



King County

Permitting Division

Department of Local Services
35030 SE Douglas St., Ste. 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
www.kingcounty.gov

April 25, 2019

Toll Brothers, Inc.
Attn: Jeff Peterson
8815 – 122nd Ave NE, Suite 200
Kirkland, WA 98033

RE: Critical Areas Designation CADS19-0039, Parcel 2625069029
Status: Complete

Dear Mr. Peterson:

This parcel was recently reviewed for a Critical Areas Designation. Our review consisted of a site visit, an in-office review of existing background data, and review of a Wetland Delineation Report by Raedeke Associates, Inc., dated April 18, 2019. The result of our study is that we have determined that your parcel is host to the critical areas discussed separately below. Specific impacts to development on your parcel are also discussed.

The determinations reported in this letter as to the existence, location, and classification of critical areas and critical area buffers are effective for five years from the date of this letter if there has been no change in site conditions. The Department of Local Services, Permitting Division (Permitting) shall rely on these determinations of the existence, location and classification of critical areas and critical area buffers in its review of complete applications for permits or approvals filed for the subject development site or parcel within five years after the letter is issued. If you do not plan to develop your property soon after receiving this letter, it may be in your interest to contact us to see if any of the conclusions in this letter have changed or are no longer valid.

Wetlands (21A.24.318 to 21A.24.345)

Your parcel contains two wetlands as delineated by Raedeke Associates, Inc. Wetland B is Category III with fewer than 20 habitat points. The buffer width for this category of wetland within an Urban-zoned lot is 75 feet. Wetland C is a Category III wetland with 20 habitat points. The buffer for Wetland C is 125 feet. Structures must honor an additional 15-foot building setback beyond the buffer. Within a currently undeveloped buffer, no development of any kind is usually allowed, including clearing, grading, or any other alteration of the existing vegetation. Within legally developed buffers, maintenance of landscaping is allowed. In this case, the site has been developed as a residential parcel for several years, and is proposed to be subdivided.



Affidavit Concerning Critical Areas Compliance


STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

Project Information	
PARCEL NUMER(S) 2625069055, 2625069029, 2625069007	PERMIT NUMBER
Applicant	
FULL NAME Jeff Peterson for Toll Bros., Inc.	

The undersigned, being first duly sworn on oath deposes and says:

1. That the affiant is competent to be a witness herein;
2. That the affiant is the applicant for the above project;
3. That to the best of the affiant's knowledge the critical areas on the development proposal site have not been illegally altered; and
4. That the affiant has not previously been found to be in violation of critical areas regulations for any property in King County, or alternatively, that if there have been any violations, such violations have been/are being resolved to the satisfaction of King County.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

APPLICANT SIGNATURE 	DATE AND PLACE (City and State) Kirkland, Washington 10/31/2019
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Aquatic Areas (21A.24.355 to 21A.24.380)

Your parcel contains a Type F aquatic area, known as the Allen Lake outlet. The standard buffer width for this type of aquatic area in an Urban-zoned parcel in an area with High Basin Condition is 165 feet. Structures must honor an additional 15-foot building setback beyond the buffer. Within a currently undeveloped buffer, no development of any kind is usually allowed, including clearing, grading, or any other alteration of the existing vegetation. Within legally developed buffers, maintenance of existing structures and landscaping is allowed as well as limited expansions of some structures. This site has been developed as a residential parcel for several years, and is proposed to be subdivided.

There is an unmapped flood plain (21A.24.230) associated with this aquatic area. The elevation change between the ordinary high water mark of the aquatic area and the proposed development site is less than 10 feet based upon iMap. A minor flood study may be required to demonstrate the proposed development is not located within the flood hazard area.

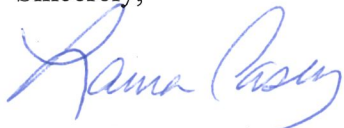
Closure

Please include a copy of this letter and any attachments with future development applications to the Permitting Division. For the site plan attached to this letter, note that the critical areas have not been surveyed. Therefore, their location is not precise and a detailed survey may be required in the future depending upon the nature of your development proposal.

The purpose of this review is to determine the location and classification of critical areas on your site that might affect your proposed development activities, and is not an approval of existing or proposed development. Additional reviews, including but not limited to drainage, floodplain, shorelines, clearing, grading, compliance with critical area codes, and fire flow may occur during the building permit review process.

Please feel free to contact me at 206-477-0368 or laura.casey@kingcounty.gov if you have any questions.

Sincerely,







Laura Casey, Environmental Scientist III-Ecologist

Attachment: Site Map

KING COUNTY, WA
 CRITICAL AREAS REPORT
 EXISTING CONDITIONS

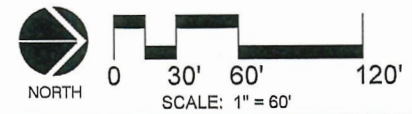
Parcel 2625069029

LEGEND

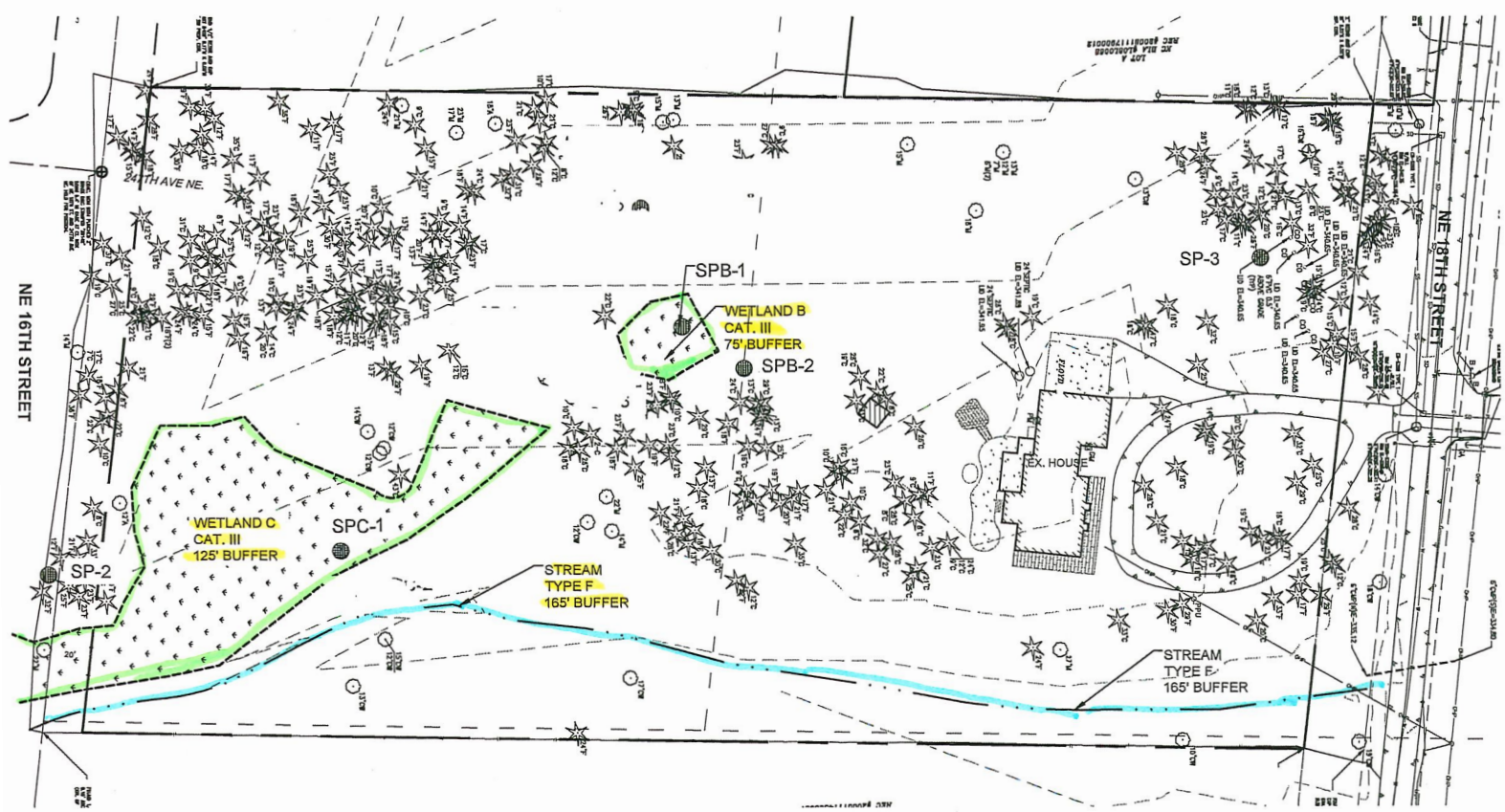
-  PROPERTY BOUNDARY
-  PREVIOUSLY DELINEATED WETLANDS*
-  PREVIOUSLY DELINEATED STREAM
-  SPC-# SAMPLE PLOT LOCATION

*WETLANDS & STREAM DELINEATED BY SEWALL WETLAND CONSULTING, INC. AND VERIFIED BY RAEDEKE ASSOCIATES, INC.

Raedeke
 Associates, Inc.
 2111 N. Northgate Way, Ste 219
 Seattle, WA 98133



RAI PROJECT: 2018-063	
DATE: 02/19/2019	
DRAWN BY: AC	PM: KK
BASE INFORMATION: SURVEY PROVIDED BY TOLL BROTHERS	



APPROVED
 BY *[Signature]*
 KC CRITICAL AREA REVIEW
 DATE 4/25/2019

CAD19-0039