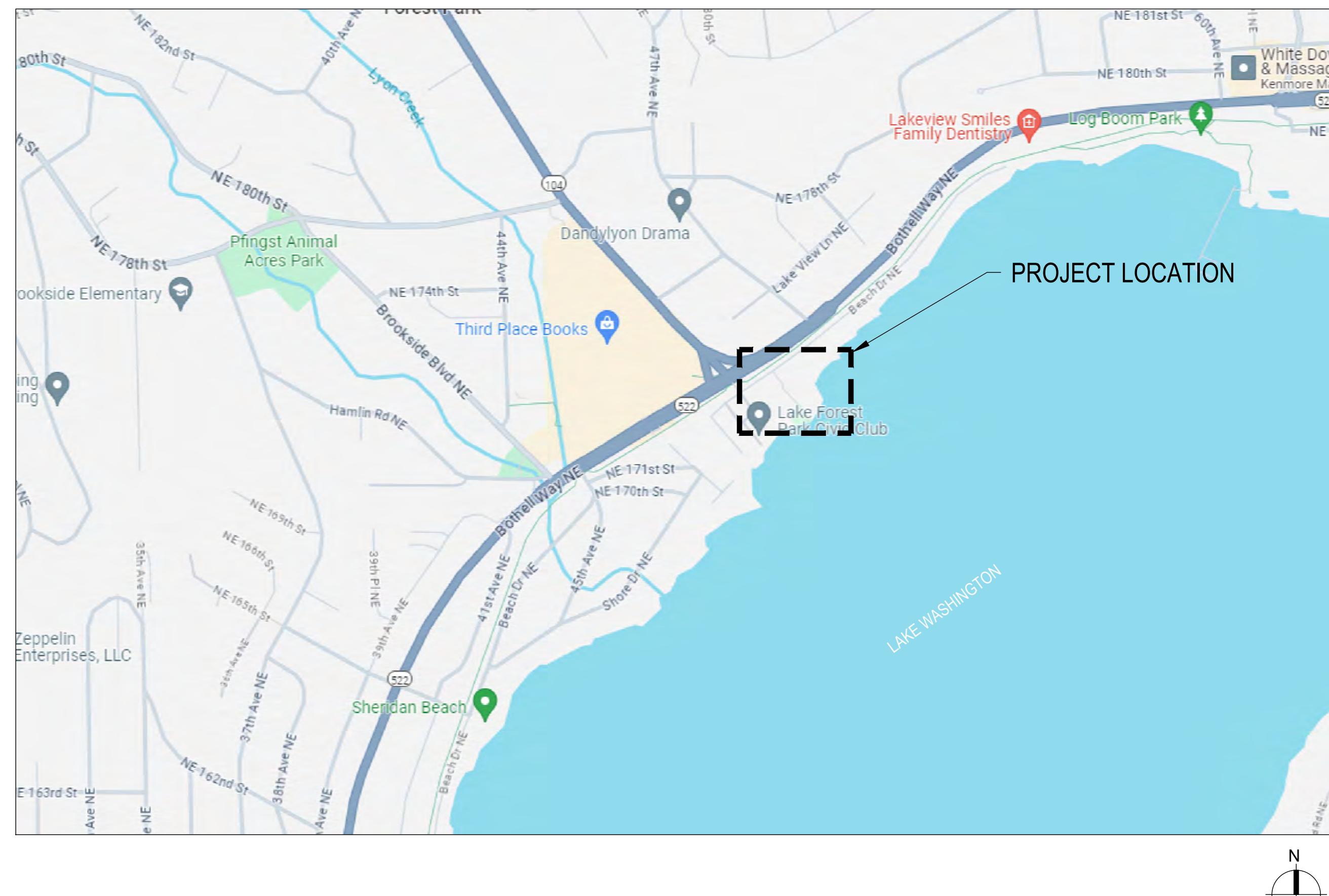
**SMP Chapter 3.8.A.4.** - *In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments and/or uses in the area where similar circumstances exist, the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.*

The proposed project is consistent with the policies of RCW 90.58.020, as it will preserve the natural character of the shoreline, result in long term over short term benefit, protect the resources and ecology of the shoreline, and increase recreational opportunities for the public along the shoreline. This alignment with the RCW will be achieved by providing a net improvement in ecological functions and new public recreational facilities on site. Further, the recreational facilities proposed support low-impact leisure activities (swimming, wildlife viewing, non-motorized watercraft). If this work were replicated on other sites in the area, it would result in additional shoreline critical area restoration and improved public recreational facilities. This would be a net positive for the shoreline environment. Therefore, the cumulative impact with this project would remain consistent with the policies of RCW 90.58.020.

**SMP Chapter 3.8.A.5.** - *Variances from the use regulations of the Master Program are prohibited.*

The proposal does not propose variances from the use regulations of the Master Program. The proposal seeks to gain approval for new overwater structures that require dimensions larger and in a location shallower than is allowed due to its intended public use and location on a shallow waterfront.

## VICINITY MAP



## PROJECT LOCATION



# LAKE FOREST PARK LAKEFRONT IMPROVEMENTS

50% DESIGN / PERMIT SET - NOT FOR CONSTRUCTION

## SITE DATA

ADDRESS:  
LAKE FOREST PARK  
17337, 17345, & 17347 BEACH DR. NE  
LAKE FOREST PARK, WA 98155

PARCEL NUMBERS:  
403010-0050, 403010-0035,  
AND 403010-0040

SITE AREA:  
403010-0050= 60,532 SF (1.39 AC)  
403010-0035= 35,601.1 SF (0.82 AC)  
403010-0040= 48,111.5 SF (1.10 AC)  
TOTAL = 3.31 AC

## PROJECT TEAM

APPLICANT:  
CITY OF LAKE FOREST PARK  
17425 BALLINGER WAY NE  
LAKE FOREST PARK, WA  
CONTACT: CORY MATTSON, ENVIRONMENTAL &  
SUSTAINABILITY SPECIALIST  
PH: (206) 957-2814

PROJECT MANAGER:  
FACET  
9706 4TH AVE NE  
SEATTLE, WA 98115  
CONTACT: AMBER MIKLUSCAK, PLA, GISP  
PH: (425) 650-1332

FACET CONTACTS:  
LANDSCAPE ARCHITECT: AMBER MIKLUSCAK, PLA, GISP  
CIVIL: ERIK DAVIDO, PE  
MARINE: STEVE ROBERT, PE  
PERMITTING: KENNY BOOTH, AICP  
ARBORIST & ECOLOGIST: ROEN HOHLFELD, ISA CERT  
STRUCTURAL: MATT SCHMITTER, PE, SE

ARCHITECTURE:  
JOHNSTON ARCHITECTS  
3131 WESTERN AVE #510  
SEATTLE, WA 98121  
CONTACT: JACK CHAFFIN, AIA  
PH: (206) 523-6150

GEOTECHNICAL:  
HWA GEOSCIENCES  
21312 30TH DR SE  
BOTHELL, WA 98021  
CONTACT: WILL ROSSO  
PH: (425) 774-0106

ELECTRICAL:  
DAVID EVANS ASSOCIATES  
16300 CHRISTENSEN RD #330  
TUKWILA, WA 98188  
CONTACT: DIMITRI SIATERLIS  
PH: (206) 243-5022

BUILDING MEP:  
SAZAN GROUP, INC.  
600 STEWART ST #1400, SEATTLE  
SEATTLE, WA 98101  
CONTACT:  
PH: (206) 267-1700

SURVEYOR:  
APS SURVEY & MAPPING  
13221 SE 26TH STREET, SUITE A  
BELLEVUE, WA 98005  
CONTACT: SAM WARD, PRINCIPAL SURVEYOR  
PH: (425) 746-3200

HAZMAT:  
EHS-INTERNATIONAL, INC.  
1011 SW KLICKITAT WAY, SUITE 104  
SEATTLE, WA 98134  
CONTACT: FRED LUCK  
PH: (206) 306-1900

## SHEET INDEX

NO.	DATE	BY	REVISION
△	03/17/2025	.	PERMIT RESIDENTIAL REVISIONS
<b>FACET</b>			
P: 425.822.5242 F: 425.527.8136 www.facetv.com			
750 Sixth Street South Kirkland, WA 98033 FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND			
			
NO. 1376 EXP 12/1/2026 AMBER V. MIKLUSCAK NO. 1376 EXP 12/1/2026 NO. 1376 EXP 12/1/2026 NO. 1376 EXP 12/1/2026			
<b>CALL 811 2 BUSINESS DAYS BEFORE YOU DIG</b> (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)			
<b>LAKE FOREST PARK LAKEFRONT IMPROVEMENTS</b> 17337, 17345, & 17347 BEACH DR NE LAKE FOREST PARK, WA 98155 2303.0384.02			
<b>PERMIT SET - NOT FOR CONSTRUCTION</b>			
<b>50% DESIGN</b>			
<b>COVERSHEET</b>			
<b>811</b> Know what's below. Call before you dig. DATE: 03/17/2025 PLAN NUMBER: G001 SHEET 1 OF 46			

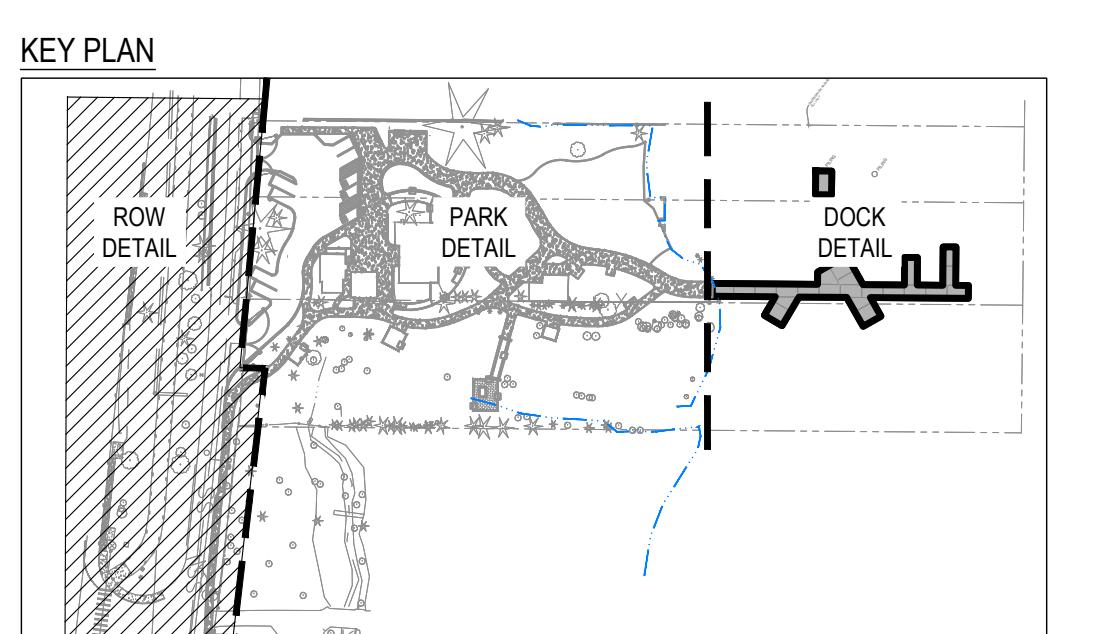
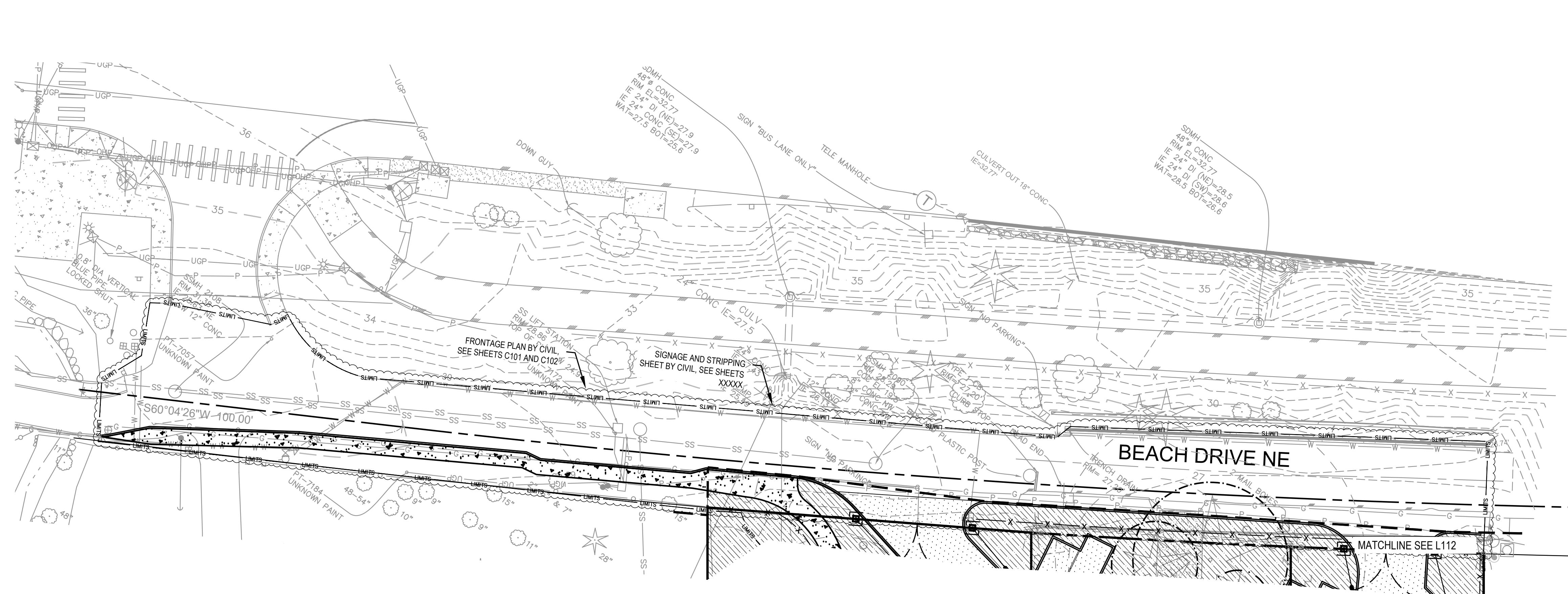


LEGEND

- LIMIT OF WORK
- WETLAND BOUNDARY (DELINEATED)
- WETLAND BOUNDARY (NOT DELINEATED)
- ORDINARY HIGH WATER MARK (OHWM)
- WETLAND AND STREAM BUFFER
- SHORELINE SETBACK (50')
- SHORELINE JURISDICTION (200')
- SPLIT RAIL FENCE
- GUARDRAIL
- ASPHALT
- CONCRETE PAVING
- PLANTING AREA
- BIORETENTION PLANTING AREA
- LAWN AREA
- ENGINEERED WOOD FIBER AREA
- RAISED PERMEABLE DECK STRUCTURE

KEY NOTES

- BIKE AND KAYAK RACKS W/ AIR PUMP STATION
- VIEWING PLATFORM WITH BENCH AND GUARDRAIL
- RENOVATED VIEWING DECK
- RELOCATED FOOTBRIDGE
- SEE SHEET A.200B FOR DECK DETAILS



SCALE: 1' = 20'

PERMIT SET - NOT FOR CONSTRUCTION

LAKE FOREST PARK LAKEFRONT IMPROVEMENTS  
17337, 17345, & 17347 BEACH DR NE  
LAKE FOREST PARK, WA 98155  
2303.0384.02

LAKE FOREST PARK LAKEFRONT IMPROVEMENTS

17337, 17345, & 17347 BEACH DR NE  
LAKE FOREST PARK, WA 98155  
2303.0384.02

50% DESIGN

SITE PLAN

811  
Know what's below.  
Call before you dig.

DATE: 03/17/2025  
PLAN NUMBER: L111  
SHEET 15 OF 46

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DO NOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES AND OTHER EXISTING FEATURES AND CONDITIONS. CONDITIONS ARE NOT AS SHOWN AND PLANS CANNOT BE CONSTRUCTED UNLESS SHOWN, CONTACT DOG/WATERSHED PRIOR TO CONSTRUCTION.

**FACET**

750 Sixth Street South  
Kirkland, WA 98033

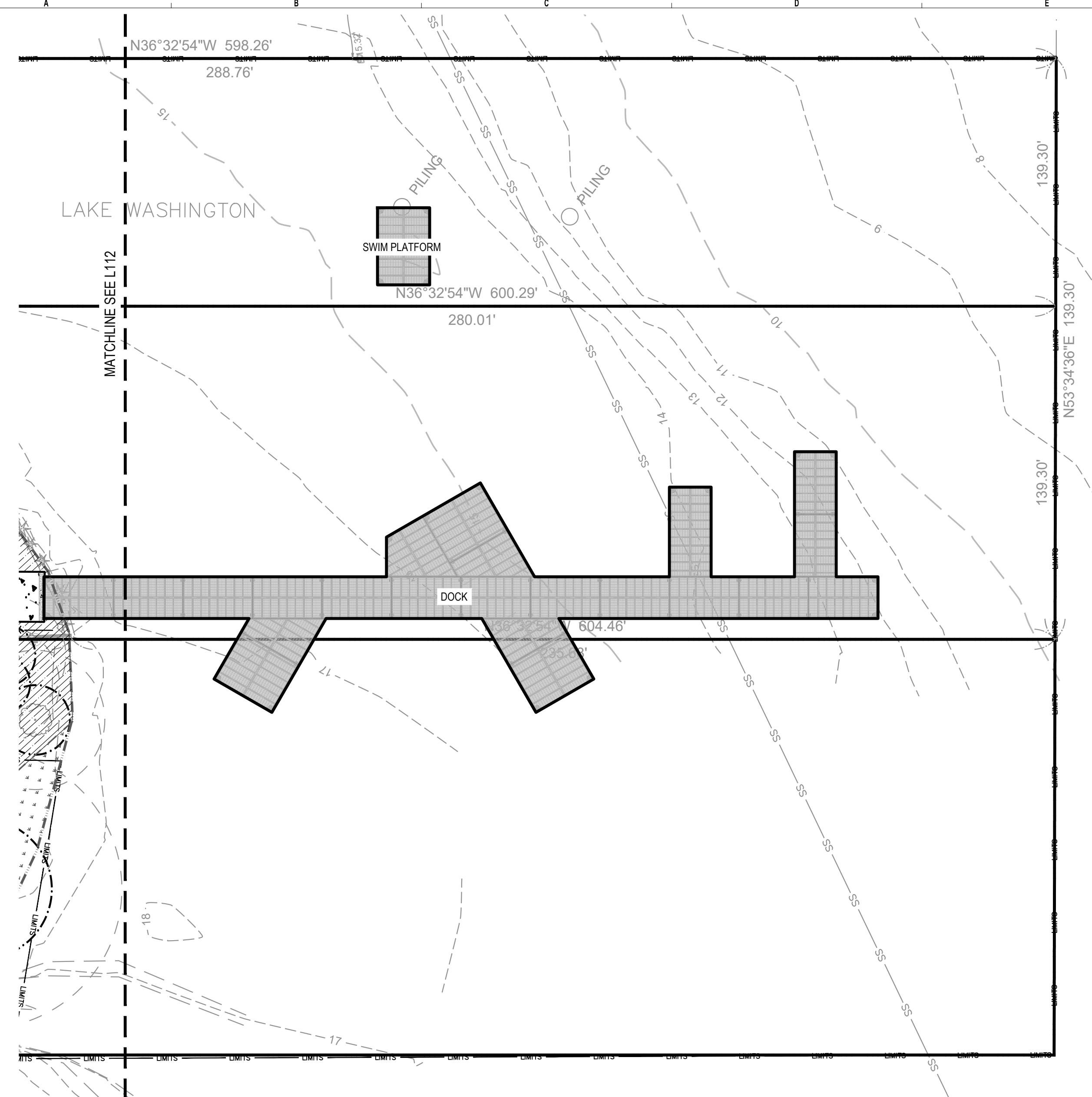
FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND

STATE OF WASHINGTON  
NO. 3376 EXP 12/10/2025  
NO. 3376 EXP 12/10/2025  
LANDSCAPE ARCHITECT

CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DO NOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES AND OTHER EXISTING FEATURES AND CONDITIONS. CONDITIONS ARE NOT AS SHOWN AND PLANS CANNOT BE CONSTRUCTED UNLESS SHOWN, CONTACT DOG/WATERSHED PRIOR TO CONSTRUCTION.



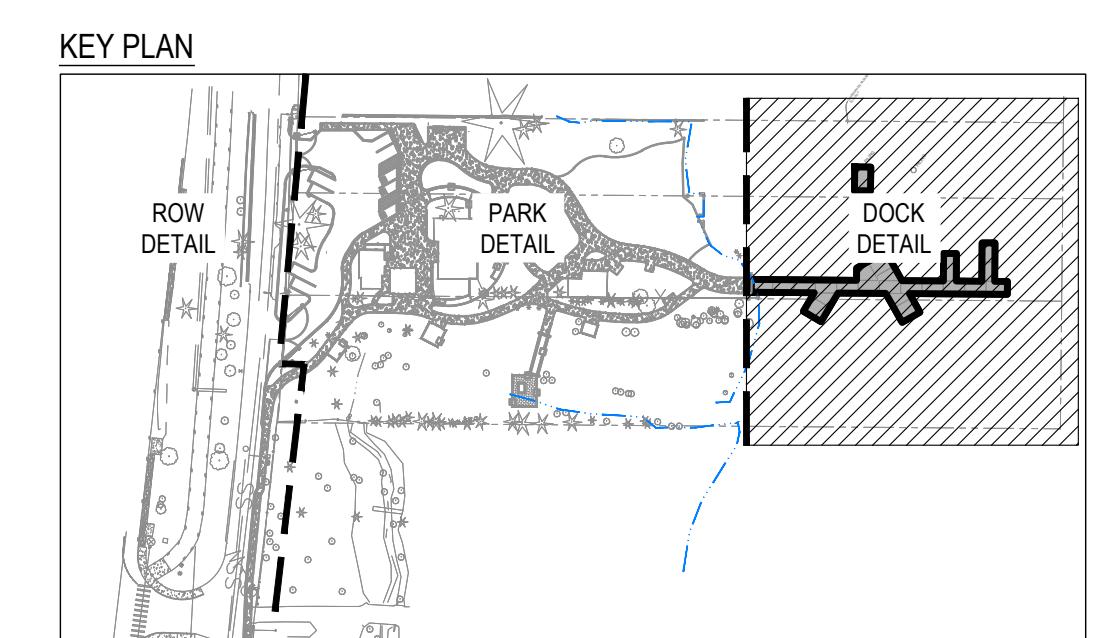


LEGEND

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- SEE SHEET A.200B FOR DECK DETAILS



SCALE: 1' = 20'  
N

PERMIT SET - NOT FOR CONSTRUCTION

LAKE FOREST PARK LAKEFRONT IMPROVEMENTS

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LAKE FOREST PARK, WA 98155  
2303.0384.02

**FACET**

P: 425.822.5242  
F: 425.227.8136  
www.facetnv.com  
FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND

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DATE: 03/17/2025  
PLAN NUMBER:  
**L113**  
SHEET 16 OF 46

