

Response to DKS Engineering Comments:

Tony Cooper and Jeff Sarvis

It appears DKS was reviewing the old Plat used for Pre-App. Their comments contain many errors and their requirement list is not relevant, as these issues were resolved between Staff and Applicants many months ago.

1. The development shall construct NE 348th Avenue from NE North Fork Avenue to the western site boundary as a Major Collector per city standard detail ST-13.

First, there is no NE 348th Avenue. NE 348th Street is an existing private road on the site and will be removed with development. City staff has previously agreed that the Street A extension to Bolen Road is a future City project.

2. The development shall dedicate right-of-way and construct frontage half-street improvements on NE North Fork Avenue as a Major Collector per city standard detail ST-13.

The adjacent existing street is not North Fork Road. It is correctly named Aspen Avenue. No additional right of way is required.

3. The development shall contribute Transportation Impact Fees toward citywide impacts.

This item would be a Condition, not a Technically Complete item.

4. The development shall provide a future Major Collector (stub) connection to the west property border to allow for a future extension to Bolen Street.

A Note is attached to the Preliminary Plat that addresses this issue. This should be a Condition, not Technically Complete.

5. The development shall provide future local street (stub) connections as shown on the site plan with Avenue C, E and G to the north property border (parcel 258741) to allow a future connection to the adjacent property (per LCMC 12.10.250).

The Plat has already provided these stub streets.

6. The development shall reconfigure the site plan to remove cul-de-sac street connections north of the NE 348th Avenue Major Collector to meet access spacing standards and preserve capacity. A Major Collector requires 275-feet between public streets.

This statement makes no sense at all. We are not removing the cul-de-sacs or revising the Plat. A Road Modification request is filed for relief of the new 275' spacing requirement.

7. The development shall reconfigure the site plan to remove or relocate the Court B intersection with NE 348th Avenue to meeting spacing standards. A Major Collector requires 275-feet between public streets.

To this date, there has never been any mention of a new intersection spacing requirement for Major Collectors.

A Road Modification is filed for relief of this new standard.

8. The development shall provide a paved pedestrian/bicycle connection between lots 67 and 68 to access the planned city park in Tract A.

This statement makes no sense, as Lots 67 & 68 are not close to the Park.

9. The development shall construct a multi-use trail within Tracts B and C between NE North Fork Avenue and Tract D. The trail shall be coordinated with planned trails in the Tract A city park.

A trail as requested is not required.

10. Minimum sight distance requirements shall be met at all site intersections and driveways. Sight distances on the internal street system shall be approved by the City Public Works Director prior to final site plan approval.

This should be a Condition, not Technically Complete.