



King County

**Department of Permitting
and Environmental Review**

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Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
www.kingcounty.gov

March 1, 2017

Brian & Sheri Coffee
1900 Fifth Avenue, 15th Floor
Birmingham, AL 35203

RE: Critical Areas Designation CADS16-0445, Parcel 252406-9014
Status: Complete

Dear Mr. and Mrs. Coffee:

Your property was recently reviewed for a Critical Areas Designation. Our review consisted of a site visit and an in-office review of existing background data. 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 Permitting and Environmental Review 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letter, it may be in your interest to contact us to see if any of the conclusions in this letter have changed or are no longer valid.

Steep Slope Hazard Area (21A.24.310)

Your parcel contains some minor steep slopes adjacent to Grand Ridge Drive SE. Steep slopes are defined as those slopes that exceed forty percent inclination (about 21 degrees) and have a vertical elevation change of at least ten feet. The buffer required between the steep slope and any proposed development (which is to remain unaltered native vegetation), without providing a geotechnical study, is generally 50 feet. Structures must maintain an additional 15-foot building setback beyond the buffer. Where a geotechnical study confirms that the slope is stable and that development will not create a hazard, the buffer may be reduced. For slopes that are less than 20 feet high, the requirements for a buffer and setback may be eliminated completely if a geotechnical study finds that the slope is stable and that the development will not adversely affect (or be affected by) the slope.

In your case, a geotechnical study by Icicle Creek Engineers dated August 15, 2005 concluded that the steep slopes are manmade and require no buffer or building setback. For this reason, they are not shown on the attached map and will not be considered a critical area in the future.

Erosion Hazard Area (21A24.220)

Erosion Hazard Areas are underlain by soils subject to severe erosion when disturbed. Clearing in an erosion hazard area is allowed only from April 1 to October 1, except that:

1. Clearing of up to fifteen-thousand square feet within the erosion hazard may occur at any time on a lot;
2. Clearing of noxious weeds may occur at any time; and
3. Forest practices regulated by the department are allowed at any time in accordance with a clearing and grading permit if the harvest is in conformance with chapter 76.09 RCW and Title 222 WAC.

In summary, the erosion hazard mapping poses no restriction for normal residential development activity.

Closure

When you are applying to the Health Department for septic system design approval or water well site approval, please include a copy of this letter and any attachments with your application to them. Similarly, a copy should be included with any building permit application. 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, clearing, grading, compliance with critical area codes, and fire flow may occur during the building permit review process. A clearing and grading permit would be required in order to clear land for access to a well site within critical areas prior to obtaining a building permit.

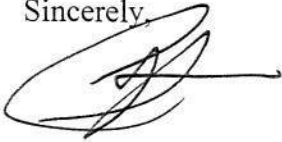
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Please feel free to contact me at 206-477-8642 or Colleen.Kroe@kingcounty.gov if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Colleen Kroe', with a stylized, looping flourish at the end.

Colleen Kroe, PWS
Environmental Scientist III-Ecologist

Attachment: Site Map

CADS16-0445

Critical Areas located within parcel:

Steep Slope
Erosion Hazard



APPROVED
BY *[Signature]*
K C CRITICAL AREA REVIEW
DATE 3/1/2017

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 3/1/2017

Notes: Not to scale - not surveyed

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