



November 19, 2015

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

**Subject: Silver Short Plat-Preliminary Plat  
 PACE Project No. 15352.09**

Dear Ms. Flower:

Thank you for the opportunity to complete a preliminary plat review of the Staunton Preliminary Plat, a 3-lot short plat located at 5020 NE 187<sup>th</sup> Street in Lake Forest Park.

We have completed the review of the plans for the above project and below are the comments for the applicant. Attached are sets of marked-up plans and preliminary Technical Information Report (TIR).

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

### TIR

1. The statement "These surfaces do not meet the definition of new impervious surface" is not applicable in this situation. The following can be found in section 1.2.3.B Targeted Surfaces (which you have provided) in #3 of the King County Stormwater Design Manual (KCSWDM) "For individual lots within residential subdivision projects, the extent of new pervious surface shall be assumed to be the entire lot area, except the assumed impervious portion and any portion in which native conditions are preserved by covenant, tract or easement." As such, the entire lot needs to be analyzed. Based on your provided calculations, the site shall is 0.52 acres in size with 0.283 acres of pervious area and 0.236 acres of impervious area. Please revise the hydrology modeling and TIR as necessary.
2. There are conflicting accounts on the size of the new impervious area for the project. On the cover sheet of the plans, it states that the new impervious area is 0.24 acres however in the TIR on figure 3.2, the impervious area listed under targeted surfaces is 0.18 acres. All new impervious surfaces that are not fully dispersed are targeted surfaces per KCSWDM. Please revise for consistency.
3. The project is not in the City of Kenmore as shown on the cover sheet.

### Plan Sheet

4. Please show all existing and proposed utilities. This includes water, sewer, stormwater, and franchise utilities.
5. Please indicate if the shed on lot 2 is to be removed or not as it will impact the vegetated flowpath for the dispersion trench.

6. There are no BMP's proposed for the pollution generating impervious area (PGIS). Please revise as needed.
7. Per Lake Forest Park Municipal Code, use of available sewers is required. If Lot 1 is not currently connected to a public sewer, please provide a new side sewer stub.

Sincerely,

PACE Engineers, Inc.

A handwritten signature in blue ink, appearing to read "John Forba P.E.", is written over the typed name.

John Forba, P.E.  
Senior Engineer