



February 11, 2016

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

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

Dear Ms. Flower:

Thank you for the opportunity to complete a preliminary plat review of the Silver 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:

#### **Plans**

1. Per Lake Forest Park Municipal Code 16.14.080 a tree tract equal to 5 percent of the gross project area is required. Please provide.
2. Per the DOE Criteria of Sewage Works Design Manual, manholes are required for the sewer lines as they are greater than 150 feet in length.
3. Per the Puget Sound LID manual, detention structures (check dams) are required for permeable pavement on slopes greater than 3 percent. Please provide a detail showing as much or revise the construction note to state that slopes over 3 percent are not allowed.
4. Additional details are required at this time. Please include:
  - a. Sewer Manhole
  - b. Dispersion Trench
  - c. Tree Retention Well Wall
  - d. French Drain

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

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