



## NOTICE OF LAND USE APPLICATION

**Project Name:** Saad S. 295<sup>th</sup> Pl. Short Plat (permit #24-100334-SU)

**Project Description:** Proposed subdivision of one, appx. half-acre parcel into 2 single-family residential lots.

**Project Applicant:** Hans Korve, 726 Auburn Way N, Auburn, WA 98002; **Owner:** Khadija and Ghulam Mohyuddin, 3605 S 334<sup>th</sup> St., Federal Way, WA 98001.

**Project Location:** 1013 S 295<sup>th</sup> Pl., Federal Way, WA 98003; parcel #515180-0035.

**Date of Application:** February 12, 2024

**Date Application Determined Complete:** March 11, 2024

**Date of Notice of Application:** March 22, 2024

**Vicinity Map (subject property in yellow)**



**Requested & Related Decisions, & Other Determinations Included with Application:** Short Plat Application File #24-100334-SU pursuant to FWRC 18.30 and 18.55; Transportation Concurrency File #24-100335-CN; Street Modification Request #24-100466-SM.

**Submitted Environmental Documents & Studies:** Tree Protection Plan (ABC Consulting Arborists; 12/19/23); WA Dept. of Ecology soil test review letter (11/29/23); Environmental Soil Sampling report (Cobalt Geosciences; 11/28/23); Geotechnical Evaluation (Cobalt Geosciences; 11/9/23); Preliminary Clearing & Grading Plan, Tree/Vegetation Retention Plan (DMP Engineering, Surveying, Land Planning; 1/24/24); Preliminary stormwater Technical Information Report (Daley-Morrow-Poblete, Inc.; 1/8/24);

**Development Regulations Used for Project Mitigation:** 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: The *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 Administrative Policies*; and FWRC Titles 16, 18, and 19.

**Public Comment:** Any person may submit written comments on the application to the Community Development Director by **April 8, 2024**. Only the applicant, persons who submit written comments to the director, or persons who specifically request a copy of the original decision may appeal the director's decision. Comments can be submitted to the Community Development Department, 33325 8th Avenue South, Federal Way, WA, 98003 or [planning@cityoffederalway.com](mailto:planning@cityoffederalway.com).

**Availability of File and Environmental Documents:** The official project file and environmental documents are available for public review on the City's website <https://www.federalwaywa.gov/page/land-use-notices> or at City Hall during normal business hours at the Community Development Department, 33325 8<sup>th</sup> Ave. S., 2<sup>nd</sup> Floor, Federal Way, WA 98003.

**City Staff Contact:** Senior Planner Evan Lewis, 253-835-2646, or [evan.lewis@cityoffederalway.com](mailto:evan.lewis@cityoffederalway.com).

# Proposed Site Plan

