

Mayor  
Jeff R. Johnson

17425 Ballinger Way NE  
Lake Forest Park, WA 98155-5556  
Telephone: 206-368-5440  
Fax: 206-364-6521  
E-mail: [cityhall@ci.lake-forest-park.wa.us](mailto:cityhall@ci.lake-forest-park.wa.us)  
[www.cityofflp.com](http://www.cityofflp.com)



Councilmembers  
Tom French  
Phillippa M. Kassover  
Mark Phillips  
E. John Resha III  
Catherine Stanford  
Semra Riddle  
John A. E. Wright

December 2, 2019

VIA EMAIL: [JINGS1@HOTMAIL.COM](mailto:JINGS1@HOTMAIL.COM)

Jing Sun and Mark Fleming  
4726 Harbor Lane  
Everett, WA 98203

Re: Sun/Fleming Short Plat @ 19515 32 AVE NE; 1<sup>st</sup> Consistency Review; 2019-CGMA-0019;  
and 2019-ROW-0129; 2019-TREE-0156

Dear Jing Sun and Mark Fleming:

The City has finished the initial consistency review of application 2019-CGMA-0019; and 2019-ROW-0129 for the Sun/Fleming site infrastructure and utilities. Below are specific review comments from each department based on your submittal dated October 29, 2019. Please feel free to contact me if you require any clarification on the review comments, and I can provide guidance, or direct you to the appropriate staff.

#### Planning

No further planning comments.

Please contact Nick Holland at 206-957-2832 with any planning related questions.

#### Engineering-PACE Consultants

#### Drainage/Geotechnical Report

1. The applicant should contact the City of Lake Forest Park's Public Works Department, or the building inspector, Calvin Killman, to determine if there are any drainage complaints in the area, not King County.
2. As the project is proposing to infiltrate its water from PGIS through the use of pervious pavement, per section C.2.7 existing soil characteristics such as cation exchange and organic content must be provided to ensure that the project meets groundwater protection criteria 19.
3. Section 4 states that the soils present are outwash soils while the modeling shows them a type C soils. Please revise.



### Plans

4. Please show temporary fencing around all areas that are to be the locations of the infiltration galleries. Also please add additional information to note 3 on the construction sequencing regarding the delineation and protection of these areas.
5. The existing street light pole in the ROW at the northwest corner of the site needs to be relocated, not protected as noted by keyed note #1, as this will not be a parking area in the ROW and subject to vehicular traffic.
6. It is unclear how the southern ADA ramp is going to be built based on the information provided. Please revise as necessary.
7. It appears that the slope of the northern ADA ramp is shown incorrectly. Please revise as necessary.
8. The side yard setback for Lot A should be shown from the edge of the access easement, not the property line. Please revise.
9. The note that the existing side sewer stub will be field verified prior to construction and will be reused for lot 1 is insufficient. This needs to be done prior to construction drawing approval to ensure that this is possible.
10. Please add a cleanout at the ROW for the proposed joint side sewer.

All communication, and submittals with Pace Engineering for this project shall be facilitated directly by the City. Please contact Nick Holland at 206-957-2832 for any questions regarding these comments.

### City Arborist

1. 16.14.070(D)(3)(e) – No grading shall occur around protected trees. Update all plan sheets to show grading outside of Tree Conservation Easement (TCE) of Lot A.
2. The submitted plans show trees #1 and tree #2 as retained, but *Trees Summary* table on sheet C5 indicates they will be removed. Please clear up this discrepancy and update site plans and/or *Trees Summary* table (whichever one is incorrect).
3. Tree #446 is on neighbor's property. Please update *Trees Summary* table on Sheet C5.
4. Trees 454-459 are Siberian elms – please update *Trees Summary* table on sheet C5.
5. Update all plan sheets showing accurate (to scale) critical root zones (CRZs) and interior critical root zones (ICRZs) for all retained trees, and include each symbol and explanation in legend. The CRZ is defined as 1 linear foot radius from the tree trunk per 1in diameter at breast height (DBH). The ICRZ is half of the CRZ.
6. Add tree fencing detail on Sheet C5. Fencing shall be minimum 6ft tall chain link on concrete blocks.
7. 16.14.040(C)(1) & 16.14.070(D)(1) – Please include a tree replacement plan (scientific species, size at planting, and location) on plans referring to arborist report by Layton Tree Consulting, LLC dated April 29, 2019 for species recommendations. Replacement tree species should be selected from the approved general tree list for the city of Lake Forest Park and should be evergreen species, whenever appropriate. Replacement trees shall be 2" caliper for deciduous and 6' tall for evergreen. The calculated canopy coverage replacements required for each lot and TCE are:
  - a. Lot A – 1607 sq. ft. required of which 492 sq. ft. must be within the TCE (to bring it up to 100% coverage).

- b. Lot B – 1525 sq. ft. required replanting of which 577 sq. ft. must be within TCE (to bring it up to 100% coverage.
  - c. Lot C – no replanting required because it will meet canopy coverage goal for TCE (100%) and for lot (28%).
8. Please pay the fees on the attached invoice.

Please contact Ashley Adams, City Arborist at 425-957-2804 with any questions regarding these comments.

Fire Marshal

1. **Fire marshal comments**

Please contact Jeff LaFlam at 425-354-1741 with any questions regarding these comments.

Once you have made revisions to your design that address each review comment, please submit (4) sets of revised plans and/or reports/studies, as well as (4) copies of a response letter indicating how you have revised the design to address each review comment. Please also provide an electronic copy of all the documents. An appointment may be required to re-submit this application. Please contact myself to schedule the appointment, prior to your re-submittal. The City may take up to 14 days to determine the completeness of the resubmittal prior to initiating any consistency review, per City code.

Sincerely,

Deborah Kular  
Permit Coordinator

Cc: Steve Bennett, Planning Director  
Calvin Killman, Building Official  
Nick Holland, Senior Planner  
Ashley Adams, City Arborist  
Jeff LaFlam, Fire Marshal

