

AP CONSULTING ENGINEERS PLLC

CIVIL ENGINEERING

May 22, 2020

RESUBMITTED

Mr. EJ Walsh, P.E.
City of Federal Way
33325 8th Avenue South
Federal Way, WA 98003

Jun 09 2020

**CITY OF FEDERAL WAY
COMMUNITY DEVELOPMENT**

**RE: Butko Lot 14 Short Plat - XXX - 346TH Street SW
(File 20-100499-000-00-SU)
1st Review Comment Response Letter
(APCE Project #2019068)**

Mr. Walsh:

This letter addresses the 1st review comments, dated April 23, 2020, as follows:

COMMUNITY DEVELOPMENT - PLANNING DIVISION:

Content & Form of Application:

- 1) Add the city file number (20-100499-00-SU) in the space provided in the title block on all sheets.
File number is added to title block on sheets C1-C2.
- 2) Include the name, address, and phone of each property owner.
Owner's information is identified on sheet C1.
- 3) Include the name, address, and phone number of the registered land surveyor.
Surveyors information is identified on sheet C1.
- 4) Identify vertical datum used (NVDG or KCAS).
Datum added and shown as NGVD29.
- 5) Include adjacent ownership and the land or lot divisions of adjoining properties not in common ownership for a distance of at least 100 feet. A separate list of names may be used for clarification purposes.
Lot and parcel numbers area shown on sheet C1. List of adjacent parcel owners is included with this letter.
- 6) Please clarify how the short plat lots will be served; by sewer or septic?
 - a) If the parcels will be served by sewer, please remove the King County Health Department block and submit an updated Water Certificate of Availability and Sewer Certificate of Availability.
Side sewer connections updated to show connection with sewer main extension under separate permit with the sewer district. King County block is removed and water and sewer certificates are included with this letter.

- b) If the short plat lots will be served by septic, revise the site plans to accurately accommodate for these changes. In addition, contact the King County Health Department for as-builts.
The lots are to not to be served by septic.
- 7) Please provide a statement explaining how open space shall be provided. All residential subdivisions are required to provide open space in the amount of 15 percent of the gross land area of the subdivision site per FWRC 18.55.060(2).
An open space note was already included on Sheet C1.
- 8) Building setback lines should be revised and included.
a) Pursuant to FWRC 19.200.010, required yard setbacks for single-family dwelling unit are 20 feet front yard and 5 feet side and rear yards. Please indicate where the driveway/primary vehicular access will be located on lots 1 and 2. Establish the setbacks accordingly for all lots on the short plat drawing to depict a five-foot side and rear yard setback.
**Building setback lines are already delineated and marked on Sheet C1.
Driveway access are identified for both lots on sheet C1.**
- 9) Include the following information for Buildable Lands Calculations in a tabular form on the face of the plat: Gross Plat Area, Critical Areas, Right-of-Way area, Public Purpose, Net Plat Area.
Areas are tabulated under Project Summary note on sheet C1.

PUBLIC WORKS - TRAFFIC DIVISION:

Major Issues:

- 1) *Transportation Concurrency Management* (FWRC 19.90) – A transportation concurrency permit with the application fee of \$1,669 (1 - 10 trips) is required for the proposed project. The concurrency application is submitted.
a) The development applied for the concurrency permit. The project will generate three new trips. The Capacity Reserve Certificate is issued.
Noted
- 2) *Traffic Impact Fees* (FWRC 19.91) – Traffic impact fees are required for single-family residential dwelling units and will be assessed at the building permit stage.
a) Based on the submitted materials for two single-family lots, the estimated total traffic impact fee is \$8,254. The actual fee will be assessed and collected from the applicant when the building permit is issued, using the fee schedule then in effect (FWRC 19.100.070[3][c]). At any time prior to the building permit issuance, the applicant may request to defer to final building inspection the payment of a transportation impact fee for a single-family residential dwelling unit (FWRC 19.100.075). If this option is selected, a covenant prepared by the city to enforce payment of the deferred fees will be recorded at the applicant's expense
Noted
- 3) *Frontage Improvements* (FWRC 19.135.040) – Construct street frontage improvements and dedicate right-of-way along the property frontage on SW 346th Street.

- a) Based on the available records and the submitted materials, it appears that this proposal meets the 25 percent threshold criteria for requiring street frontage improvements as identified in FWRC 19.135.030. The applicant/owner may submit an appraisal for the subject property, or King County Assessor's records may be used. The Public Works Development Services Division will evaluate the submitted appraisal data to determine if the project actually meets the city's 25 percent threshold for requiring street frontage improvements.
 - b) The applicant/owner will be expected to construct street improvements consistent with the planned roadway cross-sections as shown in Map III-4 in Chapter III of the Federal Way Comprehensive Plan (FWCP) and Capital Improvement Program (CIP), shown as Table III-10 (FWRC 19.135.040). Based on the materials submitted, staff conducted a limited analysis to determine the required street improvements. The applicant would be expected to construct improvements on the following streets to the City's planned roadway cross-sections:
 - i) SW-346th Street is a Local Street planned as a Type "U" street, consisting of a 32-foot street with curb and gutter, 4-foot planter strip with street trees, and 5-foot sidewalks with streetlights in a 56-foot right-of-way. Assuming a symmetrical cross section, half-street improvements are required as measured from the street centerline with four-foot right-of-way dedication.
 - c) The applicant may make a written request to the Public Works Director to modify, defer, or waive the required street improvements (FWRC 19.135.070). Information about right-of-way modification requests are available through the Public Works Development Services Division. These modification requests have a nominal review fee currently at \$344.00.
 - d) Tapers and transitions beyond the project frontage may be required as deemed necessary for safety purposes; taper rate shall be $WS^2/60$, or as directed by the Public Works Director.
A request for a waiver has been submitted with this revised set of drawings.
- 4) *Access Management* (FWRC 19.135.260) – The development shall meet access management standards.
- a) Access management standards are based on roadway safety and capacity requirements. FWRC 19.135.280 provides access standards for streets based on planned roadway cross-sections. Please note that access classifications are per Drawing 3-1A in the Public Works Development Standards.
The driveway access note has been updated to clarify access is class 5 access.
 - b) Driveways that serve only residential use may not be located closer than 25 feet to any street intersection or driveway. Separation distances shall be measured from centerline to centerline of roadways and driveways.
 - c) Please show all neighboring driveways within 25 feet of the proposed driveway(s).
 - d) The director may grant a modification administratively to reduce spacing standards by up to 20 percent of the tabular values, with supporting documentation (FWRC 19.135.290). Please note that these modification requests have a nominal review fee of \$344. Once a preliminary traffic queuing analysis

has been completed, the applicant's traffic engineer may submit a written request for access modification

Proposed driveways are not within 25 feet of any intersections pursuant to FWRC 19.135.280(2). A dimension has been added to sheet C1 to show that the centerline distance between proposed driveways is greater than 25 feet.

SOUTH KING FIRE & RESCUE:

Water Supply:

- 1) *Fire Flow* - A Certificate of Water Availability shall be requested from the water district and provided at the time of the building permit application.
- 2) *Fire Hydrants* - The existing fire hydrant on SW 346th Street is sufficient for this project. Fire hydrants shall be in service prior to and during the time of construction.
Noted.

Emergency Access:

- 1) Fire apparatus access roads shall comply with all requirements of Fire Access Policy 10.006: <http://southkingfire.org/DocumentCenter/Home/View/24>. Fire apparatus access roads shall be installed and made serviceable prior to and during the time of construction.
Noted.

Fire Sprinkler System:

- 1) The need for an NFPA 13D fire sprinkler system will be determined at the time of the building permit submission.
Noted.

LAKEHAVEN WATER & SEWER DISTRICT:

LWSD Determination/Response:

- 1) After review of the above options, and considering cost (now & future), Lakehaven has determined we will only allow either Option A or Option D above. The primary reasons Options B or C wouldn't be acceptable to Lakehaven is the creation of "backyard" mains and easements, which have historically proven to too often be problematic for Lakehaven to maintain over time. Easement/facilities access, as well as encroachments, are too often an issue. Additionally, we believe it sufficiently problematic in the future to have the "temporary" main de-commissioned.

Due to the anticipated costs of sewer system extension in public right-of-way in this area, it's presumed these properties will now use Option D above and install individual "temporary" sewer services lines (in a private easement area, in the same area[s] that the "backyard" main was initially proposed), to connect to existing sewer system facilities in SW 347th Street. Presuming this is the case, these applications for "temporary" sewer service can be submitted to Lakehaven at any time.

As stated by LWSD, Option D will be used until the permanent system is made serviceable.

PUBLIC WORKS - DEVELOPMENT SERVICES:

Short Plat Pages:

- 1) On all sheets, add the city file number (20-100499-00-SU) in the space provided in the upper left-hand corner of the title block.
- 2) On Sheet 1 of 3, correct the statement under the "Land Surveyor's Certificate" - i.e., there's a reference to a "Boundary Line Adjustment," and the date listed is March 2016.
- 3) On Sheet 1 of 3, under the "Recording Certificate," revise the year from 2016 to 2020 (or leave as 20___, for later completion, in the event that this short plat doesn't get recorded this year).
- 4) On sheet 1 of 3, under the description, there's a blank space for a recording number, presumably for the recently recorded BLA that involved with this parcel. This blank space needs to be filled-in.

Requested alterations made by the surveyor to the Short Plat Pages.

Lot Closure Calculations:

- 1) The lot closure calculations shall be sealed by the PLS.

Requested lot closure calculations are sealed by the surveyor.

If you have any question or require additional information, please feel free to contact us at (253) 737-4173.

Sincerely,

AP CONSULTING ENGINEERS PLLC



Adam E. Paul, PE
Principal Civil Engineer