

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 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 Shoreline Master Program conditional use regulations.

Site Description

The project site is located at 17337, 17345, and 17347 Beach Dr NE in the City of Lake Forest Park (parcel no's #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 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 attached Boundary and Topographic Survey, Impact Analysis Exhibit, and Wetland and Stream Delineation Report for more information.

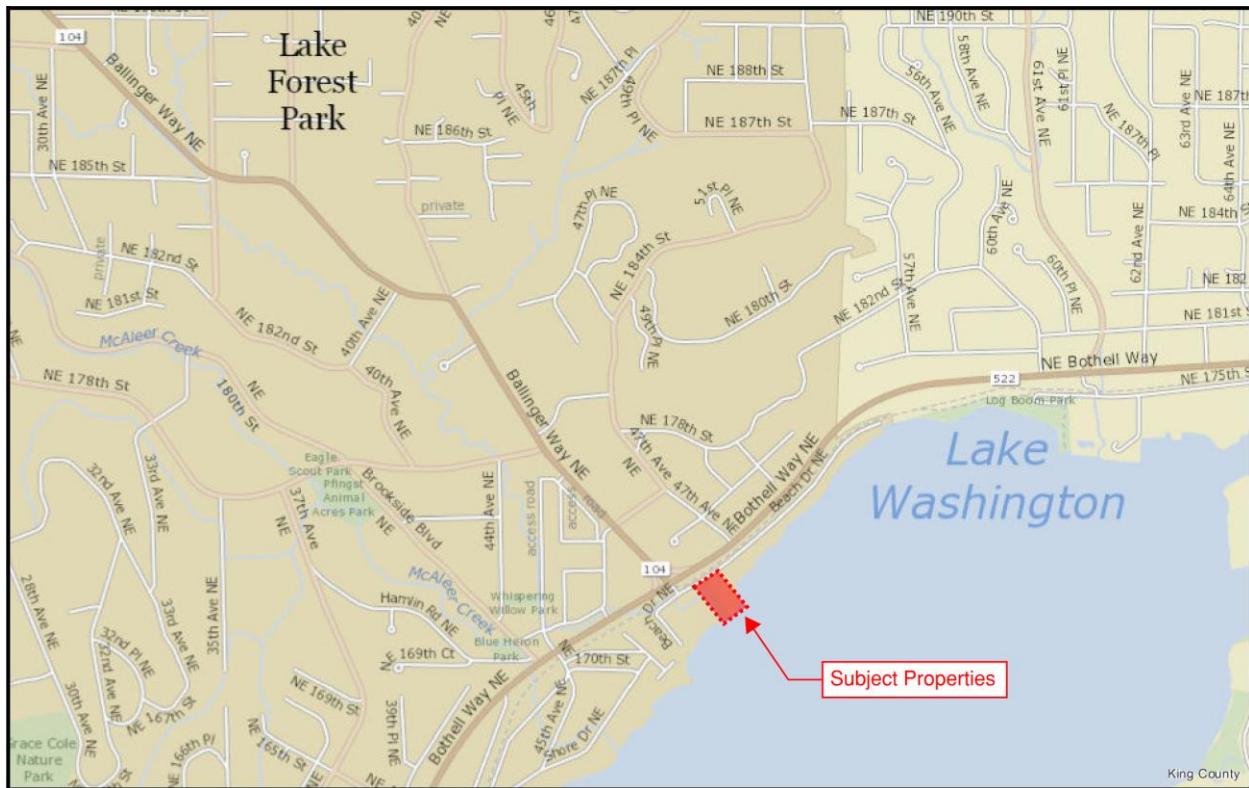


Figure 1. Vicinity Map (King County iMap).

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 clearing and grading work within the Urban Conservancy (UC) environment as well as a new non-joint use pier¹ (hereafter referred to as pier), and recreational float in the UC and Shoreline Residential environments, which all require a Shoreline Conditional Use Permit pursuant to the Lake Forest Park Shoreline Master Program (SMP) Table 8.1. The following section addresses the CUP review criteria found in SMP Chapters 3.8.B., 5.4.C., 8.4.R, and 8.5.A.3.:

1. *Criteria for Granting Shoreline Conditional Use Permits. Uses which are classified or set forth as conditional uses in the Master Program may be authorized, provided the applicant demonstrate all of the following conditional use criteria as listed in WAC 173-27-160:*

- a. *That the proposed use is consistent with the policies of RCW 90.58.020 and the Master Program;*

The proposed project is consistent with the policies of RCW 90.58.020, particularly the preferences for uses which "...(2) Preserve the natural character of the shoreline; (3) Result in long term over

¹ A joint use pier refers to a pier where access and use is shared between multiple property owners or parties, rather than being exclusive to a single owner. Although the pier in this proposal will be public, it is owned by one entity, the City of Lake Forest Park.

short term benefit; (4) Protect the resources and ecology of the shoreline; [and] (6) Increase recreational opportunities for the public in the shoreline;...”.

While the proposed clearing and grading within the UC environment of shoreline jurisdiction may result in short-term adverse impacts to vegetation and increases in sedimentation, the completed project at maturity will provide for improved stream, wetland, and buffer functions. Currently, the Lyon Creek Waterfront Preserve occupies the property within the UC environment and has two gravel paths on either side of the creek that are connected by a footbridge that crosses the stream. As proposed, the clearing and grading will result in the removal of the western pathway and the connecting footbridge. Restoration plantings within the buffer will take their place. The eastern gravel path will be replaced with a paved path separated from the wetland and creek buffer restoration plantings by split rail fences. Overall, proposed clearing and grading in the UC environment will result in a net improvement in ecological functions.

The proposal for the pier and float allows for an increase in recreational opportunities for the public in the shoreline jurisdiction. The parcels have been occupied by private single-family residential uses historically and the City purchased the properties with the intention of developing a public recreational facility for the community. In developing designs for the new park, the City and consultant (Facet NW) conducted a public survey from September 8th-November 1st 2023 to gain insight into what ideas and visions the community had for the new lakefront park. Swimming was found to be the most desirable activity for park programming. The pier and float will facilitate swimming and therefore support the increase in recreational opportunities for the public on the shoreline.

The following policies of the City’s Shoreline Residential (SR) and Urban Conservancy (UC) environments specifically support the proposed project:

- (SR) 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.
- (UC) 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.
- (UC) Policy 5.4.5 The ecological functions of Lyon Creek Waterfront Preserve and other publicly owned lands should be preserved, enhanced, restored, and maintained.

Therefore, as demonstrated, the proposed project is consistent with RCW 90.58.020 as well as the policies of the Shoreline Residential and Urban Conservancy environments of the Lake Forest Park SMP.

b. That the proposed use will not interfere with the normal public use of public shorelines;

Clearing and grading within the existing Lyon Creek Waterfront Preserve will result in a modification of existing pathways. All proposed modifications will result in an improvement of stream buffer functions, with additional public access opportunities expanded on the newly acquired adjacent parcels.

Prior to City acquisition, parcel nos. 403010-0035 and 403010-0040 were privately owned residential properties. The proposal seeks to establish a City park on the properties with water-related recreational facilities. The pier and recreational float will enhance rather than interfere with normal public use of the public shoreline by bolstering the community's ability to access the shores and waters of Lake Washington by inviting visitors to swim, nature view, and enjoy non-motorized watercraft.

c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this Master Program;

The three subject properties are within the RS-7,200 SFR zoning designation, as are the properties that border the site to the north and east. To the southwest is the Lake Forest Park Civic Club. Currently, parcel nos. 403010-0035 and 403010-0040 have differing land uses, comprehensive plan land use designations, and shoreline environment designations from parcel no. 403010-0050.

The use of parcel no. 403010-0050 will not change due to the project. The Comprehensive Plan designates the property for Recreation/Open Spaces and the Shoreline Master Program designates the site as Urban Conservancy. Both of those planning designations envision and essentially require the continued use of the site as a public park.

Prior to City acquisition, parcel nos. 403010-0035 and 403010-0040 were occupied by single-family residential uses. The park proposal will change the use from residential to recreation, which is an allowed use if approved pursuant to a conditional use permit. For more information on how the project meets those requirements, please see the associated "Conditional Use Narrative".

The Comprehensive Plan designates the land use for parcel nos. 403010-0035 and 403010-0040 as Single-Family Residential, High and the Shoreline Master Program designates the parcels as Shoreline Residential. Policy LU-6.2 of the 2015 Comprehensive Plan states that the City will, "Encourage joint siting of public facilities to increase convenience for the public and promote efficiency in public investments." Additionally, Policy PT-5.1 states that the City should, "Pursue the acquisition and development of active park facilities." As previously stated, parcel no. 403010-0050 is the site of the Lyon Creek Waterfront Preserve, which is an existing City park and the westernmost parcel of this proposed project. By converting the use of these newly acquired single-family residential parcels to park and recreation space, the City is expanding the park and jointly siting passive and active recreation facilities. The purpose of the Shoreline Residential environment includes, "An additional purpose is to provide appropriate public access and recreational uses." The recreational float this shoreline conditional use permit seeks to permit will be sited on parcel nos. 403010-0035 and 403010-0040, providing appropriate access to, and recreational use of, Lake Washington to the public.

Overall, the project will consist 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. Therefore, the proposal is compatible with other authorized uses within the area.

- d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and*

As mentioned above, impacts from clearing and grading to the shoreline environment will be temporary and will be addressed through implementation of a restoration plan. After the restored areas have matured, the ecological functions of the shoreline environment will be improved.

The recreational element of this conditional use will cause no significant adverse effects to the shoreline. The recreational pier and float will replace two dilapidated structures and are proposed to provide public access and swimming facilities on the Lake Washington shoreline environment. As stated above, public access and recreational uses are part of the purpose of the Shoreline Residential environment.

- e. That the public interest suffers 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 proposal for a pier, float, and clearing and grading adjacent to the stream for the purpose of ecological restoration are in the public interest and will not result in substantial detrimental effect to that interest.

2. *In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.*

As stated in 1.a. above, 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 in 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 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.

3. *Other uses which are not classified or set forth in this Master Program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the Master Program.*

A conditional use permit is required for the siting of a public park in a residential zone. Please see the Zoning Conditional Use Narrative document for more information. The proposed width of the new pier requires a variance from the SMP. Please see the Shoreline Variance Narrative document for more information. The remainder of the proposal will be within the confines of the allowances of the SMP.

4. *Uses which are specifically prohibited by the Master Program may not be authorized.*

The proposal includes clearing and grading work within the Urban Conservancy (UC) environment as well as a new pier and recreational float in the Shoreline Residential environment. These elements are allowed but require a Shoreline Conditional Use Permit pursuant to the Lake Forest Park Shoreline Master Program (SMP) Table 8.1. Therefore, the project is not seeking elements that are specifically prohibited by the Master Program.

SMP 5.4 Urban Conservancy Environment

- C. *All new uses and developments, permitted or allowed as conditional, in the Urban Conservancy environment must be compatible with conserving, protecting and restoring ecological conditions of the shoreline.*

The proposal seeks to perform clearing and grading work on a parcel (no. 403010-0050) located in the Urban Conservancy environment, which requires a conditional use permit. The intent behind

this work is to provide improved stream, wetland, and buffer functions. As proposed, the clearing and grading will result in the removal of existing pathways and associated improvements. These elements will be replaced with restoration plantings on the west side of the creek, while on the east side the gravel path will be replaced with a paved path and wetland and creek buffer restoration plantings separated by split rail fences. Overall, proposed clearing and grading in the Urban Conservancy environment will be compatible with conserving, protecting and restoring ecological functions of the shoreline.

SMP 8.5.A. General Regulations for Private and Public Structures

3. Proposed overwater structures which are not an accessory use to residential development and are not joint-use structures must obtain a conditional use permit. A conditional use permit may be granted if:

- a. The overwater structure does not create any potential adverse impacts to navigation or public safety;*

The new pier 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 ft and 170 ft in length and are in a dilapidated condition. Neighboring piers to the west and east are both approximately 280 ft in length. The new pier is proposed to be 200 ft in length. 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.

- b. The overwater structure does not cause environmental impacts that cannot be sufficiently mitigated; and*

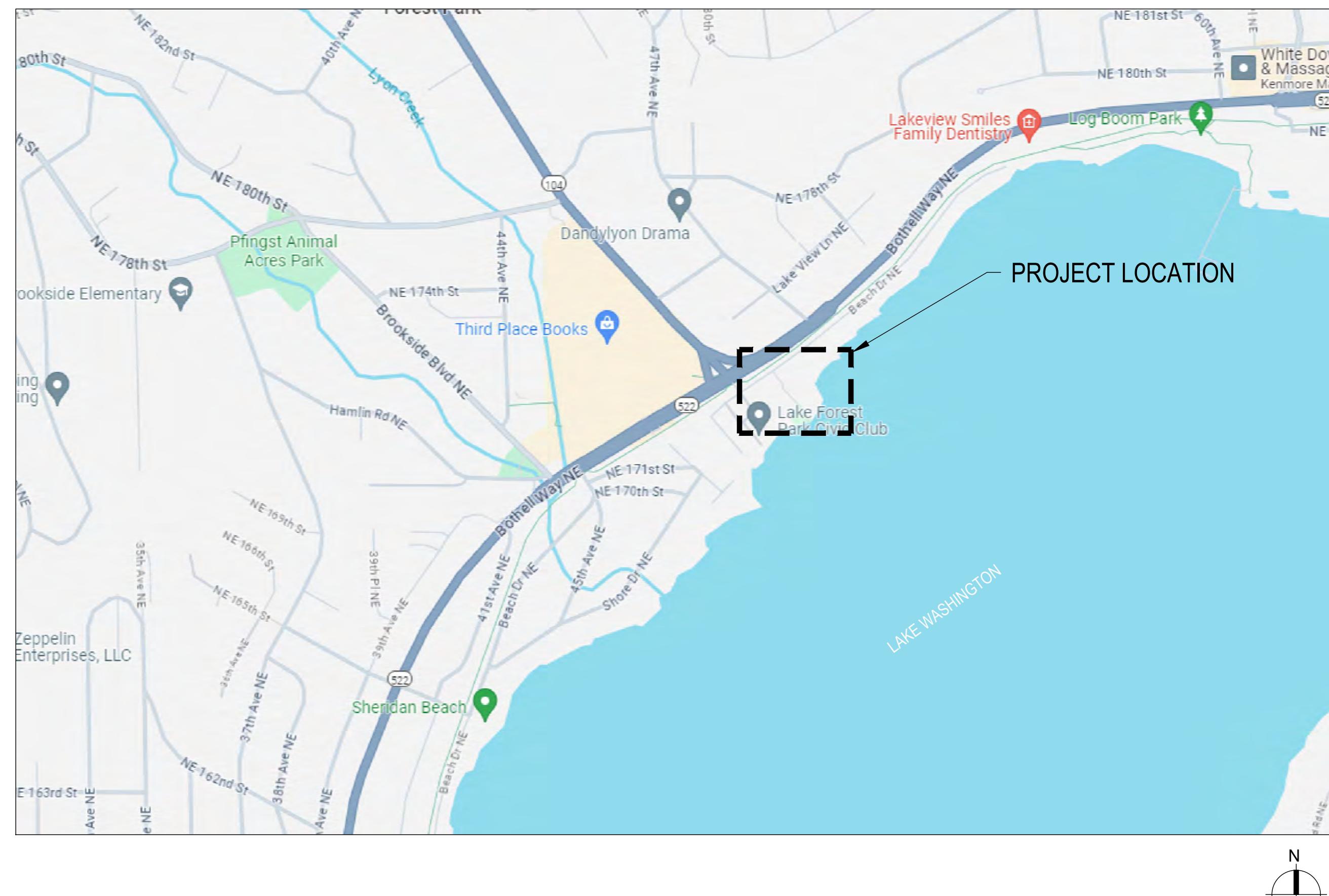
The project includes restoration work to the onsite creek, wetlands, and their associated buffers resulting in greater functionality. Additionally, the new pier will replace two existing dilapidated structures and will be constructed with grated decking. This will allow for sunlight to reach the lakebed below. Overall, all impacts associated with the project will be sufficiently mitigated.

- c. The overwater structure complies with all other conditional use criteria in WAC 173-27-160 as outlined in Chapter 3 of this Master Program.*

The proposed project complies with the conditional use criteria in WAC 173-27-160 and aligns with RCW 90.58.020 by preserving the shoreline's natural character, protecting its resources and ecology, and offering long-term benefits. It will enhance public access and recreational opportunities along Lake Washington by providing a recreational pier and float that improve community access without interfering with normal public use. The project supports a contiguous concentration of recreational properties in the area,

making it compatible with other authorized uses. Consistent with the stated Shoreline Residential environment's purpose, public access and recreational uses are at the core of this proposal. The project promotes public access, recreational use, and ecological benefits within and near critical areas with the intent to serve the public interest. For a more detailed response to these criteria, please refer to the responses to SMP Chapter 3.8.B.1. above.

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
△	03/17/25	.	PERMIT RESIDENTIAL REVISIONS
FACET			
P: 425.822.5242 F: 425.527.8136 www.facetv.com			
1	G001		COVERSHEET
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
21	L015		MITIGATION PLAN
22	L111		SITE PLAN
23	L112		SITE PLAN
24	L113		SITE PLAN
25	A100		DEMO PLAN
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
46	S101		LAKEFRONT DOCK GENERAL NOTES
47	S102		LAKEFRONT DOCK GENERAL NOTES CONTINUED
48	S103		LAKEFRONT DOCK PLAN
49	S104		LAKEFRONT DOCK PROFILE
50	S105		LAKEFRONT DOCK FOUNDATION PLAN
51	S106		LAKEFRONT DOCK FOUNDATION DETAILS
52	S107		LAKEFRONT DOCK ABUTMENT
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

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

50% DESIGN
COVERSHEET

DATE: 03/17/2025
PLAN NUMBER: G001



Know what's below.
Call before you dig.

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DO NOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL VERIFY GRADES, UTILITY LOCATIONS AND CONDITIONS ARE AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED IF SHOWN. CONTACT DOG/WATERSHED PRIOR TO CONSTRUCTION.

STATE OF WASHINGTON
NO. 1376 EXP. 12/26/2025
AMBER V. MIKLUSCAK
NO. 1376 EXP. 12/26/2025
FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND
FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND

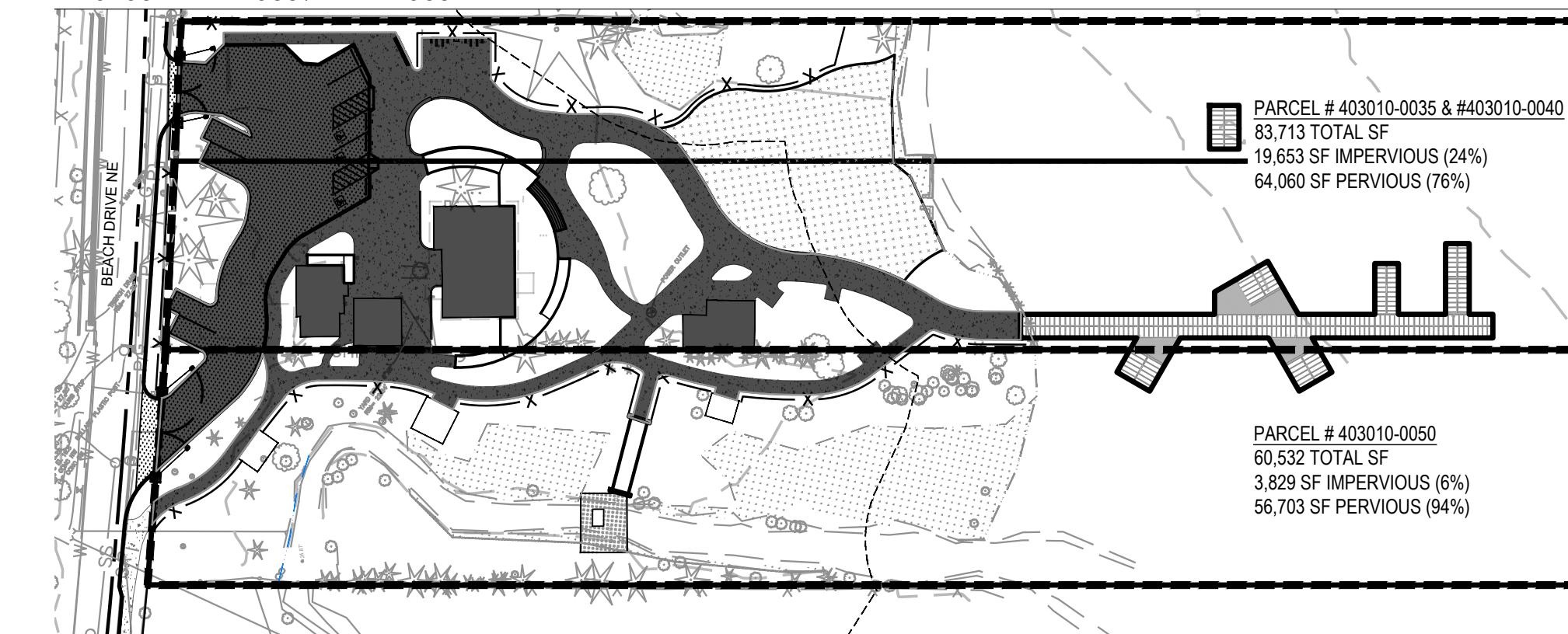
LEGEND

- 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

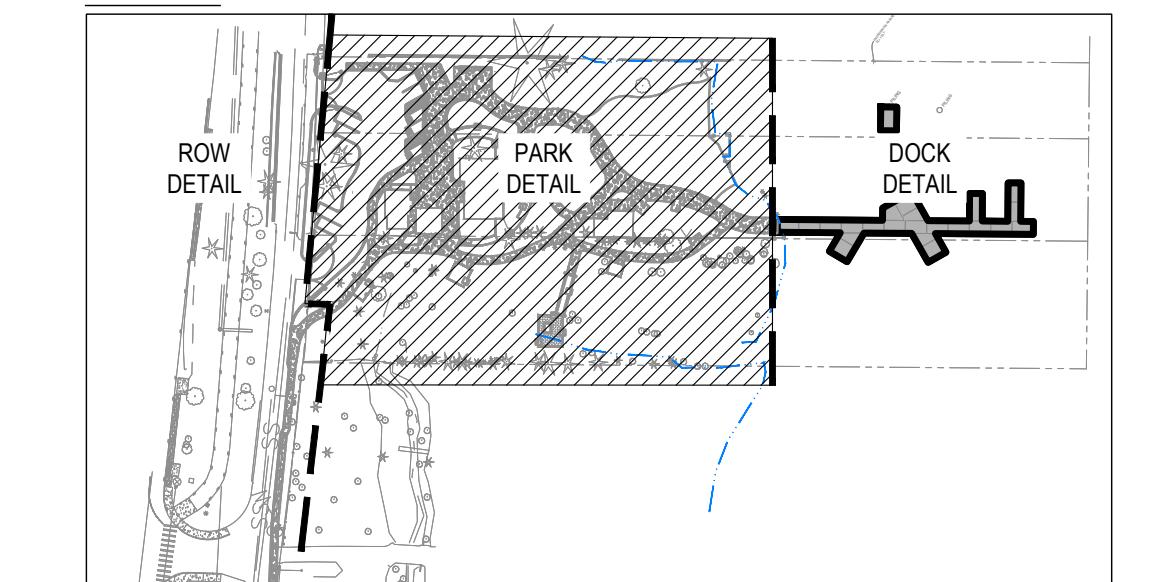
KEY NOTES

- 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

PROPOSED PERVIOUS / IMPERVIOUS EXHIBIT



KEY PLAN



20' 10' 0 20' 40'
SCALE: 1" = 20'
N



Know what's below.
Call before you dig.

DATE: 03/17/2025
PLAN NUMBER:
L112
SHEET 1 OF 46

NO.	DATE	BY	REVISION
△	03/17/2025	.	PERMIT RESIDENTIAL REVISONS
P: 425.822.5242 F: 425.227.8136 www.facetv.com 750 Sixth Street South Kirkland, WA 98033			
FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND			
CALL 811 2 BUSINESS DAYS BEFORE YOU DIG <small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small>			

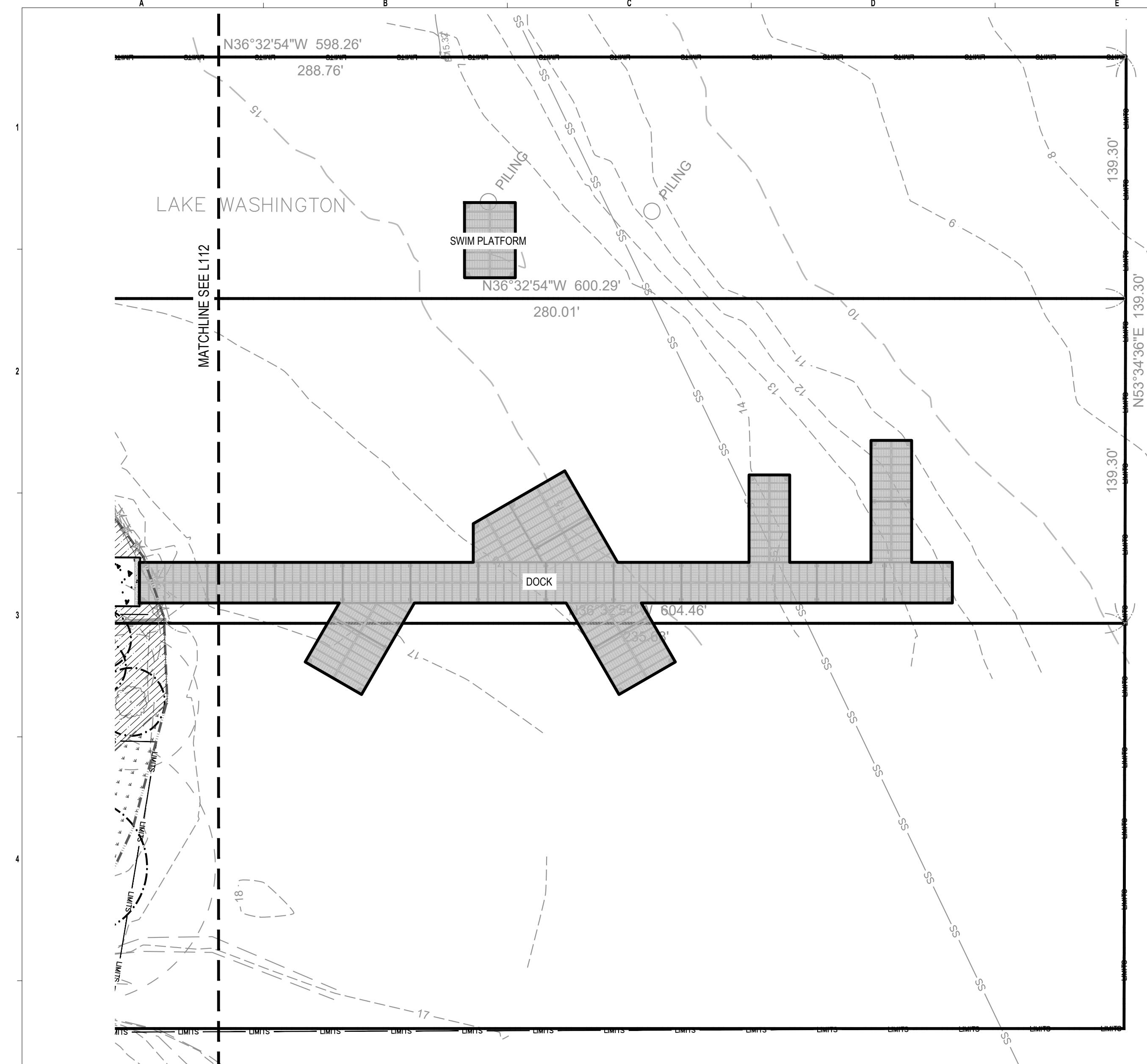
PERMIT SET - NOT FOR CONSTRUCTION

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

50% DESIGN

SITE PLAN

BASE IMAGETOPOGRAPHY PROVIDED BY OTHERS. DOG/WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL VERIFY GRADES, UTILITIES AND ALL OTHER EXISTING FEATURES AND CONDITIONS AS SHOWN. CONTACT DOG/WATERSHED PRIOR TO CONSTRUCTION.



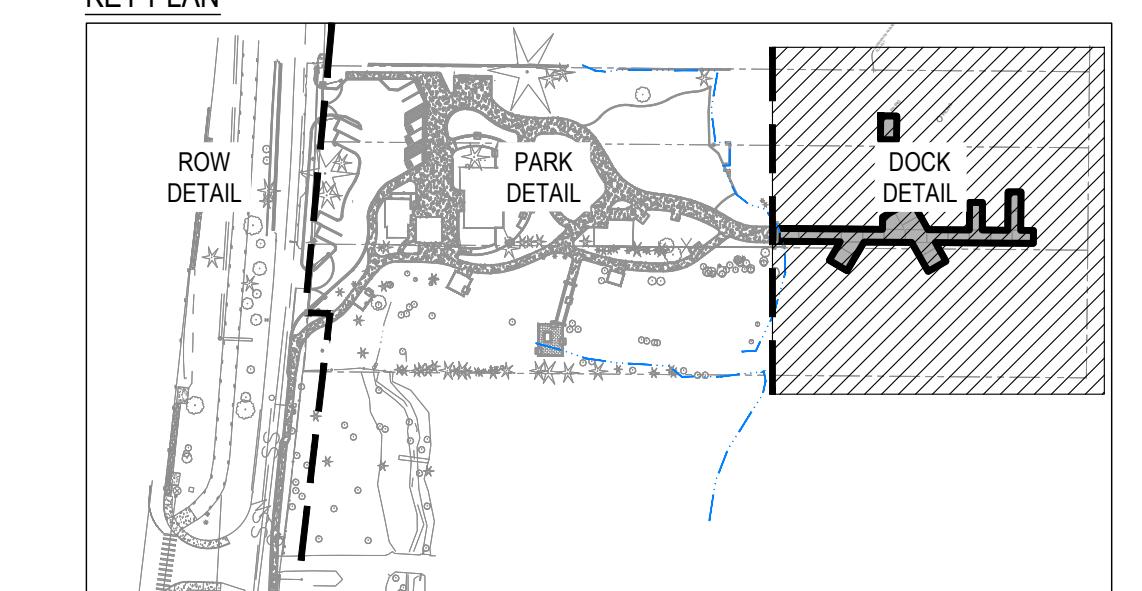
LEGEND

- 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

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- 5 SEE SHEET A.200B FOR DECK DETAILS

KEY PLAN



20' 10' 0 20' 40'
SCALE: 1" = 20'



Know what's below.
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L113
SHEET 16 OF 46

LAKE FOREST PARK LAKEFRONT IMPROVEMENTS
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2303.0384.02

PERMIT SET - NOT FOR CONSTRUCTION

811
DATE: 03/17/2025
PLAN NUMBER:
L113

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

FACET

P: 425.822.5242
F: 425.227.8136
www.facetnv.com
750 Sixth Street South
Kirkland, WA 98033
FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND

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50% DESIGN

SITE PLAN

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	LIMIT OF WORK
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	WETLAND BOUNDARY (NOT DELINEATED)
	ORDINARY HIGH WATER MARK (OHWM)
	WETLAND AND STREAM BUFFER
	SHORELINE JURISDICTION (200')
	MINOR CONTOUR
	MAJOR CONTOUR
	GRADING DAYLIGHT LINE

KEY NOTES	
(1)	12" WIDE CIP WALL
(2)	18" HIGH SEAT WALL
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	

NOTES	
1.	SEE SHEET L005 - L006 FOR TREE PROTECTION FENCE AND DETAILS.
2.	SEE SHEET C007 - C009 FOR DEMOLITION PLAN AND UTILITIES TO BE PROTECTED / REMOVED.

KEY PLAN	

GRADING PLAN	
DATE: 03/17/2025	PLAN NUMBER: C131

PERMIT SET - NOT FOR CONSTRUCTION	
17337, 17345, & 17347 BEACH DR NE LAKE FOREST PARK, WA 98155 2303.0384.02	50% DESIGN

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Sheet 32 of 46	
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CALL 811 2 BUSINESS DAYS BEFORE YOU DIG (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)	
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BASE IMPACT PROPERTY PROVIDED BY OTHERS LOCATED WITHIN CANTON BEHOLD TABLE FOR ACCURACY. CONTRACTOR SHALL VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. CONDITIONS AS NOTED SHOWN AND PLANS CANNOT BE CONSTRUCTED UNLESS DOG/WATERSED PRIOR TO CONSTRUCTION.	
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No. Date By Revision △ 03/17/25 . PERMIT RESUBMITAL REVISIONS	
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GRADING PLAN	
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50% DESIGN	
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GRADING PLAN	
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Sheet 32 of 46	
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LEGEND

- LIMITS
- WETLAND BOUNDARY (DELINEATED)
- WETLAND BOUNDARY (NOT-DELINEATED)
- ORDINARY HIGH WATER MARK (OHWM)
- WETLAND AND STREAM BUFFER
- SHORELINE JURISDICTION (200')
- 20' — MINOR CONTOUR
- 20' — MAJOR CONTOUR
- GL — GRADING DAYLIGHT LINE

KEY NOTES

- 1 12" WIDE CIP WALL
18" HIGH SEAT WALL
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

NOTES

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- 2. SEE SHEET C007 - C009 FOR DEMOLITION PLAN AND UTILITIES TO BE PROTECTED / REMOVED.



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LAKE FOREST PARK, WA 98155
2303.0384.02

FACET

900 South Steelyard South
Ritter, WA 98033

Federal Way, WA 98015

Mount Vernon, Seattle, Spokane, Whidbey Island

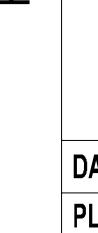
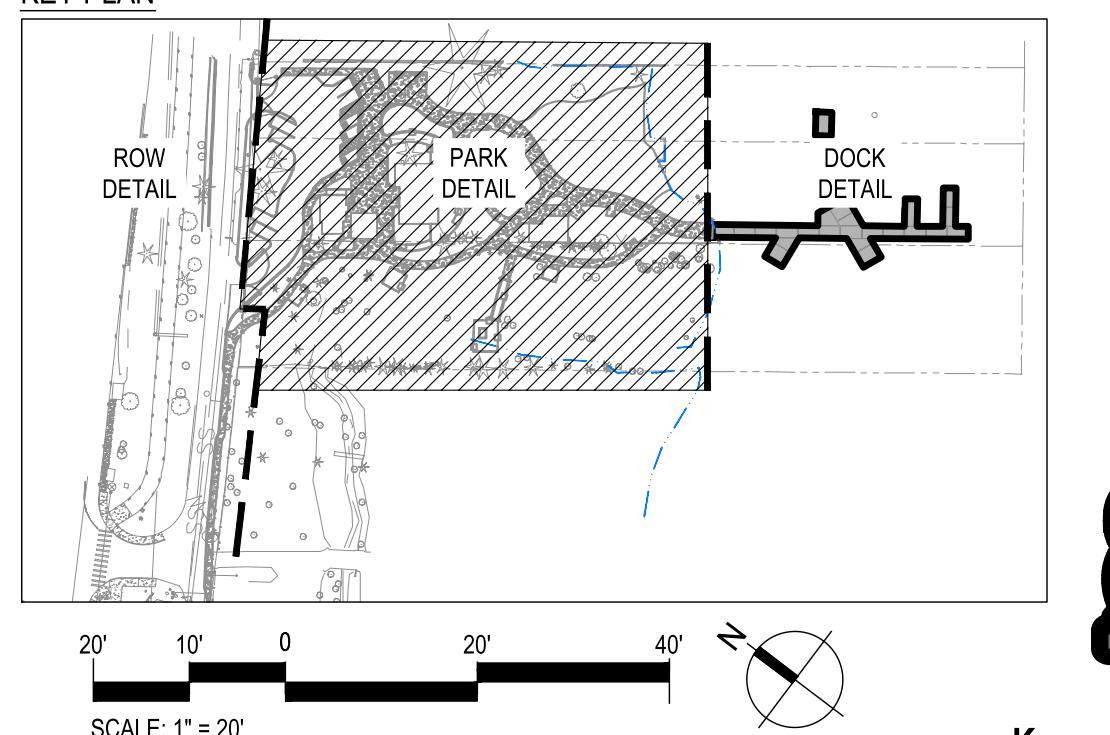
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ACCOUNTABLE FOR ACCURACY. CONTRACTOR SHALL VERIFY GRADES, UTILITIES, AND
ALL OTHER EXISTING FEATURES AND CONDITIONS. CONDITIONS AS SHOWN CONTACT
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2 BUSINESS DAYS
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PLAN NUMBER:
C132
SHEET **1** OF **46**

