

TECHNICAL MEMORANDUM



Date: March 17th, 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: Conditional Use 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 conditional use regulations. The project area also lies within City of Lake Forest Park shoreline jurisdiction and compliance with applicable shoreline conditional use regulations is provided in the separately prepared Shoreline Conditional Use Narrative.

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 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. 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 viewing dock. Parcel 403010-0040 is developed with the remnant remains of four buildings and a dock. 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 respectful 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 dock. 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 docks present on parcels no. 403010-0040 and 403010-0050 will be removed and consolidated into a single dock 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 siting public recreational facilities on parcels zoned residential (parcel nos. 403010-0035 and 403010-0040), which requires a Conditional Use Permit pursuant to Lake Forest Park Municipal Code (LFPMC) 18.54. In addition, the project includes the modification of existing trails on the Preserve parcel, which was previously authorized as a public recreational facility pursuant to a Conditional Use Permit (CU01-13). Therefore, according to LFPMC 18.54.047, the alteration of these trails will also necessitate new Conditional Use Permit approval. A demonstration of project compliance with LFPMC 18.54.030 and .048 is provided below.

[18.54.030 Conditional uses in general.](#)

A. The proposed use is consistent with the policies and goals of the comprehensive plan;

The proposed use is for a public community facility on the shoreline of Lake Washington. The use, natural features, and proposed amenities are consistent with the following policies and goals of the 2015 Comprehensive Plan:

Goal EQ-2 Shoreline Development and Access. Protect the city's shoreline while accommodating reasonable and appropriate uses near shorelines.

Policy EQ-2.1 Protect and enhance public access to the Lake Washington shoreline in adherence with the goals and policies of the Lake Forest Park Shoreline Master Program (SMP).

Policy EQ-2.2 Facilitate community and neighborhood agreement on any proposal to improve access where the proposal has the potential to negatively impact private property owners.

Goal EQ-3 Water Quality Protection Improve water quality by protecting and monitoring water from natural sources and through effective storm and surface water management.

Policy EQ-3.1 Be a model community for stream restoration and enhancement.

Goal PT-1 Development and Maintenance. Maintain a high standard for the development and maintenance of the City's parks for both active and passive use.

Policy PT-1.2 Continue efforts toward identification and acquisition of appropriate property for development of parks and open space that address the community's needs.

Policy PT-1.4 Implement and monitor the necessary restoration and preservation plans for riparian and sensitive area open spaces in the City's parks.

Policy PT-1.5 Assure all park development is sensitive to adjacent uses, with respect to impacts of traffic, noise, litter, light, and hours of operation.

Policy PT- 1.8 Recognize the value of having community gathering places and support their continuing availability.

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.

This proposal will provide the City with the opportunity to restore portions of the onsite wetlands, along with portions of wetland buffer and the Lyon Creek buffer. Restoration actions will include the removal of ornamental and invasive vegetation and the planting of site-appropriate native species. By expanding prior restoration efforts on the Lyon Creek Waterfront Preserve, the City can continue to be a model community for stream restoration and enhancement.

The amenities proposed include both passive and active recreation for users of all age groups and is a summation of multiple community workshop efforts held in 2023 and 2024. The proposal includes access paths, a play structure, nature viewing platforms, flexible community spaces, a picnic shelter, beach access, and a new swimming and paddling dock. This will be an expansion of the existing Lyon Creek Waterfront Preserve Park.

The project's aspects of environmental restoration, active recreation amenities, increased shoreline public access, and continued development and expansion of park facilities are consistent with the policies and goals of the 2015 Comprehensive Plan.

B. The proposed use is not materially detrimental to other property in the neighborhood;

A split-rail fence will demarcate the boundary of the project site from the lone adjacent residential property. Vegetative screening, both existing and proposed, is also planned along portions of the park boundaries, including along the shared boundary with the Lake Forest Park Civic Club. Additionally, a buoy line will extend waterward along the southeastern property line. Fencing, vegetation, and the buoy line will help to dissuade the public from trespassing on adjacent properties. Use of the park will only be permitted during posted hours. Currently, all City parks are open from dawn to dusk. Modification of existing trails on the Waterfront Preserve property will not be detrimental to adjacent properties.

C. The proposed use will supply goods or services that will satisfy a need of the community;

This proposal is intended to create additional active recreation and public shoreline access opportunities for the residents of Lake Forest Park, which is a need identified in the City's Comprehensive Plan. In addition, critical areas will be restored and enhanced as part of the proposal.

D. The proposed use is designed in a manner which is compatible with the character and appearance with the existing or proposed development in the vicinity of the subject property;

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.

E. The proposed use is designed in a manner that is compatible with the physical characteristics of the subject property;

The project site includes multiple adjacent waterfront parcels that are encumbered by onsite wetlands and critical area buffers. The proposed improvements are designed to limit impact on the critical areas and buffers present, while providing residents and visitors access to the shoreline of Lake Washington. Proposed enhancements will transform the current lawn and ornamental planting areas with extensive native wetland plantings, along with nature viewing amenities such as viewing platforms with benches. On the shoreline, a new dock and beach area are proposed to support passive and active recreational opportunities to interact with the lake. On the Lyon Creek Waterfront Preserve property, existing trails will be modified to reduce public access to the creek buffer and sensitive area at the creek's outfall to Lake Washington by concentrating the paths on the left bank of the creek. This will allow for ecological restoration efforts proposed. These uses are compatible with the constraints posed by the subject properties.

F. Any requested modifications to the standards of the underlying zoning shall require a variance and be subject to mitigation to minimize or remove any impacts from the modification;

The proposal complies with all the applicable zoning requirements and does not require any deviation from the existing zoning standards. However, the project is seeking a Shoreline Variance to the development standards of piers and recreational floats in the City's Shoreline Master Program. More information on that variance can be found within the associated Shoreline Variance Narrative document.

G. The proposed use is not in conflict with the health and safety of the community;

Development of the park will provide opportunities for active recreation and nature viewing. The proposal will also include barriers to entering the critical areas within the park or the neighboring private properties. Overall, the proposal will not conflict with the health and safety of the community.

H. The proposed use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

The project proposes a total of 22 spaces, which will be provided on-site (10 spaces) and off-site at City Hall (12 spaces). Nearby intersections operate at, or above, City and WSDOT level of service standards, and therefore mitigation measures are not necessary. Please see the provided traffic impact analysis for more information.

I. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;

The proposal will improve public facilities for residents in the area by providing additional public recreation opportunities. Further, frontage improvements to Beach Drive NE will be provided as part of the project scope and all necessary utilities are currently provided on-site. Therefore, the conditional use will be supported by adequate public facilities.

J. The applicant's past performance regarding compliance with permit requirements and conditions of any previously issued land use permit including building permits, conditional uses or variances, shall be considered before approving any new permit.

LFPMP 18.54.048.A. Recreational facilities, and community noncommercial facilities, including clubhouse facilities, provided.

The Public Works Department of the City of Lake Forest Park has a good record of successfully complying with permit requirements and conditions of approval.

1. Any building or structure on the site shall maintain a distance not less than 25 feet from any abutting RS or RM classified property;

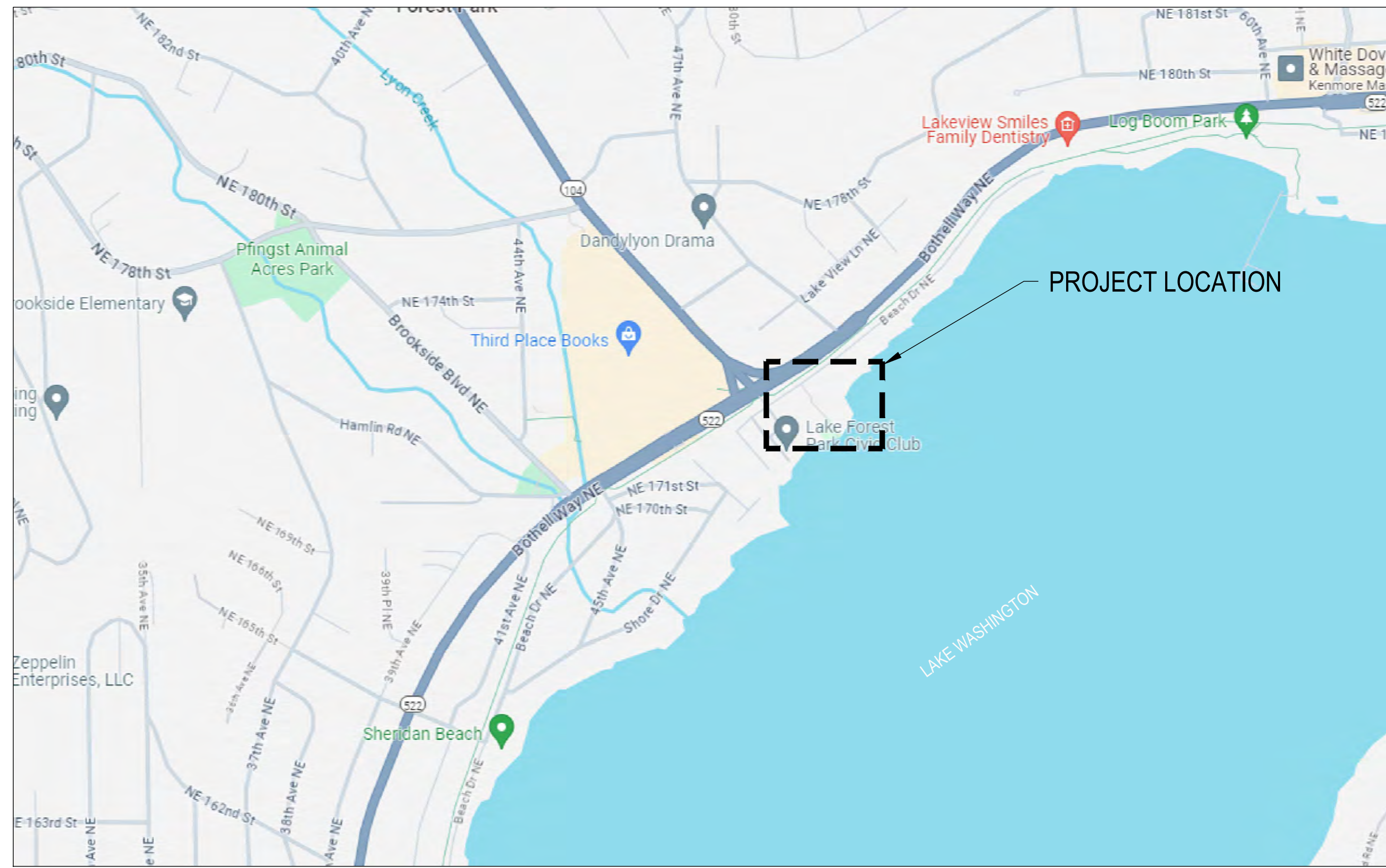
An RS classified property borders the site to the east. The recreational improvements on site are proposed to be generally sited in the center and on the western portion of the site. The existing docks on parcel numbers 403010-0050 and 0040 are to be demolished and replaced with a new dock near

the center of the site's shoreline. The proposed parking lot and walkways will encroach slightly within 25 feet of the easterly adjacent RS property; however, no new buildings will be constructed within this area.

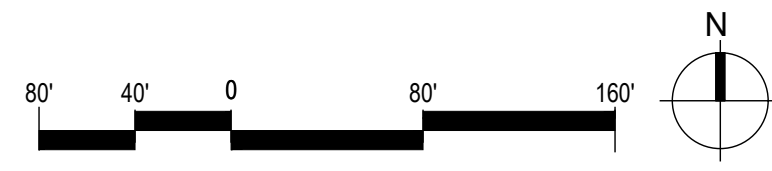
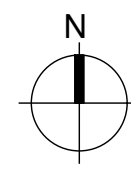
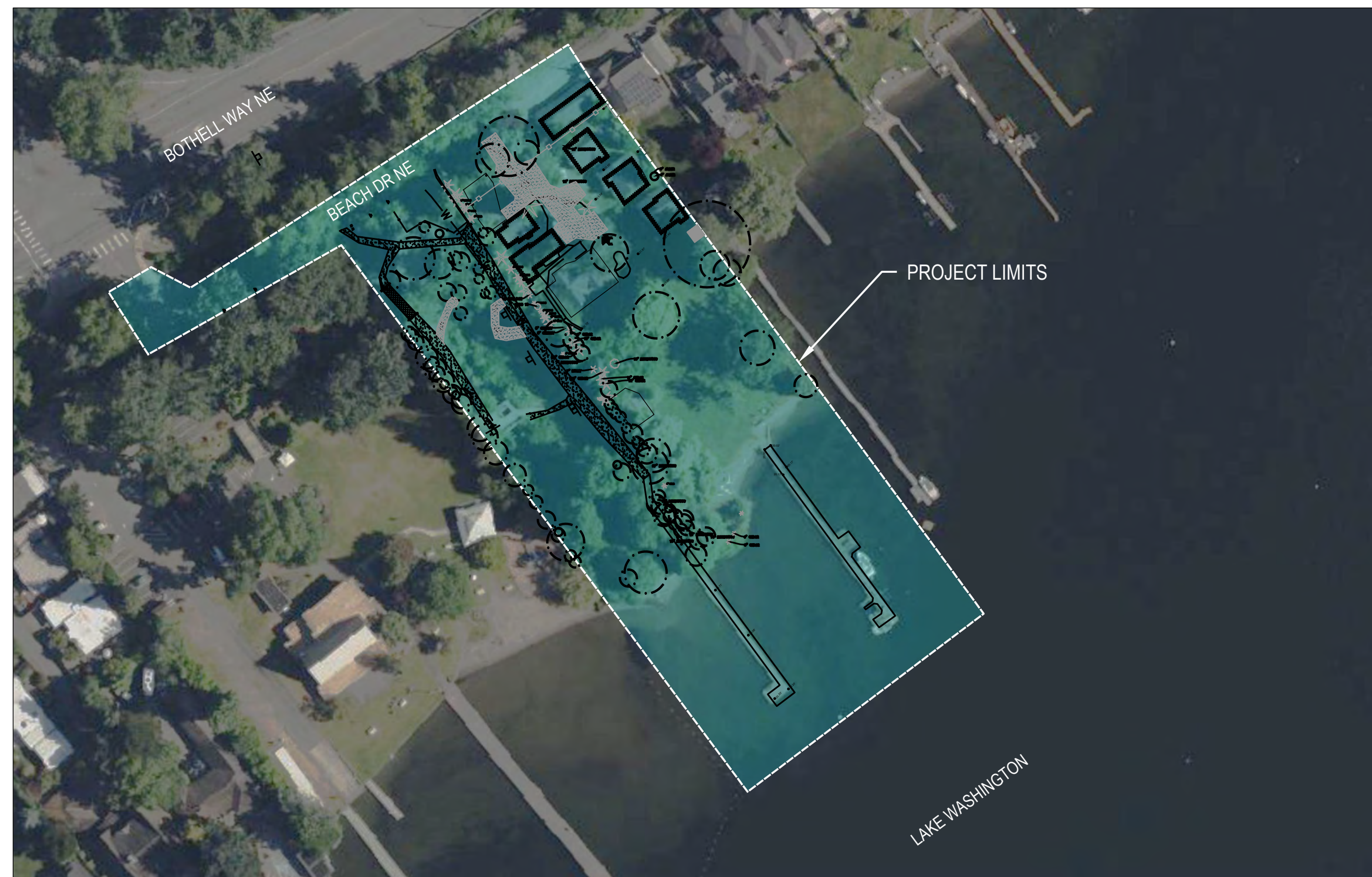
2. The site shall be located upon, or have adequate access to a public thoroughfare;

The project is located directly adjacent to Beach Dr NE, which will provide adequate access to the site.

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 KLIKITAT WAY, SUITE 104
SEATTLE, WA 98134
CONTACT: FRED LUCK
PH: (206) 306-1900

SHEET INDEX

SHEET NO.	PLAN NO.	SHEET TITLE
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2	G002	GENERAL NOTES AND SYMBOLS
3	G003	SURVEY
4	G004	EXISTING CONDITIONS
5	G005	EXISTING CONDITIONS
6	G006	EXISTING CONDITIONS
7	C001	TESC PLAN
8	C002	TESC PLAN
9	C003	TESC PLAN
10	C004	TESC DETAILS
11	L005	TREE PROTECTION PLAN
12	L006	TREE PROTECTION DETAILS
13	C007	SITE DEMOLITION PLAN
14	C008	SITE DEMOLITION PLAN
15	C009	SITE DEMOLITION PLAN
16	L010	IMPACT ANALYSIS
17	L011	IMPACT ANALYSIS
18	L012	IMPACT ANALYSIS
19	L013	MITIGATION PLAN
20	L014	MITIGATION PLAN
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26	A101	BUILDING PLAN
27	A102	ROOF PLAN
28	A103	SITE ELEVATION
29	A200	BIG HOUSE PLAN
30	A203	CABIN 6 & RESTROOM PLAN
31	A200	PICNIC SHELTER
32	A300	CABIN 6 & RESTROOM ELEVATIONS
33	A301	BIG HOUSE ELEVATIONS
34	C101	FRONTAGE PLAN
35	C102	FRONTAGE PLAN
36	C111	SITE DRAINAGE PLAN
37	C112	SITE DRAINAGE PLAN
38	C113	SITE DRAINAGE DETAILS
39	C121	UTILITY PLAN
40	C122	UTILITY PLAN
41	C123	UTILITY DETAILS
42	C131	GRADING PLAN
43	C132	GRADING PLAN
44	S001	EXISTING LAKEFRONT PIER DEMOLITION PLAN AND PROFILE
45	S002	EXISTING LYON CREEK PIER DEMOLITION PLAN AND PROFILE
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53	S108	LAKEFRONT DOCK TYPICAL MODULE DETAILS
54	S109	LAKEFRONT DOCK MODULE G AND H DETAILS
55	S110	LAKEFRONT DOCK DETAILS PLACEHOLDER
56	S111	LAKEFRONT DOCK DETAILS PLACEHOLDER

PERMIT SET - NOT FOR CONSTRUCTION

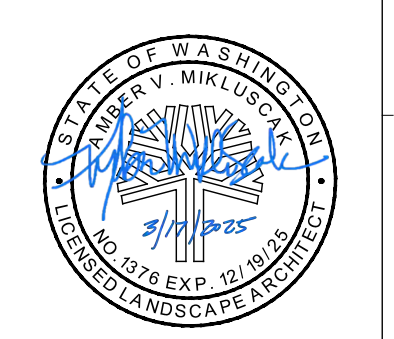
LAKE FOREST PARK LAKEFRONT IMPROVEMENTS
 17337, 17345, & 17347 BEACH DR NE
 LAKE FOREST PARK, WA 98155
 2303.0384.02

50% DESIGN
COVERSHEET
 DATE: 03/17/2025
 PLAN NUMBER:
G001
 SHEET 1 OF 46



FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2025\03\03\0384-02_LFP_LAKEFRONT PARK PH 20DRAWINGS\CAD-REV\CONTACT\REFLECTABLE\60X GENERAL\DWG - ORIGINAL SHEET SIZE ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: AMANDA SANELLI
 PRINCIPAL: ED PROJECT MANAGER: ED DESIGNED BY: JL DRAWN BY: MH CHECKED BY: ED

FACET
 750 Sixth Street South
 Kirkland, WA 98033
 P: 425.827.5242
 F: 425.827.8136
 www.facetnw.com
 FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WIDBEY ISLAND



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

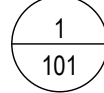
NO.	DATE	BY	REVISION
1	03/17/2025		PERMIT RESUBMITTAL REVISIONS

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DOCUMENTED CANNOT BE HELD
 LIABLE FOR ACCURACY. CONTRACTORS SHALL VERIFY GRADES, UTILITIES, AND
 ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS
 SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT
 DESIGNER PRIOR TO CONSTRUCTION.

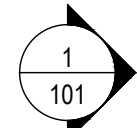
PLAN SYMBOLS



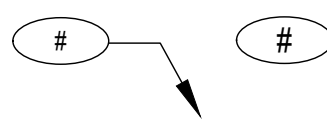
DETAIL TITLE BLOCK. NUMBER KEYS TO DETAIL BUG OR SECTION CUT VIEW NUMBER .



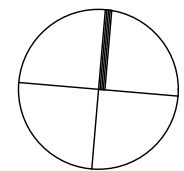
DETAIL BUG. NUMBER KEYS TO DETAIL TITLE BLOCK.



SECTION CUT VIEW KEY. NUMBER KEYS TO DETAIL TITLE BLOCK.



NUMBER KEY CALLOUTS. NUMBER IN SHEET LEGEND KEYS TO NUMBER ON CALL OUT. NUMBER KEY ONLY APPLIES TO ONE SHEET.



NORTH ARROW



SCALE BAR (FEET)

ABBREVIATIONS

- BM = BENCHMARK
BP = BIORETENTION POND
BPL = BIORETENTION PLANTER
BTM = BOTTOM
CB = CATCH BASIN
CL = CENTER LINE
CONC = CONCRETE
CW = CONCRETE WALK
GR = GRADE
EL = ELEVATION
EOP = EDGE OF PAVEMENT
EX = EXISTING
EG = EXISTING GRADE
FF = FINISHED FLOOR
FG = FINISHED GRADE
FL = FLOWLINE
IE = INVERT ELEVATION
LSCAPE = LANDSCAPING
LT = LEFT
M.I.C. = MONUMENT IN CASE
NO. = NUMBER
PC = POINT OF CURVE
PT = POINT OF TANGENT
RT = RIGHT
SD = STORM DRAIN
SSS = SANITARY SIDE SEWER
SSFM = SANITARY SIDE SEWER FORCE MAIN
STA = STATION
STD = STANDARD
TOC = TOP OF CURB
TOP = TOP OF PAVEMENT
TOPS = TOP OF STAIR
TYP = TYPICAL

GENERAL NOTES

- 1) ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, THE KING COUNTY CODE (KCC), THE KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), WASHINGTON STATE DOT (WSDOT) STANDARD SPECIFICATIONS AND THE CONDITIONS OF PRELIMINARY APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO KING COUNTY.
(2) THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE KING COUNTY DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW (DPER) ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE DPER PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY KING COUNTY PRIOR TO CONSTRUCTION.
(3) APPROVAL OF THIS ROAD, GRADING, PARKING AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.)
(4) BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE DPER'S DEVELOPMENT INSPECTOR, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
(5) A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
(6) GRADING ACTIVITIES (SITE ALTERATION) ARE LIMITED TO THE HOURS OF 7 A.M. TO 7 P.M. MONDAY THROUGH SATURDAY AND 10 A.M. TO 5 P.M. ON SUNDAY, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
(7) IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK. EASEMENTS REQUIRE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
(8) FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL REQUIREMENTS OF KCRDCS CHAPTER 8 ARE SUBMITTED TO THE DPER'S DEVELOPMENT INSPECTOR THREE DAYS PRIOR TO CONSTRUCTION.
(9) DATUM SHALL BE NAVD88 UNLESS OTHERWISE APPROVED BY DPER.
(10) DEWATERING SYSTEM (UNDERDRAIN) CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL UNDERDRAIN SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS.
(11) ALL UTILITY TRENCHES AND ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT MAXIMUM DENSITY PER WSDOT STANDARD SPECIFICATIONS 2-03.3(14)D, METHOD C.
(12) OPEN CUTTING OF EXISTING ROADWAYS FOR NON-FRANCHISED UTILITY OR STORM WORK IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY DPER AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRDCS.
(13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY. WORK IN RIGHT-OF-WAY IS NOT AUTHORIZED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED BY KING COUNTY.

STANDARD ESC AND SWPP PLAN NOTES

- 1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, FLOW CONTROL BMP LOCATIONS (EXISTING AND PROPOSED), AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY KING COUNTY.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. FLOW CONTROL BMP AREAS (EXISTING OR PROPOSED) SHALL NOT BE USED AS TEMPORARY FACILITIES AND SHALL BE PROTECTED FROM SEDIMENTATION AND INTRUSION.
13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DPER INSPECTOR.
15. ALL POLLUTANTS, INCLUDING WASTE MATERIALS, THAT OCCUR ONSITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.
16. COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE). ONSITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
17. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ONSITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
18. APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
19. MEASURES SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.

DRAINAGE NOTES

- 1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO DPER PRIOR TO THE CONSTRUCTION OF THE DRAINAGE FACILITIES, PREFERABLY AT THE PRECONSTRUCTION MEETING.
2. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT SPECIFICATIONS. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
3. STEEL PIPE SHALL BE ALUMINIZED, OR GALVANIZED WITH ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
4. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
5. ALL CATCH BASIN GRATES SHALL CONFORM TO KCRDCS, WHICH INCLUDES THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS" AND "PROPERTY OF KING COUNTY", EXCEPT THAT PRIVATE DRAINAGE SYSTEMS SHALL NOT HAVE THE WORDS "PROPERTY OF KING COUNTY".
6. ALL DRIVEWAY CULVERTS LOCATED WITHIN KING COUNTY RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE PER KCRDCS.
7. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8"/40%-70% PASSING, 2'-4' ROCK/30%-40% PASSING, AND -2' ROCK/10%-20% PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KCRDCS.
8. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY KING COUNTY. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
A) EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
B) OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STAKE.
C) PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRDCS AND, IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
D) DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
E) THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G. POWER, GAS, TELEPHONE, TELEVISION).
F) ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER.
9. ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST DEMONSTRATE ONE OF THE FOLLOWING, IN ACCORDANCE WITH KCC AND THE LOW IMPACT DEVELOPMENT (LID) COMPONENTS OF THE APPROVED SITE PLAN: THE EXISTING DUFF LAYER SHALL BE STAGED AND REDISTRIBUTED TO MAINTAIN THE MOISTURE CAPACITY OF THE SOIL, OR AMENDED SOIL SHALL BE ADDED TO MAINTAIN THE MOISTURE CAPACITY.
10. SEASONAL CLEARING IS LIMITED BETWEEN OCTOBER 1 AND APRIL 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
11. IMPROVEMENTS AND/OR BUILDINGS SHALL NOT BE INSTALLED UNTIL DRAINAGE FACILITIES ARE "IN OPERATION", (KCC 9.04).

RECOMMENDED TESC SEQUENCING

- 1. HOLD PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
3. FLAG OR FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. CONSTRUCT SEDIMENT PONDS AND TRAPS AS NEEDED.
8. GRADE AND STABILIZE CONSTRUCTION ROADS AS NEEDED.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT. CONSTRUCT SWPPS IN ANTICIPATION OF SCHEDULED CONSTRUCTION ACTIVITY.
10. MAINTAIN EROSION CONTROL AND SWPPS MEASURES IN ACCORDANCE WITH KING COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE EROSION CONTROL AND SWPPS MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL AND POLLUTANT PROTECTION IS ALWAYS IN ACCORDANCE WITH THE KING COUNTY CONSTRUCTION STORMWATER POLLUTION PREVENTION STANDARDS.
12. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

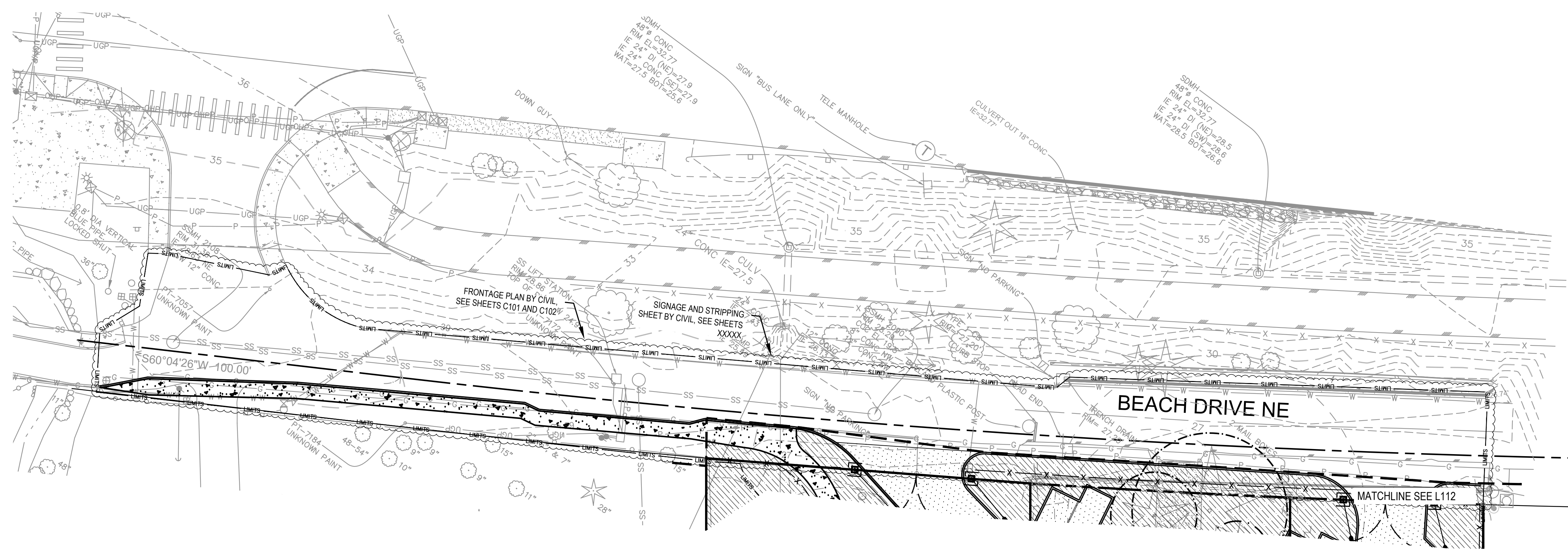
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PRINCIPAL: ED PROJECT MANAGER: ED DESIGNED BY: JL DRAWN BY: MH CHECKED BY: ED

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Facet logo and contact information: P: 425.927.5242, F: 425.927.8136, www.facetnw.com, 750 Sixth Street South, Kirkland, WA 98033. Includes project name LAKE FOREST PARK LAKEFRONT IMPROVEMENTS and sheet number G002 SHEET 2 OF 46.



FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2023\2303\0384\02 - LFP LAKEFRONT PARK PH 2\DRAWINGS\CAD-REV\ACT\TACT\TACT\111-112 SITE PLAN.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: HUI CAO
 PRINCIPAL: ED PROJECT MANAGER: ED DESIGNED BY: JL DRAWN BY: MH CHECKED BY: ED

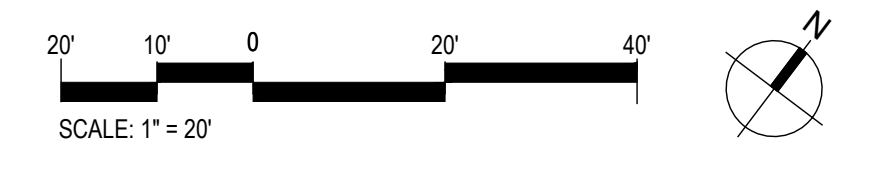
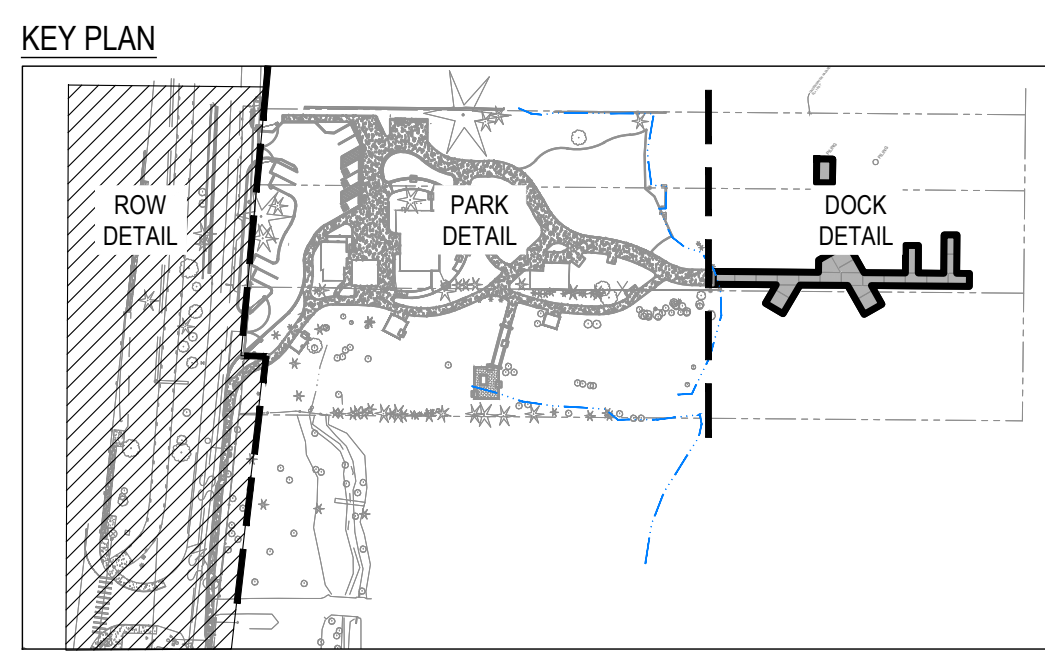


LEGEND

	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

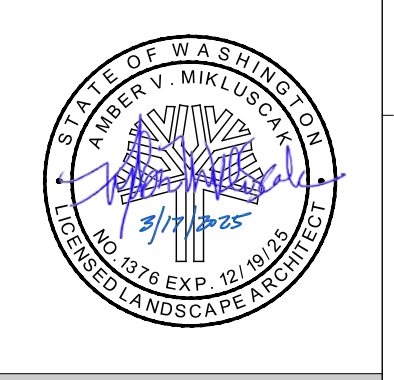
1	BIKE AND KAYAK RACKS W/ AIR PUMP STATION
2	VIEWING PLATFORM WITH BENCH AND GUARDRAIL
3	RENOVATED VIEWING DECK
4	RELOCATED FOOTBRIDGE
5	SEE SHEET A.200B FOR DECK DETAILS



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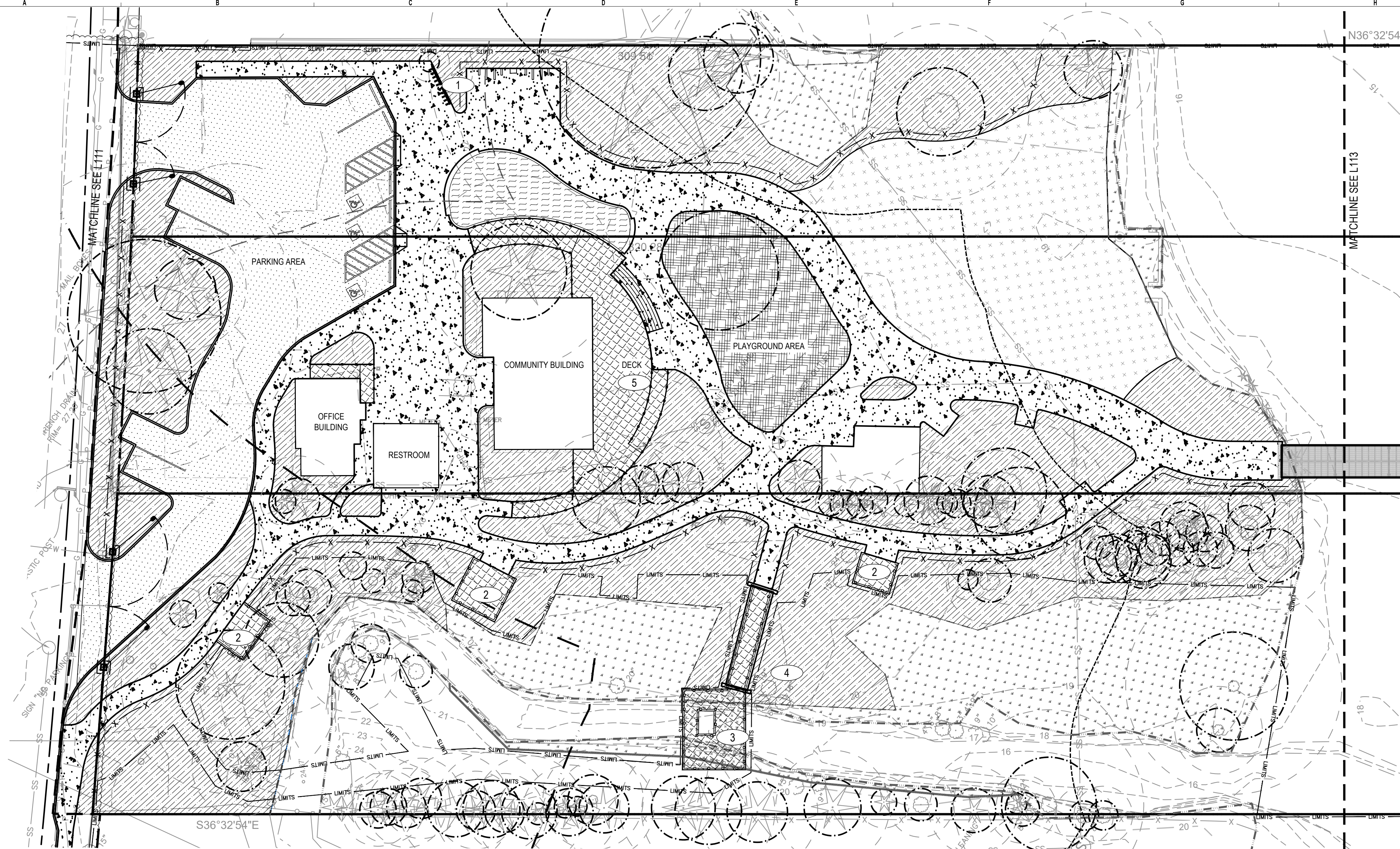
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SITE PLAN

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

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 PRINCIPAL: ED PROJECT MANAGER: ED DESIGNED BY: JL DRAWN BY: MH CHECKED BY: ED



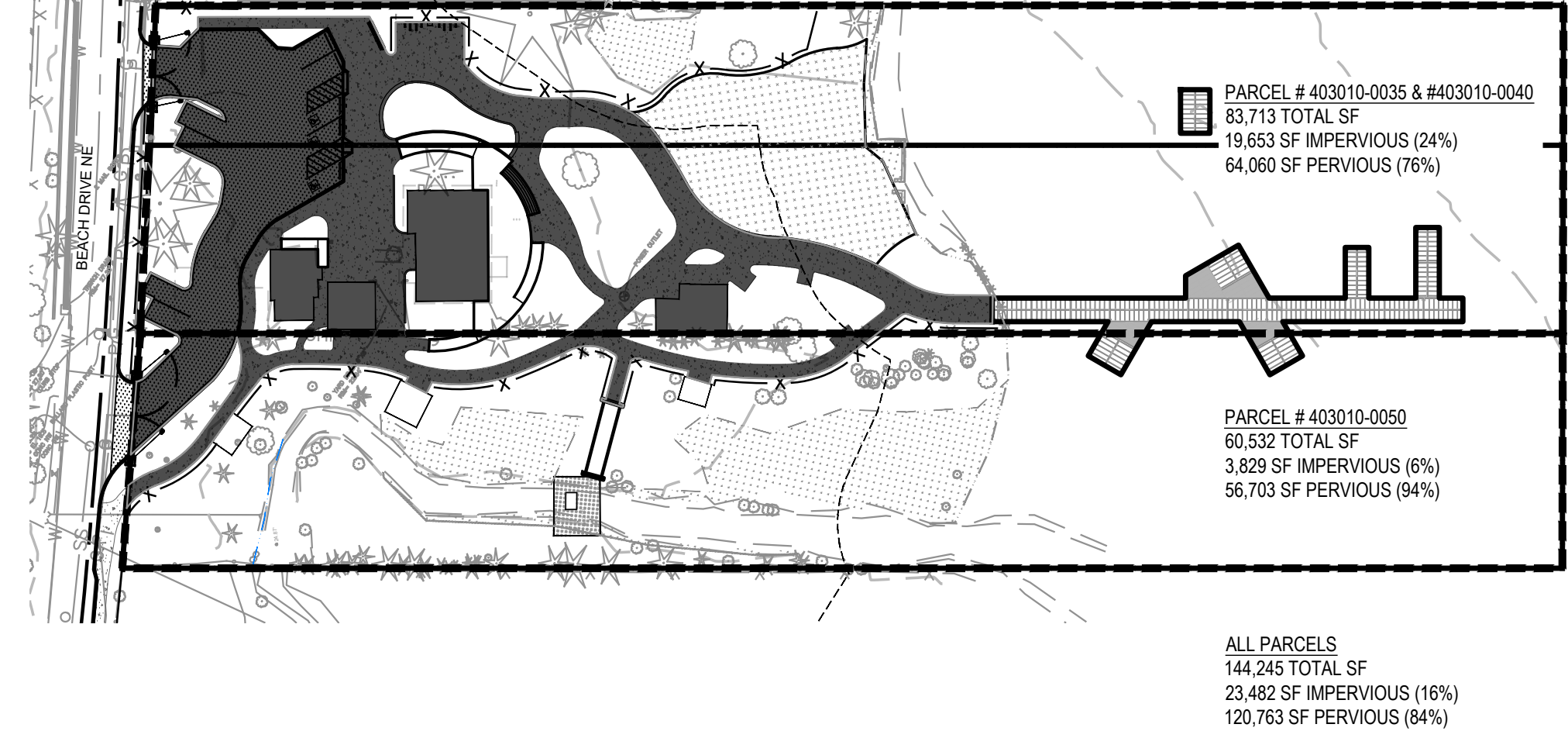
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- LIMIT OF WORK
- WETLAND BOUNDARY (DELINEATED)
- WETLAND BOUNDARY (NOT DELINEATED)
- ORDINARY HIGH WATER MARK (OHWM)
- WETLAND AND STREAM BUFFER
- SHORELINE SETBACK (50')
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- ASPHALT
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-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

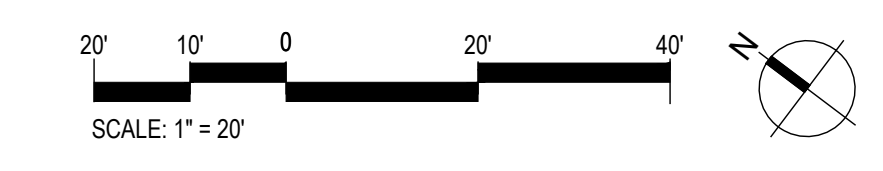
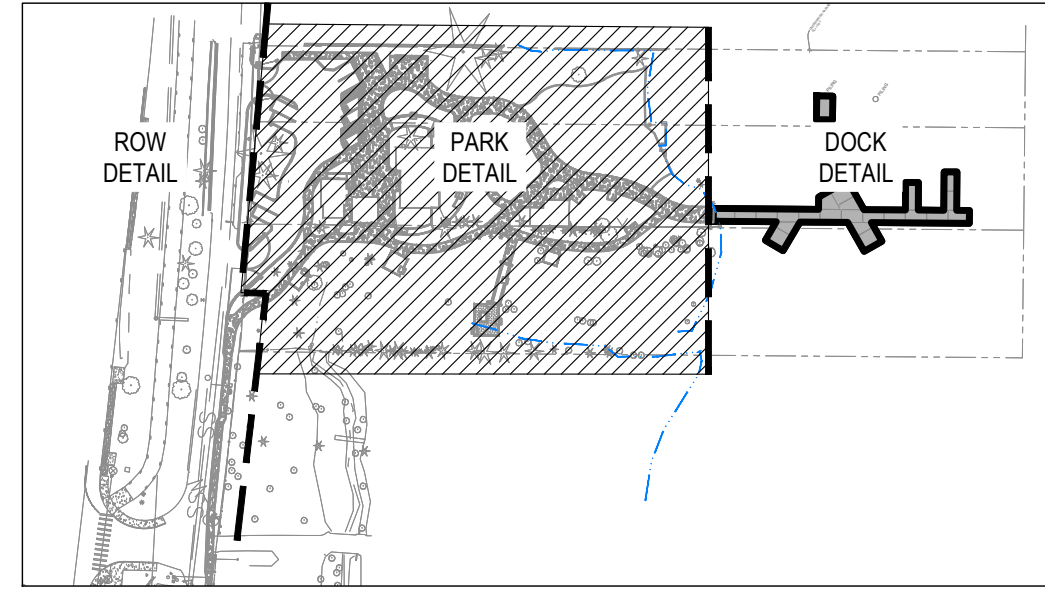
KEY NOTES

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

PROPOSED PERVIOUS / IMPERVIOUS EXHIBIT



KEY PLAN



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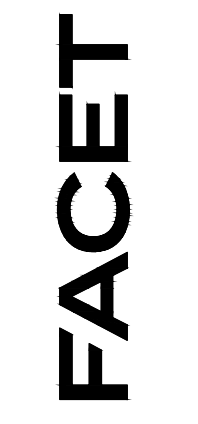
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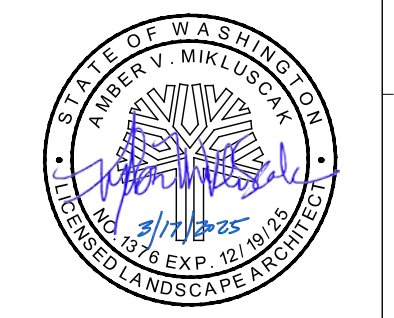
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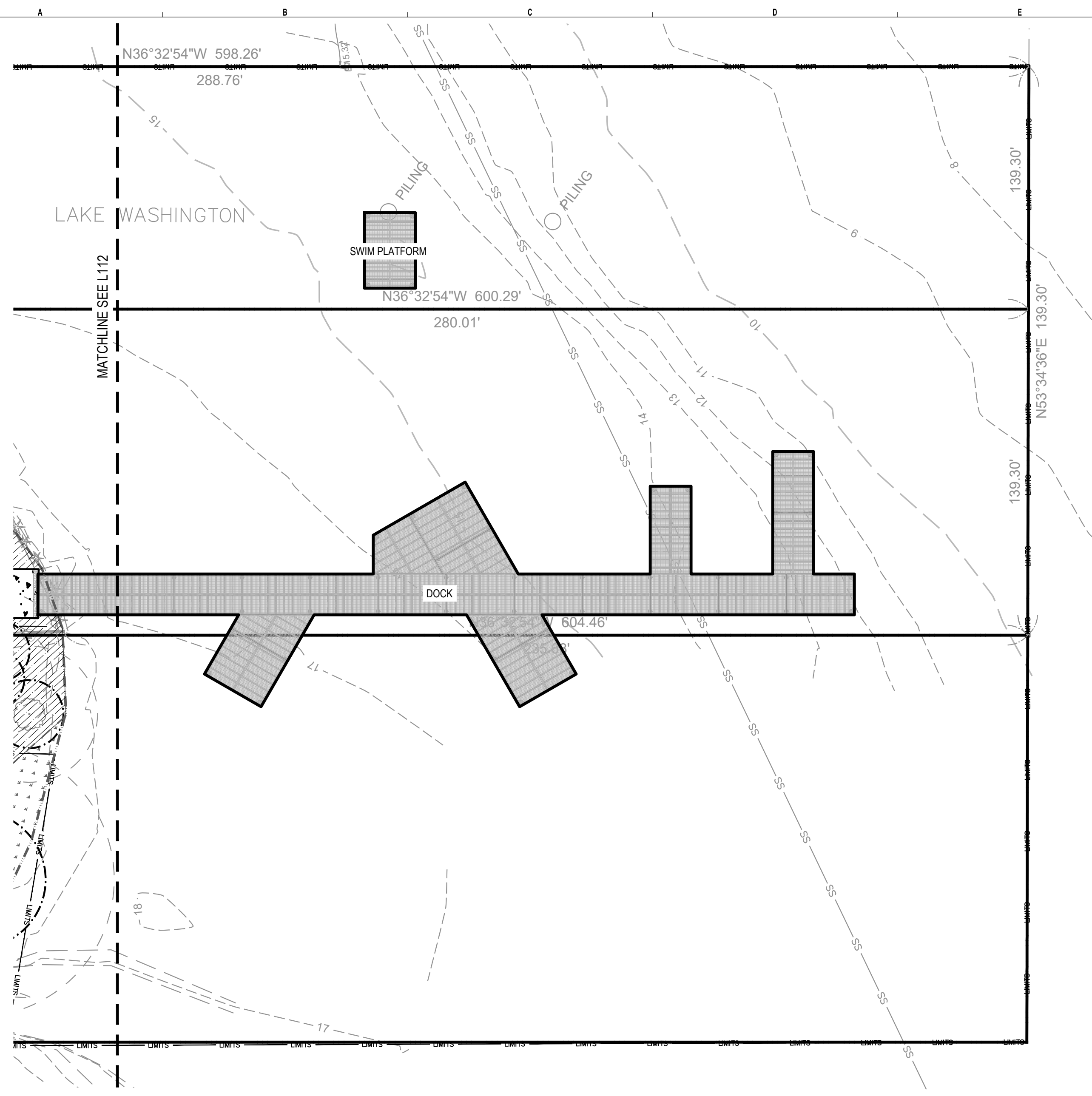


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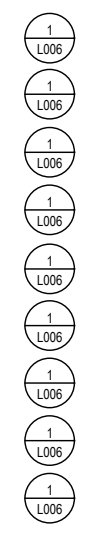


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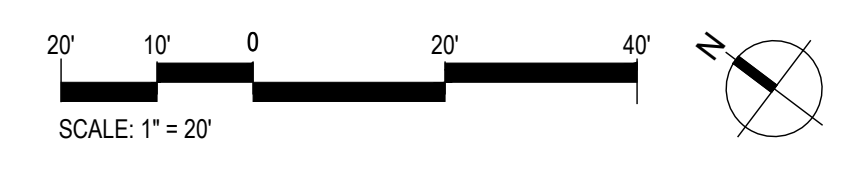
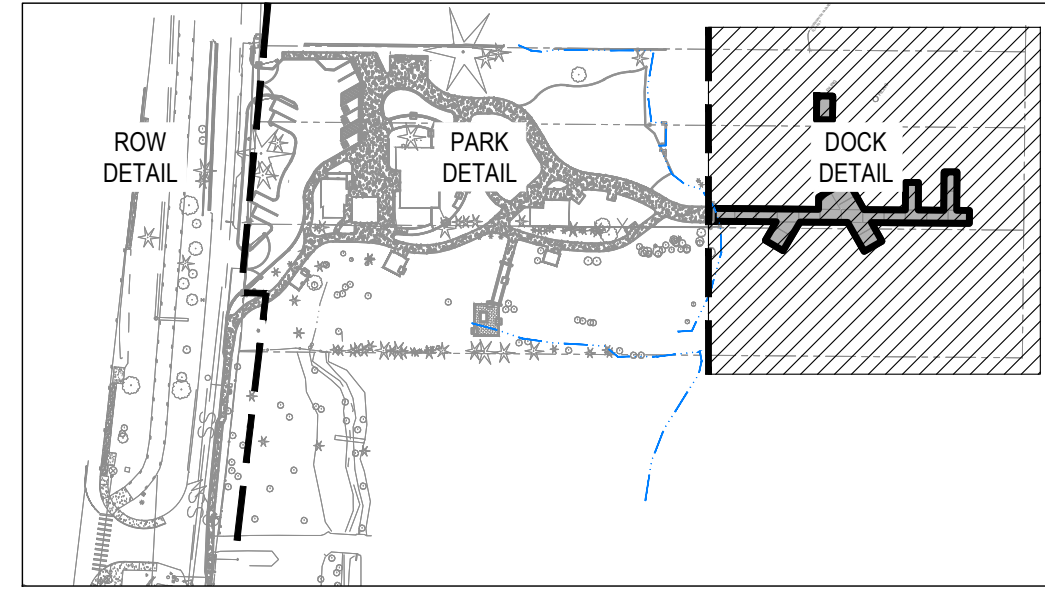
- LIMIT OF WORK
- WETLAND BOUNDARY (DELINEATED)
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- WETLAND AND STREAM BUFFER
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- SEE SHEET A.200B FOR DECK DETAILS



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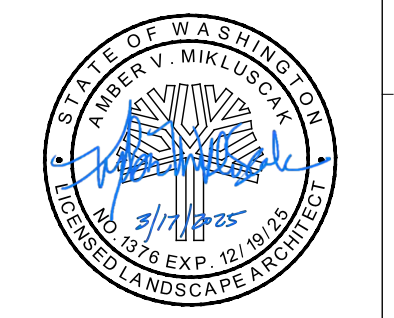
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SITE PLAN

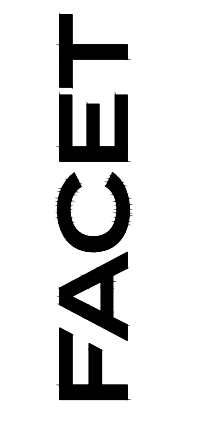
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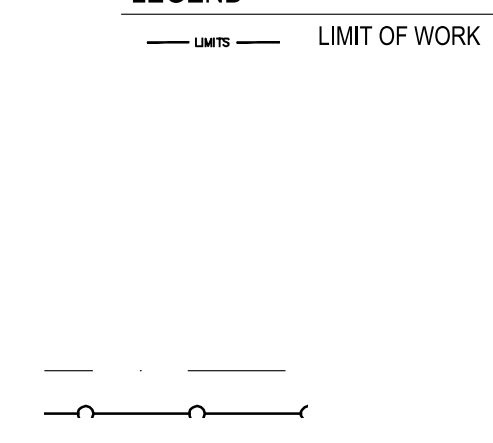
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EG 31.28	EG 31.32	EG 31.11	EG 31.05	EG 30.78	EG 30.51	EG 30.29	EG 30.01	EG 29.73	EG 29.51	EG 29.28	EG 29.12	EG 28.98	EG 28.84	EG 28.79	EG 28.64	EG 28.63	EG 28.74	EG 28.57
FG 31.28	FG 31.32	FG 31.11	FG 31.05	FG 30.78	FG 30.51	FG 30.29	FG 30.01	FG 29.73	FG 29.51	FG 29.28	FG 29.12	FG 28.98	FG 28.84	FG 28.79	FG 28.64	FG 28.63	FG 28.74	FG 28.57

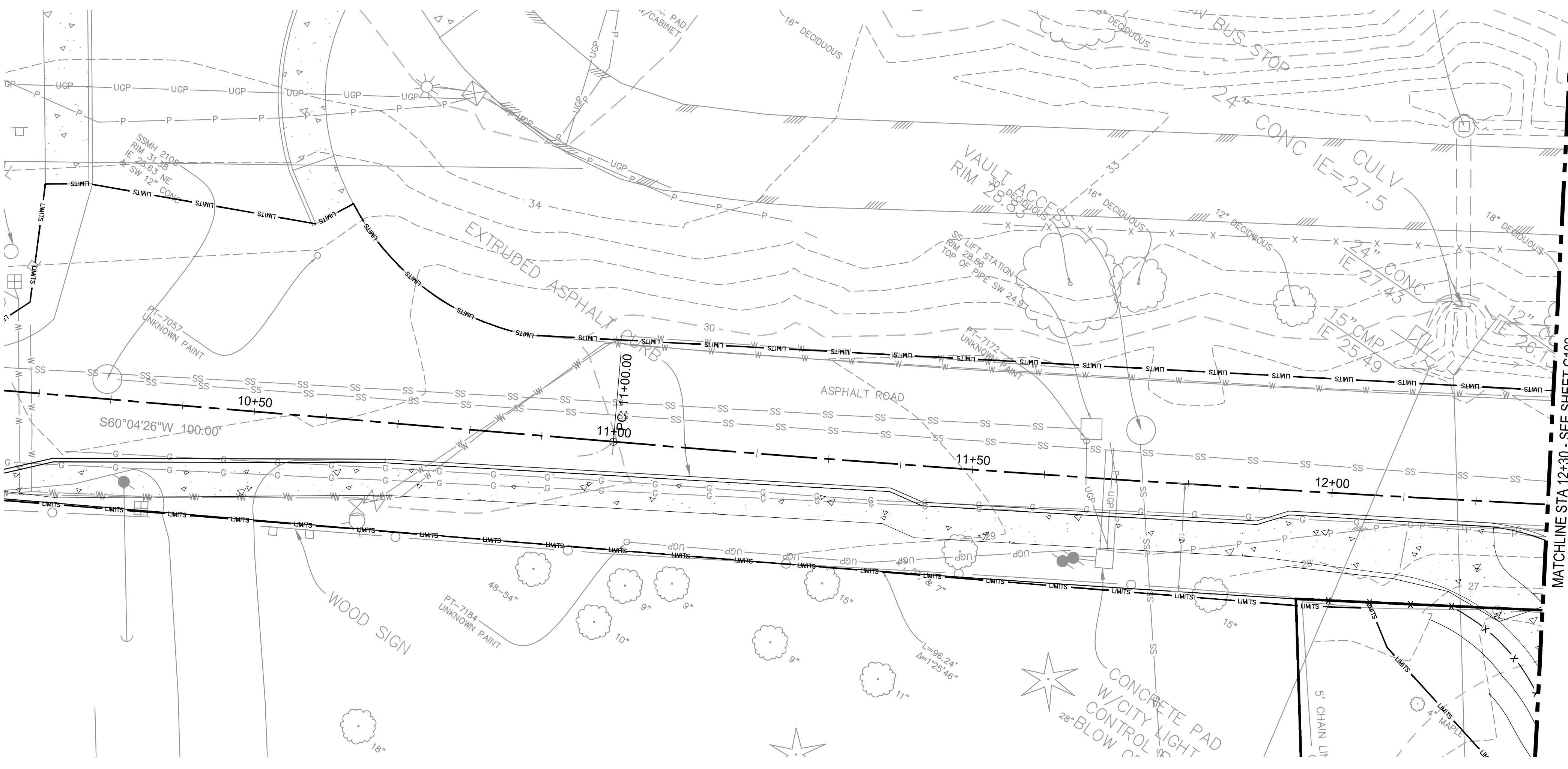
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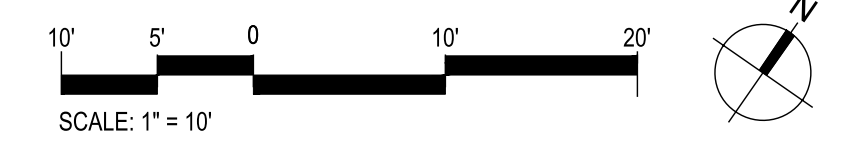
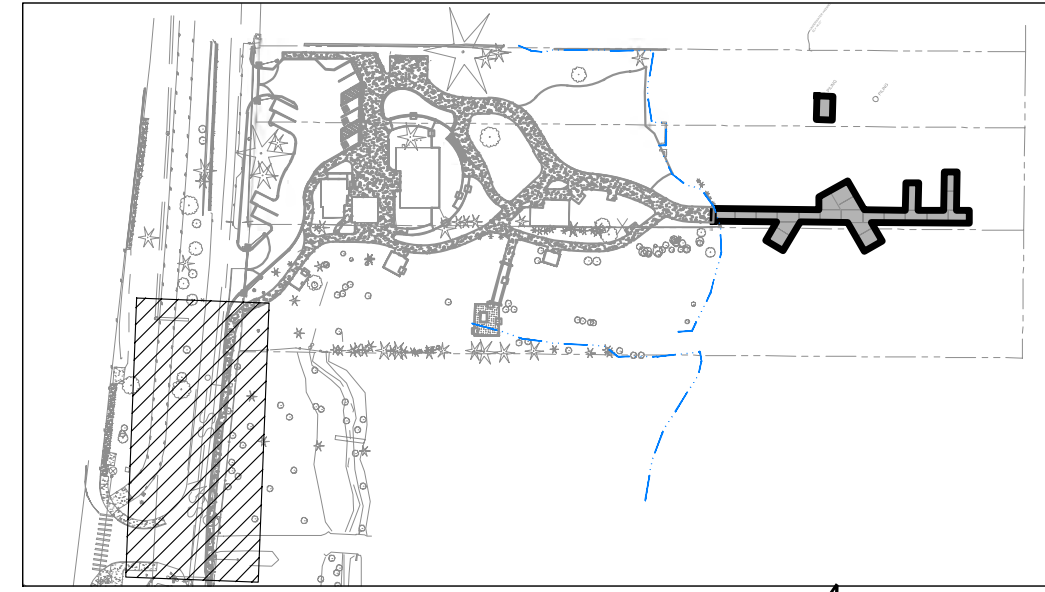
KEY NOTES

- 1
- 2
- 3

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 LAKE FOREST PARK, WA 98155
 2303.0384.02

50% DESIGN

FRONTAGE PLAN

DATE: 03/17/2025
 PLAN NUMBER:
C101
 SHEET 26 OF 46

PERMIT SET - NOT FOR CONSTRUCTION

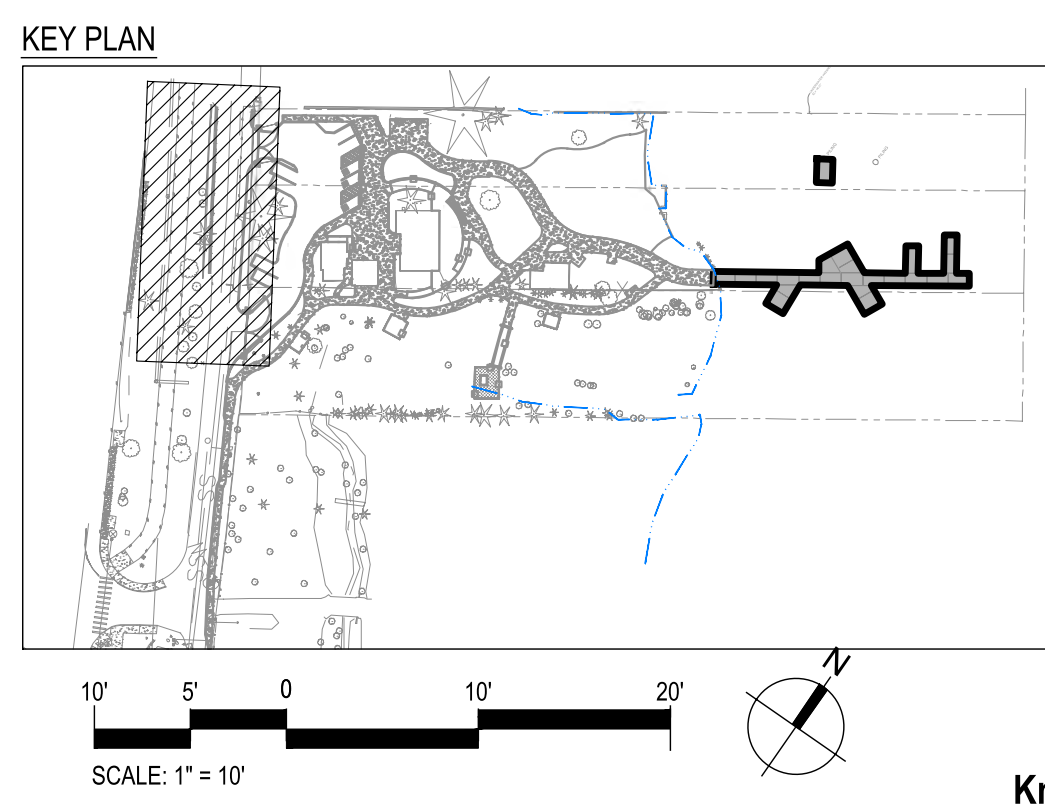
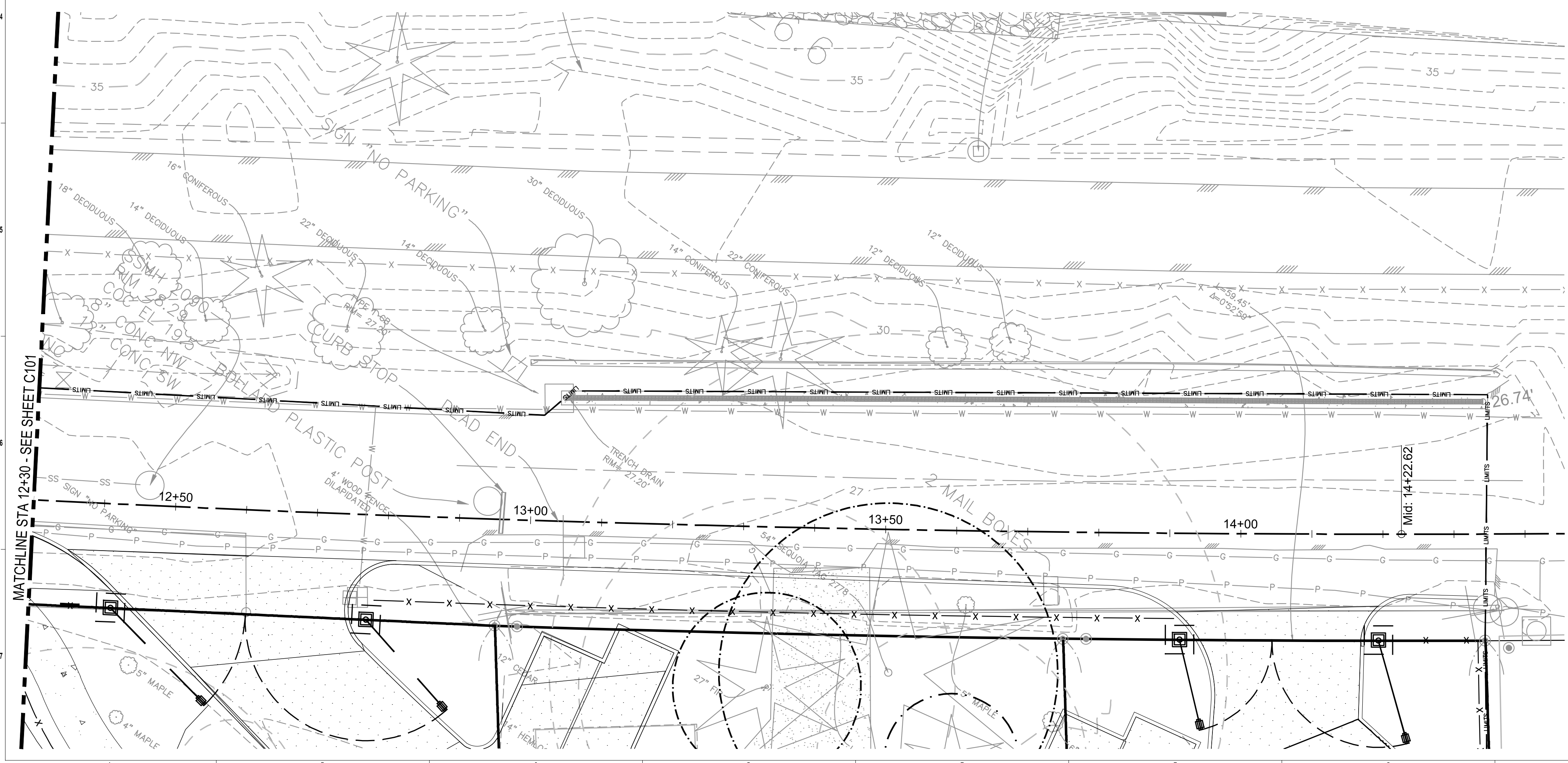
FILE LOCATION: Z:\SHAREDPROJECTS\ACTIVE\2023\03\0384-02 - LFP LAKEFRONT PARK PH ZDRAWINGS\CAD-REVIEW\ACTIVE\FILE\C102-C102_FRONTAGE_PLAN.DWG - ORIGINAL SHEET SIZE: ARCH-FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: HUI CAO
 PRINCIPAL: ED PROJECT MANAGER, ED DESIGNED BY: JL DRAWN BY: MH CHECKED BY: ED



LEGEND
 — LIMITS — LIMIT OF WORK

KEY NOTES
 1
 2
 3

NOTES



NO. DATE BY REVISION
 1 03/17/2025 PERMIT RESUBMITTAL REVISIONS

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DOCUMENTED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTORS SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DOCUMENTED PRIOR TO CONSTRUCTION.

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TIMOTHY SWINDEN
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 3/18/2025

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FRONTAGE PLAN

DATE: 03/17/2025
 PLAN NUMBER:
C102
 SHEET 27 OF 46