



September 20, 2016



City of Lake Forest Park
 Attn: Ande Flower
 Planning and Building Director
 17425 Ballinger Way NE
 Lake Forest Park, WA. 98155-5556

Re:2015-SP-0004 Sankrithi Short Plat Review

PACE Engineers, Inc. Job # 16235.02

Dear Ms. Flower:

Thank you for the opportunity to review the proposed short plat located at 17602 Bothell Way NE.

We have completed our review of the subject application for consistency and compliance with Lake Forest Park Municipal Code (LFPMC) and have found that the above project does indeed meet code.

Regarding the letter dated August 11, 2016 from a Mr. Jim Adams that stating that the existing private roadway does not meet City of Lake Forest Park code as the existing cul-de-sac is not 80' in diameter as required in the LFPMC 17.08.060., PACE has reviewed Mr. Adams' comments and provide the following comments:

1. As this is a short-plat and not a full subdivision, chapter 17.08 in the LFPMC does not apply to this project.
2. *"Dead-end streets require an 80 foot diameter turnaround."*

Per LFPMC 17.08.060, which as previously stated does not apply to the project, the terminus of such dead-end street shall be a circular area with a minimum diameter of 80 feet, the improved portion of (street) of which shall be 64 feet in diameter. The existing cul-de-sac diameter is over 64 feet of paved surfacing.

3. *The Legal Description, along with all the other document for our Plat were recorded under AF#9012101050. On all of these documents I cannot find any mention of any easement to anyone outside our Plat.*

We recommend the City confer with the City Attorney regarding the legal right of access for Lot #3 to the existing access road easement located on the Sankrithi Property. It should be noted however that the proposed short plat does not plan to access the existing cul-de-sac shared by the homeowners in Mr. Adams' subdivision.

Mr. Steve Bennett, Director of Planning and Building City of Lake Forest Park, has also asked PACE to comment on the following international fire code section:

503.2.5 Dead ends. Dead-end fire apparatus access roads serving seven or more lots or in excess of 150 feet in length, as measured from the centerline of the connecting roadway, shall provide a cul-de-sac bulb with a minimum paved diameter of 80 feet.

The existing cul-de-sac is required as a result of the access road exceeding the 150 foot length threshold. The existing cul-de-sac does not conform to the IFC 503.2.5, therefore adequacy of the existing cul-de-sac for fire apparatus access should be determined by the local fire marshall.

Please feel free to contact me with any questions or comments.

Sincerely,

PACE Engineers, Inc.



John Forba, P.E.
Project Engineer