

KING COUNTY  
ENVIRONMENTAL CHECKLIST

for

LAKELAND SUMMIT

November 30, 2017

Prepared For:  
**Richard and Tatyana Majstruck**  
**37130 28<sup>th</sup> Avenue South**  
**Federal Way, WA 98003**

Prepared By:  
Cara Visintainer, P.E.  
Jennifer Caldwell  
17104

MAIN FILE COPY

SPLT 17-0028

*KING COUNTY*  
*ENVIRONMENTAL CHECKLIST*

Action: \_\_\_\_\_

Receipt: \_\_\_\_\_

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

I. INTRODUCTION INFORMATION

Name of Proposal (if applicable):

**Lakeland Summit**

Applicant: **Richard and Tatyana Majstruck**

Address: **37130 - 28<sup>th</sup> Avenue South  
Federal Way, WA 98003**

Phone:

Agent: **Cara Visintainer, Project Engineer - CES NW Inc.**

Address: **310-29<sup>th</sup> Street NE, Suite 101  
Puyallup, WA 98371**

Phone: **(253) 848-4282**

Location of Project: **King County, Washington**

Address: **37130 28<sup>th</sup> Avenue S, Federal Way, WA 98003  
See Appendix for Vicinity Map.**

Section: **33** Quarter: **NE ¼** Township: **21** Range: **04**

Tax Parcel Numbers: **3321049108**

Date Checklist Prepared: **November 29, 2017**

**A. BACKGROUND**

1. Proposed timing or schedule (including phasing, if applicable):

**Gain preliminary short plat approval in Spring 2018, construction permit issuance in Fall 2018, complete site construction and record final plat in Spring 2019 and begin home construction upon final plat recording.**

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

**No, there are no further plans for expansion at this time. Lot 6 of the short plat is reserved for future development. The timing for this future development is not known at this time but will be at least 5 years from the date of the short plat recording.**

3. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**The project is a single-family 6 lot subdivision located within R-4 zoning classification. A wetland biologist prepared a report for this development. The report is included in the Preliminary Short Plat Application.**

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

**No, no other application are pending for governmental approval that we know of.**

5. List any government approvals or permits that will be needed for your proposal, if known.

**SEPA Determination, Short Plat Approval, Site Development Permit, Forest Practices, Final Short Plat recording and building permits.**

6. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

**The 3.39-acre site will be developed into five (5) residential lots with a sixth (6<sup>th</sup>) lot for future development with access roadway improvements and utilities. The plat is designed to blend in with the surrounding neighborhoods. A wetland and**

**buffer and steep slope tracts will be provided for the on-site wetland and steep slopes. Lakehaven Water and Sewer District will serve the short plat.**

7. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**From I-5 – take exit 142A to merge onto WA-18 E toward Auburn. Take the Weyerhaeuser Way South exit. Turn right onto Weyerhaeuser Way South. Continue onto South 349<sup>th</sup> Street. Slight left onto 28<sup>th</sup> Avenue South. The destination will be on the left.**

Section: 33 Quarter: NE ¼ Township: 21 Range: 04

## **B. ENVIRONMENTAL IMPACTS**

### **1. EARTH**

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_:

**Rolling – 2 to 45 percent slope**

- b. What is the steepest slope on the site (approximate percent slope)?

**The steepest slope on the site is approximately 45 percent and is located along the eastern border of the wetland.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**The soils at the site have been identified as Alderwood gravelly sandy loam, 8 to 15 percent slopes, Alderwood gravelly sandy loam, 15 to 30 percent slopes and Indianola loamy sand, 5 to 15 percent slopes by the USDA Natural Resource Conservation Service (NRCS) maps of King County, Washington.**

**See Appendix for the Soils Map and Soils Description**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**No. There is no known surface indications or history of unstable soils in the immediate vicinity.**

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**The site will be designed to balance cut and fill quantities to the greatest extent possible. Grading plans prepared by a licensed professional engineer will be submitted to King County for review and approval. It is estimated that approximately 1,000 cubic yards of total cut and 1,000 cubic yards of total fill will be required during construction of the proposed project.**

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

**Yes, if vegetation is cleared during wet weather, there is a potential for erosion to occur. The construction is planned to occur during drier weather. No work is anticipated in the areas of steep slopes.**

- g. What percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

**Approximately 20 percent of the site will be covered with impervious surfaces. This area includes the proposed roads, driveways and building surfaces within the site boundary.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**As part of the grading plan, a temporary erosion and sedimentation control plan will be prepared for approval by King County. Erosion control features will be installed prior to construction and maintained until the threat of erosion ceases to exist.**

## 2. AIR

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

**The grading activities proposed at the site will cause dust particulate to be emitted to the air. Vehicles and equipment used during the construction can be a potential source of emissions. When the project is complete, the site may be the source of vehicle emissions from vehicles using the site. However, quantities are unknown.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**Vehicles using the surrounding street system can be a source of emissions or odor. However, it is not anticipated that these off-site vehicle sources of emissions will impact this proposal. There are no other known sources of odor or emissions in the vicinity.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Unwanted dust particulate can be controlled, to a certain extent, by the application of water before and during construction activities. It is assumed the construction vehicles used will be equipped with factory-installed mufflers and spark arresters that would control excessive emissions. There are no measures proposed to control emissions as a result of vehicles using the site after construction.**

## 3. WATER

- a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**Yes, there is a wetland with buffers in the central portion of the parcel. Habitat Technologies prepared a Critical Areas Assessment, dated November 13, 2017.**

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans for this work.

**Yes, construction of the stormwater facilities, roadway and future homes are within 200 feet of the wetland. The wetland buffers are 100 feet for the wetland.**

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**No amount of fill or dredge material will be placed or removed from surface waters or wetlands on the site.**

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No, the project does not include any surface water withdrawals or diversions.**

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No.**

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No, the proposal does not include discharges of waste materials to any existing surface water.**

b. Ground Water:

1. Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**There will be no groundwater withdrawals, but stormwater will be discharged to the ground water table.**

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is/are expected to serve.

**The project proposes to connect to the Lakehaven Water and Sewer District's water and sewer system. No discharge of waste material is proposed.**

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**The primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur due to landscape watering and other maintenance activities. The proposed stormwater conveyance system will be designed to collect and convey stormwater runoff from within the project, convey it to the stormwater vault for water quality treatment and flow control respectively. The stormwater vault will discharge to an existing wetland which ultimately drains to Hylebos Creek.**

2. Could waste materials enter ground or surface waters? If so, generally describe.

**Generally, a project of this type and size would provide areas of landscaping. If chemicals or fertilizers that are used to maintain these areas are not handled properly, it is possible they could enter ground or surface waters. To our knowledge, there are no other known sources of contaminants associated with this proposal.**

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**The proposed stormwater design will maintain natural drainage patterns per King County design standards.**



- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**The proposed project site will collect its storm water runoff and direct it towards an onsite stormwater vault for stormwater detention and treatment. This detention vault will meter the project's runoff and direct it downstream as in the existing condition.**

#### 4. PLANTS

- a. Check the type(s) of vegetation found on the site:

Deciduous tree:  
 Evergreen tree:  
 Shrubs  
 Grass  
 Pasture  
 Crop or grain  
 Orchards, vineyards or other permanent crops  
 Wet soil plants:  
 Water plants:  
 Other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered?

**The developer will clear the site in the area for the building pads, stormwater and access roadway for the five lots. The remaining areas will remain undisturbed. A wetland biologist reviewed the site and the report is contained in the preliminary plat application.**

- c. List threatened or endangered species known to be on or near the site.

**There are no threatened or endangered species known to exist on or near the site to our knowledge.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Landscaping will incorporate native plant species in accordance with King County Code.**

- e. List all noxious weeds and invasive species known to be on or near the site.

**Several invasive species are present on the site including Himalayan blackberry (*Rubus procera*) and creeping buttercup (*Ranunculus repens*).**

## 5. ANIMALS

- a. List any birds and other animals, which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: **songbirds, crows**

Mammals: **deer, field mice, squirrels**

Fish: **None**

- b. List any threatened or endangered species known to be on or near the site.

**A single candidate species – pileated woodpecker was observed to utilize the habitat within the wetland within the project site. No State Sensitive or Threatened and Endangered species were observed.**

- c. Is the site part of a migration route? If so, explain.

**To our knowledge, the site is not part of a migration route.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**The project is a single-family residential subdivision. No measures are proposed.**

- e. List any invasive animal species known to be on or near the site.

**None known. None are listed in the Washington State Department of Fish and Wildlife Priority Habitats and Species List. Only the wetlands themselves are shown on the Priority Habitats and Species Map.**

## 6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**The primary energy source required to meet the energy needs of the proposed project is electricity. Sufficient**

amounts of which would be used to maintain a comfortable lifestyle and environment. The electricity would be used to for heating and lighting purposes.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**No, the existing properties are single-family homes or large lot parcels. The largest impact to placing solar panels is the existing home locations on the adjacent parcels.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**The homebuilder will build the proposed homes using energy efficient materials based on current industry standards for homebuilding.**

## **7. ENVIRONMENTAL HEALTH**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur because of this proposal? If so, describe.

**Typically, a residential development is not a source of environmental health hazards. During construction of the proposed project, it is possible that a spill related to construction activity or equipment may occur. Once the plat has been constructed, the risk of fire is always present within a residential development.**

- 1) Describe any known or possible contamination at the site from present or past uses.

**No known possible contamination at the site from present or past uses.**

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**There are no known hazardous chemicals/conditions that might affect the project development and design.**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**During construction, typical materials for construction oil, petroleum or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. No chemicals will be produced.**

- 4) Describe special emergency services that might be required.

**While not anticipated to occur, the services of the local emergency service providers may be required at some time.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

**None are proposed.**

b. Noise

- 1) What types of noise exist in the area, which may affect your project (for example: traffic, construction or production equipment, other)?

**Noise exists from the neighboring single-family homes and adjacent roadway. However, it is not anticipated that the noise will adversely impact the proposed project.**

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction or production equipment, other)? Indicate what hours noise would come from the site.

**During the short-term, construction activity at the project site will vary considerably as the construction progresses. In addition, because the noise produced on the site depends on the equipment being used, the noise would vary from day to day. Maximum construction noise levels can be expected to range from 65 to 89 dBA with an average value of approximately 85 dBA. Minimum noise levels can be expected to have a wider range of 57 to 88 dBA with an**

average value of 78 dBA (based on a construction activity noise model, described in *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*). Noise associated with construction operations on the site will occur roughly between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. Long-term noise impacts will result from vehicles using the site and noises typical to a single-family development.

3. Proposed measure to reduce or control noise impacts, if any:

**Noise impacts associated with the construction phases of the project will be limited in duration. To mitigate general noise impacts during the grading phase, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles can be anticipated. No measures to mitigate noise impacts during the building phase are proposed. Construction hours will be limited to the normal workday, 7:00 a.m. to 6:00 p.m.**

**Low impact development strategies to minimize impacts to the wetland and buffer area (i.e. direct lights and noise away from wetland, etc.) will be utilized.**

## **8. LAND AND SHORELINE USE**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**Current use is Large Lot Single-Family Home.  
North, West and East: Large Lots  
East and West: Developed Single-Family Homes**

- b. Has the site been used as working farmlands or working forestlands? If so, describe. How much agricultural or forestland of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resources lands have not been designated, how many acres in farmland or forestland tax status will be converted to nonfarm or non-forest use?

**To our knowledge, the project site has not been used working farmlands or working forestlands.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling and harvesting? If so, how:

**To our knowledge, the adjacent parcels are not used for agriculture or forestry.**

- c. Describe any structures on the site.

**One existing home and associated outbuildings are located on the parcel.**

- d. Will any structures be demolished? If so, what?

**No, the existing home will remain on proposed Lot 5.**

- e. What is the current zoning classification of the site?

**King County– R-4**

**Please see the zoning map in the appendix for clarification of zoning.**

- f. What is the current comprehensive plan designation of the site?

**Urban**

- g. If applicable, what is the current shoreline master program designation of the site?

**Project is not in an area designated as a shoreline, does not apply.**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**Yes, the on-site wetlands and associated buffer. Habitat Technologies prepared a Critical Areas Assessment, dated November 13, 2017. See the report for more information.**

- i. Approximately how many people would reside or work in the completed project?

**The proposed plat will provide 4 new homes and housing for approximately 12 residents.**

- j. Approximately how many people would the completed project displace?

**None.**

- k. Proposed measures to avoid or reduce displacement impacts, if any:

**None, the existing home will remain.**

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**The proposed residential plat is adjacent to other single-family residential uses. The site is currently zone R-4.**

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forestlands of long-term commercial significance, if any:

**To our knowledge, the adjacent parcels are not used for agricultural or forest lands.**

## **9. HOUSING**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**The development anticipates creating 4 new housing units with an existing lot to remain and a future development lot for a total of 6 lots. It is assumed the housing units will be in the middle-income range.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None.**

- c. Proposed measures to reduce or control housing impacts, if any:

**None are proposed.**

## **10. AESTHETICS**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**Maximum building height is 35 feet.**

- b. What views in the immediate vicinity would be altered or obstructed?

**No views in the immediate vicinity would be altered or obstructed. The view of the site, of course, will be altered to that of a single-family housing development.**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**The proposed plat will include architecturally compatible homes. After home construction, the parcels will have landscaping. The interior private drive will be built to King County road standards.**

## **11. LIGHT AND GLARE**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Light and glare will result from reflective surfaces, exterior building lights, and streetlights. Interior lighting may be noticeable. The occurrence of light impacts are anticipated from dusk to dawn.**

**Low impact development strategies to minimize impacts to the wetland and buffer area (i.e. direct lights and noise away from wetland, etc.) will be utilized.**

- b. Could light or glare from the finished project be a safety hazard, interfere with views, or affect wildlife?

**It is highly unlikely that glare or light from the project site will interfere with views or affect wildlife. Streetlights and other outdoor lighting are intended to promote safety rather than create a safety hazard. Low impact development strategies to minimize impacts to the wetland and buffer area (i.e. direct lights and noise away from wetland, etc.) will be utilized.**

- c. What existing off-site sources of light or glare may affect your proposal?

**Off-site sources of light or glare that may be noticeable would be the result from reflective surfaces, exterior building lights, streetlights and interior lighting from the surrounding neighborhoods. The occurrence of light impacts are anticipated from dusk to dawn and are not anticipated to affect the project.**

- d. Proposed measures to reduce or control light and glare impacts, if any:



The exterior building lights and streetlights will be of low intensity, typically used for safety and security purpose. Low impact development strategies to minimize impacts to the wetland and buffer area (i.e. direct lights and noise away from wetland, etc.) will be utilized.

## **12. RECREATION**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**There are several designated and informal recreational opportunities that are in the immediate vicinity of the proposed site. Some of these opportunities include: Wild Waves Theme and Water Park, Hylebos Blueberry Park, West Hylebos Wetlands park, Five Mile Lake and Park, Interurban Trail, Trout Lake, AeroSports Federal Way, South County Ballfields, Lake Killarney, Rhododendron Speices Botanical Garden and the Federal Way Crossings for dining, shopping and entertainment.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No, the project will not displace any recreational opportunities.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or application, if any:

**Recreation area is proposed in Tract B. Tract B is approximately 7,770 square feet in size and only 2,340 square feet is required to meet recreation space requirements. In addition, the wetland buffer and steep slopes (Tracts C and D) will be left in their natural state and untouched by the short plat development, therefore creating passive open spaces in the area.**

## **13. HISTORIC AND CULTURAL PRESERVATION**

- a. Are there any buildings, structures, or sites, located on or near the site that area over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site?

**One existing home was built in 2011.**

- b. Are there any landmarks, features or other evidence of Indian or

historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**To our knowledge, there are none.**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**No formal studies have been conducted to assess cultural or historic resources associated with the site.**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**There are no measures proposed to reduce or control impacts. However, if objects are unearthed during site work that may be culturally significant, the Washington State Office of Archaeology and Historic Preservation will be notified.**

#### **14. TRANSPORTATION**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

**The project site is located along 28<sup>th</sup> Avenue South. Heading south on 28<sup>th</sup> Avenue South, turn right on Enchanted Parkway South. Enchanted Parkway South turns into Kits Corner Road South. Turn right on South 348<sup>th</sup> Street (which is also the beginning of Highway 18). From here, you can enter the northbound or southbound lanes of Interstate 5.**

**See Appendix for Vicinity Map.**

- b. Is the site or affected geographic area currently serviced by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**Yes. A review of the King County Metro Transit regional bus schedule indicates that transit service is provided directly to the site. The nearest bus stop is located approximately 500 feet to the south (stop 28<sup>th</sup> Avenue South and South 373<sup>rd</sup> Street) and approximate 700 feet to the north (28<sup>th</sup> Avenue South and South 370<sup>th</sup> Street). The line is served by bus line number 501.**

- c. How many parking spaces would the completed project or non-project proposal have? How many would the project eliminate?

**The project will have 10 parking spaces in driveways and will eliminate none.**

- d. Will the proposal require any new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**Yes, the project proposes approximately 260 linear feet of new private access tracts.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No.**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

**The anticipated new vehicular trips is 50.**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so generally describe.

**No.**

- h. Proposed measures to reduce or control transportation impacts, if any:

**This project is expected to be a minor generator of new trips in the area. The proposed site will have one entrance onto 28<sup>th</sup> Avenue South (at the approximate**

location of the existing driveway. Applicable traffic mitigation fee will be paid. No other mitigations are identified at this time.

**15. PUBLIC SERVICES**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

**Yes. Whenever a residential development is constructed, the need for public services, such as police and fire protection, increases. Federal Way #210 School District, King County Sheriff and South King Fire and Rescue serve the site.**

- b. Proposed measures to reduce or control direct impacts on public services, if any:

**Impacts will be controlled by the increase in tax base and tax assessments paid to the public services as well as impact fees.**

**16. UTILITIES**

- a. Circle utilities currently available at the site: **Adjacent to the proposed plat are electricity, water, sewer, refuse service, telephone, cable.**
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

**The proposed project anticipates using the following utilities:**

**Electricity: ..... Puget Sound Energy  
Water.....Lakehaven Water and Sewer District  
Sewer: .....Lakehaven Water and Sewer District  
Refuse Service:.....Waste Management  
Gas: ..... Puget Sound Energy  
Telephone/Cable/Internet:..... Comcast/Centurylink  
Stormwater:..... King County**

SIGNATURES

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Jennifer Caldwell

Name of Signee: Jennifer Caldwell

Position and Agency/Organization: \_\_\_\_\_

Senior Planner, CES NW, Inc

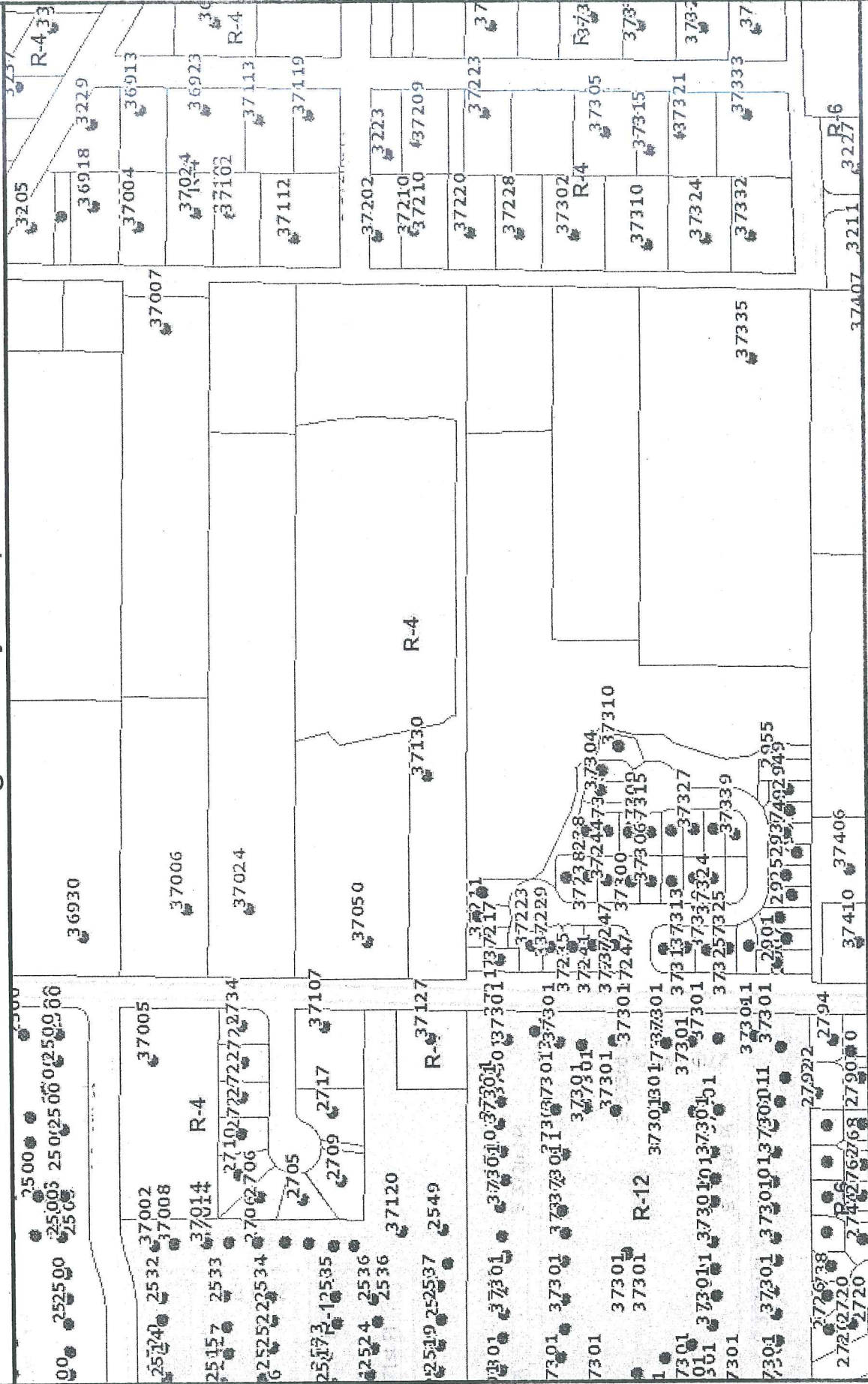
Date Submitted: 11/30/17

**APPENDIX**  
**Table of Contents**

**EXHIBIT**

Zoning Map .....	I
Site Plan with Vicinity Map .....	II
Soil Conservation Service Soil Map.....	III
Aerial Photo .....	IV
Legal Description .....	V

# King County iMap



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

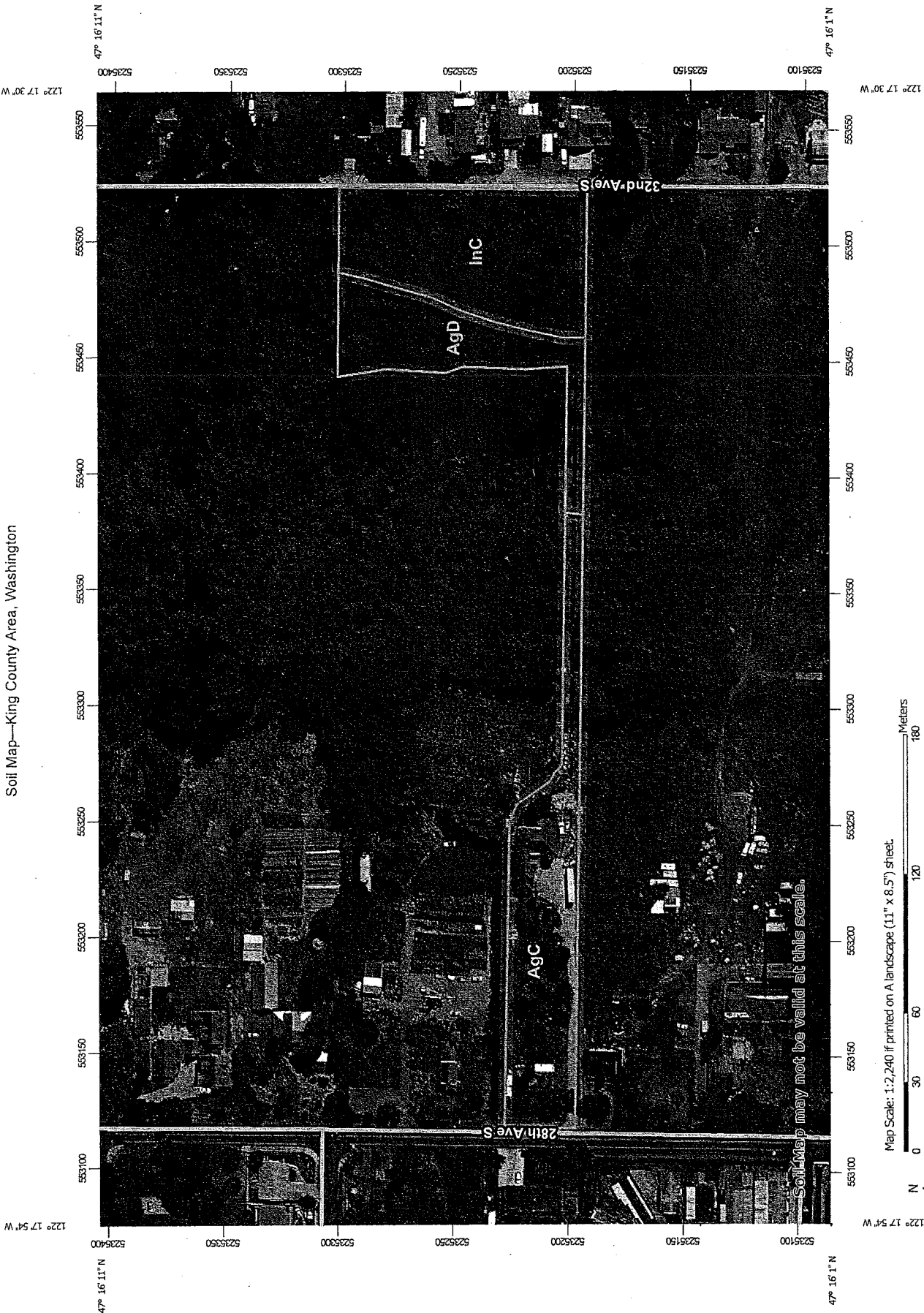
Notes:  
Date: 11/21/2017







Soil Map—King County Area, Washington



Map Scale: 1:2,240 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Web Soil Survey  
National Cooperative Soil Survey



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgC	Alderwood gravelly sandy loam, 8 to 15 percent slopes	1.3	37.7%
AgD	Alderwood gravelly sandy loam, 15 to 30 percent slopes	0.8	23.3%
InC	Indianola loamy sand, 5 to 15 percent slopes	1.4	39.0%
<b>Totals for Area of Interest</b>		<b>3.5</b>	<b>100.0%</b>

## King County Area, Washington

### AgC—Alderwood gravelly sandy loam, 8 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2t626  
*Elevation:* 50 to 800 feet  
*Mean annual precipitation:* 20 to 60 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 160 to 240 days  
*Faerland classification:* Prime farmland if irrigated

#### Map Unit Composition

*Alderwood and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Alderwood

##### Setting

*Landform:* Ridges, hills  
*Landform position (two-dimensional):* Shoulder  
*Landform position (three-dimensional):* Nose slope, talf  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex  
*Parent material:* Glacial drift and/or glacial outwash over dense glaciomarine deposits

##### Typical profile

*A - 0 to 7 inches:* gravelly sandy loam  
*Bw1 - 7 to 21 inches:* very gravelly sandy loam  
*Bw2 - 21 to 30 inches:* very gravelly sandy loam  
*Bg - 30 to 35 inches:* very gravelly sandy loam  
*2Cd1 - 35 to 43 inches:* very gravelly sandy loam  
*2Cd2 - 43 to 59 inches:* very gravelly sandy loam

##### Properties and qualities

*Slope:* 8 to 15 percent  
*Depth to restrictive feature:* 20 to 39 inches to densic material  
*Natural drainage class:* Moderately well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)  
*Depth to water table:* About 18 to 37 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Very low (about 2.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4s

*Hydrologic Soil Group:* B  
*Other vegetative classification:* Limited Depth Soils  
(G002XN302WA), Limited Depth Soils (G002XS301WA),  
Limited Depth Soils (G002XF303WA)  
*Hydric soil rating:* No

### Minor Components

#### Everett

*Percent of map unit:* 5 percent  
*Landform:* Kames, eskers, moraines  
*Landform position (two-dimensional):* Shoulder, footslope  
*Landform position (three-dimensional):* Crest, base slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

#### Indianola

*Percent of map unit:* 5 percent  
*Landform:* Eskers, kames, terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

#### Shalcar

*Percent of map unit:* 3 percent  
*Landform:* Depressions  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

#### Norma

*Percent of map unit:* 2 percent  
*Landform:* Depressions, drainageways  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: King County Area, Washington  
Survey Area Data: Version 13, Sep 7, 2017

## King County Area, Washington

### AgD—Alderwood gravelly sandy loam, 15 to 30 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2t627

*Elevation:* 0 to 1,000 feet

*Mean annual precipitation:* 25 to 60 inches

*Mean annual air temperature:* 46 to 52 degrees F

*Frost-free period:* 160 to 240 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Alderwood and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Alderwood

##### Setting

*Landform:* Ridges, hills

*Landform position (two-dimensional):* Backslope

*Landform position (three-dimensional):* Side slope, nose slope, talf

*Down-slope shape:* Linear, convex

*Across-slope shape:* Convex

*Parent material:* Glacial drift and/or glacial outwash over dense glaciomarine deposits

##### Typical profile

*A - 0 to 7 inches:* gravelly sandy loam

*Bw1 - 7 to 21 inches:* very gravelly sandy loam

*Bw2 - 21 to 30 inches:* very gravelly sandy loam

*Bg - 30 to 35 inches:* very gravelly sandy loam

*2Cd1 - 35 to 43 inches:* very gravelly sandy loam

*2Cd2 - 43 to 59 inches:* very gravelly sandy loam

##### Properties and qualities

*Slope:* 15 to 30 percent

*Depth to restrictive feature:* 20 to 39 inches to densic material

*Natural drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)

*Depth to water table:* About 18 to 37 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Very low (about 2.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* B  
*Other vegetative classification:* Limited Depth Soils  
(G002XN302WA), Limited Depth Soils (G002XF303WA),  
Limited Depth Soils (G002XS301WA)  
*Hydric soil rating:* No

### **Minor Components**

#### **Everett**

*Percent of map unit:* 5 percent  
*Landform:* Kames, eskers, moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

#### **Indianola**

*Percent of map unit:* 5 percent  
*Landform:* Kames, terraces, eskers  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

#### **Shalcar**

*Percent of map unit:* 3 percent  
*Landform:* Depressions  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

#### **Norma**

*Percent of map unit:* 2 percent  
*Landform:* Drainageways, depressions  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

## **Data Source Information**

Soil Survey Area: King County Area, Washington  
Survey Area Data: Version 13, Sep 7, 2017



## King County Area, Washington

### InC—Indianola loamy sand, 5 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2t635  
*Elevation:* 0 to 980 feet  
*Mean annual precipitation:* 30 to 81 inches  
*Mean annual air temperature:* 48 to 50 degrees F  
*Frost-free period:* 170 to 210 days  
*Farmland classification:* Prime farmland if irrigated

#### Map Unit Composition

*Indianola and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Indianola

##### Setting

*Landform:* Terraces, eskers, kames  
*Landform position (three-dimensional):* Riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy glacial outwash

##### Typical profile

*O<sub>i</sub> - 0 to 1 inches:* slightly decomposed plant material  
*A - 1 to 6 inches:* loamy sand  
*Bw<sub>1</sub> - 6 to 17 inches:* loamy sand  
*Bw<sub>2</sub> - 17 to 27 inches:* sand  
*BC - 27 to 37 inches:* sand  
*C - 37 to 60 inches:* sand

##### Properties and qualities

*Slope:* 5 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat excessively drained  
*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* High to very high (5.95 to 99.90 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Low (about 3.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 4e  
*Land capability classification (nonirrigated):* 4s  
*Hydrologic Soil Group:* A  
*Other vegetative classification:* Droughty Soils (G002XN402WA),  
Droughty Soils (G002XS401WA)

*Hydric soil rating:* No

#### **Minor Components**

##### **Alderwood**

*Percent of map unit:* 8 percent

*Landform:* Ridges, hills

*Landform position (two-dimensional):* Shoulder

*Landform position (three-dimensional):* Nose slope, talf

*Down-slope shape:* Linear, convex

*Across-slope shape:* Convex

*Hydric soil rating:* No

##### **Everett**

*Percent of map unit:* 5 percent

*Landform:* Kames, eskers, moraines

*Landform position (two-dimensional):* Shoulder, footslope

*Landform position (three-dimensional):* Crest, base slope

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Hydric soil rating:* No

##### **Norma**

*Percent of map unit:* 2 percent

*Landform:* Depressions, drainageways

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Concave, linear

*Across-slope shape:* Concave

*Hydric soil rating:* Yes

## **Data Source Information**

Soil Survey Area: King County Area, Washington

Survey Area Data: Version 13, Sep 7, 2017



LEGAL DESCRIPTION OF THE PARCELS FOR  
LAKELAND SUMMIT  
PRELIMINARY SHORT PLAT APPLICATION.

Parcel 3321049108

LOT 2 TGW UND INT IN TRACT A OF KC SHORT PLAT #L98S0007 REC #  
20000523900017 SD SP DAF - S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 LESS CO RD

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	6		98	672	792	9371
Multi-Family Unit in Large Building .....	0		33	357	766	0
Multi-Family Unit in Small Building .....	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office .....		0.0	39	723	585	0
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		0.0	39	339	129	0
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		6.53				327
---------------	--	------	--	--	--	-----

Total Project Emissions:

9698