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An Engineering Services Company

June 7, 2016

Ande Flower
Assistant Planner-City of Lake Forest Park
17425 Ballinger Way NE
Lake Forest Park, Washington 98155-5556

Subject: ***LaBossiere Short Plat-Short Plat Drawings Review 2016-SP-003***
PACE Project No. 15352.07

Dear Ms. Flower:

Thank you for the opportunity to complete a preliminary plat review for the LaBossiere Short Plat located at 3035 NE 195th Street in Lake Forest Park.

We have completed the review of the plans for the above project and have determined that additional information is required. Attached are sets of marked-up plans and Technical Information Report (TIR). Below are the following comments for the developer:

TIR

1. In multiple locations throughout the report, references were made to the 2005 King County Stormwater Design Manual (KCSWDM). Per Lake Forest Park Municipal Code (LFPMC) 16.08.030, the City has adopted the 2009 KCSWDM. Please revise.
2. In the offsite analysis, references are made to a "control structure" on NE 190th near 34th Ave. NE. This nomenclature is commonly accepted as a structure that restricts flow in some fashion be it a weir, riser with one or more orifices or the like. Please confirm that this structure does in fact control flow rates.
3. In flow control and water quality design section, there is a reference to an infiltration rate of 2.0"/hr found in Appendix G in the Geotechnical Report. In Appendix G however, there is no infiltration rate given and the statement "In-situ testing can be performed to refine/confirm long-term infiltration rates". Please provide this information.
4. In Appendix G, Geotechnical Report, the subsurface excavations show that test pit 6 (TP-6) is in the approximate location of the proposed bioretention cell. In the test pit logs, it shows that for TP-6, groundwater was found at approximately 3.0 feet below the surface. Per the Puget Sound Low Impact Development Guidance Manual, a minimum of 3' of separation between the groundwater level and the bottom of the bioretention facility is required if more than 10,000 sf of impervious area is draining to it. Based on this information, the location of this bioretention facility is infeasible. Please revise.

Plan Set

5. The minimum size for the stormwater system is 8" in diameter, please revise.
6. Please show both proposed sewer system in both the plan and profile view along with the proposed stormwater system in the profile view.
7. Please provide an asphalt pathway along the west side of the private access tract for pedestrian use.

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8. Please provide frontage improvements with curb and gutter and a 5' concrete sidewalk along NE 195th Street.

Sensitive Areas Study

9. The drawings within the study need to show the ditches and berms discussed within the report. Please revise.
10. The report discusses impacts and replanting however there was not mitigation/landscape plan. Please provide.
11. The report did not include a figure delineating the sensitive areas, wetlands ect. Please provide.
12. The figure should also label the observed woodpecker habitat as well. Please provide.
13. There are multiple locations in the field data sheets in Appendix B that did not contain the required information. Please provide.
14. Additional information is needed in the wetland rating worksheet in Appendix C. Please provide.

If you have any questions, please feel free to email John Forba P.E. at Johnf@paceengrs.com or call me at (425) 827-2014

Sincerely,

PACE Engineers, Inc.

John Forba P.E.

John Forba, P.E.
City Engineering Consultant