



**D. R. STRONG**  
CONSULTING ENGINEERS

August 4, 2021

Project No. 19081

Mr. Daniel Gariepy, PE

King County Dept. of Permitting and Environmental Review  
Mail Stop SNO-DP-0210  
35030 SE Douglas Street, Suite 210  
Snoqualmie, WA 98065

Re: King County Number VARR-XX-XXXX  
Fall City II Preliminary Plat  
Proposed Road Standards Variance Request

Dear Mr. Gariepy:

This letter requests a variance from King County's 2016 Road Design and Construction Standards (Standards). The information presented here is consistent with Chapter 1.12 of the Standards and as such is prepared for review by the Development Engineer given that the variance relates to private streets.

The proposal is to subdivide 3.34 acres, also known as King County Tax Parcel 0943100220 (Site), into 13 single-family residential lots. One new, private minor access road will provide Site access extending into the property from 332<sup>nd</sup> Ave SE. This variance request involves decreasing the typical roadway width and right of way/tract width, and eliminating the minimum shoulder width.

### **Variance Requested**

King County Road Design and Construction Standards . 2016, Per Chapter 2, Section 2.2, Table 2.02(B) the typical rural minor access roadway width is 24 feet, minimum right-of-way width is 48 feet, and the minimum shoulder width is 2 feet. The variance request is to utilize a 20qwide private street w/ a thickened edge within a 20qwide tract.

### **Basis for Request**

In order to avoid direct access from 332<sup>nd</sup> Ave SE, a new roadway must be extended from 332<sup>nd</sup> Ave SE. The proposal is to provide a loop to SE 42<sup>nd</sup> Street to avoid dead end access in excess of 150 feet. Given the number of lots to be served, as well as the development to the west, which precludes future road connectivity, and the classification of 332<sup>nd</sup> Avenue SE, it would be prudent to utilize the proposed private modified minor access street to provide access to the 13 lots.

### **Justification**

Variances may be granted upon evidence that such variances are in the public interest and that the requirements for safety, function, fire protection, transit needs, appearance and maintainability based upon sound engineering and technical judgment are fully met.

Fire protection is mitigated by providing easy emergency vehicle ingress and egress that exceeds the required turning and maneuverability radii. Per King County Code Section 17.04.390 Fire apparatus access roads . Specifications .

620 7<sup>th</sup> Ave.  
Kirkland, WA 98033-5565  
Phone: (425) 827-3063  
Fax: (425) 827-2423  
Toll Free: (800) 962-1402

Turning radius, the turning radius of a fire apparatus access road shall have a 20 foot inside and 40 foot outside turning radius, or shall be otherwise approved by the Fire Marshal. Per the attached email from Chris J. Conner, Fire Chief, the measured minimum inside turn radius of the least maneuverable Fire Truck is 27~~4~~<sup>4</sup>+. A minimum inside turn radius of 28 feet is proposed, which will result in an outside turn radius of 48 feet.

The distance between the proposed access streets driveways and adjacent existing intersection (SE 42<sup>nd</sup> and 332<sup>nd</sup> Ave SE) exceeds the 150 foot centerline offset requirement for SE 42<sup>nd</sup> Street and the 300 foot centerline offset requirement for 332<sup>nd</sup> Ave SE.

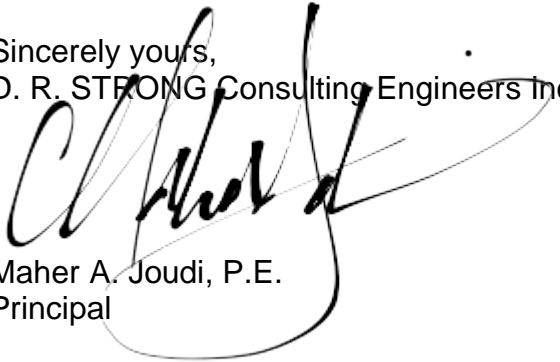
The site is located within a rural area. The proposed street will be subject to low traffic volumes (13 lots total with two points of ingress and egress) and low vehicle speeds. Therefore, the proposal is to utilize the cross section shown in the Alley Pavement Detail (KCRDCS Fig 2-010) with a 20 foot width. No formal pedestrian facilities (sidewalks or shoulders) are proposed given these anticipated characteristics.

The proposal should not affect safety, function, fire protection, transit needs, appearance, or maintainability and is based upon sound engineering and technical judgment.

For the reasons cited, we believe that the proposed private minor access street is acceptable as designed, and that granting the requested variance should not compromise public safety or conflict with the intent expressed by the Standards.

Please contact me with any questions.

Sincerely yours,  
D. R. STRONG Consulting Engineers Inc.



Maher A. Joudi, P.E.  
Principal

MAJ/lcs

Encl: Road Standards Variance Request to County Road Engineer form  
Certificate of Applicant Status form  
Fall City Subdivision Layout  
Email from Fire Chief

## EMAIL CORRESPONDENCE

### Mark Schwartz

---

**From:** Chris J Connor <cconnor@king27fire.com>  
**Sent:** Thursday, December 22, 2016 2:32 PM  
**To:** Mark Schwartz  
**Subject:** RE: Turn radius of Fire Truck

Mark:

We have three large trucks here locally.

E271 = 2015 Spartan Gladiator Pumper = Inside R 19'6" with a wheel track of 8'3"

E272 = 2004 Pierce Lance Pumper= Inside R 27'4" with a wheel track of 8'2"

TE271 = 1998 Freightliner / Darley Water Tender = Inside R 26'5" with a wheel track of 9'9" (Has tandem rear axles) Info is measured at front axle.

Let me know if you have any questions

**Chris J. Connor, Fire Chief**

[cconnor@king27fire.com](mailto:cconnor@king27fire.com)

**King County Fire District 27**  
PO Box 609 – 4301 334<sup>TH</sup> PL SE  
Fall City, WA 98024-0609  
Phone (425) 222-5841  
FAX (425) 222-4566  
CELL (425) 417-9856

**Public Records Disclosure Law**

This e-mail is a public record of King County Fire District 27 and is subject to public disclosure unless specifically found to be exempt under Washington Public Records Law.