



NOTICE OF MASTER LAND USE APPLICATION

Project Name: Koval Short Plat

Project Description: Proposed short subdivision of one parcel into two single-family lots. Subject property is zoned Single Family Residential (RS 5.0). Property is approximately 16,860 square feet and located within a geologically hazardous area.

Applicant: Mr. Roman Koval, 23118 126th Ave SW, Kent WA 98031

Agent: Frank Marescalco, PE, 1009 N 9th ST, Tacoma WA 98403

Owner: Mr. Daniel Ivanchuk, 27634 25th DR S, Federal Way WA 98003

Project Location: 27634 25th Drive S / Parcel ID Number 7575600130

Date of Application: March 14, 2023

Date Determined Complete: April 11, 2023

Date of Notice of Application: April 21, 2023

Comment Deadline: May 5, 2023

Requested Decision and Other Permits Included with this Application: The applicant requests a short subdivision decision (file #23-101052-SU) issued by the Director of Community Development pursuant to *Federal Way Revised Code* (FWRC) Chapter 18.30. Additional permits and/or approvals in conjunction with the short subdivision decision include concurrency (file #23-101163-CN).

Environmental Documents: Technical Information Report, prepared by Valor Civil Engineering PLLC dated February 14, 2023, Geotechnical Soils Report, prepared by Quality Geo NW, PLLC., dated October 26, 2022.

Development Regulations to Be Used for Project Mitigation: FWRC Title 16 "Surface Water Management," Title 18 "Subdivisions," and Title 19 "Zoning and Development Code."

Consistency with Applicable City Plans and Regulations: The project will be reviewed for consistency with all applicable codes and regulations, including the FWRC; *2021 King County Surface Water Design Manual* as amended by the City of Federal Way; and Public Works *Development Standards*.

Public Comment & Appeals: The official project file is available for public review at the Community Development Department (address below). Any person may submit written comments on the short subdivision application to the Director of Community Development by **May 5, 2023**. Only persons who submit written documents to the Director, or specifically request a copy of the original decision, may appeal the Director's decision.

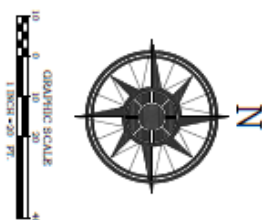
Availability of File and Environmental Documents: The official project file and referenced environmental documents are available at the following website: <https://www.cityoffederalway.com/page/land-use-notices> and for public review during normal business hours at the Community Development Department, 33325 8th Avenue South, 2nd Floor, Federal Way, WA 98003.

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

Printed in the *Federal Way Mirror* April 21, 2023.

SITE PLAN

RECORDING NO.	VOL./PAGE
SCALE 1"=20' 	
PORTION OF SW 1/4, NE 1/4, SEC. 33, T. 22 N., R. 4 E., W.M.	



BUILDABLE LANDS CALCULATION

Category	Acres
Gross Plot Area	0.983
Critical Areas	0.12
Rights-of-Way	0
Public Purpose	0
Net Plot Area	0.206

OPEN SPACE REQUIREMENTS

Category	Area (sq ft)
Gross Plot Area	316,000
Required Open Space (15%)	2,525
Usable Open Space (tot.)	43,475
Buffer Space (2% max)	5,515
Severely Contaminated (2% max)	5,515
Free-Use FVMS (38.5% max)	1,997



NEW LOT LEGAL DESCRIPTIONS

501

THAT PORTION OF LOT 13, SEASIDEBOULEVARD, 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 137 OF PLATS, PAGE(S) 94 AND 95, RECORDED OF KING COUNTY, WASHINGTON, LIVING INDIVIDUALLY OF THE FOLLOWING DESCRIBED USE:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 13, THE E. CH. OF THE RAIL, BEING THE CENTER LINE OF SAID LOT 13, AND PROCEEDING EAST, ALONG THE CENTER LINE OF SAID LOT 13, TO THE NORTH EAST CORNER OF SAID LOT 13, AND THE INTERSECT.

107

THE PART OF LOT 13, SECTION 16, T4N, R10E, OF THE PLAT THEREIN RECORDED IN VOLUME 123 OF PLAT, PAGES 24 AND 25, RECORDED IN THIS COUNTY WARRANT, LINDS COMPANY OF THE FOLLOWING DESCRIBED LIFE

CONVEYED, AT THE NEARLY CORNER OF SAID LOT 13, A TRACT OF LAND BEING THE SOUTHWEST CORNER OF SAID LOT 13, A TRACT OF LAND BEING THE SOUTHWEST CORNER OF SAID LOT 13, A TRACT OF LAND BEING THE SOUTHWEST CORNER OF SAID LOT 13 AND THE CORNER.

SITuated IN THE CITY OF FEDERAL HAY COUNTY OF MINN. STATE OF MINN.

RECEIVED

Mar 14 2023

CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT

Ph: 206-406-1257
nicolebg@baurveying.com
www.baurveying.com

EP ENTERPRISE PROPERTIES, LLC

DRAWN BY	DATE	JOB NO.
RSN	02/17/23	220157
CHD. BY	SCALE	SHEET
WAB	1"=20'	3 OF 3