

**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT
SHORELINE EXEMPTION APPLICATION R-1**
For any development within 200 feet of the Ordinary High Water Mark

**APPLICATION SUBMITTALS BY APPOINTMENT ONLY, to schedule an appointment:
For Whidbey, call (360) 678-7800; for Camano, call (360) 387-3443, select 'Planning'- option 1**

STAFF	APPLICATION#:	DATE FILED:	FEE PAID:	RECEIPT#:
	ASSOCIATED FILES:			ACCEPTED BY:

Provide one signed original application plus three (3) copies (total of 4 collated sets) of all application materials including a CD of the complete submittal package. *Completed in blue ink*

PROPERTY OWNER	NAME: GEORGE YEN			PHONE (Required): NOT AVAILABLE
	MAILING ADDRESS: 9009 45TH AVE NE			E-MAIL (Required): LESLIE88YEN@GMAIL.COM
	CITY: SEATTLE	STATE: WA	ZIP: 98115	SIGNATURE:
APPLICANT	NAME:			PHONE:
	MAILING ADDRESS:			E-MAIL:
	CITY:	STATE:	ZIP:	SIGNATURE:
AGENT/ CONTACT	NAME: SARATOGA ENVIRONMENTAL INC c/o MATT KUKUK			PHONE: 360.321.9949
	MAILING ADDRESS: PO Box 875			E-MAIL: MATT@SARATOGAENV.COM
	CITY: CLINTON	STATE: WA	ZIP: 98236	SIGNATURE:

PROPERTY INFORMATION	
PROJECT ADDRESS (or closest intersection) AND ZIP CODE: 5301 BERCOT ROAD, CLINTON, WA 98236 CORNER OF BERCOT AND SHIPS HAVEN DRIVE	
GEO ID (Parcel Number): S8290-00-00011-0	PARCEL SIZE: ~0.5 ACRE
ZONING: RURAL	SHORELINE ENVIRONMENT DESIGNATION: SHORELINE RESIDENTIAL

PROJECT INFORMATION
Brief Description of proposed development activities: APPLICANT IS PROPOSING TO CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE, SUPPORTING SEPTIC SYSTEM, ATTACHED DECK, ATTACHED GARAGE, DRIVEWAY AND BEACH ACCESS STAIRWAY. PROPOSED RESIDENCE AND ATTACHED DECK WILL MEET REQUIRED SHORELINE STEEP SLOPE BUFFER AND SETBACK AS WELL AS COMPLY WITH IMPERVIOUS SURFACE LIMITATIONS.
Will there be any land disturbing activity? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please fill out the attached Clearing, Grading and Drainage supplemental form.
SEPA EXEMPT? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Not exempt, then submit an Environmental Checklist (SEPA).

SHORELINE EXEMPTION APPLICATION IMPERVIOUS SURFACE AREA(S)

Definition per ICC17.03.040: Impervious surface means a surface area that prevents or impedes infiltration of water into the soil mantle; retards the infiltration of water into the soil mantle such that it causes water to run off the surface in greater quantities or at a greater rate of flow than under natural conditions. Common impervious surfaces include roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled surfaces. Open, uncovered retention/detention facilities are not considered impervious surfaces.

Impervious Surface includes the following: gravel, asphalt, concrete, brick, pavers.

Please provide information on the existing and proposed impervious surface area(s) on the subject property in the table below. Provide amounts in square feet (sf).

Table 1- Impervious Area	Existing Impervious Area (sf)		Proposed Additional Impervious (sf)	
Residential building(s) (*footprint + roof overhang)	0		2,208	
Garage/Shop (*footprint + roof overhang)	0		756	
Other Structures (*footprint + roof overhang)	0		DECK = PERVIOUS STAIRWAY TO BEACH = PERVIOUS PAVED PATHWAY = 64	
Driveway and parking areas	0		1,653	
Paved Walkways	0			
	Total Existing Impervious Area _____sf	+	Total New Impervious _____sf	A. Total Impervious (existing + proposed) = _____sf

Calculation of percentage (%) of Impervious Surface Area for Subject Property **Include the Lot Area that is within 200ft of the Ordinary High Water Mark (OHWM). Do not include tidelands.

A. Total Impervious (existing + proposed) <div style="text-align: center;">_____sf</div>	B. **Lot area landward of Ordinary High Water mark (OHWM) & within 200ft of Shoreline = <div style="text-align: center;">_____sf</div>	Percentage of Impervious Surface Area A ÷ B = <u>27.5</u> % of Lot area that is Impervious	% Impervious Allowed for this parcel's Shoreline Designation (see below) <div style="text-align: center;">_____%</div>
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<p><u>For Reference:</u></p> <p>Maximum of Impervious Surface for each Shoreline Environmental Designation (ICC17.05A- Table 3)</p>	<p>Shoreline Residential (SR) - 35%</p> <p>SR- Canal community - 40%</p> <p>SR- Historic Beach - 80%</p> <p>Rural Conservancy- 10%</p> <p>Natural- 10%</p> <p>High Intensity- 80%</p> <p>Urban Conservancy 10%</p>
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SHORELINE EXEMPTION APPLICATION CLEARING, GRADING & DRAINAGE SUPPLEMENTAL FORM

CLEARING AND GRADING

- **Clearing** means **ANY** cutting and removal of vegetation by mechanical or chemical methods.
- **Grading** means **ANY** excavating or filling or combination thereof.

**If the total amount of cut + fill for this development proposal is greater than 250 cubic yards, then a Substantial Development Permit Application is required*

Describe the purpose and location of the clearing or grading activity for this project, e.g.
excavation for foundation for new single-family residence (see plot plan)

NO CLEARING IS PROPOSED IN ASSOCIATION WITH THE PROPOSED RESIDENCE AS THE LOT IS CURRENTLY CLEARED OF ALL VEGETATION, HOWEVER THE PROPOSED STAIRWAY TO THE SHORELINE WILL INVOLVE THE TRIMMING OF SOME NON-NATIVE BLACKBERRY PLANTS WITHIN THE MARINE BUFFER.

GRADING WILL BE LIMITED TO WHAT IS NECESSARY TO CONSTRUCT THE FOUNDATION FOR THE RESIDENCE AND GARAGE, SUPPORTS FOR THE DECK AND STAIRWAY AS WELL AS THE SEPTIC TANKS AND DRAINFIELD

Total amount of cut and fill proposed (cubic yards):	Cut: <u>~105</u> Fill: <u>~150</u> <small>~105 IN SHORELINE JURISDICTION TOTAL THROUGHOUT LOT</small>
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Total amount of any proposed imported fill (cubic yards):	Fill: <u>44</u>
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Maximum height of cut or fill proposed for the site (in feet):	Cut: <u>2</u> Fill: <u>2</u>
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If materials will be exported from the site, provide the amount in cubic yards and destination for the disposed materials (address or parcel number).

NO MATERIALS PROPOSED TO BE EXPORTED FROM THE SITE. ALL CUT WILL BE USED AS FILL ONSITE

STORMWATER MANAGEMENT – A description is required. All sites have stormwater from gutters, driveways, roads, cleared areas or new impervious surfaces. Describe how stormwater will be managed by the proposed development, e.g., runoff from gutters will be infiltrated by a drywell or runoff from driveway will be dispersed into landscaped areas or rain garden.

STORMWATER FROM THE PROPOSED RESIDENCE WILL BE COLLECTED AND ROUTED TO TWO PROPOSED DRYWELLS LOCATED DOWNSLOPE FROM THE RESIDENCE (SEE ATTACHED SITE PLAN). DRYWELLS WILL BE CONSTRUCTED PURSUANT TO ISLAND COUNTY'S PRESCRIPTIVE DESIGN

Island County Planning and Community Development Field Indicators Worksheet

The Field Indicators Worksheet will help you and the County determine if a wetland or wetland buffer is on your property. Applicants for permits for single family residential uses must either complete this Worksheet or, at their option, hire a wetland professional to complete a Wetland Report that includes the elements of the Worksheet. All other applicants (commercial or non-residential) must do the latter, if the County verifies that the development proposal is for land that contains or is affected by a wetland.

The comments section of this Worksheet may be used to record any particulars or information about your property. You may attach additional pages and photographs.

The County will verify the information provided in this Worksheet or related wetland report.

This Worksheet must be included with every application for development. Prospective purchasers may also ask the County to review the Worksheet to assist them in determining whether the property they are interested in purchasing contains wetlands.

Applicant Name (please print): GEORGE YEN

Date: NOVEMBER 2018

Parcel or Key Number: S8290-00-00011-0

Hydrology

The presence of water is the most obvious and common indicator of a wetland. There are several factors that must be considered in describing whether or not you have water on your property. Some wetlands have standing water all year long; others are soggy only during wetter months of the year; and, others appear wet only after storm events.

1. Is there ever standing water on the property?

- Yes No

If No, proceed to question #3

If Yes, is it:

- 4 weeks - 4 months 4 months - 8 months - Seasonally 8 months - Year Round
-

2. If you answered yes to question #1, are the surrounding adjacent areas:

Topographically higher Yes No

Topographically lower Yes No

Topographically the same elevation Yes No

3. When you dug the hole, did you observe any water within 10 inches of the ground surface?

- Yes No
-

4. Identify any features through which water flows onto your property (Check all that apply)

- Stream Culverts Ditches Roadside Ditch
 Storm Drains Ponds, lakes, estuaries Pumps Other _____
-

5. Identify any features through which water flows off of your property (Check all that apply)

- Stream Culverts Ditches Roadside Ditch
 Storm Drains Ponds, lakes, estuaries Pumps Other _____
-

6. Are there defined ditches/channels on, or near your property that have water?

Yes, there are ditches/channels that have occasional water flow (e.g. after storm events).

Yes, there are ditches/channels that have regular water flow during wet months.

Yes, there are ditches/channels that have water flow all year long.

No, there are no defined channels

If Yes, how wide is defined channel?

- Large (>2 ft across) Small (<2 ft across) Grass Lined Swale (dried up pond)

Comments:

Hydrology Map

Please refer to the *Hydrology Map Example* found in the *Wetland Identification Guide* for instructions

Draw a close approximation of the features you listed in questions 1-6 of the Hydrology section of the Field Indicators Worksheet. Please label the features and approximate dimensions. You may also include areas where wetland vegetation was observed and sites where you performed your soil samples. An organized and informative drawing will help make our site visit more efficient. For greater accuracy, you may obtain an aerial map of your parcel from the Island County Planning and Community Development offices, and use it as the base layer for your map. The Hydrology Map section of the *Island County Wetland Identification Guide* has further information.

SEE ATTACHED SITE PLAN FROM FABCAB

Comments:

Vegetation

Only certain types of vegetation can survive in wetland conditions. In fact, some plants, trees and shrubs live nowhere else except in wetlands, e.g. skunk cabbage. Other types of vegetation are tolerant of both wet and drier conditions, e.g. salmonberry and alder. Most trees and plants look different depending upon the time of the year. This can make it difficult to identify exactly what's on your property. Numerous photographs of the more common types of wetland vegetation are shown during different seasons. **Please include these observations in your Hydrology Map.**

7. Are there any native wetland plants on the property that are identified in the Wetland Vegetation section of the Wetland Identification Guide? (Check all that apply)
- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Slough Sedge | <input type="checkbox"/> Cooley's Hedge Nettle | <input type="checkbox"/> Crabapple | <input type="checkbox"/> Red Stemmed Dogwood |
| <input type="checkbox"/> Labrador Tea | <input type="checkbox"/> Water Parsley | <input type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> American Speedwell |
| <input type="checkbox"/> Cat Tail | <input type="checkbox"/> Common Rush | <input type="checkbox"/> Willows | <input type="checkbox"/> Red Alder |
| <input type="checkbox"/> Salmonberry | <input type="checkbox"/> Nootka Rose | <input type="checkbox"/> Bull Rush | <input type="checkbox"/> Western Red Cedar |
| <input type="checkbox"/> Pacific Silverweed | <input type="checkbox"/> Sitka Spruce | <input type="checkbox"/> Hardhack | <input type="checkbox"/> Grasses (other than lawn) |
-
8. Are there any non-native wetland plants on the property that are identified in the Wetland Vegetation section of the Wetland Identification Guide?
- | | | | |
|--|---|--------------------------------------|--|
| <input type="checkbox"/> Creeping Buttercup | <input type="checkbox"/> Reed Canary Grass | <input type="checkbox"/> Yellow Iris | <input checked="" type="checkbox"/> Himalayan Blackberry |
| <input type="checkbox"/> Eurasian Milfoil | <input type="checkbox"/> Evergreen Blackberry | <input type="checkbox"/> Velvetgrass | <input type="checkbox"/> Yellow Iris |
| <input type="checkbox"/> Canadian Thistle/
Bull Thistle | <input type="checkbox"/> Hairy Willow-herb | | |

Comments:

Soil

While water and vegetation can be identified by simply observing what is on your property, learning about your soils will take a little more work. Soil characteristics change as a result of the regular presence of water. Minerals in the soil will start to rust and organics are unable to decompose. By digging some holes you can see whether or not the area you are looking at is in fact a wetland. The Wetland Identification Guide's Soil section provides additional information that you may find useful in answering the following questions. You will need to dig a hole 12 inches deep in order to answer the following questions. **Please include the locations where you took your soil samples in your Hydrology Map.**

9. Indicate the color of the soil at the bottom of the 12 inch deep hole that you dug.
- | | | |
|-------------------------------------|--|---|
| <input type="checkbox"/> Dark Black | <input type="checkbox"/> Grey w/rust spots | <input checked="" type="checkbox"/> Brown |
|-------------------------------------|--|---|
-
10. Does the soil smell sulfuric? (like rotten eggs)
- | | | |
|------------------------------|--|-----------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> At Times |
|------------------------------|--|-----------------------------------|
-
11. If you take a tablespoon size sample of the soil and squeeze it, is it saturated with water?
- | | | |
|------------------------------|---|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> Moderate/Soil is damp | <input type="checkbox"/> No. Soil is dry |
|------------------------------|---|--|

Comments: