

TECHNICAL MEMORANDUM



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.

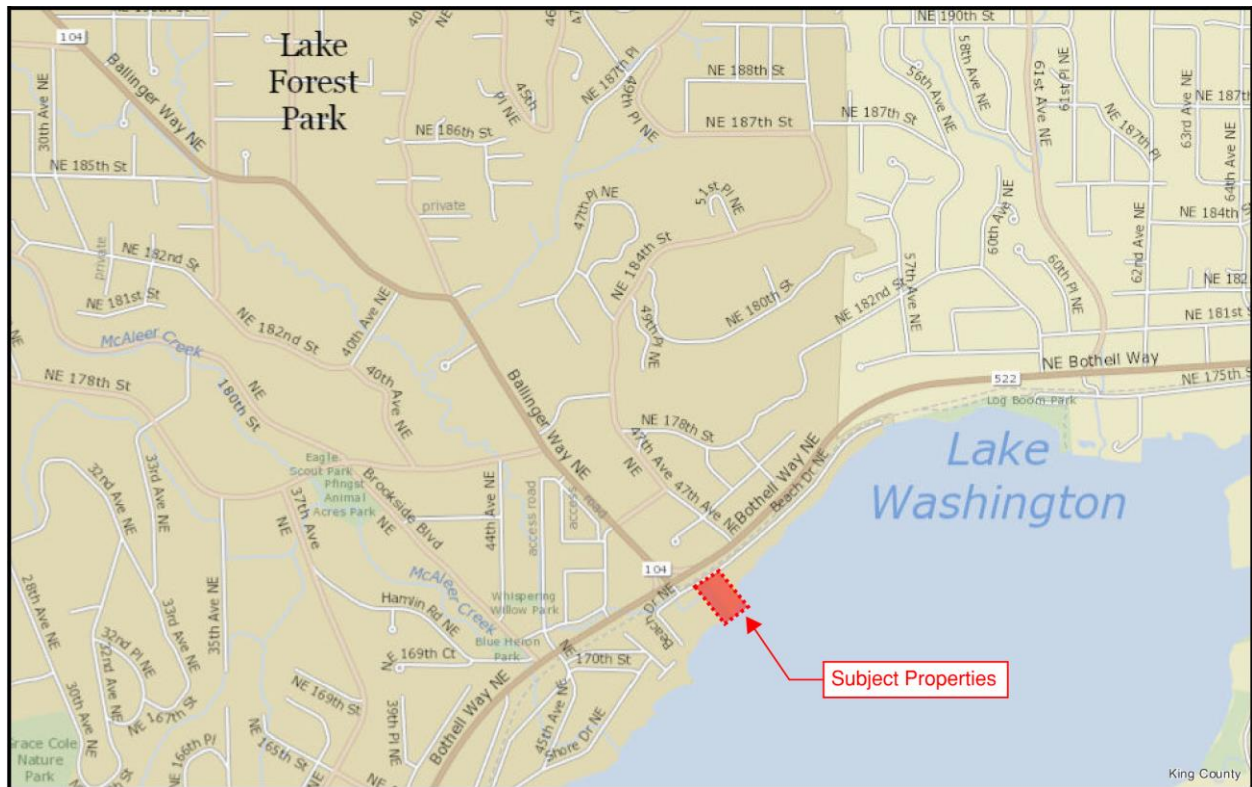


Figure 1. Vicinity Map (King County iMap).

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 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 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*

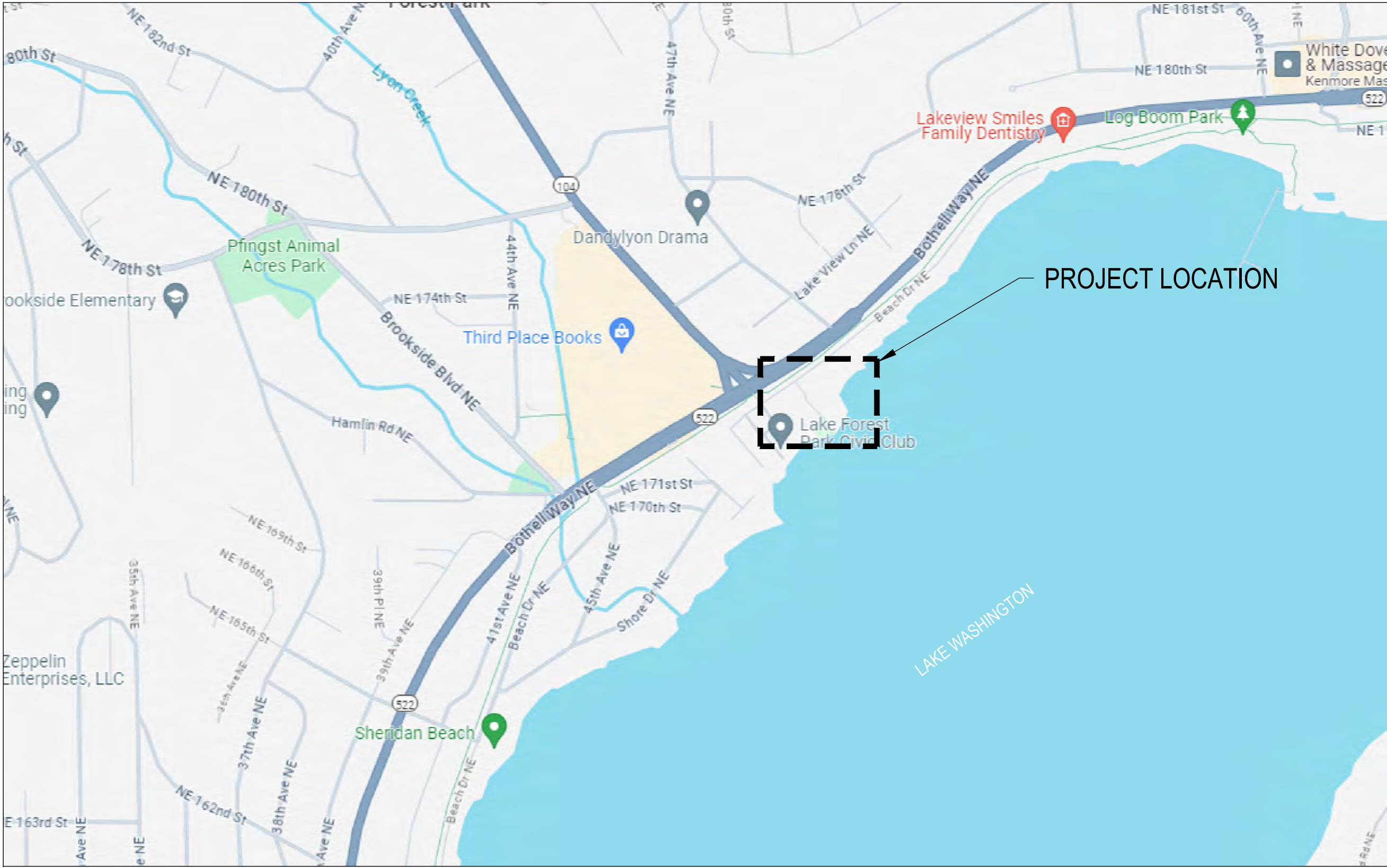
The project includes restoration work to the onsite creek, wetlands, and their associated buffers resulting in greater functionality. Additionally, the new pier will replace two existing dilapidated structures and will be constructed with grated decking. This will allow for sunlight to reach the lakebed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

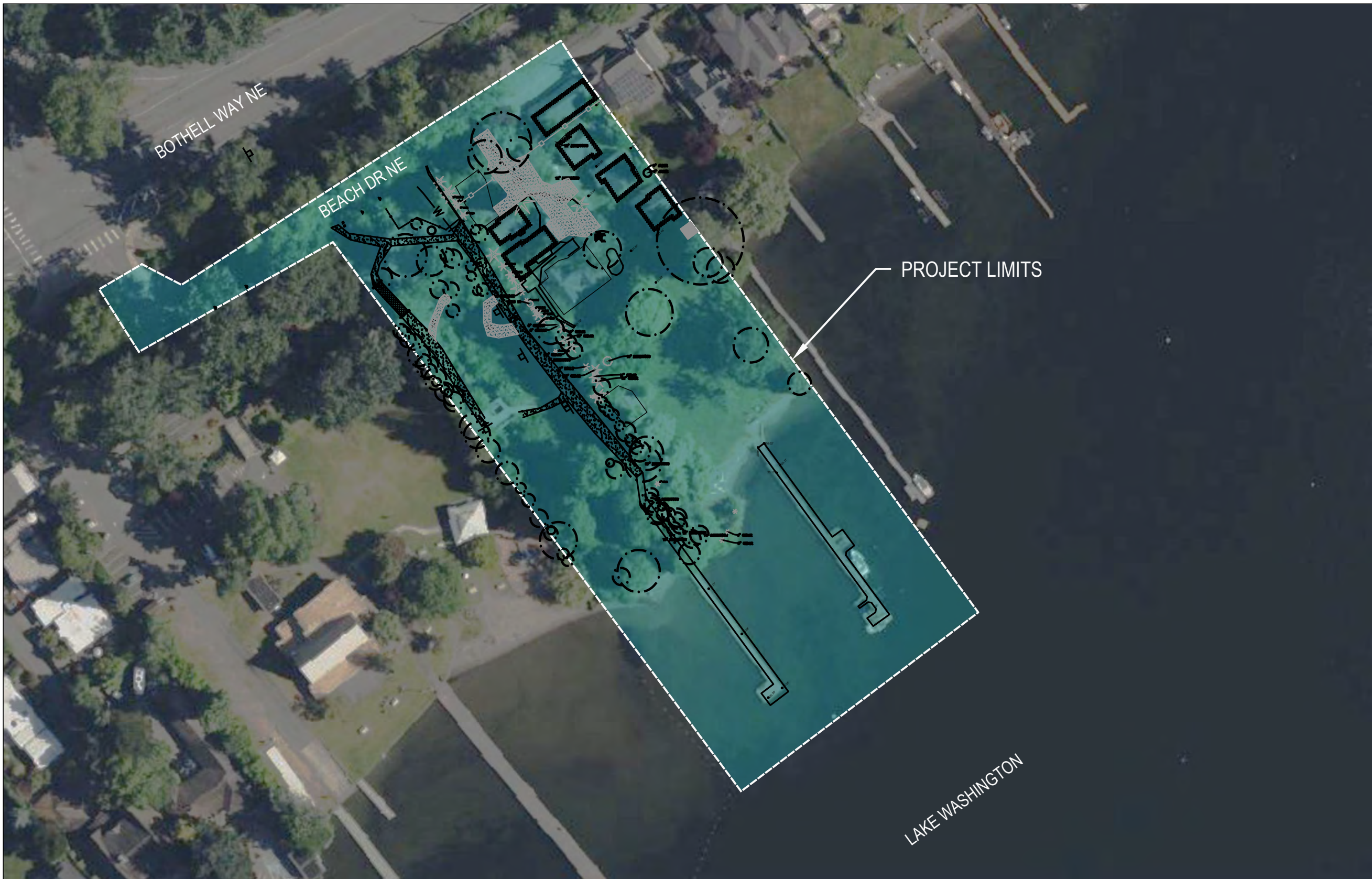
The proposed project complies with the conditional use criteria in WAC 173-27-160 and aligns with RCW 90.58.020 by preserving the shoreline's natural character, protecting its resources and ecology, and offering long-term benefits. It will enhance public access and recreational opportunities along Lake 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 KLIKITAT WAY, SUITE 104
SEATTLE, WA 98134
CONTACT: FRED LUCK
PH: (206) 306-1900

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SHEET NO.	PLAN NO.	SHEET TITLE
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3	G003	SURVEY
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6	G006	EXISTING CONDITIONS
7	C001	TESC PLAN
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9	C003	TESC PLAN
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17	L011	IMPACT ANALYSIS
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NO.

DATE

BY

REVISION

03/17/2025

PERMIT RESUBMITTAL REVISIONS

BASE MAP PHOTOGRAPHY PROVIDED BY OTHERS. DOCUMENTED CANNOT BE HELD
LIABLE FOR ACCURACY. CONTRACTOR 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.

P: 425.922.5242
F: 425.927.8136
www.facetnw.com

750 Sixth Street South
Kirkland, WA 98033

FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WIDEBEY ISLAND

STATE OF WASHINGTON
AMBER V. MIKLUSCAK
LICENSED LANDSCAPE ARCHITECT
3/1/2025

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

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

50% DESIGN

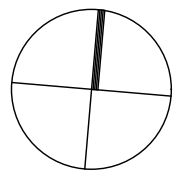
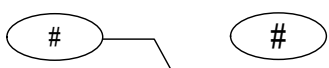
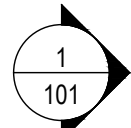
COVERSHEET

DATE: 03/17/2025
PLAN NUMBER:
G001
SHEET 1 OF 46

PERMIT SET - NOT FOR CONSTRUCTION

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

1 VIEW TITLE
Scale: NTS



BM = BENCHMARK
BP = BIORETENTION POND
BPL = BIORETENTION PLANTER
BTM = BOTTOM
CB = CATCH BASIN
CL = CENTER LINE
CONC = CONCRETE
CW = CONCRETE WALK
GR = GRAB
LEV = 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.
N. = NUMBER
PC = POINT OF CURVE
PT = POINT OF TANGENT
RT = RIGHT
SSD = 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

- (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 VARIATION 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.

3. 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 PADDED 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 PUMP 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.

1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO ORDER 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 LOOKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOOKING LIDS.
5. ALL CATCH BASIN GRATES SHALL CONFORM TO KCRDCS, WHICH INCLUDES THE STAMPING "OUTFALL TO STREAM, RIMP 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" ROCK30%-40% PASSING; AND 2" ROCK10%-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 ROAD DOWNSPOTS 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 PREVIOUS 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).

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, SOIL, 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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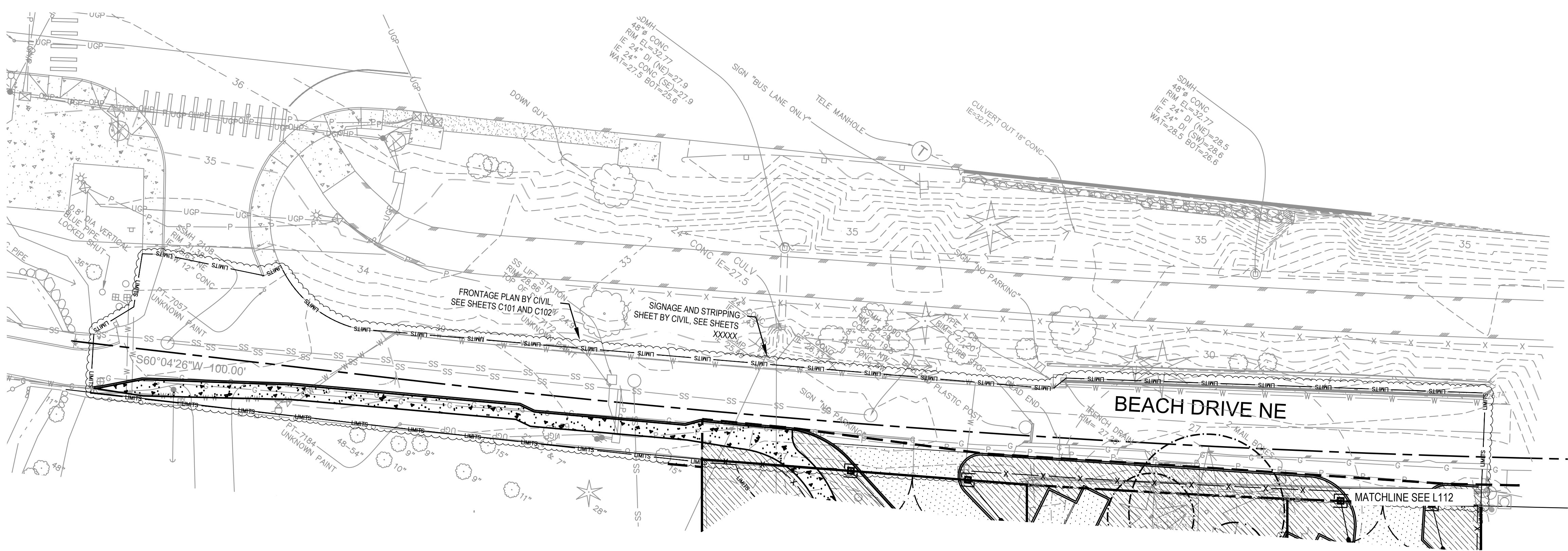
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50% DESIGN

GENERAL NOTES AND SYMBOLS

DATE: 03/17/2025
PLAN NUMBER:
G002
SHEET 2 OF 46

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2023\03\0384-02_LPF LAKEFRONT PARK PH 2\DRAWINGS\CAD-REV\TACTICAL\LEI\111-112 SITE PLANDWG - 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



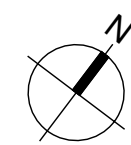
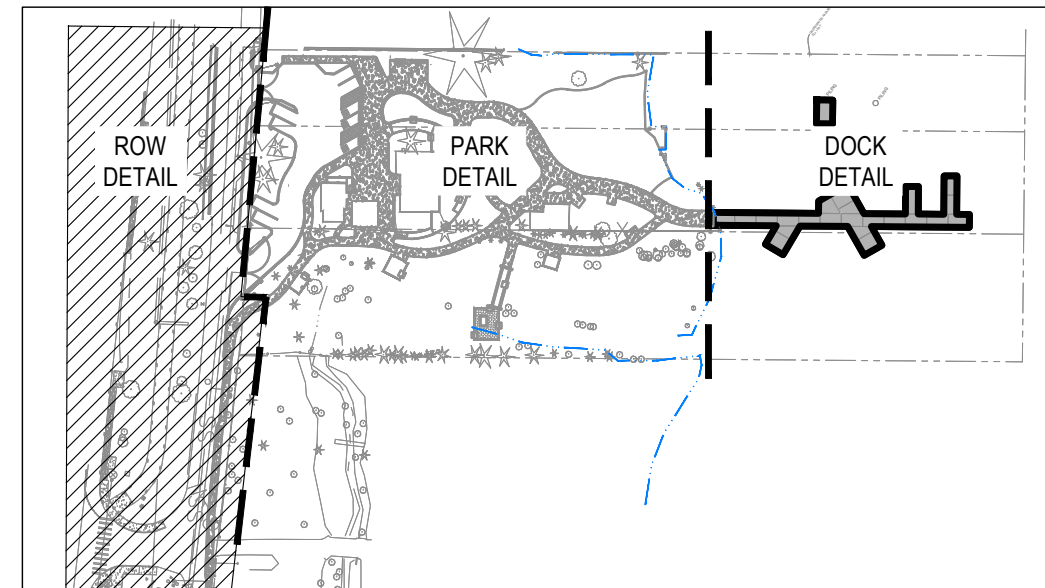
LEGEND

- 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

- 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

KEY PLAN



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PLAN NUMBER:

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SHEET 15 OF 46



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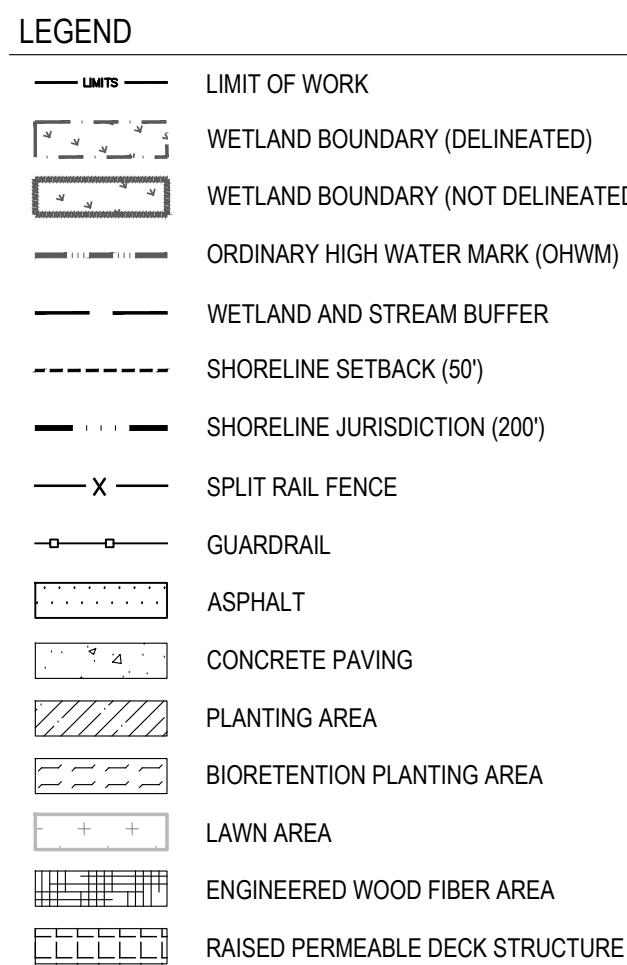
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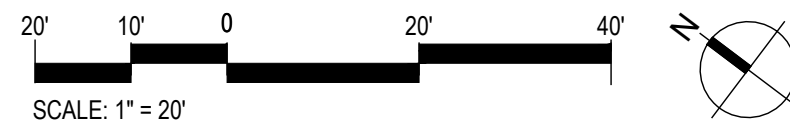
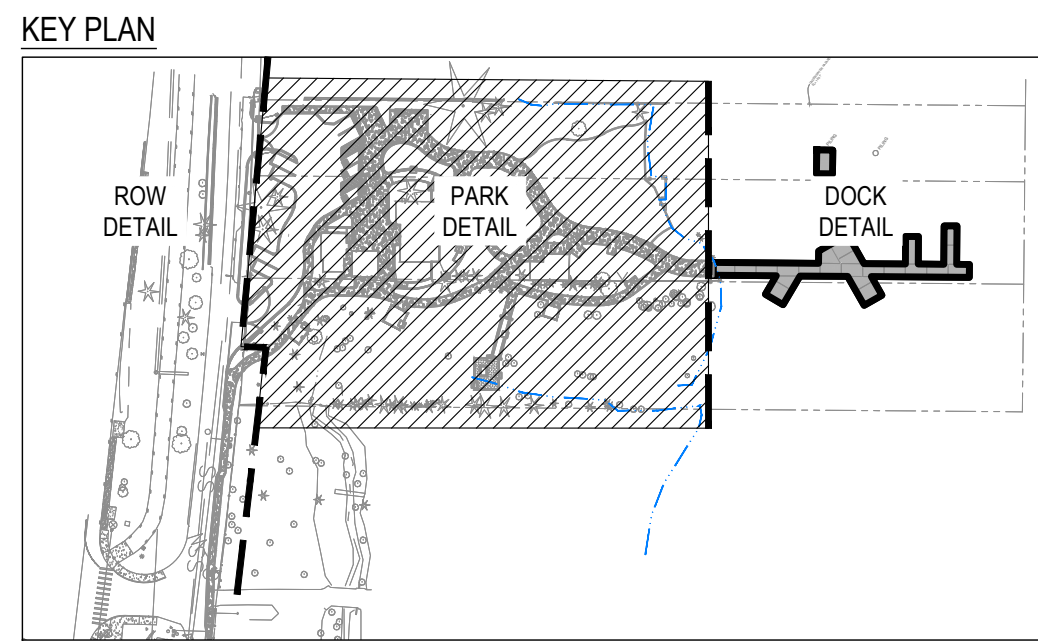
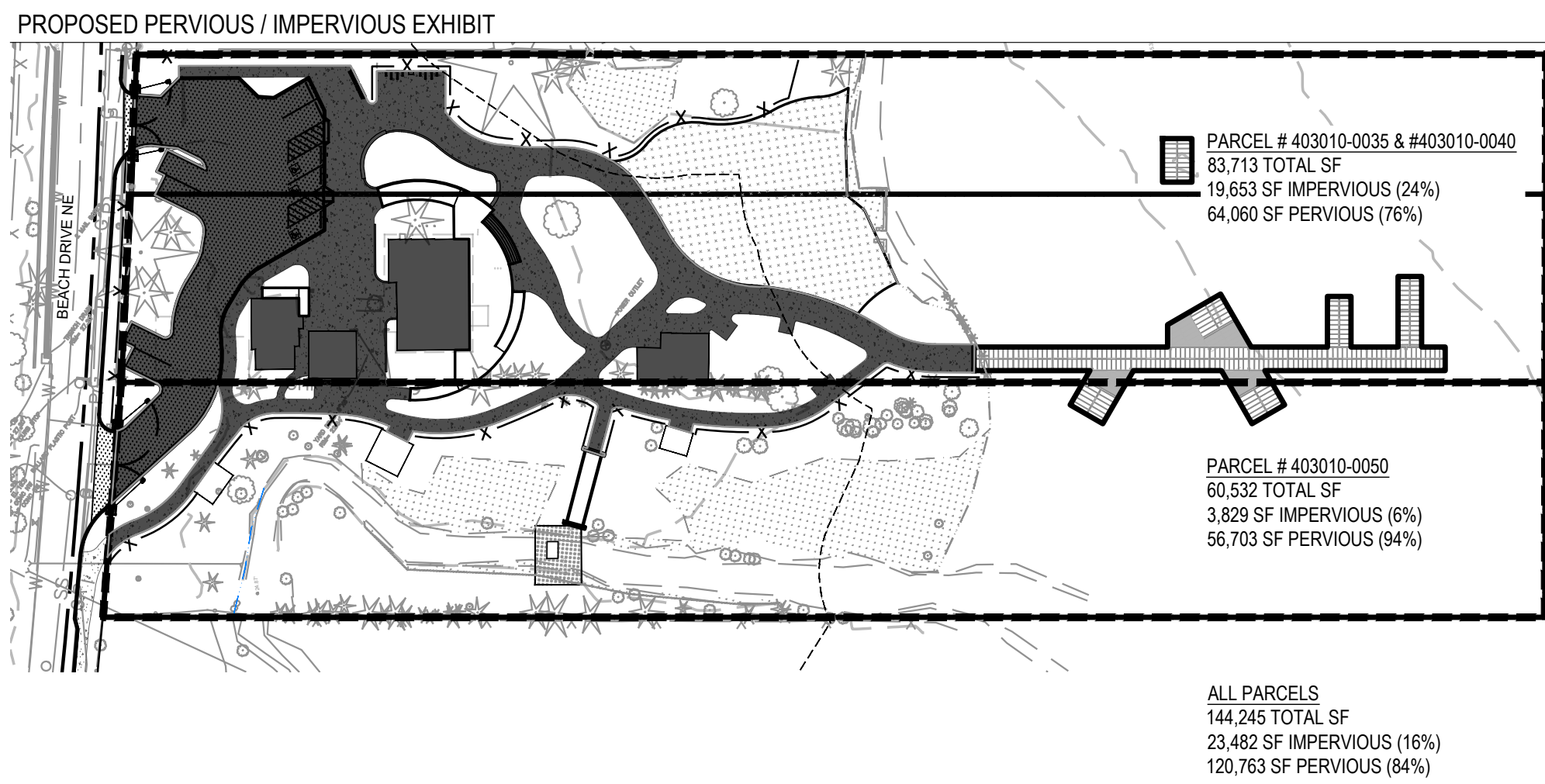
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SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT
DOWNSWATERSHED PRIOR TO CONSTRUCTION.



- | 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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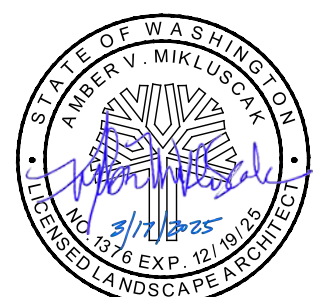
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SITE PLAN

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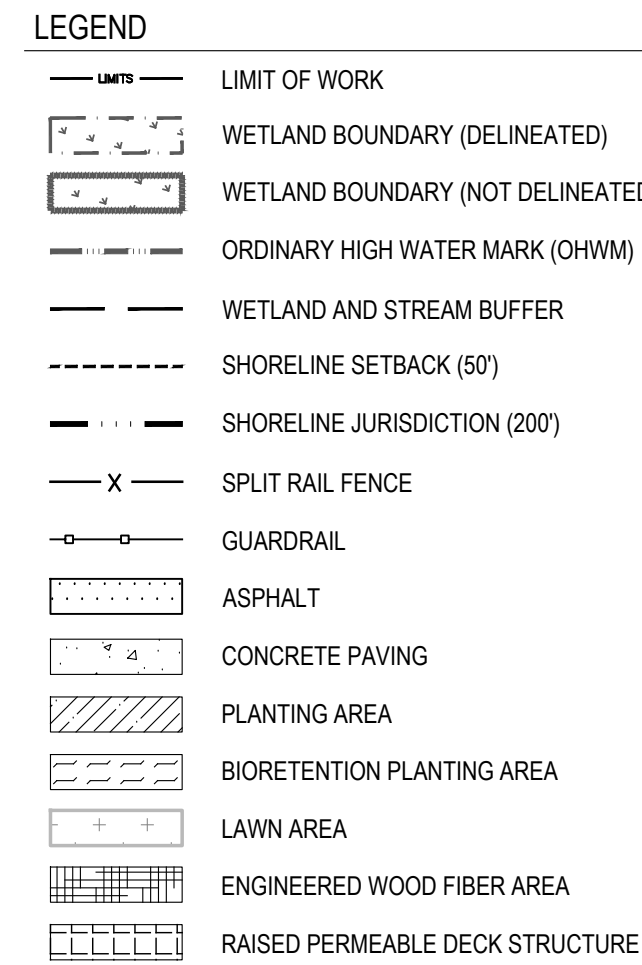


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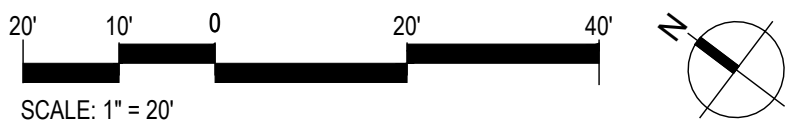
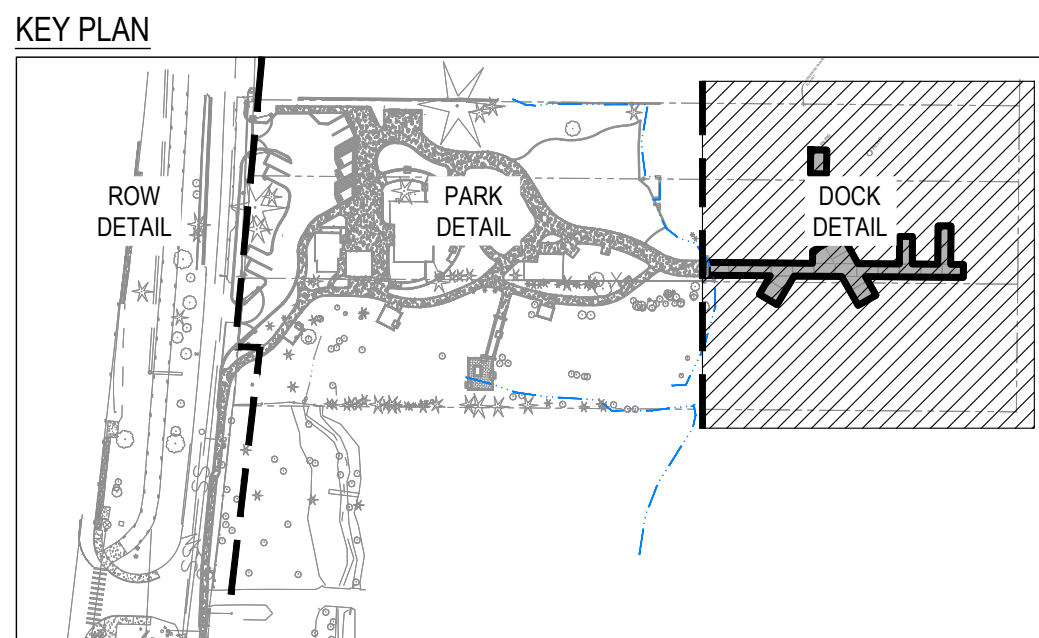
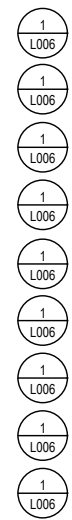
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KEY NOTES

- | | |
|---|---|
| 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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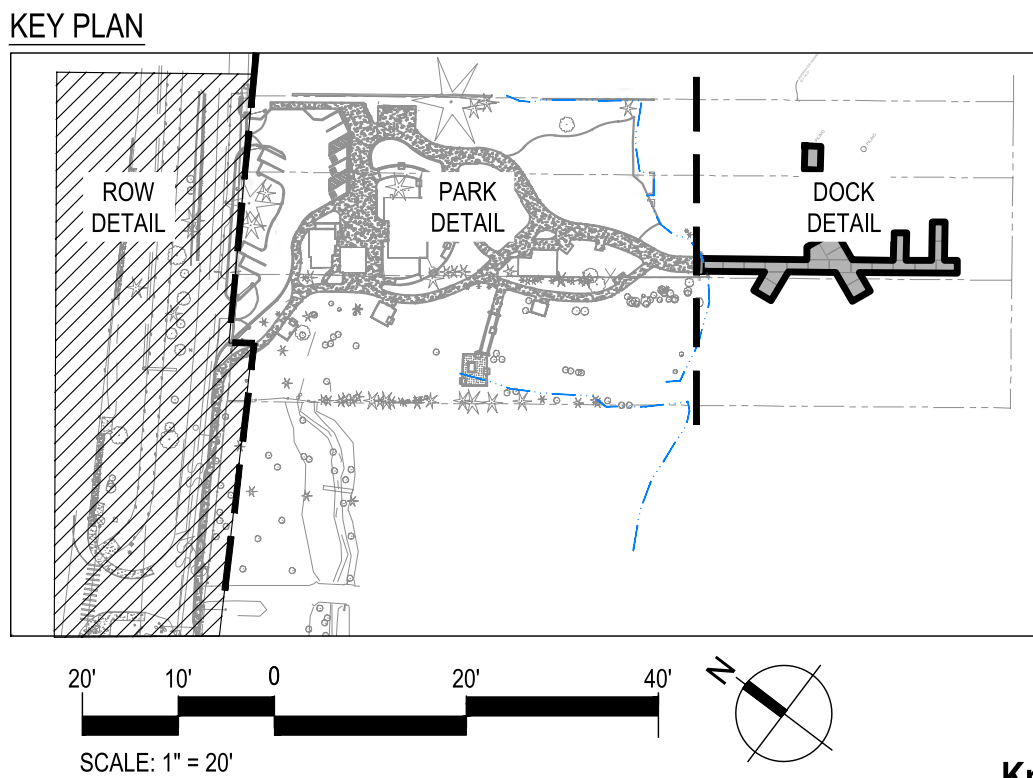
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FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\20250323\0384-02 - LP LAKEFONT PARK PH\DRAWINGS\CAD-REVIT\ACTIVE\FILE\C13-C132 GRADING PLANDWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.0 X 24.0 INCHES) - LAST MODIFIED BY: HUI CAO
PRINCIPAL: ED PROJECT MANAGER: ED DESIGNED BY: JL DRAWN BY: MH CHECKED BY: ED

- LEGEND
- LIMITS LIMIT OF WORK
 - 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
- 12" WIDE CIP WALL
 - 18" HIGH SEAT WALL
 -
 -
 -
 -
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 -
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- NOTES
- SEE SHEET L005 - L006 FOR TREE PROTECTION FENCE AND DETAILS.
 - SEE SHEET C007 - C009 FOR DEMOLITION PLAN AND UTILITIES TO BE PROTECTED / REMOVED.



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GRADING PLAN

DATE: 03/17/2025
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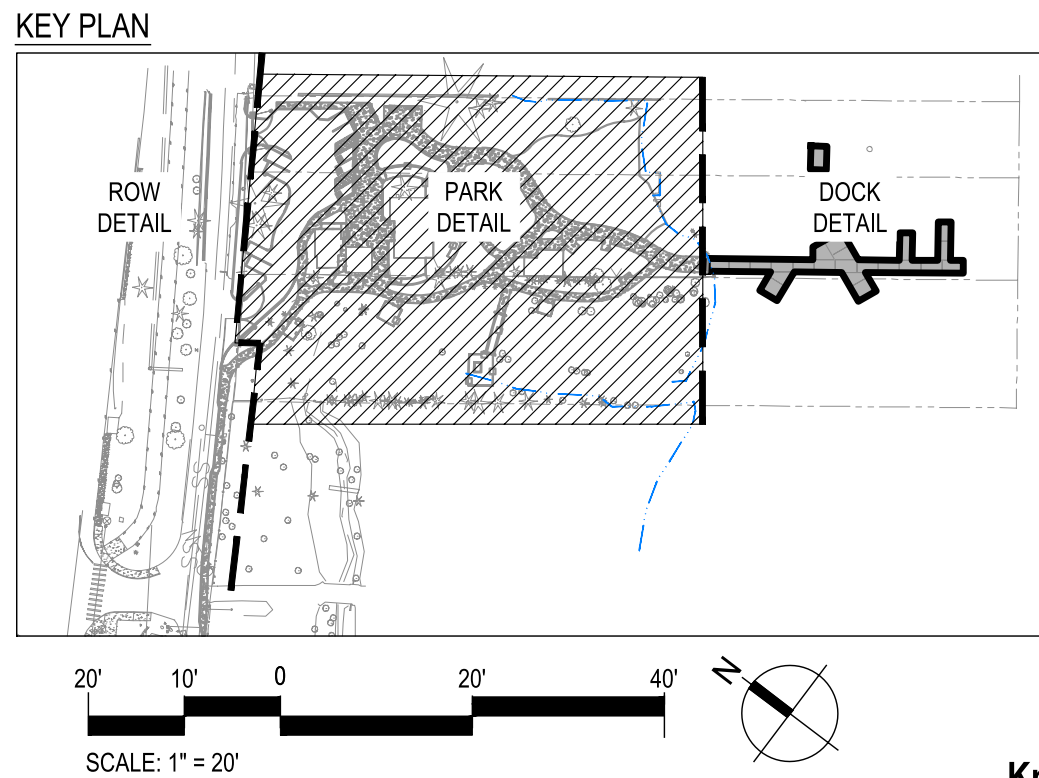
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FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\20250323\0384-02-LP LAKEFRONT PARK\PI\DRAWINGS\CAD-REVIT\ACTIVE\FILE\C132-GRADING PLANDWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.0 X 24.0 INCHES) - LAST MODIFIED BY: HUI CAO
PRINCIPAL: ED PROJECT MANAGER: ED DESIGNED BY: JL DRAWN BY: MH CHECKED BY: ED

- LEGEND
- LIMITS LIMIT OF WORK
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 - 20 MINOR CONTOUR
 - 20 MAJOR CONTOUR
 - GL GRADING DAYLIGHT LINE

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

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



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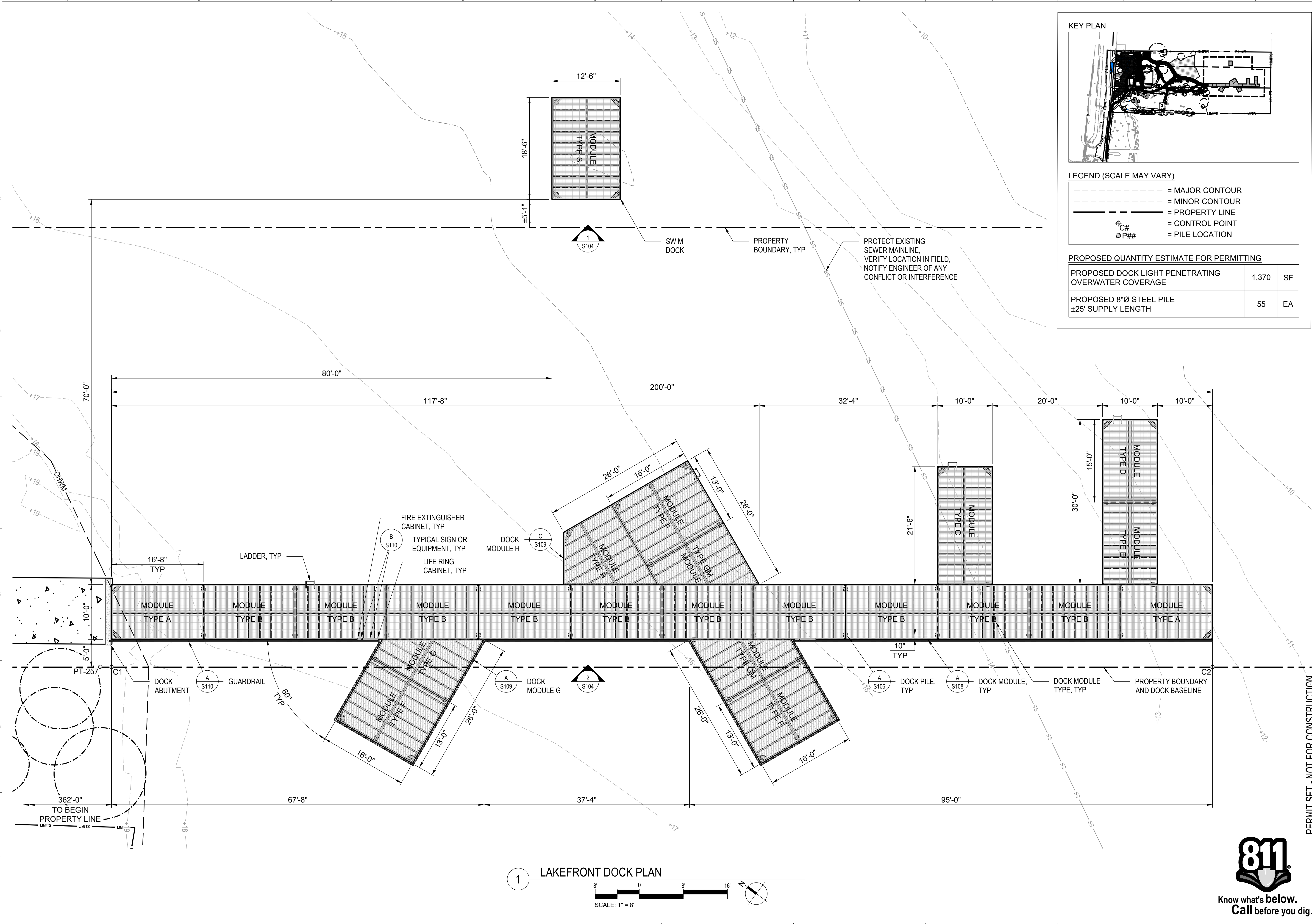
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SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT
DOWATERSHED PRIOR TO CONSTRUCTION.

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2023\03\0384.02 - LFP LAKEFRONT PARK PH 2\DRAWINGS\CAD\ACT\TACT\FILES\03\S103.DWG - DOCK PLANS.DWG - ORIGINAL SHEET SIZE ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: HUI CAO
PRINCIPAL: SR PROJECT MANAGER: ED DESIGNED BY: DM CHECKED BY: NM DRAWN BY: NM



NO. 103172025

DATE 03/17/2025

BY

REVISION

PERMIT RESUBMITTAL REVISIONS

FACET

9906 64th Avenue South
Burien, WA 98133
Seattle, WA 98115
www.facetnw.com

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

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

50% DESIGN

**LAKEFRONT DOCK
PLAN**

DATE: 03/17/2025
PLAN NUMBER:
S103
SHEET 38 OF 46

SEAL OF MICHAEL ROBERT
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
025,041,181
03/31/2025
47720

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG WATERSHED CANNOT BE HELD
LIABLE FOR ACCURACY. CONTRACTOR 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
DCG WATERSHED PRIOR TO CONSTRUCTION.