



NOTICE OF LAND USE APPLICATION

Summit at Steel Lake Preliminary Plat

Project Name: Summit at Steel Lake Preliminary Plat

Project Description: Applicant proposes to subdivide an approximately 5.94-acre parcel into 24 single-family residential lots and associated improvements, including street improvements, storm drainage facilities, utility improvements, and landscaping. Property is zoned RS 7.2.

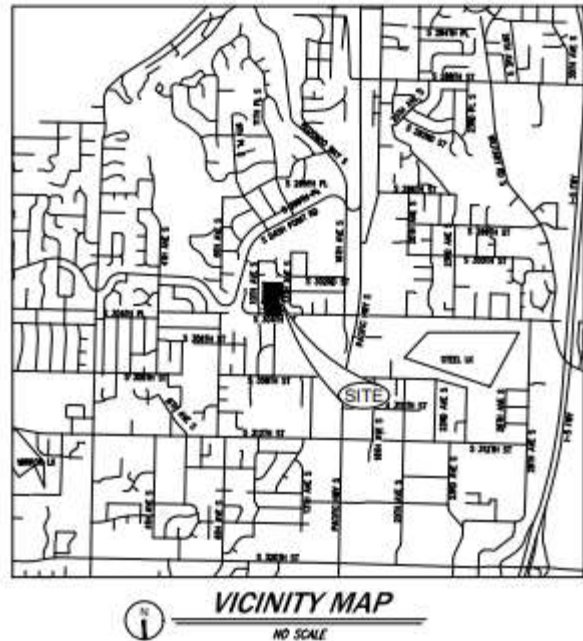
Applicant Contact: Evan Mann; Copper Ridge, LLC.; PO Box 73790; Puyallup, WA 98373

Project Location: Unaddressed north and east intersection of South 304th Street and 11th Avenue South, Federal Way, WA 98003; Parcel 052104-9033

Application Received: July 22, 2021

Notice of Application: October 22, 2021

Determined Complete: October 18, 2021



Other Permits and Determinations Included with this Application: Preliminary Plat Application File No 21-102770-SU; *State Environmental Policy Act* Threshold Determination File No 21-102841-SE; and Transportation Concurrence File No 21-102842-CN.

Environmental Documents: Critical Areas Report prepared by EnviroVector, September 27, 2021; Geotechnical Engineering Study prepared by Earth Solutions NW, LLC., November 13, 2018; Preliminary Technical Information Report prepared by Core Design Inc., July 6, 2021; SEPA Checklist, prepared by Core Design Inc., dated July 9, 2021.

Required Studies: Technical Information Report; Critical Areas Report; and Geotechnical Report.

Development Regulations Used for Project Mitigation: *Federal Way Revised Code* (FWRC) Title 14, "Environmental Policy"; Title 16, "Surface Water Management"; Title 18, "Subdivisions"; and Title 19, "Zoning and Development Code."

Consistency with Applicable Plans and Regulations: The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: *Federal Way Comprehensive Plan*; *King County Surface Water Design Manual*; *Public Works Development Standards*; *Lakehaven Water and Sewer System Design and Construction Standards*; *South King Fire and Rescue Administrative Policies*; and *Federal Way Public Schools Safe Access Policies*.

Public Comment: Any person may submit written comments regarding the application to the Department of Community Development. Any person has the right to submit written comments to the Hearing Examiner and appear at the public hearing of the Hearing Examiner to give comments verbally. A notice of public hearing will be issued approximately 15 days prior to the hearing date.

Availability of File: The official project file, existing environmental documents and required studies are available for public review at the following website: **** (please insert link, thanks!)

Staff Contact: Associate Planner Natalie Kamieniecki, 253-835-2638, or natalie.kamieniecki@cityoffederalway.com

**COPPER RIDGE,LLC
FEDERAL WAY, KING COUNTY, WASHINGTON**

SITE STATISTICS

SITE AREA:	20,222.56 S.F. (0.46 AC)
EXISTING ZONING:	RS-7.2
COMP. PLAN DESIGNATION:	SINGLE-FAMILY, HIGH DENSITY
PROPOSED USE:	DETACHED SINGLE-FAMILY
MIN LOT SIZE:	7,200 SF
SETBACKS:	FRONT - 20' SIDE - 5' REAR - 5' CORNER (STREET) - 10'

MAX LOT COVERAGE:	80%
PARKING:	EXISTING: 0 SPACES PROPOSED: 36 SPACES (2 GARAGE/INT + 2 DRIVEWAY/INT)

DENSITY CALCULATIONS

REPORTED DENSITY:	
- GROSS SITE AREA:	258,233
- LOTS PERMITTED (GROSS AREA/ MIN LOT SIZE OF ZONE):	36 LOTS
LOTS PROPOSED:	24
AVERAGE LOT SIZE:	2,550 S.F.

ACREAGE CALCULATIONS

AVERAGE CALCULATIONS	
ACCESS	
- PUBLIC RIGHTS-OF-WAY	41,5952 S.F.
- PRIVATE DRIVEWAY	7,3962 S.F.
CONVEYANCE	
- TRACTS D-G	2,8778 S.F.
DRAINAGE	
- TRACT A	24,7708 S.F.
COMBINED LOTS	
	181,2258 S.F.

OPEN SPACE

EARTH WORK CALCULATIONS

THIS ESTIMATE WAS PREPARED USING THE EXISTING AND FINISHED GRADE/SURFACES PROVIDED IN THESE PLANS. SUBGRADE NOT INCLUDED. THIS IS AN ESTIMATE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION COST ESTIMATES OR BIDDING PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR REVIEWING ALL AVAILABLE GEOTECHNICAL INFORMATION AND GENERATING THEIR OWN SET OF EARTHWORK ASSUMPTIONS AND QUANTITIES.

SHEET INDEX

SHEET INDEX	
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P06	PRELIMINARY GRADING PLAN
P07	PRELIMINARY ROAD PROFILES
P08	PRELIMINARY UTILITY PLAN
P09	PRELIMINARY UTILITY PLAN
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P12	PRELIMINARY LANDSCAPE PLAN
P13	PRELIMINARY LANDSCAPE DETAILS

OWNER

MOPE ELL, LLC
3406 LONG RUN DRIVE
JENEA, NY 13097
(907) 329-3703
CONTACT GARY THOMPSON
PHONE: (907) 329-3703
EMAIL: GARY@MOPEDRILLTHROSERVICE.COM

DEVELOPER/APPLICANT

COPPER RIDGE, LLC
P.O. BOX 73790
PUYALLUP WA 98373
CONTACT: EVAN MANN
PHONE: (253) 820-7833
EMAIL: EVAN@COPPERRIDGE.THOMAS.COM

PLANNER/ENGINEER/
SURVEYOR/ LANDSCAPE ARCHITECT

COPE DESIGN INC.
12100 NE 180TH STREET, SUITE 300
BOOTH, WA 98011
PHONE: (425) 885-7877
CONTACT: DREW H. MARKS, P.E. - ENGINEER
LINDSEY B. SOLOMON, F.L.A. - LANDSCAPE ARCHITECT
KEVIN W. SHIPLEY, P.L.S. - SURVEYOR
BRIE WAGGON, ACP - PLANNER

[illegible]

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS INC. LLC
15405 NE 30TH ST #100
REDMOND, WA 98052
CONTACT: KEVIN HOFFMANN, P.E.
PHONE: (877) 449-4704

VERTICAL DATUM

NEWSPER PER CITY OF FEDERAL WAY

ORIGINATING BENCHMARK

FEDERAL BAY NERVOUS CONTROL PO
FLOWING - 100000

PROJECT BENCHMARK

PROJECT DESIGN

SCALE: 1" = 50'

THE INTERSECTION OF CLASS AND GENDER

Basis of Bearings/Horizontal Datum

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER CITY OF FEDERAL WAY. FEDERAL WAY CONTROL POINT NO. 118 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. 118 AND CONTROL POINT NO. 119 WAS HELD FOR ROTATION, BEING N89°50'35" E.

TAX PARCEL/SITE ADDRESS

TAX PARCEL/SITE ADDRESS	
TAX PARCEL	051104-0033
SITE ADDRESS	XXXX S. 304TH ST FEDERAL WAY WA, 98003

REFERENCES

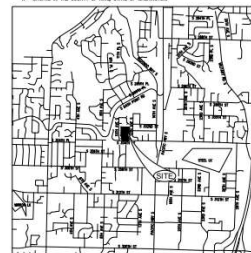
1. RECORD OF SURVEY AVM. 20010821900002
2. PLAT OF FEDERAL WAY SITE, VOL. 71, PG. 78
3. PLAT OF AQUACENE, VOL. 53, PG. 89-90
4. PLAT OF MARINE-VIEW TERRACE, VOL. 86, PG. 30
5. PLAT OF MARINE VIEW PARK ESTATES, VOL. 86, PG. 23

LEGAL DESCRIPTION

SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 4 EAST, WILAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;
 THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTH 89°50'41" EAST 60.81 FEET;
 THENCE SOUTHWEST 1/4 SECTION 10 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
 THENCE ALONG SAID NORTH LINE NORTH 89°54'21" EAST 254.00 FEET TO THE TRUE POINT OF
 BEGINNING;
 THENCE SOUTH 29°07'40" WEST 40.00 FEET;
 THENCE SOUTH 17°50'41" EAST 148.00 FEET;
 THENCE SOUTH 09°07'40" WEST 100.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
 THENCE ALONG SAID SOUTH LINE NORTH 89°50'41" EAST 30.81 FEET TO THE EAST LINE OF SAID
 SOUTHWEST QUARTER;
 THENCE ALONG SAID EAST LINE NORTH 09°55'41" EAST 45.00 FEET TO SAID NORTH LINE;
 THENCE ALONG SAID NORTH LINE SOUTH 89°54'21" WEST 40.00 FEET TO THE TRUE POINT OF BEGINNING.

2. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON



VICINITY MAP

 NO SCALE

RESUBMITTED
7/22/2021
CITY OF FEDERAL WAY
COMMUNITY DEVELOPMENT

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555

TITLE SHEET
SUMMIT AT STEEL LAKE
COPPER RIDGE, LLC

DATE	JULY 2011 (1ST SUB)
DESIGNED	DANIEL LARSON, P.E.
DRAWN	STEVE E. SWANSON
APPROVED	SHERI H. MURATA, P.E.
	LATE HERMANSEN
	PROJECT MANAGER