



King County
Permitting Division
 Department of Local Services
 RTN-LS-0300
 919 SW Grady Way, Suite 300
 Renton, WA 98057
 206-296-6600
<https://kingcounty.gov/depts/local-services/permits>

Revised Notice of Application

(Type 2)

Project Name: Steel Critical Area Alteration Exception & Short Plat Alteration

File No.: CAEX19-0006 & ALTP20-0002

Applicant: Mathew Steel
 NE15600 NE 8TH ST, B-1# 414
 Bellevue, WA 98008
 (425) 652-0130
MATT@EQUITYPAD.COM

Permitting Project Manager(s): Christi Vogler, PPM II & Greg GoForth, PPM III
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E-mail: christine.vogler@kingcounty.gov & ggoforth@kingcounty.gov

Date Application Filed (ALTP20-0002): December 8, 2020
Date Determined Complete: May 11, 2021
Date of Mailing: March 31, 2023

Project Location: XXXX Ames Lake Carnation, 98053
Parcel No. 730200-0112

Project Description: Applicant is proposing a critical area alteration exception & short plat alteration (recording No. 8104030755), to remove a non-building lot status of lot 1 to a buildable lot for future development of a single-family residence.

Permits requested in this application: Critical Area Alteration Exception & Short Plat Alteration (Type 2 Decision)

Relevant documents are available online at www.kingcounty.gov/permits/, **or at the address above.**

Consistency with applicable County plans and regulations: This proposal will be reviewed for compliance with all applicable King County Codes, including Roads Standards, Surface water Design Manual, Zoning, Grading and Critical Areas Codes.

Other permits not included in this application, known at this time: N/A

The Department of Local Services, Permitting Division will issue a decision on this application following a **21-day public comment period which ends: Monday, April 24, 2023**. Written comments on this application must be submitted to Permitting Division at the address above. A public hearing is not required for this application prior to the Permitting Division's decision. However, the decision may be appealed to the King County Hearing Examiner, who would conduct an appeal hearing prior to making a decision on the appeal. Details of the appeal process will be included in the notice of decision.

Any person wishing additional information on this proposed project should contact the Project Manager at the phone number or e-mail listed above. You may review the application and any documents or studies in our Snoqualmie office, or at www.kingcounty.gov/permits/.

NOTE: To request this information in alternative formats for people with disabilities, please call 206-296-6600 or TTY Relay: 711.

If you wish to receive a copy of the Permitting Division's Report and Decision on this application, complete and return the portion below to the Department of Local Services, Permitting Division at the address listed above.

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Please send me notification of any official notices concerning this application. **(Please print clearly)**

File No.: CAEX19-0006 & ALTP20-0001


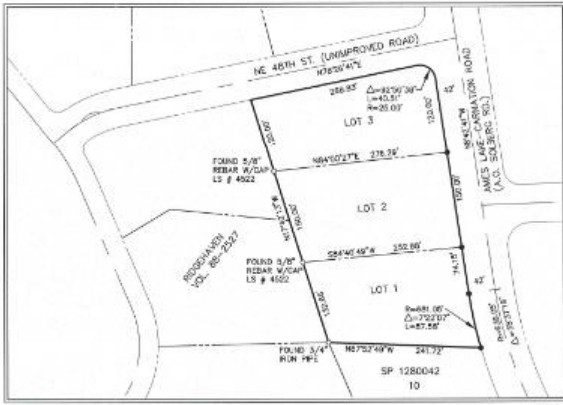
Name: _____ Telephone: _____

Email: _____



Address: (optional): _____

Notifications will be sent via email unless hard copy is requested

Proposed Site Plan, Dated December 8, 2020

 <p>REVISED/ALTERED SHORT PLAT NO. 1280043R</p> <p>KING COUNTY, WASHINGTON</p> <p>DEDICATION (FOR REVISED/ALTERED SHORT SUBDIVISIONS)</p> <p>KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND SHOWN SUBDIVIDED PURSUANT TO SHORT PLAT NO. 1280043R AS RECORDED UNDER RECORDING NO. 8104030755 OF RECORDS OF KING COUNTY, WASHINGTON, DO HEREBY REVISE AND ALTER SAID SHORT SUBDIVISION AND DO HEREBY DECLARE THE REVISED AND ALTERED SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SAME AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND ALLEYS NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HEALTH PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREIN IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND ALLEYS, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AND PURSUANT TO SECTION 10.01.020 AND NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSES INTENDED.</p> <p>FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED HEREBY WAIVE THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY ARISING HEREFROM FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM NEGLIGENCE OR MALFEASANCE BY KING COUNTY. FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED HEREBY WAIVE THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY ARISING HEREFROM FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THE SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SHORT SUBDIVISION. PROVIDED THE OWNER AND REGISTERED PROFESSIONAL ENGINEER OR IN PART FROM THE INTERESTS OF KING COUNTY, ITS SUCCESSORS OR ASSIGNS FROM LIABILITY FOR DAMAGES, INCLUDING THE COSTS OF DEFENSE, INCURRED IN SUITE OR IN PART FROM THIS SUBDIVISION, EXCEPTING WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITHOUT FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.</p> <p>IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS</p> <p>DATE: _____ SIGNATURE OF _____ NOTARY PUBLIC MY APPOINTMENT EXPIRES _____</p> <p>STATE OF _____ COUNTY OF _____ I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____</p> <p>SIGNED THIS DEDICATION AND ON DATA STATED THAT ONE(S) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.</p> <p>DATE: _____ SIGNATURE OF _____ NOTARY PUBLIC MY APPOINTMENT EXPIRES _____</p>	<p>APPROVALS:</p> <p>DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____ DIRECTOR, LAND USE SERVICES DIVISION _____ EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____ DEVELOPMENT ENGINEER _____</p> <p>DEPARTMENT OF ASSESSMENTS EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____ ASSESSOR _____ DEPUTY ASSESSOR _____ ACCOUNT NUMBER _____</p>	<p>RECORDING NO. _____ VOL./PAGE _____</p> <p>SCALE: 1 INCH = 100 FEET</p> <p>PORTION OF NE 1/4 of SW 1/4, S. 1B, T. 25 N., R. 07 E., W.M.</p>
<p>KING COUNTY SHORT PLAT NO. 1280043R ALTERATION # 1</p> <p>THE PURPOSE OF THE ALTERATION OF KING COUNTY SHORT PLAT NO. 1280043R, RECORDED UNDER KING COUNTY RECORDING NUMBER 8104030755, IS AS FOLLOWS:</p> <ol style="list-style-type: none"> 1) TO REMOVE THE "NON SLIDING LOT" DESIGNATION FOR LOT 1 OF THE SHORT PLAT. 2) TO REVISE THE BEARING AND DISTANCE OF THE COMMON BOUNDARY LINE BETWEEN LOT 2 AND LOT 1, USE TO A SURVEYOR'S CORNER IN THE ORIGINAL SHORT PLAT. 3) TO SHOW PROPERTY CORNER MONUMENTS FOR LOTS 1 AND 2, WHICH DIFFER FROM THOSE AS SHOWN ON THE SHORT PLAT. 4) TO REMOVE PAGE 3 OF 4 OF THE SHORT PLAT IN ITS ENTIRETY. 		
		
<p>RECORDER'S CERTIFICATE</p> <p>FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT _____ M IN BOOK _____ OF _____ AT PAGE _____ THE REQUEST OF _____ PAUL T. RICE SURVEYOR'S NAME _____</p>		
<p>LAND SURVEYOR'S CERTIFICATE</p> <p>THIS SHORT PLAT ALTERATION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROPRIATE STATE AND COUNTY STATUTE AND ORDINANCE IN _____ <i>Paul T. Rice</i></p>		
<p>SHORT PLAT ALTERATION KING COUNTY SHORT PLAT NO. 1280043R</p> <p>DWN. BY: _____ DATE: 2020-11-10 JOB NO. 12884.03</p>		

Steel CAEX Site Plan, Dated December 16, 2019

 <p>Department of Permitting and Environmental Review</p> <p>Residential Site Plan Template</p> <p>Ref: KCC 21a.12.030</p> <p>Max. Impervious Surface Allowed _____</p> <p>Max. Bldg. Height Allowed _____</p> <p>Ref: KCC 21a.12.170</p> <p>Min. Bldg. Setback From Street _____</p> <p>Min. Garage Setback From Street _____</p> <p>Min. Bldg. Setback From Interior _____</p> <p>Permit Center validation:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Zoning <input type="checkbox"/> Site Review Not Applicable <p>Validated Signature: _____</p> <p>Login Initials: _____ Date: _____</p> <p>Engineering / Drainage Approval</p> <p>Signature: _____</p> <p>Date: _____</p> <p>Critical Areas Approval</p> <p>Signature: _____</p> <p>Date: _____</p> <p>Clearing / Grading Approval</p> <p>Signature: _____</p> <p>Date: _____</p> <p>Fire Approval</p> <p>Signature: _____</p> <p>Date: _____</p>	<p>GRAPHIC SCALE 1 INCH = 30 FEET</p>  <p>THIS SURVEY WAS PERFORMED DURING THE MONTH OF JUNE, 2017.</p> <p>VERTICAL DATUM: NAVD83</p> <p>INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.</p> <p>PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.</p> <p>THE UNDERGROUND UTILITIES SHOWN HEREON REPRESENT A COMBINATION OF RECORD INFORMATION AND FIELD LOCATES OF UNDERGROUND UTILITIES LOCATED BY A UTILITY LOCATING COMPANY. THE SURFACE VISIBLE UTILITIES WERE LOCATED IN THE FIELD, BUT ALL UNDERGROUND LINES ARE APPROXIMATIONS AT BEST. THERE MAY ALSO EXIST ADDITIONAL LINES THAT DID NOT APPEAR IN THE RECORDS OR WERE NOT DETECTED BY THE UTILITY LOCATING COMPANIES.</p> <p>LOTS 1 OF SHORT PLAT NUMBER 1280043, RECORDED UNDER RECORDING NUMBER 8104030755 OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 11, REDEVELOPER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 88 OF PLATS, PAGES 25 THROUGH 27, INCLUDING IN KING COUNTY, WASHINGTON.</p> <p>SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.</p> <p>SHEET INDEX:</p> <ol style="list-style-type: none"> 1. SITE PLAN/DRAINAGE 2. TESC PLAN 3. DETAILS 4. DETAILS <p>DECCIO Engineering 25693 REGISTERED PROFESSIONAL ENGINEER 9-16-19</p>
<p>Permit Number: _____ Parcel Number: _____ Applicant Name: MATTHEW STEELE</p> <p>47th AMES LAKE CARNATION RD NE, REDMOND, WA, 98053 Site Address: _____</p> <p>Engineering Scale: 1" = 30'</p> <p>Sheet 1 of 4</p>	