CITY OF RENTON

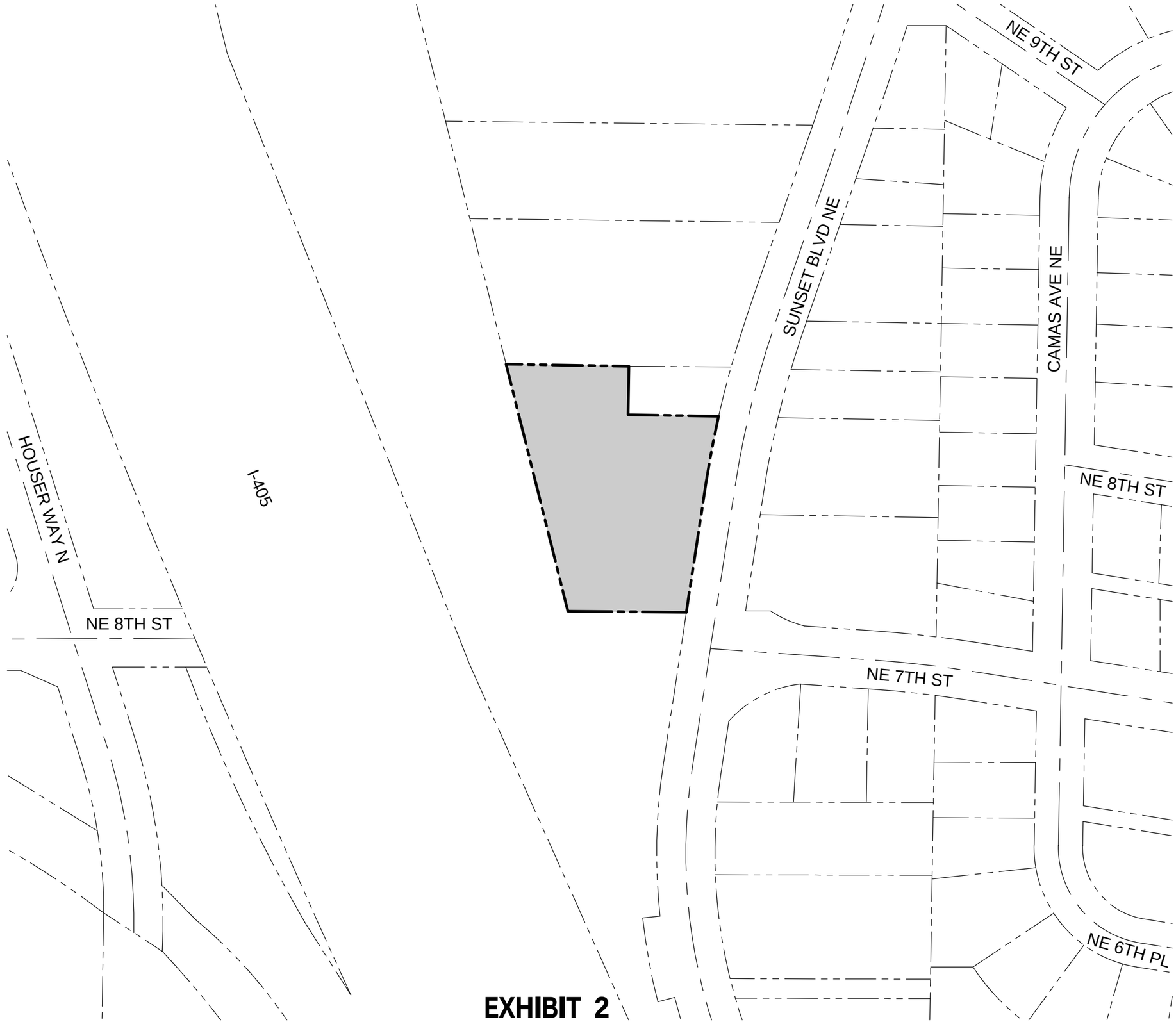
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
REPORT TO THE ENVIRONMENTAL REVIEW COMMITTEE
EXHIBITS

Project Name:		**Project Number:**	
Sunset's Edge Townhomes		LUA16-000864, ECF, PP, PPUD	
Date of Meeting February 27, 2017	**Staff Contact** Clark H. Close Senior Planner	**Project Contact/Applicant** Jacob Young Citizen Design Collaborative, 46 Etruria Street, Suite 201, Seattle, WA 98109	**Project Location** 701-707 Sunset Blvd NE, Renton, WA 98056

Exhibits:

Exhibit 1	ERC Report
Exhibit 2	Neighborhood Detail Map
Exhibit 3	Existing Site Survey (SV1)
Exhibit 4	Preliminary Planned Unit Development Map (PUD1)
Exhibit 5	Architectural Site Plan (A1.1)
Exhibit 6	Floor Plans (A2.1-2.4)
Exhibit 7	Building Elevations (A3.1-A3.4)
Exhibit 8	Landscape Plans (L-01 and L-02)
Exhibit 9	Tree Retention and Clearing Plan (SV1)
Exhibit 10	Geotechnical Engineering Report for 701 Sunset Blvd NE prepared by E3RA, Inc. (dated April 16, 2015)
Exhibit 11	Preliminary Technical Information Report for Renton 701 Townhomes prepared by Duncanson Company, Inc. (dated October 26, 2016; revised date January 27, 2017)
Exhibit 12	Arborist Report prepared by Arborists NW, LLC (dated October 30, 2016)
Exhibit 13	Generalized Utilities and Drainage Plan (C1)
Exhibit 14	Profiles and Site Section (C2)
Exhibit 15	Construction Mitigation Description
Exhibit 16	Advisory Notes to Applicant

CITY OF Renton



0 50 100 200

1" = 100'

LEGEND

SUBJECT PARCEL

PARCEL / R.O.W. LINE

CENTERLINE

EXHIBIT 2

CITIZENDESIGN

T 206.853.8055

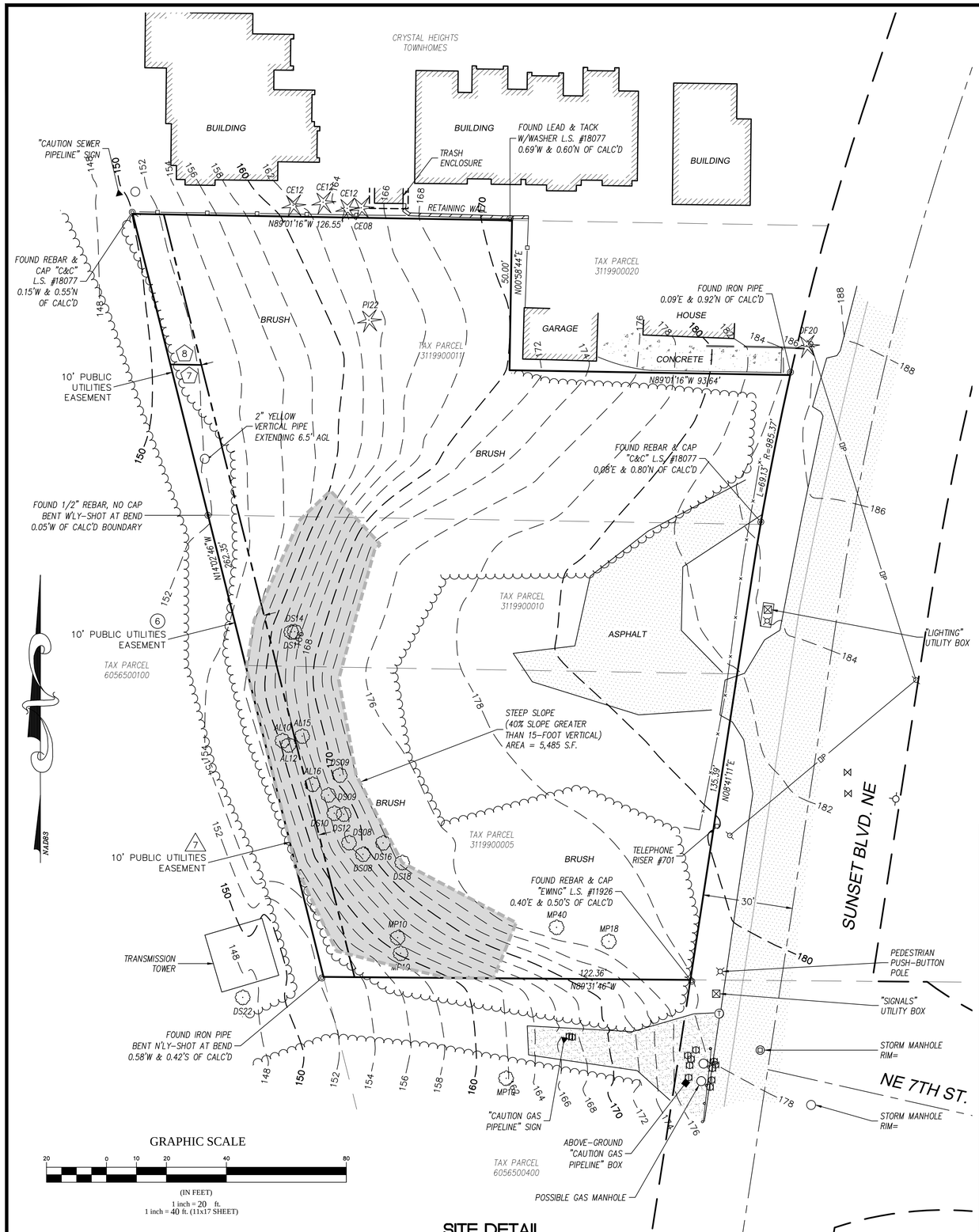
NEIGHBORHOOD DTL MAP

DRAWN BY: CAP
REVIEWED BY: IDG

SUNSET'S EDGE TOWNHOMES

701-707 SUNSET BOULEVARD NE
RENTON, WA, 98056
OWNER: TOTTENHAM, LLC
ISSUED FOR: PUD SUBMITTAL
DATE: 10.20.2016

MAP



SITE DETAIL

LEGAL DESCRIPTION

TAX PARCEL 3119900005:

TRACT 1, HARRIES GARDEN HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 38, RECORDS OF KING COUNTY, WASHINGTON.

TAX PARCEL 3119900010:
THE SOUTH 50 FEET OF TRACT 2, HARRIES GARDEN HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE(S) 38, RECORDS OF KING COUNTY, WASHINGTON.

TAX PARCEL 3119900011:
ALL THAT PORTION OF TRACT 3, HARRIES GARDEN HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 38, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 50.00 FEET THEREOF;

AND THAT PORTION OF THE NORTH 50 FEET OF TRACT 2, HARRIES GARDEN HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 38, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2, SAID POINT BEING ALSO ON THE WEST MARGIN OF SUNSET BOULEVARD N.E. (SUNSET HWY.). AS NOW ESTABLISHED AND SAID POINT BEING A NON TANGENT POINT ON A CURVE TO THE LEFT FROM WHICH POINT THE RADIUS OF SAID CURVE BEARS SOUTH 78°23'41" EAST AT 985.37 FEET;
THENCE ALONG THE EAST LINE OF SAID TRACT AND ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 2°57'18", AN ARC DISTANCE OF 50.82 FEET TO A POINT OF NON TANGENCY FROM WHICH POINT THE RADIUS OF SAID CURVE BEARS SOUTH 81°20'59" EAST AT 985.37 FEET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE SAID NORTH 50 FEET OF TRACT 2;
THENCE SOUTH 89°51'00" WEST, ALONG THE SOUTH LINE OF SAID NORTH 50 FEET, 185.11 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 50 FEET;
THENCE NORTH 15°10'30" WEST ALONG THE WEST LINE OF SAID TRACTS 2 AND 3, A DISTANCE OF 103.54 FEET TO THE NORTHWEST CORNER OF THE SOUTH 50.00 FEET OF SAID TRACT 3;
THENCE NORTH 89°51'00" EAST ALONG THE NORTH LINE THEREOF 126.55 FEET;
THENCE SOUTH 00°09'00" EAST 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2;
THENCE NORTH 89°51'00" EAST ALONG SAID LINE 94.47 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 2 OF CITY OF RENTON LOT LINE ADJUSTMENT NO. LUA 95-154 LLA RECORDED ON NOVEMBER 16, 1995 AS RECORDING NO. 9511169011, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.

EASEMENTS

△# ⓪# ◇# CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

TAX PARCEL 3119900005:

△7 PUBLIC UTILITIES EASEMENT PER KING COUNTY RECORDING NO. 7709060792 – SHOWN

TAX PARCEL 3119900010:

⓪6 PUBLIC UTILITIES EASEMENT PER KING COUNTY RECORDING NO. 7709060790 – SHOWN

TAX PARCEL 3119900011:

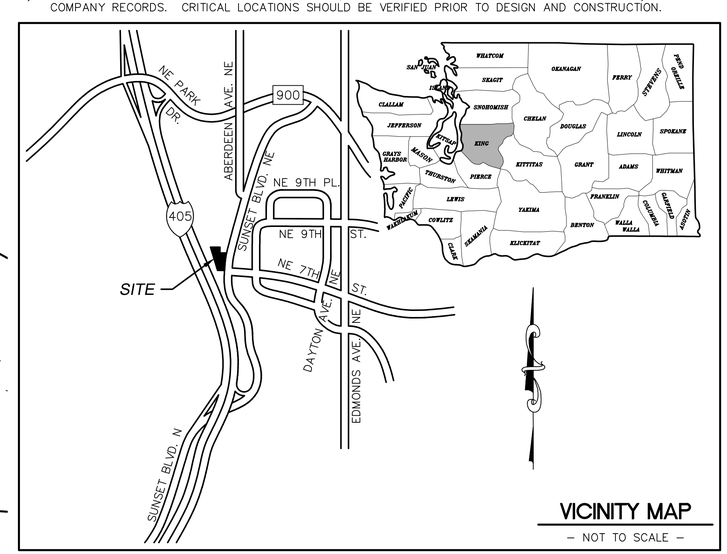
◇7 PUBLIC UTILITIES EASEMENT PER KING COUNTY RECORDING NO. 7709060791 – SHOWN

◇8 PUBLIC UTILITIES EASEMENT PER KING COUNTY RECORDING NO. 7709060794 – SHOWN

◇10 UNDERGROUND COMMUNICATIONS LINE EASEMENT PER KING COUNTY RECORDING NO. 9007131302 – AFFECTS ADJACENT PARCEL, NOT SHOWN

NOTES

1) TITLE FOR TAX PARCEL 3119900005 PER ORDER NO. 4202-2319854 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 11, 2014. TITLE FOR TAX PARCEL 3119900010 PER ORDER NO. 4202-2338553 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 21, 2014. TITLE FOR TAX PARCEL 3119900011 PER ORDER NO. 4202-2338561 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 20, 2014.
2) FIELD WORK CONDUCTED IN JUNE, 2015.
3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.



VICINITY MAP

– NOT TO SCALE –

LEGEND

	SUBJECT BOUNDARY LINE
	RIGHT-OF-WAY CENTERLINE
	RIGHT-OF-WAY LINE
	ADJACENT BOUNDARY LINE
	SECTIONAL BREAKDOWN LINE
DP	OVERHEAD POWER LINE
UP	BURIED POWER LINE
G	GAS LINE
DT	OVERHEAD TELEPHONE LINE
UT	BURIED TELEPHONE LINE
W	WATER LINE
SS	SANITARY SEWER
SD	STORM DRAIN
	DITCH LINE/FLOW LINE
	ROCK RETAINING WALL
	VEGETATION LINE
o	CHAIN LINK FENCE
o	WOOD FENCE
x	BARBED WIRE/WIRE FENCE

△	TRANSFORMER		FIRE HYDRANT
	LIGHT STANDARD		GATE VALVE
P	POWER VAULT		WATER METER
	UTILITY BOX		FIRE STAND PIPE
	UTILITY POLE		CATCH BASIN, TYPE I
	POLE GUY WIRE		CATCH BASIN, TYPE II
	GAS VALVE		SIGN
	GAS METER		BOLLARD
T	TELEPHONE VAULT		MAIL BOX
	TELEPHONE RISER	234.21	SPOT ELEVATION

NOTE:
ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.

TREE LEGEND

DECIDUOUS TREE
AL12 ← TRUNK DIAMETER (IN)
TYPE

AL=ALDER
MP=MAPLE
DS=DECIDUOUS
MA=MADRONA
OK=OAK
CH=CHERRY

EVERGREEN TREE
DF18
195.2
HEIGHT AGL IF MEASURED

CE=CEDAR
DF=DOUGLAS FIR
HE=HEMLOCK
PI=PINE
EVG=EVERGREEN

NOTE:
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER	331990-0005, 0010 & 0011
SITE ADDRESS	701/703/707 SUNSET BLVD. NE RENTON, WA 98056
SITE CONTACT	.
PHONE NUMBER	.
ZONING	RM-F (CITY OF RENTON)
TOTAL LOT AREA	39,187± S.F.(0.90 AC.)

NAVD 88

BENCHMARK IS "SMAI"
NGS GPS CORS STATION.
ELEV = 449.6'

SURVEY REFERENCE

1) RECORD OF SURVEY, KING COUNTY RECORDING NO. 8104159008
2) RECORD OF SURVEY, KING COUNTY RECORDING NO. 8712089027
3) RENTON FILE NO. LUA-95-154-LLA, KING COUNTY RECORDING NO. 9511169011
4) RECORD OF SURVEY, KING COUNTY RECORDING NO. 9609239013
5) RECORD OF SURVEY, KING COUNTY RECORDING NO. 20000127900014
6) PLAT OF HARRIES GARDEN HOME TRACTS PER VOL. 34 OF PLATS, PG. 38, RECORDS OF KING COUNTY

CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555

DUNCANSON
Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

TOTENHAM, LLC

50 116TH AVENUE SE, STE 111
BELLEVUE, WA 98104

THE DRAWING WAS CREATED FOR THE EXCLUSIVE USE OF THE CLIENT HEREON, AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM SAID CLIENT. ©2016, DUNCANSON COMPANY, INC.

REVISIONS

NO.	DATE	DESCRIPTION	BY

TOTENHAM
RENTON

EXISTING SITE SURVEY
SEC 8, TWP 23 N, RNG 5 E, WM

FLD. CREW:	PN/KB
FLD. BOOK:	378/39
DRAWN BY:	JMB
JOB #:	15375
DATE:	9/29/15

KENNETH MARLO DUNCANSON
STATE OF WASHINGTON
41277
REGISTERED
PROFESSIONAL LAND SURVEYOR
SEPT. 29, 2015

SV1

1 OF 1

EXHIBIT 3

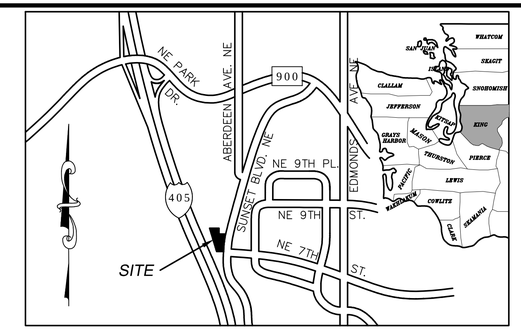
SECTION 8, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M.

PRELIMINARY PLANNED UNIT DEVELOPMENT
RENTON 701 TOWNHOMES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1" = 20' (22x34)
1" = 40' (11X17)



VICINITY MAP
NOT TO SCALE

CONTACT INFORMATION

OWNER:	TOTTENHAM, LLC 50 116TH AVE SE, STE 111 BELLEVUE, WA 98004 425-898-2300
APPLICANT:	CITIZEN DESIGN COLLABORATIVE CONTACT: JACOB YOUNG 46 ETRURIA STREET, SUITE 201 SEATTLE, WA 98109 206-853-8055 JYOUNG@COLLABORATIVECO.COM
ENGINEER/SURVEYOR:	DUNCANSON COMPANY, INC 145 SOUTHWEST 155TH STREET, #102 SEATTLE, WA 98166 CONTACT: HAROLD DUNCANSON 206-244-4141

SITE INFORMATION

SITE LOCATION:	701-707 SUNSET BOULEVARD NE RENTON, WA 98056
TAX LOTS:	311990-0011 & -0010 & -0005
SITE AREA:	39,187 SF (0.90 AC)
NET SITE AREA: (AFTER DEDICATIONS)	37,244 (0.86) AC
ZONING:	RMH
PROPOSED UNITS:	15
PROPOSED DENSITY:	17 DU/AC

LEGAL DESCRIPTION

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THENCE NORTH 89°51'00" EAST ALONG THE NORTH LINE THEREOF 126.55 FEET;
THENCE SOUTH 00°09'00" EAST 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2;
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ALSO KNOWN AS LOT 2 OF CITY OF RENTON LOT LINE ADJUSTMENT NO. LUA 95-154 LLA RECORDED ON NOVEMBER 16, 1995 AS RECORDING NO. 9511169011, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.

UTILITY INFORMATION

WATER:	CITY OF RENTON
SEWER:	CITY OF RENTON
FIRE:	CITY OF RENTON
SCHOOL:	RENTON SCHOOL DISTRICT NO. 403
ELECTRICITY:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
PHONE:	CENTURY LINK
CABLE:	COMCAST

EARTHWORK ESTIMATES

AREA TO BE DISTURBED = ±0.9 AC
ROAD GRADING QUANTITIES:
CUT = 900 CY
FILL = 3,400 CY

SHEET INDEX

PUD1	PRELIMINARY PLANNED UNIT DEVELOPMENT
C1	GENERALIZED GRADING, DRAINAGE & UTILITY PLAN
C2	PROFILES AND SITE SECTION
SV1	SITE SURVEY

JONATHAN MARLO BUCKLIN
STATE OF WASHINGTON
41277
REGISTERED
PROFESSIONAL LAND SURVEYOR
JAN 27, 2017

811
Know what's **below.**
Call 48 hours before you dig.

DUNCANSON
Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

TOTTENHAM
50 116TH AVE SE
BELLEVUE, WA 98155

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/27/17	PER CITY COMMENTS	HMD

RENTON 701 TOWNHOMES
PRELIMINARY PUD

DRAWN: HMD
DCI NO: 15375
DATE: 10/26/16

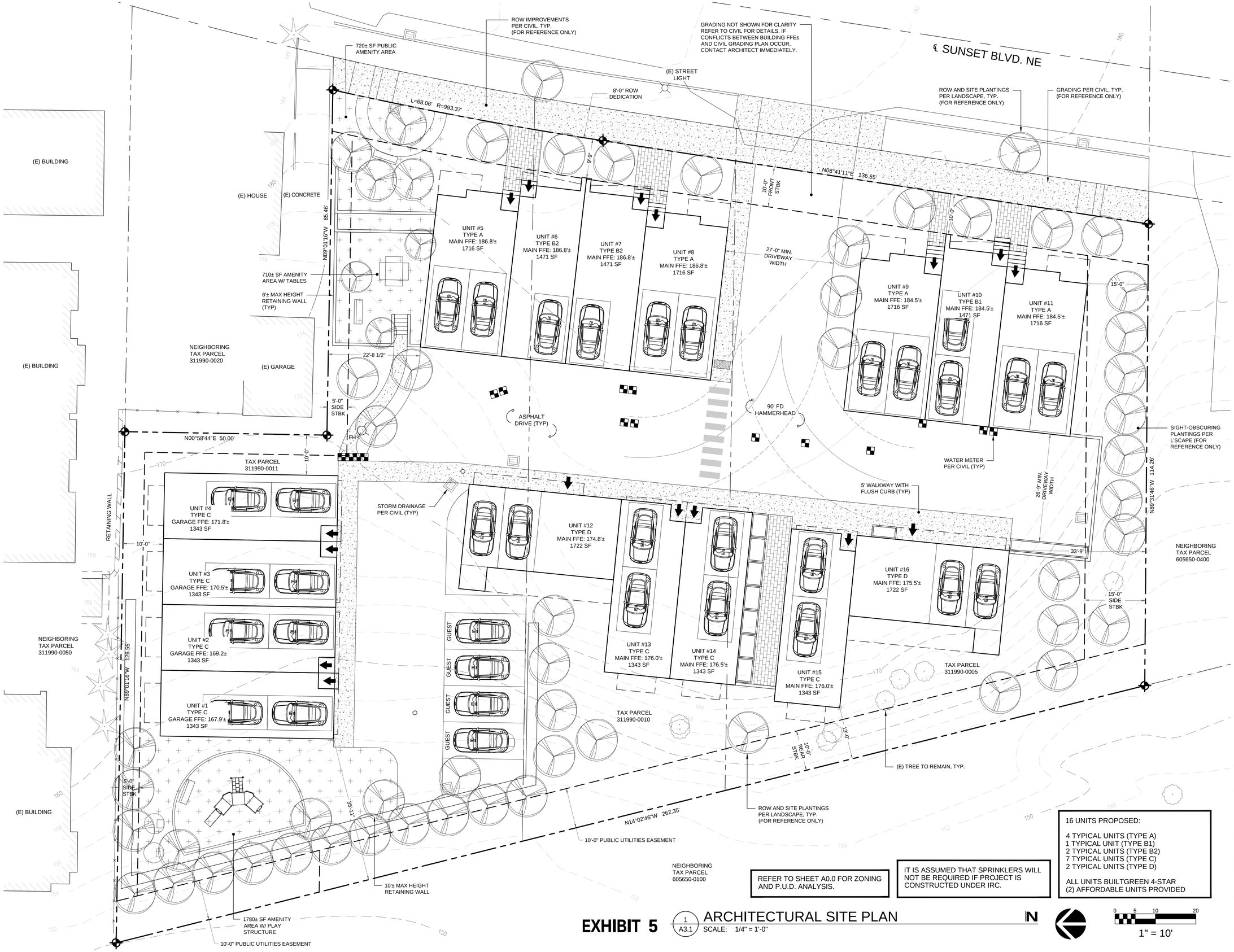
HAROLD M. DUNCANSON
STATE OF WASHINGTON
29647
REGISTERED
PROFESSIONAL ENGINEER
1/27/17

PUD1

1 OF 1 SHEETS

X:\PROJECTS\2015 PROJECTS\15375 TOTTENHAM RENTON\15375 C3D\15375 MODEL 2017.DWG

EXHIBIT 4



REFER TO SHEET A0.0 FOR ZONING AND P.U.D. ANALYSIS.

IT IS ASSUMED THAT SPRINKLERS WILL NOT BE REQUIRED IF PROJECT IS CONSTRUCTED UNDER IRC.

16 UNITS PROPOSED:

4 TYPICAL UNITS (TYPE A)
1 TYPICAL UNIT (TYPE B1)
2 TYPICAL UNITS (TYPE B2)
7 TYPICAL UNITS (TYPE C)
2 TYPICAL UNITS (TYPE D)

ALL UNITS BUILTGREEN 4-STAR
(2) AFFORDABLE UNITS PROVIDED

EXHIBIT 5

1 / A3.1 ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

N

0 5 10 20
1" = 10'

CITIZENDESIGN

NEW CONSTRUCTION
SUNSET'S EDGE | TOWNHOMES
701-707 SUNSET BVD NE, RENTON, WA 98056

City of RENTON
PPUD SUBMITTAL
October 26, 2016

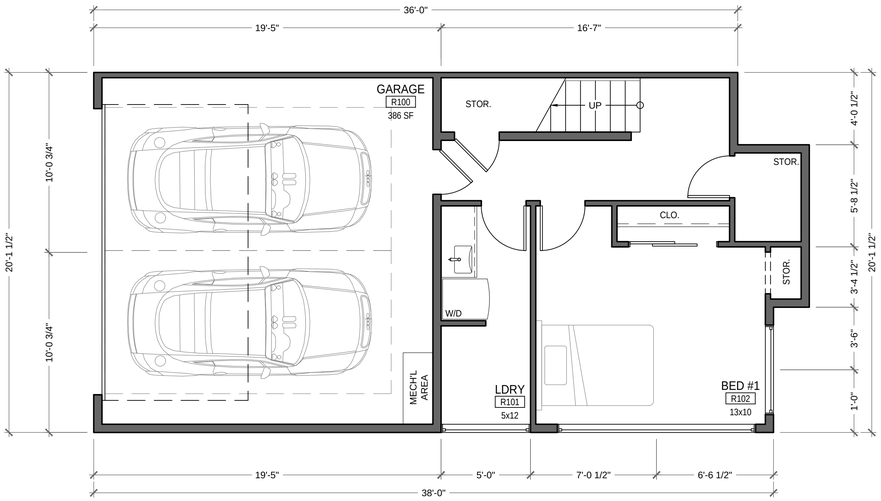
NOT FOR CONSTRUCTION

FOR PLANNING DEPT USE ONLY

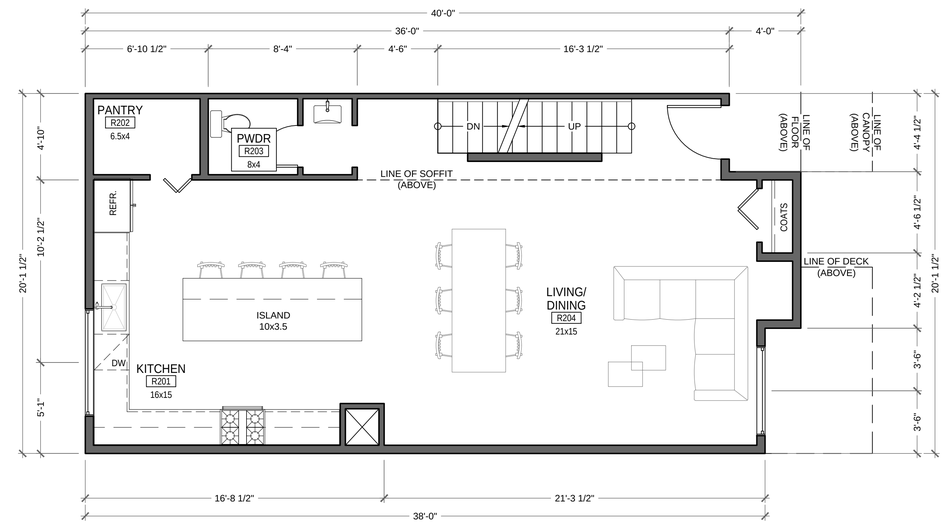
ARCHITECTURAL SITE PLAN

SCALE: AS NOTED

A1.1

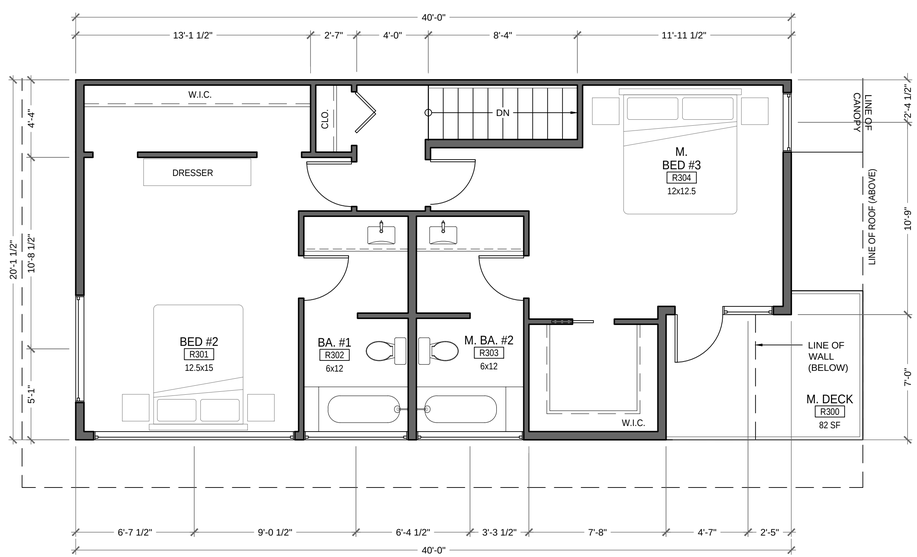


1 A2.1 PROPOSED UNIT TYPE A FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

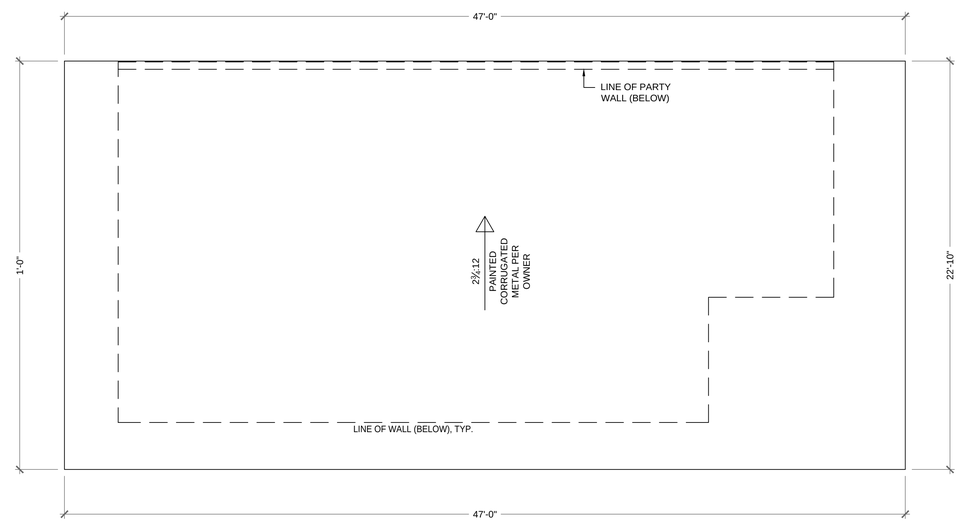


SECOND FLOOR

2 A2.1 PROPOSED UNIT TYPE A SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A2.1 PROPOSED UNIT TYPE A THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 A2.1 PROPOSED UNIT TYPE A ROOF PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8
1/4" = 1'-0"

PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FOUNDATION (U.N.O.)
2. SEE SHEET A0.1 FOR GENERAL ARCHITECTURAL NOTES.
3. ALL NEW EXTERIOR WALLS 2x6 FRAMING U.N.O. ALL NEW INTERIOR WALLS 2x4 FRAMING U.N.O.
4. CASEWORK NOT IN CONTRACT. REFER TO CASEWORK SHOP DRAWINGS FOR DIMENSIONS AND DETAILS.
5. SMOKE ALARMS/DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER LOCATIONS PER IRC SECTION R314. ELECTRICAL POWER AND INTERCONNECTION PER CODE.
   SMOKE DETECTOR: (SD)
6. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS AND ON EACH LEVEL.
   CARBON MONOXIDE DETECTOR: (CO)
   COMBO SMOKE/CARBON MONOXIDE DETECTOR: (CSD)
7. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE INSTALLED IN EVERY SLEEPING ROOM BELOW THE 4TH STORY PER 2012 IRC R310.
   - MIN. 5.7 SF NET CLR OPENABLE AREA
   - MIN. 24" NET CLR OPENABLE HEIGHT
   - MIN. 20" NET CLR OPENABLE WIDTH
   - MAX. 44" FINISHED SILL HEIGHT
   - OPENABLE W/O KEYS OR SPECIAL TOOLS
10. SAFETY GLAZING REQUIRED PER IRC R308.4.
11. ALL DOORS AND WINDOWS LOCATED AT CENTERLINE OF WALL OR 3" FROM CORNER U.N.O.
12. LOCAL EXHAUST FANS:
    (L) 50 CFM (MIN) ON SWITCH
    (B) 100 CFM (MIN) ON SWITCH
13. ALL INTERIOR WALLS W2 U.N.O.
14. DOOR DIMENSIONS SHOWN ARE PANEL DIMENSIONS U.N.O. REFER TO DOOR MANUFACTURER FOR ROUGH OPENING DIMENSIONS.
15. ALL EXHAUST AIR VENTS SHALL EXHAUST DIRECTLY TO THE EXTERIOR OF THE BUILDING AND BE LOCATED 3'-0" MIN. FROM ALL EXTERIOR DOORS AND OPERABLE WINDOWS.

EXHIBIT 6

UNIT INFORMATION

LIVING AREA:	
FIRST FLOOR:	389 SF
SECOND FLOOR:	737 SF
THIRD FLOOR:	756 SF
TOTAL:	1,882 SF
GARAGE AREA:	386 SF
DECK AREA:	82 SF

NOT FOR CONSTRUCTION

CITIZENDESIGN

NEW CONSTRUCTION
SUNSET'S EDGE | TOWNHOMES
701-707 SUNSET BVD NE, RENTON, WA 98056

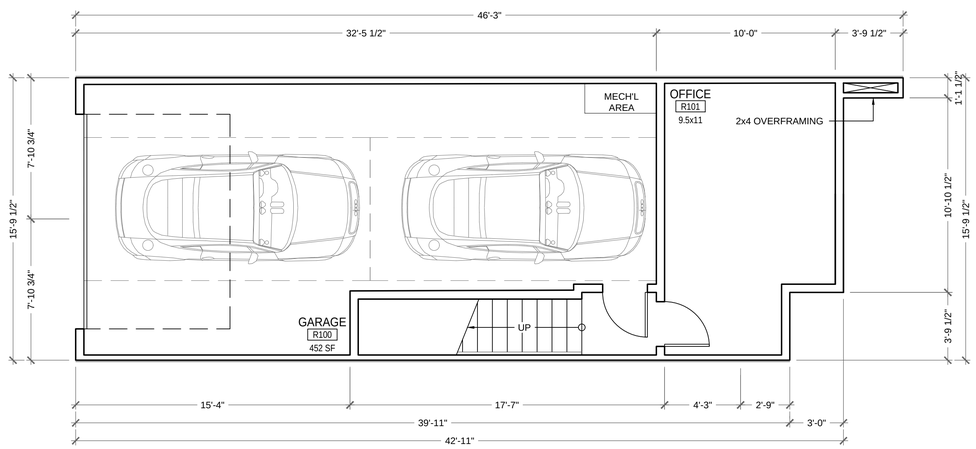
City of RENTON
PUD SUBMITTAL
October 26, 2016

1 Revision 1 01/27/17

FOR PLANNING DEPT USE ONLY

PROPOSED UNIT TYPE A FLOOR PLANS
SCALE: AS NOTED

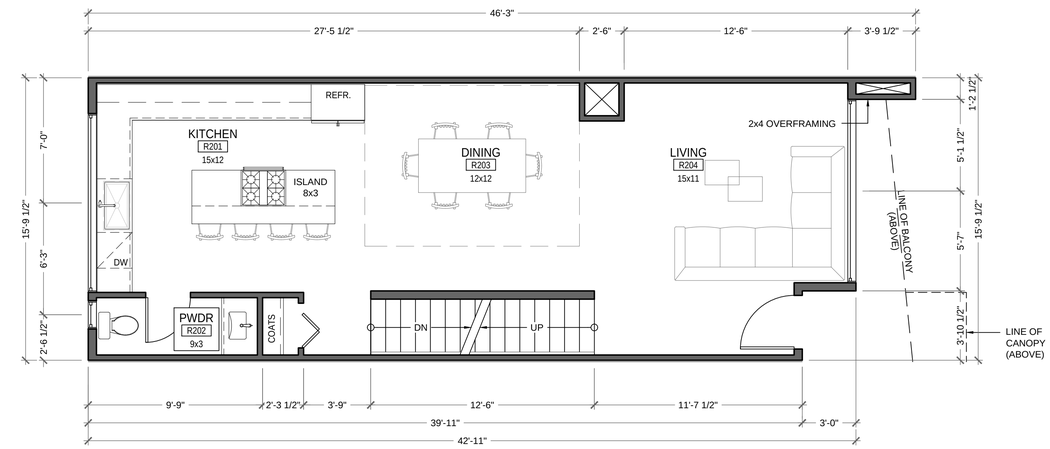
A2.1



FIRST FLOOR

1 A2.2 PROPOSED UNIT TYPE B FIRST FLOOR PLAN

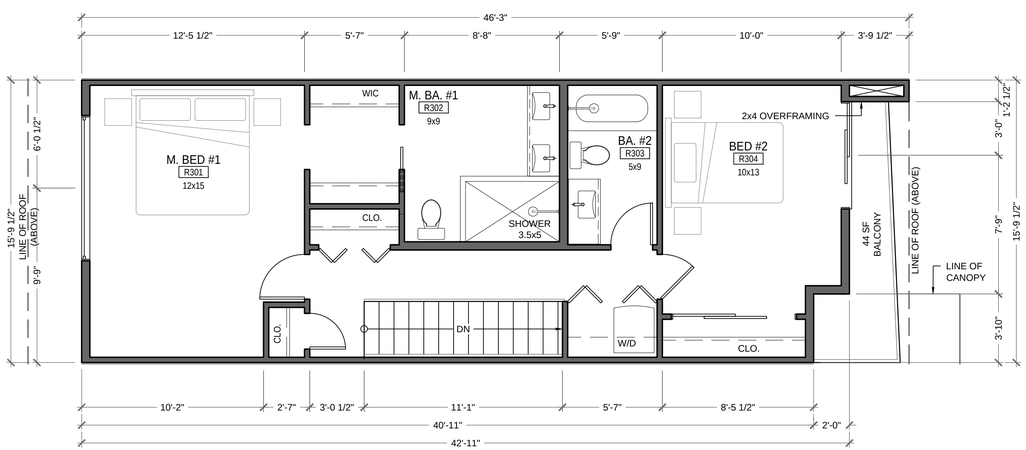
SCALE: 1/4" = 1'-0"



SECOND FLOOR

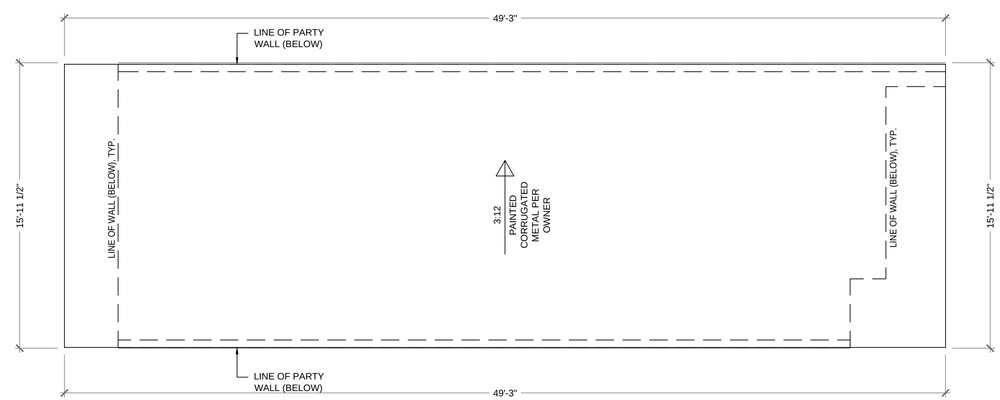
2 A2.2 PROPOSED UNIT TYPE B SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 A2.2 PROPOSED UNIT TYPE B THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



4 A2.2 PROPOSED UNIT TYPE B ROOF PLAN

SCALE: 1/4" = 1'-0"

0 2 4 8

1/4" = 1'-0"

PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FOUNDATION (U.N.O.)
2. SEE SHEET A0.1 FOR GENERAL ARCHITECTURAL NOTES.
3. ALL NEW EXTERIOR WALLS 2x6 FRAMING U.N.O. ALL NEW INTERIOR WALLS 2x4 FRAMING U.N.O.
4. CASEWORK NOT IN CONTRACT. REFER TO CASEWORK SHOP DRAWINGS FOR DIMENSIONS AND DETAILS.
5. SMOKE ALARMS/DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER LOCATIONS PER IRC SECTION R314. ELECTRICAL POWER AND INTERCONNECTION PER CODE.
   SMOKE DETECTOR: SD
6. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS AND ON EACH LEVEL.
   CARBON MONOXIDE DETECTOR: CO
   COMBO SMOKE/CARBON MONOXIDE DETECTOR: CSD
7. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE INSTALLED IN EVERY SLEEPING ROOM BELOW THE 4TH STORY PER 2012 IRC R310.
   - MIN. 5.7 SF NET CLR OPENABLE AREA
   - MIN. 24" NET CLR OPENABLE HEIGHT
   - MIN. 20" NET CLR OPENABLE WIDTH
   - MAX. 44" FINISHED SILL HEIGHT
   - OPENABLE W/O KEYS OR SPECIAL TOOLS
10. SAFETY GLAZING REQUIRED PER IRC R308.4.
11. ALL DOORS AND WINDOWS LOCATED AT CENTERLINE OF WALL OR 3" FROM CORNER U.N.O.
12. LOCAL EXHAUST FANS:
    - 50 CFM (MIN) ON SWITCH
    - 100 CFM (MIN) ON SWITCH
13. ALL INTERIOR WALLS W2 U.N.O.
14. DOOR DIMENSIONS SHOWN ARE PANEL DIMENSIONS U.N.O. REFER TO DOOR MANUFACTURER FOR ROUGH OPENING DIMENSIONS.
15. ALL EXHAUST AIR VENTS SHALL EXHAUST DIRECTLY TO THE EXTERIOR OF THE BUILDING AND BE LOCATED 3'-0" MIN. FROM ALL EXTERIOR DOORS AND OPERABLE WINDOWS.

UNIT INFORMATION

LIVING AREA:	
FIRST FLOOR:	452 SF
SECOND FLOOR:	623 SF
THIRD FLOOR:	670 SF
TOTAL:	1,745 SF
GARAGE AREA:	214 SF
DECK AREA:	44 SF

NOT FOR CONSTRUCTION

CITIZENDESIGN

NEW CONSTRUCTION
SUNSET'S EDGE | TOWNHOMES
701-707 SUNSET BVD NE, RENTON, WA 98056

City of RENTON

PUD SUBMITTAL

October 26, 2016

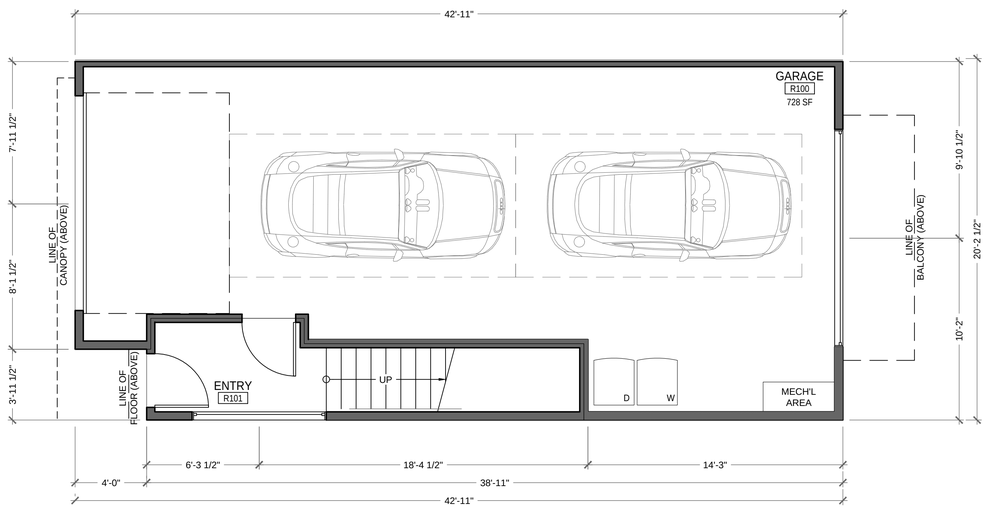
1 Revision 1 01/27/17

FOR PLANNING DEPT USE ONLY

PROPOSED UNIT TYPE B FLOOR PLANS

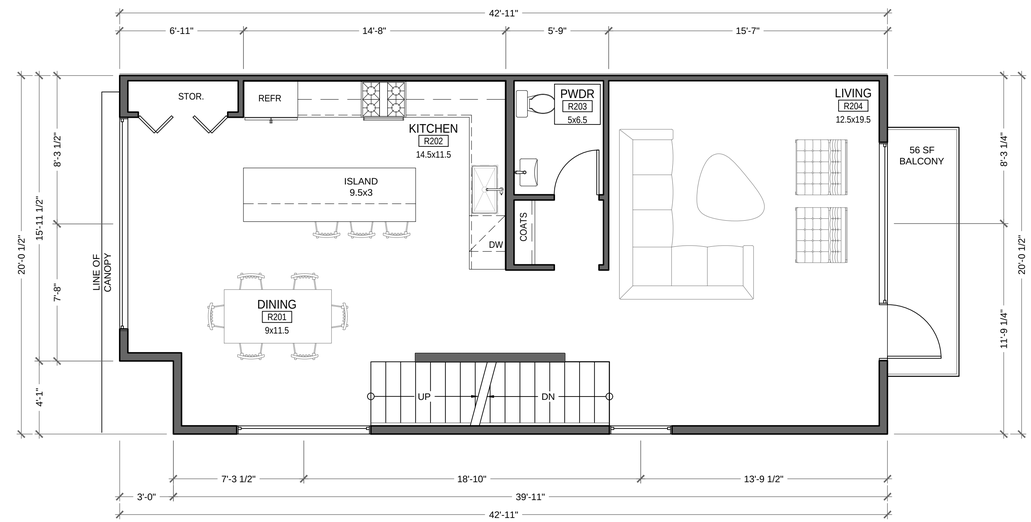
SCALE: AS NOTED

A2.2



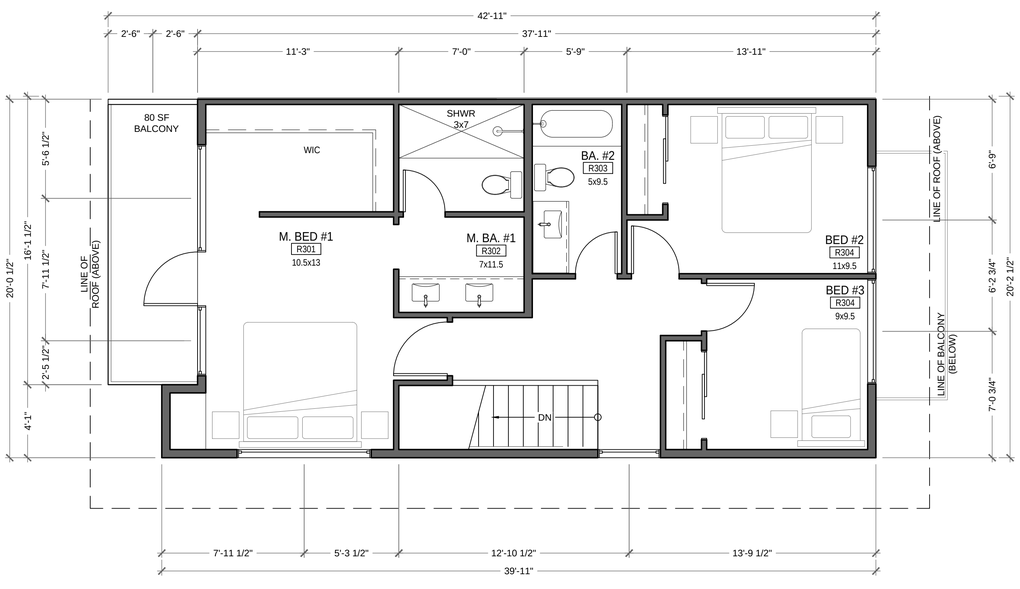
1 A2.3 PROPOSED UNIT TYPE C FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



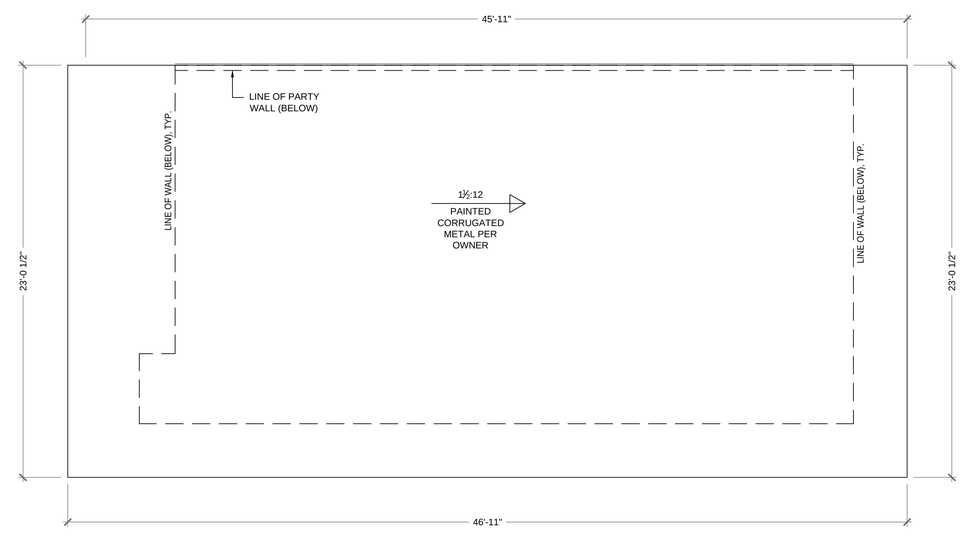
2 A2.3 PROPOSED UNIT TYPE C SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 A2.3 PROPOSED UNIT TYPE C THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



4 A2.3 PROPOSED UNIT TYPE C ROOF PLAN

SCALE: 1/4" = 1'-0"

0 2 4 8

1/4" = 1'-0"

PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FOUNDATION (U.N.O.)
2. SEE SHEET A0.1 FOR GENERAL ARCHITECTURAL NOTES.
3. ALL NEW EXTERIOR WALLS 2x6 FRAMING U.N.O. ALL NEW INTERIOR WALLS 2x4 FRAMING U.N.O.
4. CASEWORK NOT IN CONTRACT. REFER TO CASEWORK SHOP DRAWINGS FOR DIMENSIONS AND DETAILS.
5. SMOKE ALARMS/DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER LOCATIONS PER IRC SECTION R314. ELECTRICAL POWER AND INTERCONNECTION PER CODE.
   SMOKE DETECTOR: (SD)
6. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS AND ON EACH LEVEL.
   CARBON MONOXIDE DETECTOR: (CO)
   COMBO SMOKE/CARBON MONOXIDE DETECTOR: (SCO)
7. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE INSTALLED IN EVERY SLEEPING ROOM BELOW THE 4TH STORY PER 2012 IRC R310.
   - MIN. 5.7 SF NET CLR OPENABLE AREA
   - MIN. 24" NET CLR OPENABLE HEIGHT
   - MIN. 20" NET CLR OPENABLE WIDTH
   - MAX. 44" FINISHED SILL HEIGHT
   - OPENABLE W/O KEYS OR SPECIAL TOOLS
10. SAFETY GLAZING REQUIRED PER IRC R308.4.
11. ALL DOORS AND WINDOWS LOCATED AT CENTERLINE OF WALL OR 3" FROM CORNER U.N.O.
12. LOCAL EXHAUST FANS:
    (E) 50 CFM (MIN) ON SWITCH
    (E) 100 CFM (MIN) ON SWITCH
13. ALL INTERIOR WALLS W2 U.N.O.
14. DOOR DIMENSIONS SHOWN ARE PANEL DIMENSIONS U.N.O. REFER TO DOOR MANUFACTURER FOR ROUGH OPENING DIMENSIONS.
15. ALL EXHAUST AIR VENTS SHALL EXHAUST DIRECTLY TO THE EXTERIOR OF THE BUILDING AND BE LOCATED 3'-0" MIN. FROM ALL EXTERIOR DOORS AND OPERABLE WINDOWS.

UNIT INFORMATION

LIVING AREA:	
FIRST FLOOR:	116 SF
SECOND FLOOR:	794 SF
THIRD FLOOR:	768 SF
TOTAL:	1,678 SF
GARAGE AREA:	728 SF
DECK AREA:	136 SF

CITIZENDESIGN

NEW CONSTRUCTION
SUNSET'S EDGE | TOWNHOMES
701-707 SUNSET BVD NE, RENTON, WA 98056

City of RENTON

PUD SUBMITTAL

October 26, 2016

1 Revision 1 01/27/17

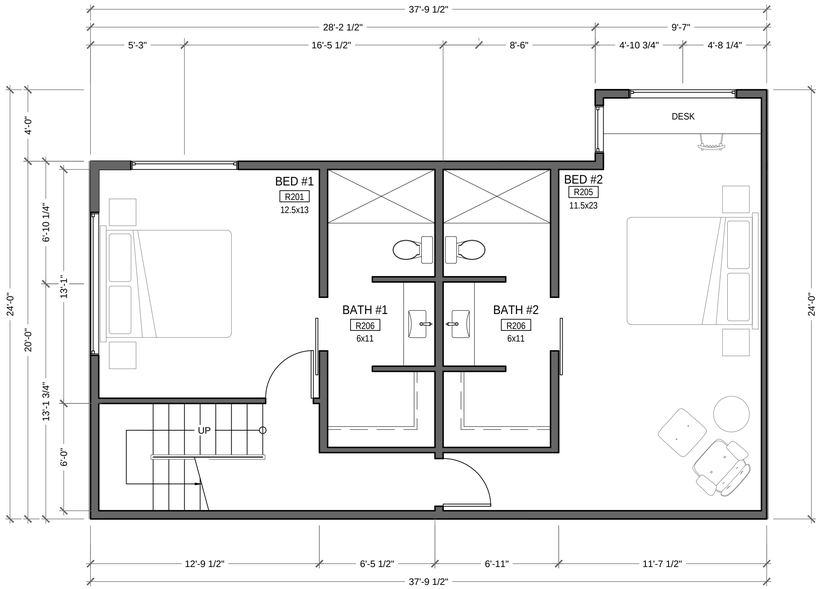
NOT FOR CONSTRUCTION

FOR PLANNING DEPT USE ONLY

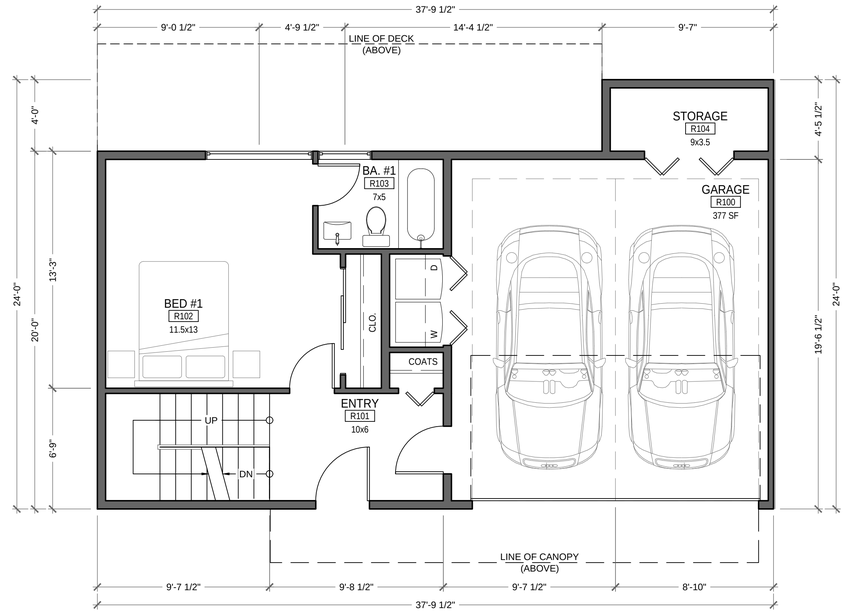
PROPOSED UNIT TYPE C FLOOR PLANS

SCALE: AS NOTED

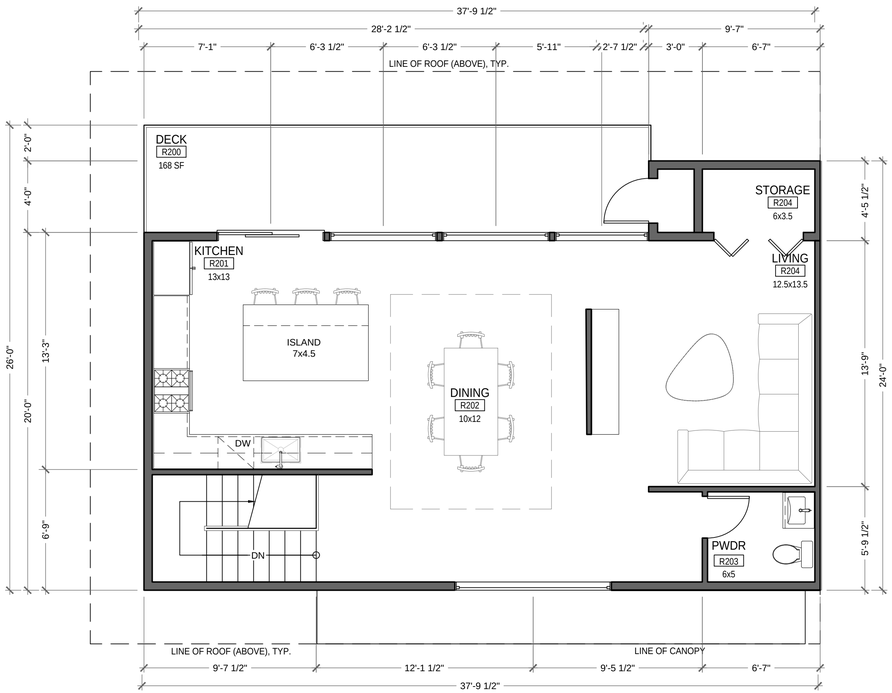
A2.3



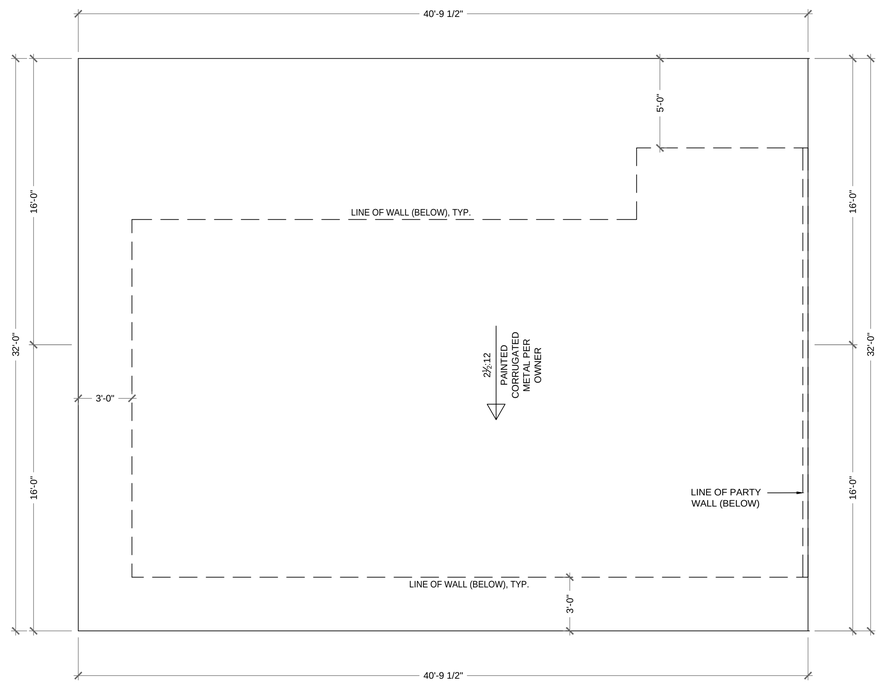
1 A2.4 PROPOSED UNIT TYPE D FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A2.4 PROPOSED UNIT TYPE D SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A2.4 PROPOSED UNIT TYPE D THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 A2.4 UNIT TYPE D ROOF
SCALE: 1/4" = 1'-0"

0 2 4 8
1/4" = 1'-0"

PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FOUNDATION (U.N.O.)
2. SEE SHEET A0.1 FOR GENERAL ARCHITECTURAL NOTES.
3. ALL NEW EXTERIOR WALLS 2x6 FRAMING U.N.O. ALL NEW INTERIOR WALLS 2x4 FRAMING U.N.O.
4. CASEWORK NOT IN CONTRACT. REFER TO CASEWORK SHOP DRAWINGS FOR DIMENSIONS AND DETAILS.
5. SMOKE ALARMS/DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER LOCATIONS PER IRC SECTION R314. ELECTRICAL POWER AND INTERCONNECTION PER CODE.
   SMOKE DETECTOR: (SD)
6. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF ALL SLEEPING ROOMS AND ON EACH LEVEL.
   CARBON MONOXIDE DETECTOR: (CM)
   COMBO SMOKE/CARBON MONOXIDE DETECTOR: (CSD)
7. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE INSTALLED IN EVERY SLEEPING ROOM BELOW THE 4TH STORY PER 2012 IRC R310.
   - MIN. 5.7 SF NET CLR OPENABLE AREA
   - MIN. 24" NET CLR OPENABLE HEIGHT
   - MIN. 20" NET CLR OPENABLE WIDTH
   - MAX. 44" FINISHED SILL HEIGHT
   - OPENABLE W/O KEYS OR SPECIAL TOOLS
10. SAFETY GLAZING REQUIRED PER IRC R308.4.
11. ALL DOORS AND WINDOWS LOCATED AT CENTERLINE OF WALL OR 3" FROM CORNER U.N.O.
12. LOCAL EXHAUST FANS:
    (S) 50 CFM (MIN) ON SWITCH
    (B) 100 CFM (MIN) ON SWITCH
13. ALL INTERIOR WALLS W2 U.N.O.
14. DOOR DIMENSIONS SHOWN ARE PANEL DIMENSIONS U.N.O. REFER TO DOOR MANUFACTURER FOR ROUGH OPENING DIMENSIONS.
15. ALL EXHAUST AIR VENTS SHALL EXHAUST DIRECTLY TO THE EXTERIOR OF THE BUILDING AND BE LOCATED 3'-0" MIN. FROM ALL EXTERIOR DOORS AND OPERABLE WINDOWS.

UNIT INFORMATION

LIVING AREA:	
FIRST FLOOR:	794 SF
SECOND FLOOR:	329 SF
THIRD FLOOR:	784 SF
TOTAL:	1,907 SF
GARAGE AREA:	403 SF
DECK AREA:	168 SF

CITIZENDESIGN

NEW CONSTRUCTION
SUNSET'S EDGE | TOWNHOMES
701-707 SUNSET BVD NE, RENTON, WA 98056

City of RENTON
PUD SUBMITTAL
October 26, 2016

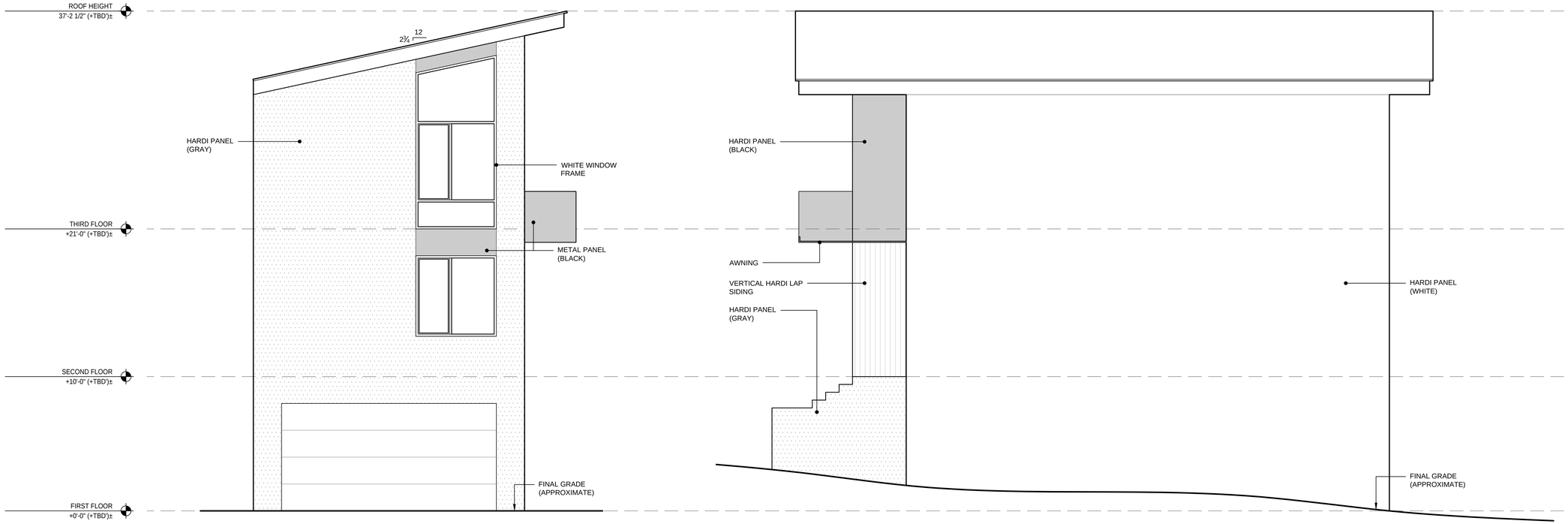
1 Revision 1 01/27/17

NOT FOR CONSTRUCTION

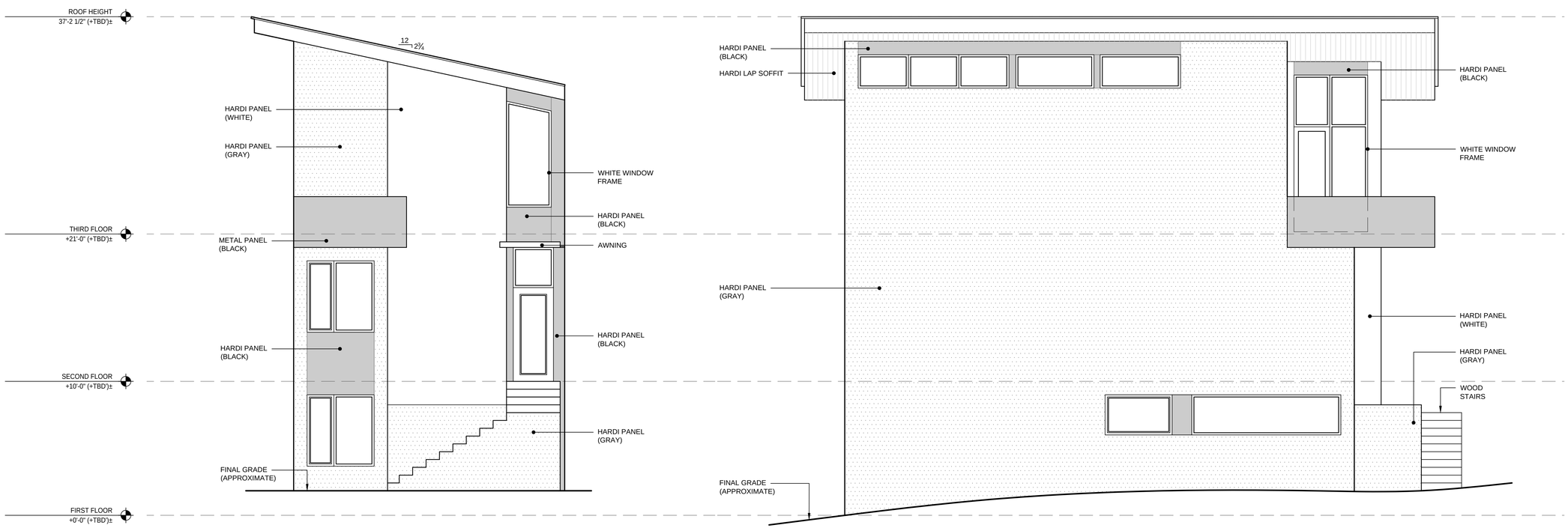
FOR PLANNING DEPT USE ONLY

PROPOSED
UNIT TYPE D
FLOOR PLANS
SCALE: AS NOTED

A2.4



1 A3.1 BUILDING TYPE 'A' ELEVATIONS
SCALE: 1/4" = 1'-0"



2 A3.1 BUILDING TYPE 'A' ELEVATIONS
SCALE: 1/4" = 1'-0"

EXHIBIT 7

0 2 4 8
1/4" = 1'-0"

CITIZENDESIGN

NEW CONSTRUCTION
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701-707 SUNSET BVD NE, RENTON, WA 98056

City of RENTON
PPUD SUBMITTAL
October 26, 2016

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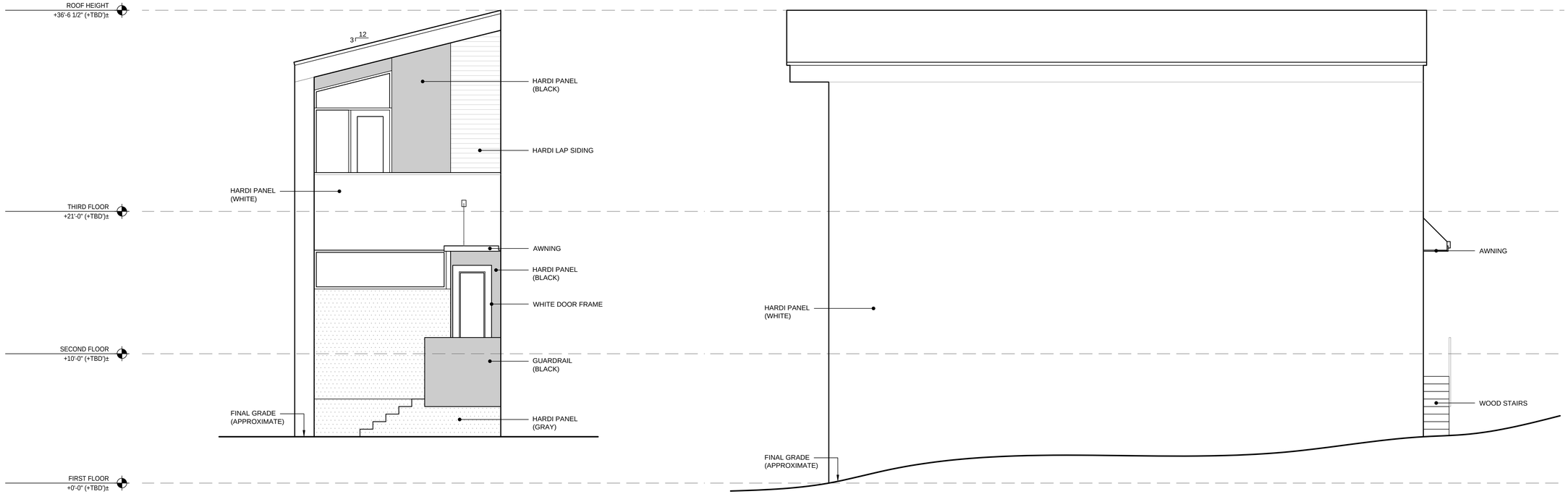
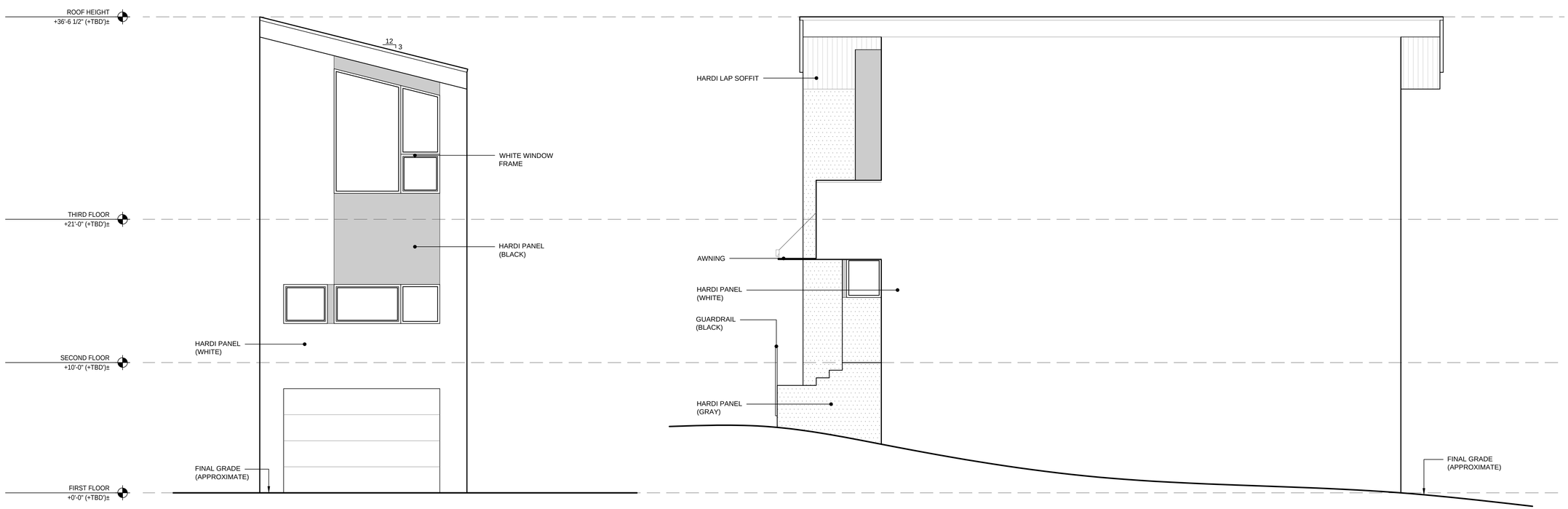
BUILDING ELEVATIONS

SCALE: AS NOTED

A3.1



1
A3.2
BUILDING TYPE 'B' ELEVATIONS
SCALE: 1/4" = 1'-0"



2
A3.2
BUILDING TYPE 'B' ELEVATIONS
SCALE: 1/4" = 1'-0"

0 2 4 8
1/4" = 1'-0"

CITIZENDESIGN

NEW CONSTRUCTION
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701-707 SUNSET BVD NE, RENTON, WA 98056

City of RENTON
PPUD SUBMITTAL
October 26, 2016

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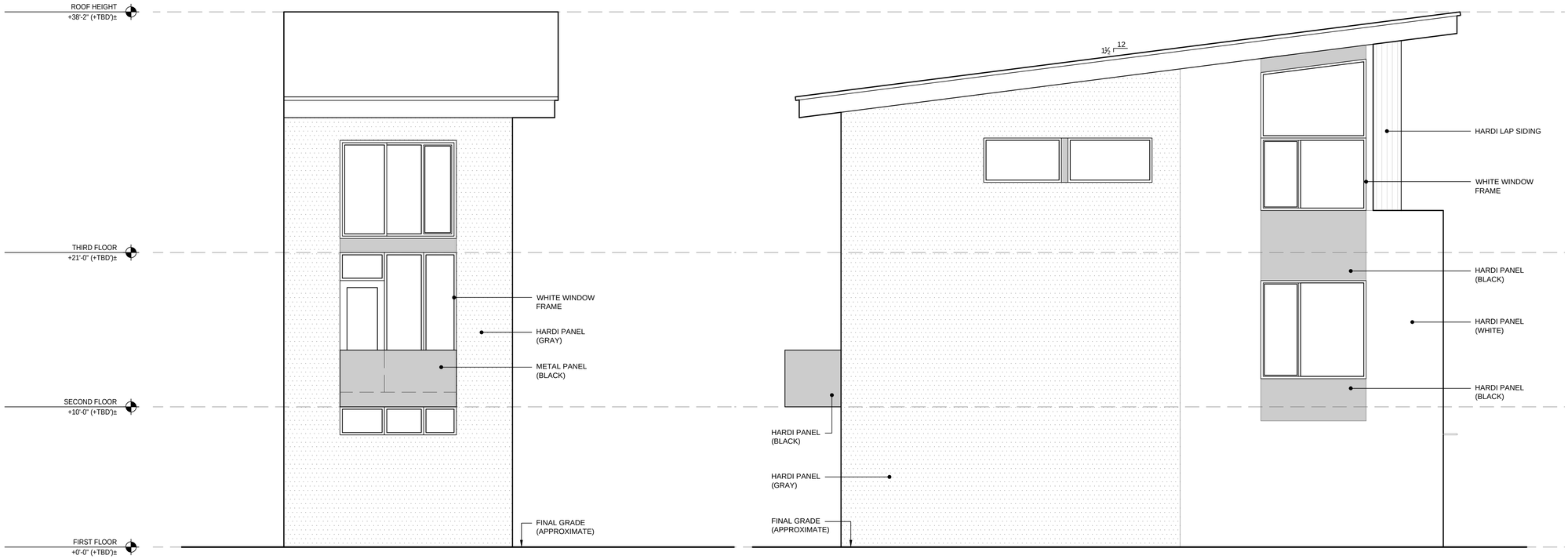
FOR PLANNING DEPT USE ONLY

BUILDING ELEVATIONS

SCALE: AS NOTED

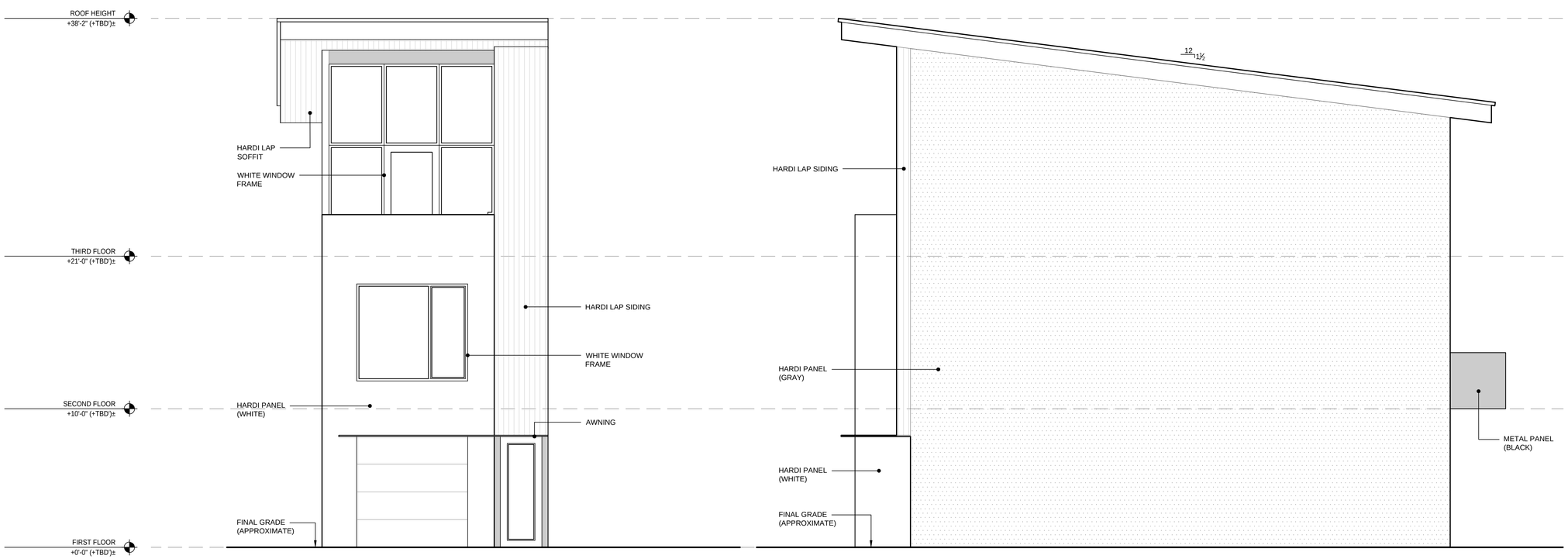
A3.2



1
A3.3

BUILDING TYPE 'C' ELEVATIONS

SCALE: 1/4" = 1'-0"



2
A3.3

BUILDING TYPE 'C' ELEVATIONS

SCALE: 1/4" = 1'-0"

0 2 4 8

1/4" = 1'-0"

CITIZENDESIGN

NEW CONSTRUCTION
SUNSET'S EDGE | TOWNHOMES
701-707 SUNSET BVD NE, RENTON, WA 98056

City of RENTON

PPUD SUBMITTAL

October 26, 2016

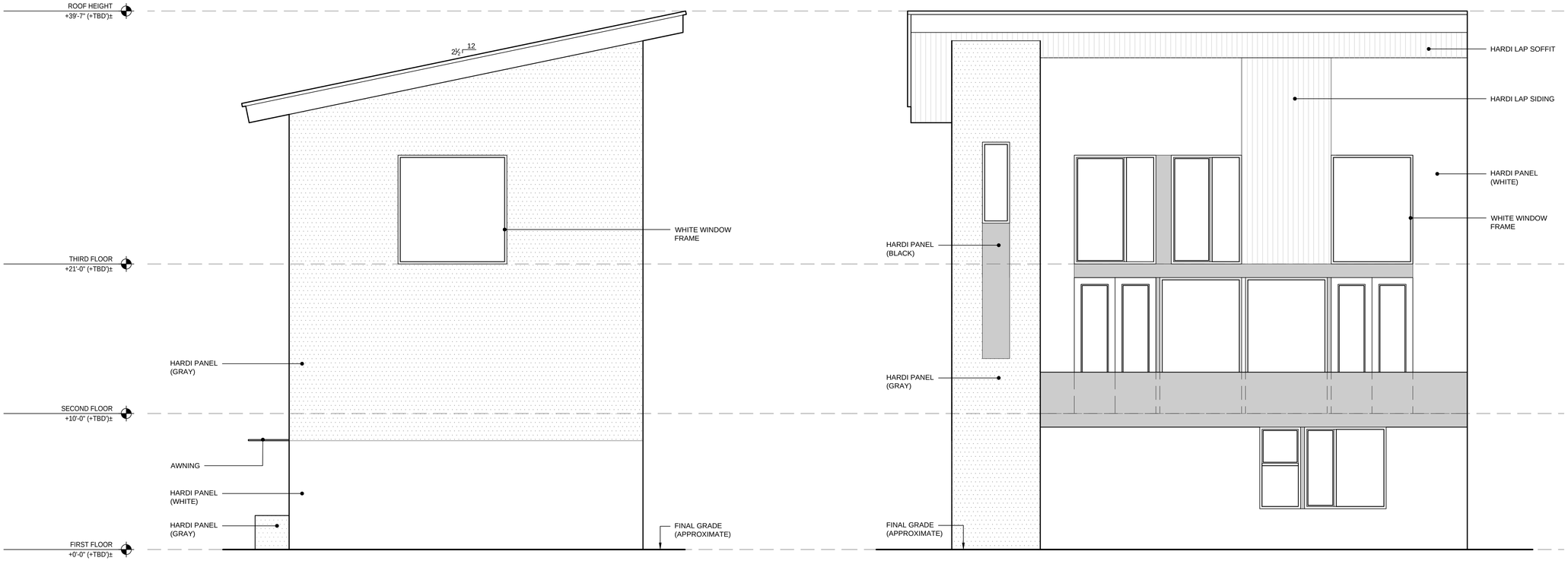
NOT FOR CONSTRUCTION

FOR PLANNING DEPT USE ONLY

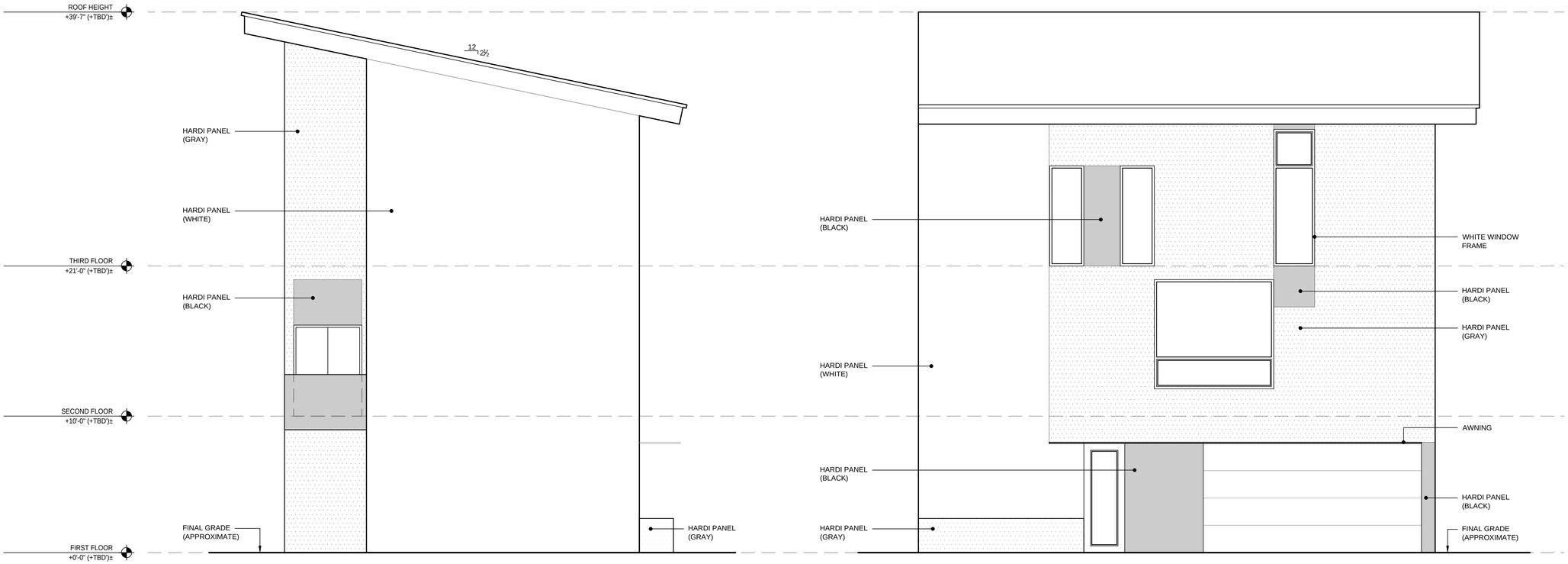
BUILDING ELEVATIONS

SCALE: AS NOTED

A3.3



1
A3.4
BUILDING TYPE 'D' ELEVATIONS
SCALE: 1/4" = 1'-0"



2
A3.4
BUILDING TYPE 'D' ELEVATIONS
SCALE: 1/4" = 1'-0"

0 2 4 8
1/4" = 1'-0"

CITIZENDESIGN

NEW CONSTRUCTION
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701-707 SUNSET BVD NE, RENTON, WA 98056

City of RENTON
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October 26, 2016

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BUILDING ELEVATIONS

SCALE: AS NOTED

A3.4

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Columnar Deciduous Tree
	Deciduous Tree
	Evergreen Tree
	Street Tree

SHRUBS	BOTANICAL NAME / COMMON NAME
	Evergreen Hedge

PLANT GROUPINGS	BOTANICAL NAME / COMMON NAME
	Native slope retention planting
	Shrubs and Groundcovers

SITE	BOTANICAL NAME / COMMON NAME
	Play Chips

SOD/SEED	BOTANICAL NAME / COMMON NAME
	LAWN

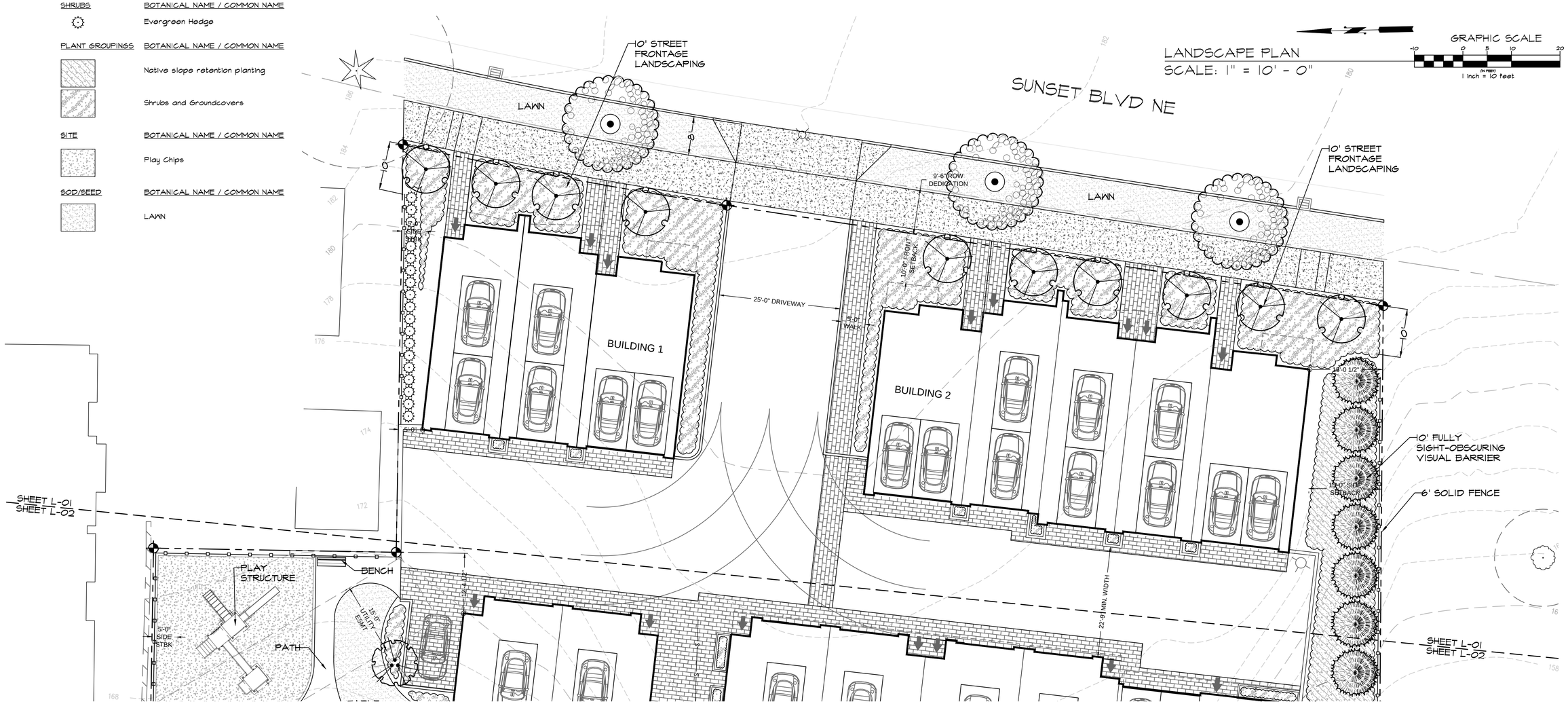


EXHIBIT 8

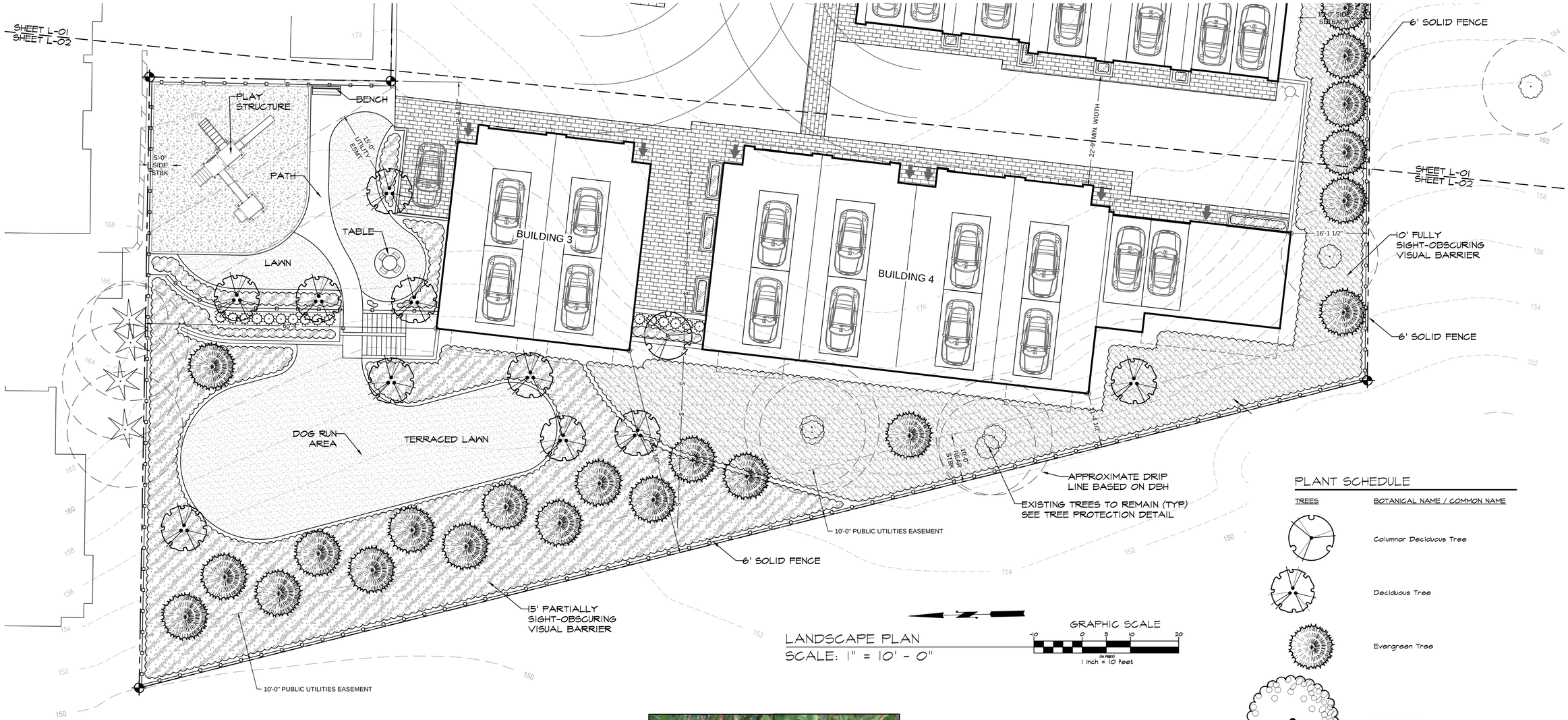
Created: 10/4/16
1 1/26/17 REVISED PER SITE PLAN CHANGES
Drawn: E.K.
F.K.

CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KYLE L. CRAMER
CERTIFICATE NO. 634

RENTON 701 TOWNHOMES
701 SUNSET BOULEVARD
RENTON WASHINGTON

SHEET
L-01
OF 2 SHEETS



LANDSCAPE PLAN
SCALE: 1" = 10' - 0"

GRAPHIC SCALE
-10 0 5 10 20
(IN FEET)
1 inch = 10 feet

PLANT SCHEDULE

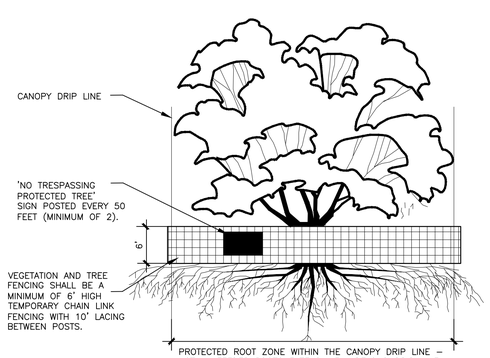
TREES	BOTANICAL NAME / COMMON NAME
	Columnar Deciduous Tree
	Deciduous Tree
	Evergreen Tree
	Street Tree

SHRUBS	BOTANICAL NAME / COMMON NAME
	Evergreen Hedge

PLANT GROUPINGS	BOTANICAL NAME / COMMON NAME
	Native slope retention planting
	Shrubs and Groundcovers

SITE	BOTANICAL NAME / COMMON NAME
	Play Chips

SOD/SEED	BOTANICAL NAME / COMMON NAME
	LAWN



1 RENTON TREE PRESERVATION DETAIL
NTS

PROTECTION MEASURES DURING CONSTRUCTION:

1. CONSTRUCTION STORAGE PROHIBITED: DO NOT FILL, EXCAVATE, STACK OR STORE ANY EQUIPMENT, DISPOSE OF ANY MATERIALS, SUPPLIES OR FLUIDS, OPERATE ANY EQUIPMENT, INSTALL IMPERVIOUS SURFACES, OR COMPACT THE EARTH IN ANY WAY WITHIN THE AREA DEFINED BY THE DRIP LINE OF ANY TREE TO BE RETAINED.
2. FENCED PROTECTION AREA REQUIRED:PRIOR TO DEVELOPMENT ACTIVITIES, A 6' HIGH CHAIN LINK TEMPORARY CONSTRUCTION FENCING AROUND THE DRIP LINES OF ALL RETAINED TREES OR AT A DISTANCE SURROUNDING THE TREE EQUAL TO ONE AND ONE-QUARTER FEET FOR EVERY ONE INCH OF TRUNK CALIPER, WHICHEVER IS GREATER, OR ALONG THE PERIMETER OF A TREE PROTECTION TRACT. PLACECARDS SHALL BE PLACED ON FENCING IF LESS THAN 50' INDICATING THE WORDS, 'NO TRESPASSING-PROTECTED TREES' OR ON EACH SIDE OF THE FENCING IS LESS THAN 50'. SITE ACCESS TO INDIVIDUALLY PROTECTED TREES OR GROUPS OF TREES SHALL BE FENCED AND SIGNED. INDIVIDUAL TREES SHALL BE FENCED ON 4 SIDES.
3. PROTECTION FROM GRADE CHANGES: IF THE GRADE LEVEL ADJOINING TO A TREE TO BE RETAINED IS TO BE RAISED, A DRY ROCK WALL OR ROCK WELL SHALL BE CONSTRUCTED AROUND THE TREE. THE DIAMETER FO THIS WALL OR WELL MUST BE EQUAL TO THE TREE'S DRIP LINE.
4. MULCH LAYER REQUIRED; ALL AREAS WITHIN THE REQUIRED FENCING SHALL BE COVERED COMPLETELY AND EVENLY WITH A MINIMUM OF 3" OF BARK MULCH PRIOR TO INSTALLATION OF THE PROTECTIVE FENCING.

NATIVE SLOPE RETENTION AND VISUAL BARRIER PLANTS

White Snowberry — Red Dogwood

Oregon Grape — White Snowberry

Beach Strawberry — Kinnikinnick

Western Red Cedar — Douglas Fir

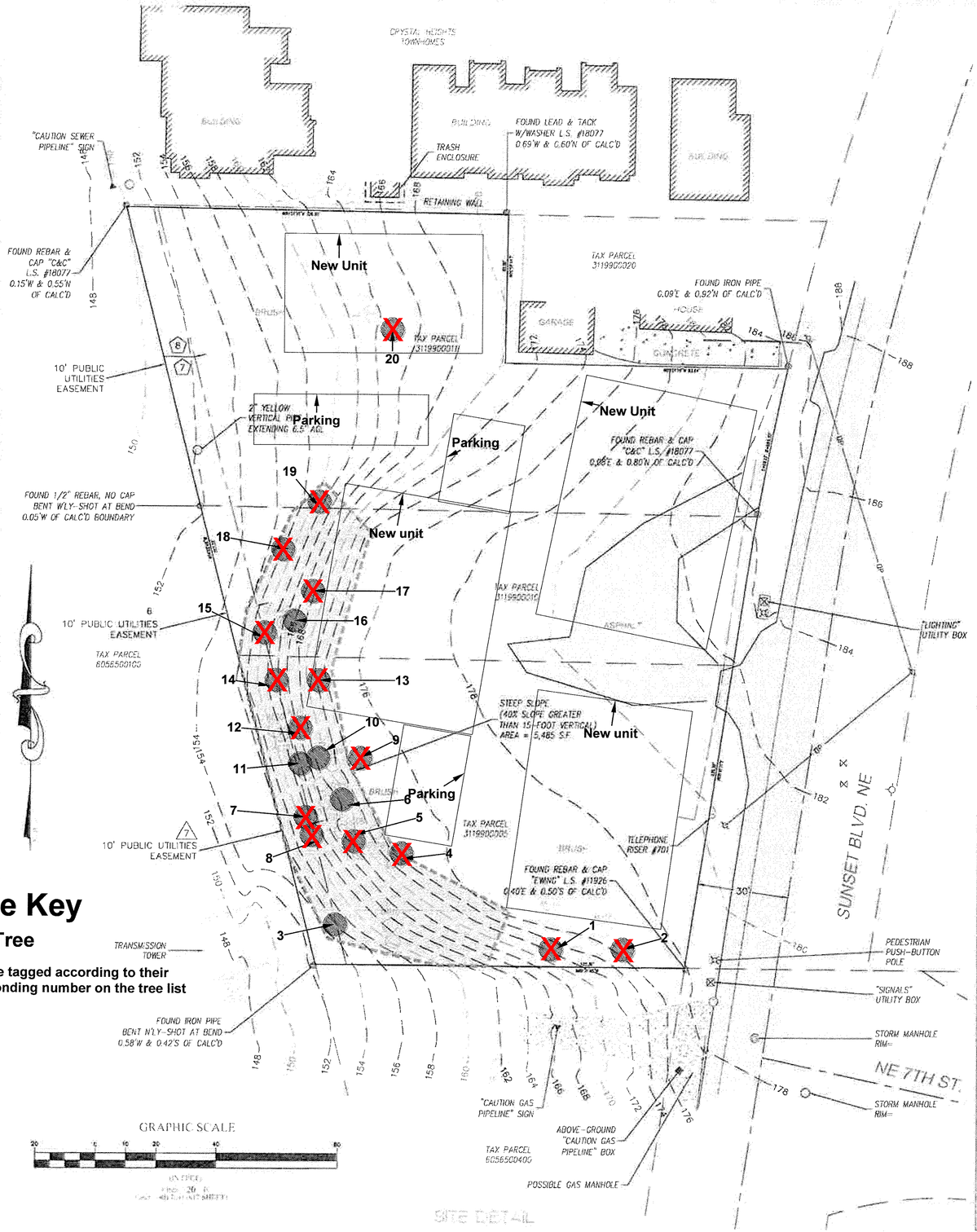
Created: 10/4/16
1/26/17 REVISED PER SITE PLAN CHANGES
Drawn: ELK
ELK

CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DOYLE L. CRAMER
CERTIFICATE NO. 634

RENTON 701 TOWNHOMES
701 SUNSET BOULEVARD
RENTON WASHINGTON

SHEET
L-02
OF 2 SHEETS



SITE DETAIL

Tree Key

● = Tree

Trees are tagged according to their corresponding number on the tree list

LEGAL DESCRIPTION

TAX PARCEL 3119900005:

TRACT 1, HARRIES GARDEN HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 38, RECORDS OF KING COUNTY, WASHINGTON.

TAX PARCEL 3119900010:
THE SOUTH 50 FEET OF TRACT 2, HARRIES GARDEN HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE(S) 38, RECORDS OF KING COUNTY, WASHINGTON.

TAX PARCEL 3119900011:
ALL THAT PORTION OF TRACT 3, HARRIES GARDEN HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 38, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 50.00 FEET THEREOF,

AND THAT PORTION OF THE NORTH 50 FEET OF TRACT 2, HARRIES GARDEN HOME TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 38, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2, SAID POINT BEING ALSO ON THE WEST MARGIN OF SUNSET BOULEVARD N.E. (SUNSET HWY.) AS NOW ESTABLISHED AND SAID POINT BEING A NON TANGENT POINT ON A CURVE TO THE LEFT FROM WHICH POINT THE RADIUS OF SAID CURVE BEARS SOUTH 78°23'41" EAST AT 985.37 FEET;
THENCE ALONG THE EAST LINE OF SAID TRACT AND ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 2°57'18", AN ARC DISTANCE OF 50.82 FEET TO A POINT OF NON TANGENCY FROM WHICH POINT THE RADIUS OF SAID CURVE BEARS SOUTH 81°20'59" EAST AT 985.37 FEET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE SAID NORTH 50 FEET OF TRACT 2;
THENCE SOUTH 89°51'00" WEST, ALONG THE SOUTH LINE OF SAID NORTH 50 FEET, 185.11 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 50 FEET;
THENCE NORTH 15°10'30" WEST ALONG THE WEST LINE OF SAID TRACTS 2 AND 3, A DISTANCE OF 103.54 FEET TO THE NORTHWEST CORNER OF THE SOUTH 50.00 FEET OF SAID TRACT 3;
THENCE NORTH 89°51'00" EAST ALONG THE NORTH LINE THEREOF 126.55 FEET;
THENCE SOUTH 00°09'00" EAST 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2;
THENCE NORTH 89°51'00" EAST ALONG SAID LINE 94.47 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 2 OF CITY OF RENTON LOT LINE ADJUSTMENT NO. LUA 95-154 LLA RECORDED ON NOVEMBER 16, 1995 AS RECORDING NO. 9511169011, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.

EASEMENTS

(#) (#) (#) CORRESPONDS WITH ITEM NUMBER IN 'SCHEDULE B' OF TITLE REPORT.

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

TAX PARCEL 3119900005:

(7) PUBLIC UTILITIES EASEMENT PER KING COUNTY RECORDING NO. 7709060792 – SHOWN

TAX PARCEL 3119900010:

(6) PUBLIC UTILITIES EASEMENT PER KING COUNTY RECORDING NO. 7709060790 – SHOWN

TAX PARCEL 3119900011:

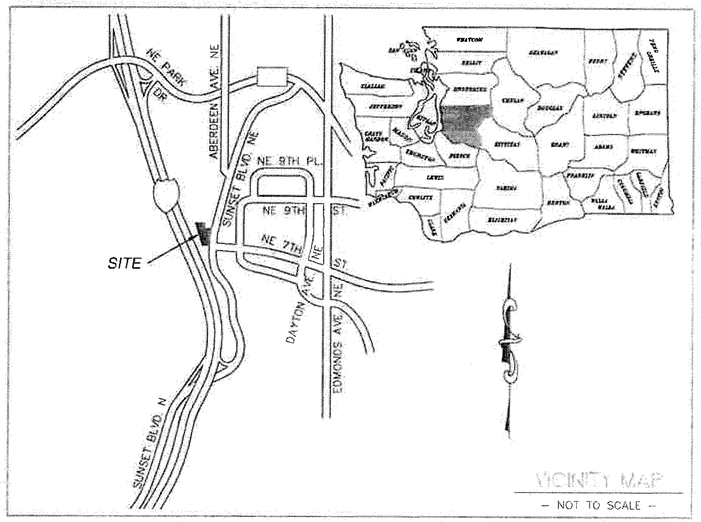
(7) PUBLIC UTILITIES EASEMENT PER KING COUNTY RECORDING NO. 7709060791 – SHOWN

(8) PUBLIC UTILITIES EASEMENT PER KING COUNTY RECORDING NO. 7709060794 – SHOWN

(10) UNDERGROUND COMMUNICATIONS LINE EASEMENT PER KING COUNTY RECORDING NO. 9007131302 – AFFECTS ADJACENT PARCEL, NOT SHOWN

NOTES

1) TITLE FOR TAX PARCEL 3119900005 PER ORDER NO. 4202-2319854 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 11, 2014. TITLE FOR TAX PARCEL 3119900010 PER ORDER NO. 4202-2338553 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 21, 2014. TITLE FOR TAX PARCEL 3119900011 PER ORDER NO. 4202-2338561 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 20, 2014.
2) FIELD WORK CONDUCTED IN JUNE, 2015.
3) BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.



LEGEND

	SUBJECT BOUNDARY LINE
	RIGHT-OF-WAY CENTERLINE
	RIGHT-OF-WAY LINE
	ADJACENT BOUNDARY LINE
	SECTIONAL BREAKDOWN LINE
OP	OVERHEAD POWER LINE
UP	BURIED POWER LINE
	GAS LINE
OT	OVERHEAD TELEPHONE LINE
UT	BURIED TELEPHONE LINE
W	WATER LINE
SS	SANITARY SEWER
SD	STORM DRAIN
	DITCH LINE/FLOW LINE
	ROCK RETAINING WALL
	VEGETATION LINE
	CHAIN LINK FENCE
	WOOD FENCE
X	BARBED WIRE/WIRE FENCE
TRANSFORMER	FIRE HYDRANT
LIGHT STANDARD	GATE VALVE
POWER VAULT	WATER METER
UTILITY BOX	FIRE STAND PIPE
UTILITY POLE	CATCH BASIN, TYPE I
POLE GUY WIRE	CATCH BASIN, TYPE II
GAS VALVE	SIGN
GAS METER	BOLLARD
TELEPHONE VAULT	MAIL BOX
TELEPHONE RISER	234.21 SPOT ELEVATION

NOTE:
ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.

NOTE:
TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

SITE INFORMATION

TAX LOT NUMBER	331990-0005, 0010 & 0011
SITE ADDRESS	701/703/707 SUNSET BLVD. NE RENTON, WA 98056
SITE CONTACT	
PHONE NUMBER	
ZONING	RM-F (CITY OF RENTON)
TOTAL LOT AREA	39,187± S.F.(0.90 AC.)

NAVD 88

BENCHMARK IS "SMA1"
NGS GPS CORS STATION.
ELEV = 449.6'

SURVEY REFERENCE

1) RECORD OF SURVEY, KING COUNTY RECORDING NO. 8104159008
2) RECORD OF SURVEY, KING COUNTY RECORDING NO. 8712089027
3) RENTON FILE NO. LUA-95-154-LLA, KING COUNTY RECORDING NO. 9511169011
4) RECORD OF SURVEY, KING COUNTY RECORDING NO. 9609239013
5) RECORD OF SURVEY, KING COUNTY RECORDING NO. 20000127900014
6) PLAT OF HARRIES GARDEN HOME TRACTS PER VOL. 34 OF PLATS, PG. 38, RECORDS OF KING COUNTY

CAUTION

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.
1-800-424-5555

DUNCANSON
Company Inc

TOTENHAM, LLC

50 116TH AVENUE SE, STE 111
BELLEVUE, WA 98104

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REVISIONS

NO.	DATE	DESCRIPTION	BY

TOTENHAM RENTON

EXISTING SITE SURVEY
SEC 8, TWP 23 N, RNG 5 E, WM

FLD. CREW:	PN/KB
FLD. BOOK:	378/39
DRAWN BY:	JMB
JOB #:	15375
DATE:	9/29/15

SV1

1 OF 1

EXHIBIT 9

E3RA

Geotechnical Engineering Report

701 Sunset Blvd NE
Renton, Washington
P/Ns 311990001, 3119900010, 3119900005

Entire Document Available Upon Request

Submitted to:

Totenham, LLC
Attn: Joe Notarangelo
50 116th Ave SE, Suite 111
Bellevue, Washington 98004

Submitted by:

E3RA, Inc.
PO Box 44840
Tacoma, Washington 98448
(253) 537-9400

April 16, 2015

Project No. T15034

EXHIBIT 10

Preliminary Technical Information Report

Renton 701 Townhomes
a
Planned Unit Development

Entire Document Available Upon Request

Prepared: October 26, 2016
Revised January 27, 2017
DCI Project: 15375

Duncanson Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
(206) 244-4141

EXHIBIT 11

ArboristsNW, LLC
www.arboristsnw.com
1710 SW 318PL 44D
Federal Way WA. 98023
(206) 779-2579

Rachael Whaley
Urban Edge Development
Assistant to Joe Notarangelo, Developer
Ph: 425.898.2300
Rachael@urban-edge-homes.com

I have personally surveyed your 701 Sunset BLVD NE, Renton site to fulfill the requirements of the City of Renton's tree retention worksheet and plan as you requested.

Each tree on site now sports numbered metal tags (20). 12 trees are slated for removal.

3 trees with DBH's below the required 8" are included on this list as we looked at every tree. These trees are not used in the computations for the "Tree Retention Worksheet"

The International Society of Arboriculture Level 1 inspection method was used. All trees to be removed, to allow for the proposed development with numerous trees to be replanted. The trees that will remain are relatively young trees and should withstand the exposure clearing will create. The health of the trees is similar, again they are young trees to 40' in height with full if asymmetric crowns. No deadwood was found. These trees are a vigorous species will remain viable for many years. However, as the retained trees are all cottonwoods in the years to come they will pose increasingly elevated risk levels. The reasoning for this is, the species vigorous growth to 160' in height and relatively brittle wood. In advanced years, they are subject to summer limb drop endangering the parking and living spaces. Driplines were determined by visual observation of the existing tree limbs.

It will be important to not disturb the root systems of the retained trees. This will start with stump grinding rather than pulling out of stumps for removals located in overlying driplines. After that fencing, shall be installed at the outer limits of the dripline with signs stating that there is to be no excavation, parking, storing of materials or walking inside the protective fencing.

There will be little to no adverse effects on trees of the abutting properties as they are already well spaced and away from site boundaries and trees. This isolation will leave the abutting tree roots untouched. The new building when complete will replace the wind screening lost from tree removals.

Find listed the species, DBH measurements. Driplines and proposed retentions noted.

1. 55" DBH (diameter at breast height) 6 stem stump sprouted Big leaf Maple (BLM).
2. 16" DBH Sweet Gum.
3. 49" DBH 10 stem stump sprouted BLM. DL 20' (Tree to be retained)
4. 18" DBH Cottonwood
5. 6" DBH Cottonwood
6. 20" DBH Cottonwood, DL 15' (Tree to be retained)
7. 4" DBH Cottonwood
8. 7" DBH Cottonwood
9. 19" DBH Cottonwood 2 stem
10. 14" DBH Cottonwood, DL 15' (Tree to be retained)
11. 10" DBH cottonwood, DL 12' (Tree to be retained)

EXHIBIT 12

12. 6" DBH Cottonwood
13. 8" DBH Cottonwood
14. 9" DBH Cottonwood
15. 36" DBH 6 stem Cottonwood
16. 28" DBH 2 stem Cottonwood, DL 15' (Tree to be retained)
17. 36" DBH 12 stem Black Locust
18. 46" DBH 3 stem Black Locust
19. 32" DBH 9 stem stump sprouted Big Leaf Maple
20. 29" DBH Pine.

Respectfully Submitted

10-30-16

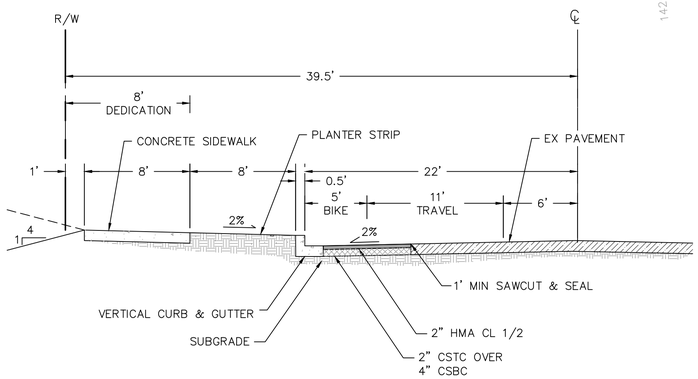
Neal Baker
ArboristsNW.com
ISA Cert PN1075A
ISA Tree Risk Assessment Qualified
PNW ISA CTRA #867
Member AREA & SOCA

GRADING NOTES AND LEGEND

1. THE GRADING SHOWN IS ROUGH GRADING FOR SITE AND ACCESS IMPROVEMENTS. DETAILED FOUNDATION, BASEMENT AND CRAWLSPACE EXCAVATION IS NOT SHOWN AT THIS TIME.

2. ALL SITE WORK SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY E3RA (PROJECT NO. T15034, APRIL 16, 2015)

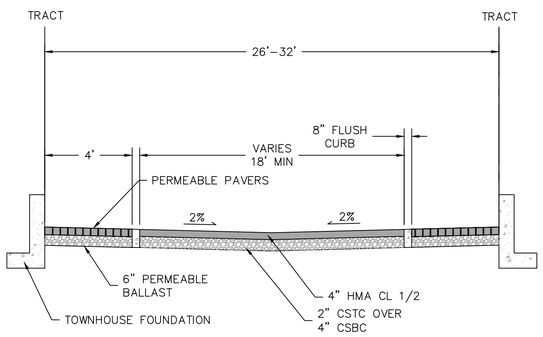
GARAGE FINISH FLOOR MAIN FINISH FLOOR	GF 176.0 MF 185.0
SPOT ELEVATION	•175.0
TOP WALL (TW) BOTTOM WALL (BW)	•TW 166.0 BW 166.0
FINISH GRADE CONTOUR	170
RETAINING WALL (PRECASE OR CIP)	



SUNSET BOULEVARD NE

A

NTS



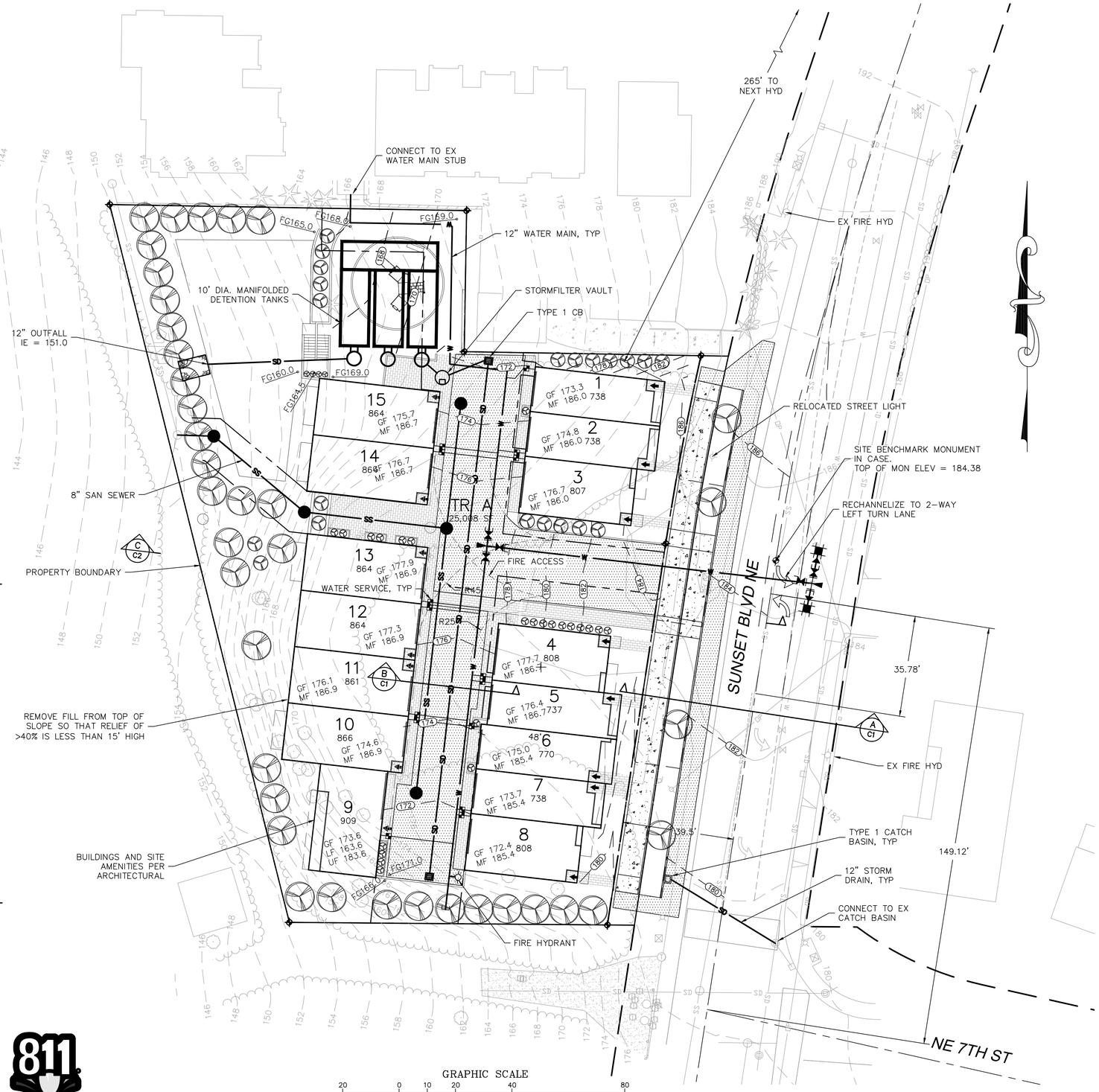
INTERNAL DRIVE

B

NTS

UTILITY NOTES

1.EACH UNIT SHALL HAVE ITS OWN DCVA ASSEMBLY DOWNSTREAM OF THE WATER METER.
2.EACH UNIT SHALL HAVE AN INDEPENDENT SEWER SERVICE. NOT SHOWN FOR CLARITY.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1" = 20' (22x34)
1" = 40' (11X17)

811
Know what's **below.**
Call 48 hours before you dig.

DUNCANSON
Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

TOTTENHAM
50 116TH AVE SE
BELLEVUE, WA 98155

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/27/17	PER CITY COMMENTS	HMD

RENTON 701
TOWNHOMES
GENERALIZED
UTILITIES AND DRAINAGE
PLAN

DRAWN: HMD
DCI NO: 15375
DATE: 10/17/16

HAROLD M. DUNCANSON
STATE OF WASHINGTON
29647
REGISTERED
PROFESSIONAL ENGINEER
1/27/17

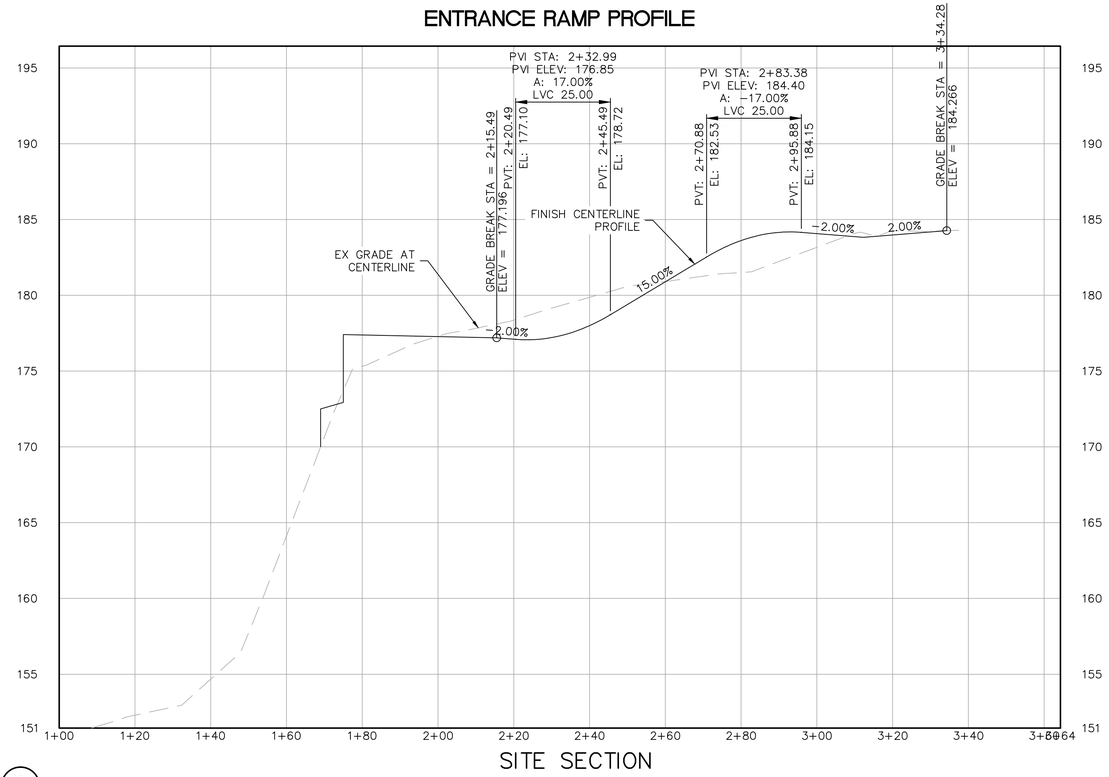
C1

1 OF 2 SHEETS

X:\PROJECTS\2015 PROJECTS\15375 TOTTENHAM RENTON\15375 C3D\15375 MODEL 2017.DWG

EXHIBIT 13

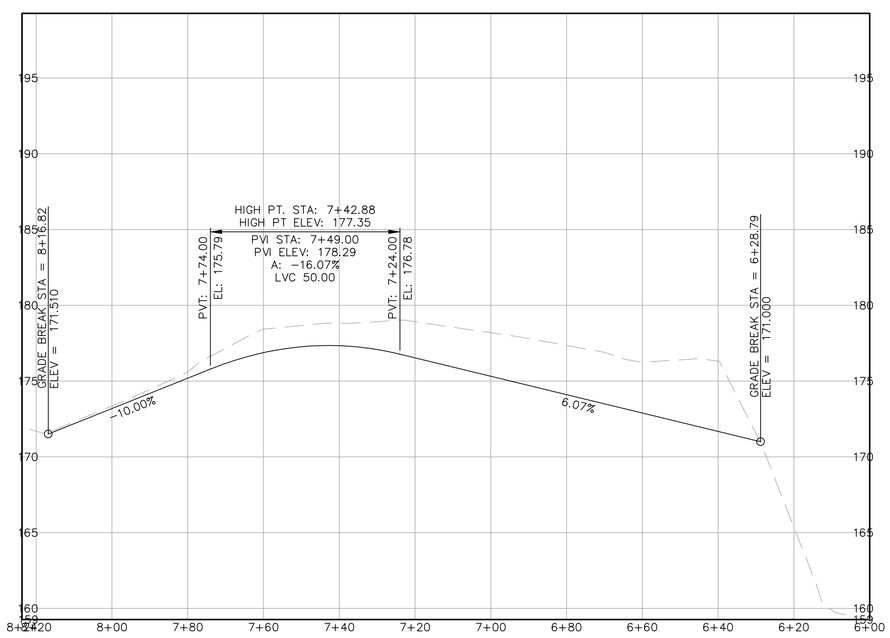
ENTRANCE RAMP PROFILE



SITE SECTION

C

INTERNAL LANE PROFILE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1" = 20' Horizontal
1" = 5' Vertical

Know what's **below.**
Call 48 hours before you dig.

DUNCANSON
Company, Inc.
145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

TOTTENHAM
50 116TH AVE SE
BELLEVUE, WA 98155

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/27/17	PER CITY COMMENTS	HMD

RENTON 701 TOWNHOMES

PROFILES AND SITE SECTION

DRAWN: HMD
DCI NO: 15375
DATE: 10/26/16

HAROLD M. DUNCANSON
STATE OF WASHINGTON
29647
REGISTERED PROFESSIONAL ENGINEER
1/27/17

C2

2 OF 2 SHEETS

X:\PROJECTS\2015 PROJECTS\15375 TOTTENHAM RENTON\15375 C3D\15375 MODEL 2017.DWG

EXHIBIT 14

Valor Builds Collaborative, LLC
46 Etruria Street, Suite 201
Seattle, WA 98109

Project: Renton 701 Apartments

Date: Wednesday, October 26, 2016

Construction Migation Description

To Whom it May Concern,

Please find our construction migration details below. The intent of this document is to clarify some of the measures that will be taken, to ensure that this project does not adversely impact the community, throughout the construction process.

Proposed construction dates: Construction is proposed to begin Spring of 2017 and will extend into spring of 2018.

Hours and days of Operation: Construction will begin at 7:30am-6:00pm, Monday-Friday. Any work that occurs outside of this timeframe will be in accordance with the Renton Municipal Code (RMC).

Proposed hauling/transportation routes: All construction traffic will occur by leaving the site (turning right) and following Sunset Blvd NW to the south. All traffic will then proceed to either: turn left onto Maple Valley Hwy and continue on 169 to the west, OR turn left onto Maple Valley Hwy and take the next left onto the onramp for northbound 405, OR continue straight on Sunset which merges into the onramp for southbound 405.

Measures to be implemented to minimize dust, mud, noise, and hauling hours: In order to minimize dust and mud being tracked onto Sunset Blvd NW, proper TESC measures will be followed, in accordance with the submitted and approved TESC plan (apart of the Permit drawings). The TESC plan will stipulate the location and length of the construction entrance, which is designed to shake off the majority of site dirt/mud that has been affixed to the tires. If debris is tracked into the right of way, additional measures may need to be taken to remediate dust/mud; including but not limited to: hand sweeping, street sweeping, and wheel washing. All hauling will occur within the hours noted above AND in accordance with Renton Municipal Code. The site will be fenced with signage and fabric so as to minimize noise, debris, dust, etc from leaving the site and to act as a visual deterrent for passing traffic on Sunset Blvd NW.

Please feel free to call me with any additional questions or concerns.

Respectfully,

Kevin Wall, Project Manager
Valor Builds Collaborative
206.304.9693

EXHIBIT 15

ADVISORY NOTES TO APPLICANT

LUA16-000864

Application Date: November 09, 2016
Name: Sunset's Edge Townhomes

Site Address: 701 Sunset Blvd NE
Renton, WA 98056-2806

PLAN - Planning Review - Land Use

Version 1 | December 21, 2016

Community Services Review Comments **Contact:** Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact fee per Ordinance 5670 applies.
2. Bicycle lanes as per the Adopted Trails and Bicycle Master Plan shall be included Project Sheet Page 131.

Planning Review Comments **Contact:** Clark Close | 425-430-7289 | cclose@rentonwa.gov

The following information will need to be submitted before March 13, 2017 so that we may continue the review of the above subject application:
Adequate sight distance should be provided at the street intersections. The buildings will be required to be located outside the sight triangle lines or clear vision area.
Adequate corner curb turning radiuses are to be provided at the internal street and alley intersections to meet fire department requirements. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Adequate turning movements for fire vehicles would not infringe upon pedestrian sidewalks.
All internal roads to serve the Planned Urban Development project shall be private alleys located within a tract or tracts. Update the Civil Sheets and the Architectural Sheets to reflect the revised preliminary plat layout. An inverted crown section is to be provided on all private alleys. As a public benefit, staff is recommending that the alley be constructed into a Woonerf (living street), which views the street as a social space, or shared space, rather than just a channel for vehicular mobility. The construction details and specification should be shown in the plans. In general, an alley is constructed of a minimum 4 inches thick HMA over minimum 6 inches of crushed rock for the pavement layer thickness. However, staff is also suggesting the incorporation of pavers into the overall design.
A Homeowners Association will be required to be established to ensure maintenance and repair of the private alleys, sidewalks and open space is paid for by the future residents. Update the Draft Legal Documents accordingly.
The proposed access location from Sunset Blvd NE (approximately 86 feet north of the south property line to the center of the drive isle) will require the access to be restricted to a right in right out only driveway with c curbing on Sunset Blvd NE (this is because the access is located in the portion of Sunset Blvd which has the left turn only lane marking). If the applicant wants the City to review full access for the project, then the access location will have to be proposed further north (away from the end of the left turn only lane on Sunset Blvd NE). If the applicant wishes to proceed with the relocated access option, a revised sketch labeling the distances from the nearby street intersection and from the end of the left turn only lane should be submitted for review. If the driveway access is relocated further to the north, full access to Sunset Blvd NE will require the construction of a two way left turn lane in front of the site.
The minimum easement width for water main is 15 feet instead of the 10 feet shown in the current submittal. No buildings or walls are allowed in water easement.
In order to meet the fire flow demand, a minimum 12 inch diameter water main is required throughout the site instead of the 10 inch diameter water main shown.
The 12 inch diameter water main must extend to the south property line of the site. As shown in the plans it terminates just south of Lot 10.
A fire hydrant will be required near the dead end portion of the water main. A minimum of four fire hydrants are required. One within 150 feet and three within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. Fire flows that exceed 2,500 gpm require a looped main around/through the proposed buildings or complex of buildings which is not in place at this time and will require water main extensions/replacements.
Minimum 4 inch diameter water main extension is required in front of Lots 1 4. Again, a minimum 15 foot wide easement is required around the water main.
Each building (with an individual owner) shall be served by individual domestic water meters directly in front of the lots. Double check valve assembly (DCVA) is required at the domestic water meters since the building height exceeds 30 feet. A pressure reducing valve will be required downstream of each water meter because the water pressure is over 80 psi.
The domestic water meters should not be located in the driving surface as shown in the current plans. A 5 foot by 5 foot easement is required for the individual water meters. Water meters shall be located in planting strip or in a location that is not a vehicular traveled surface.
The proposed Sunset Blvd NE street section does not include the required 0.5 width for the curb. The required ROW dedication will have to be revised to provide the 0.5 feet wide curb. Staff has also requested one (1) foot clear width back of the sidewalk to be within the ROW. City standards include a maximum slope of 4H:1V to a distance of 4 feet back of the sidewalk. Provided an updated street section that shows and labels the required ROW width correctly. Also, minimum 6 inches of crushed rock layer is to be provided below the HMA layer in the pavement.
The sewer main should not be located beneath the stormwater facility. Relocate the sewer in the plans or adjust the stormwater facility.
The sewer main should not be located in the sidewalk. Please show it within the pavement or paver portion of the alley. A minimum 15 feet wide easement would be required to provide for the sewer main. No buildings or walls are allowed within the sewer easement.
The sewer main should at a minimum extend to the property lines.
All lots should be served by individual sewer stubs.
The TIR mentioned that Reduced Impervious Surface Credit is provided for Flow Control BMP. The TIR incorrectly refers to the project as a “Large Lot High Impervious Site.” The proposed project is a preliminary plat PUD and proposes individual small lots, so the stormwater flow control BMP for the individual lots needs to be provided.

EXHIBIT 16

PLAN - Planning Review - Land Use

Version 1 | December 21, 2016

Planning Review Comments **Contact:** Clark Close | 425-430-7289 | cclose@rentonwa.gov

The City Amendment of the 2009 KCSWDM includes 6 Special Requirements. The Stormwater TIR should mention all the 6 Special requirements.
All internal roads, alleys, surface parking for guests shall be located within a tract or tracts. Likewise, the retaining walls being constructed to support the private road and utilities should also be included in the tract(s) controlled and maintained by the Homeowners Association and not the individual owners of the lots.
A geotechnical report based on the detailed requirements of RMC 4 8 120D.7 Table 18 is required. Including, but not limited to, information regarding water table and soil permeability with recommendations of appropriate flow control BMP options with typical designs for the site from the geotechnical engineer, slope stability analysis, soil suitable/unsuitable for infiltration, recommendations regarding the construction in protected and regulated slopes given a major portion of the site is located in a high erosion hazard area and the entire site is located in the high landslide area.
In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Terracing is the act of forming hillside into a number of level flat areas (terraces) between retaining walls, which is often used when the maximum height of a single retaining wall is insufficient. Please refer to retaining wall standards (RMC 4 4 040) for additional information. For example there shall be a minimum three foot (3') landscaped setback at the base of retaining walls abutting public rights of way. A modification request under the Planned Urban Development application would be required to deviate from Renton Municipal Code. In approving a planned urban development, the City may modify any of the standards of chapter 4 2 RMC, RMC 4 3 100, chapter 4 4 RMC, RMC 4 6 060 and chapter 4 7 RMC, except as listed in subsection B3 of RMC 4 9 150. All modifications shall be considered simultaneously as part of the planned urban development.
No buildings or walls should encroach into the existing public utilities (water and sewer) easement located on the west side of the parcels (KC Recording Nos. 7709060790, 7709060791 and 7709060794).
A strong component of the public benefit will include a great lighting plan and signage package for the internal private alley (Woonerf). Please provide.
Private alleys do not have to be excluded from density. Revise and resubmit the density worksheet based on the changes to the street classification and the amount of right of way required along Sunset Blvd NE.

Fire Review - Building Comments **Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonrfa.org

Recommendations: Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code.

1. Fire impact fees are applicable at the rate of $495.10 per unit. This fee is paid at time of building permit issuance. This fee increases to $718.56 on January 1st, 2017.

2. The preliminary required fire flow for this proposed development is 3,750 gpm. A minimum of four fire hydrants are required. One within 150 feet and three within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. Fire flows that exceed 2,500 gpm require a looped main around/through the proposed buildings or complex of buildings which is not in place at this time and will require water main extensions/replacements.

3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet in length require an approved turnaround. Hammer head turnarounds are allowed for streets less than 300 feet long. Maximum slope on fire access roadways is 15%.

Engineering Review Comments **Contact:** Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

Engineering Plan Review comments for 701 Sunset Blvd PUD LUA16 000864
Corrections resubmit.

- Adequate sight distance should be provided at the street intersections. The buildings will be required to be located outside the sight lines.
- Adequate corner curb turning radius are to be provided at the internal street intersections to meet fire department requirements.
- If the PUD code allows private alley to serve the development, then an inverted crown section is to be provided. Minimum 4 inches thick HMA over minimum 6 inches of crushed rock is required for the pavement layer thickness. This is to be shown in the plans.
- A Homeowners Association will be required to be established and the home owners will be required to provide yearly funds that will be used for the maintenance and repair of the private access and the sidewalks.
- The proposed access location from Sunset Blvd NE will require the access to be restricted to a right in right out only driveway with c curbing on Sunset Blvd NE (this is because the access is located in the portion of Sunset Blvd which has the left turn only lane marking. If the applicant wants the City to review full access for the project, then the access location will have to be proposed further north (away from the end of the left turn only lane). If the applicant wishes to proceed with the relocated access option, a revised sketch labeling the distances from the nearby street intersection and from the end of the left turn only lane should be submitted for review. The relocated full access will

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also require the construction of a two way left turn lane in front of the site.

- The minimum easement width for water main is 15 feet instead of the 10 feet shown in the current submittal. (Informational comment No buildings or walls are allowed in water easement). The 15 feet wide easement may impact the proposed location of some buildings (i.e. building in Lot 4). Correct and show in the plan.
- A minimum 12 inch diameter water main is required throughout the site instead of the shown 10 inch diameter water main (this is to meet the fire flow demand). Show in the plan.
- The 12 inch diameter water main should extend to the south property line of the site. Show in the plan. Fire hydrant will be required near the dead end portion of the water main. Other fire hydrant requirements shall be as per the fire department requirements.
- Minimum 4 inch diameter water main extension is required in front of lots 1 to 4. Minimum 15 feet wide easement is required for the water main.
- Each building with individual owner shall be served by individual domestic water meters directly in front of the lots. (Informational comment Double check valve assembly (DCVA) is required at the domestic water meters since the building height exceeds 30 feet. A pressure reducing valve will be required downstream of each water meter because the water pressure is over 80 psi.) The domestic water meters should not be located in the driving surface as shown in the current plans. 5'x5' easement is required for the individual water meters. Water meters shall be located in planting strip or in a location that is not a vehicular travelled surface.
- The proposed Sunset Blvd street section does not include the separate 0.5 width for curb separate from the 8 feet wide planter and 8 feet wide sidewalk, the cross section and required ROW dedication will have to be revised to provide the 0.5 feet wide curb. The preapplication memo had also mentioned a 1 feet clear width back of the sidewalk to be within the ROW. Show the section correctly and show and label the required ROW width. Also, minimum 6 inches crushed rock layer is to be provided below the HMA layer in the pavement. (Additional information – City standards include a maximum slope of 4H:1V to a distance of 4 feet back of the sidewalk).
- Sewer – The sewer main should not be located beneath the stormwater facility. Relocate the sewer in the plans, or adjust the stormwater facility.
- No buildings, walls, etc should encroach on the existing public sewer easement located on the west side of the site. Please show and label the existing easement clearly in the plan.
- The sewer main should not be located in the sidewalk, show it within the pavement portion. If the internal access is private, then a minimum 15 feet wide easement should be provided for the sewer main. (Informational comment No buildings or walls are allowed within the sewer easement).
- The sewer main should at a minimum extend to the north lot line of lot 11.
- All lots should be served by individual sewer stubs.
- Stormwater – The TIR mentioned that Reduced Impervious Surface Credit is provided for Flow Control BMP. The TIR incorrectly refers to the project as a large Lot High Impervious Site. This project is a plat PUD and proposes individual small lots, so the stormwater flow control BMP for the individual lots is to be provided.
- Stormwater TIR – City Amendment of the 2009 KCSWDM includes 6 Special Requirements. The TIR should mention all the 6 Special requirements.
- As mentioned in the preapplication comments, a geotechnical report based on RMC 4 8 120.D.7 containing all information shown in Table 18, separated into sections is required. Information regarding water table and soil permeability with recommendations of appropriate flow control BMP options with typical designs for the site from the geotechnical engineer shall be submitted with the application along with the slope stability analysis. The geotech report should include information if the soil is suitable/unsuitable for infiltration. Since the major portion of the site is located in a high erosion hazard area, the entire site is located in the high landslide area, the site has regulated slopes including protected slopes (between 40% to 90% slopes), sensitive slopes (between 25% to 40% slopes), and slopes lesser than 25%, the geotech engineer's recommendation regarding the construction in above mentioned critical areas should be clearly included in the geotech report with respective construction recommendations as applicable.

Informational comments

If landscape water meters are required, then Double check valve assembly (DCVA) will be required.

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RESOLVED:

The following information will need to be submitted before March 13, 2017 so that we may continue the review of the above subject application:

Adequate sight distance should be provided at the street intersections. The buildings will be required to be located outside the sight triangle lines or clear vision area.

Adequate corner curb turning radiuses are to be provided at the internal street and alley intersections to meet fire department requirements. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Adequate turning movements for fire vehicles would not infringe upon pedestrian sidewalks.

All internal roads to serve the Planned Urban Development project shall be private alleys located within a tract or tracts. Update the Civil Sheets and the Architectural Sheets to reflect the revised preliminary plat layout. An inverted crown section is to be provided on all private alleys. As a public benefit, staff is recommending that the alley be constructed into a Woonerf (living street), which views the street as a social space, or shared space, rather than just a channel for vehicular mobility. The construction details and specification should be shown in the plans. In general, an alley is constructed of a minimum 4 inches thick HMA over minimum 6 inches of crushed rock for the pavement layer thickness. However, staff is also suggesting the incorporation of pavers into the overall design.

A Homeowners Association will be required to be established to ensure maintenance and repair of the private alleys, sidewalks and open space is paid for by the future residents. Update the Draft Legal Documents accordingly.

The proposed access location from Sunset Blvd NE (approximately 86 feet north of the south property line to the center of the drive isle) will require the access to be restricted to a right in right out only driveway with c curbing on Sunset Blvd NE (this is because the access is located in the portion of Sunset Blvd which has the left turn only lane marking). If the applicant wants the City to review full access for the project, then the access location will have to be proposed further north (away from the end of the left turn only lane on Sunset Blvd NE). If the applicant wishes to proceed with the relocated access option, a revised sketch labeling the distances from the nearby street intersection and from the end of the left turn only lane should be submitted for review. If the driveway access is relocated further to the north, full access to Sunset Blvd NE will require the construction of a two way left turn lane in front of the site.

The minimum easement width for water main is 15 feet instead of the 10 feet shown in the current submittal. No buildings or walls are allowed in water easement.

In order to meet the fire flow demand, a minimum 12 inch diameter water main is required throughout the site instead of the 10 inch diameter water main shown.

The 12 inch diameter water main must extend to the south property line of the site. As shown in the plans it terminates just south of Lot 10.

A fire hydrant will be required near the dead end portion of the water main. A minimum of four fire hydrants are required. One within 150 feet and three within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. Fire flows that exceed 2,500 gpm require a looped main around/through the proposed buildings or complex of buildings which is not in place at this time and will require water main extensions/replacements.

Minimum 4 inch diameter water main extension is required in front of Lots 1 4. Again, a minimum 15 foot wide easement is required around the water main.

Each building (with an individual owner) shall be served by individual domestic water meters directly in front of the lots. Double check valve assembly (DCVA) is required at the domestic water meters since the building height exceeds 30 feet. A pressure reducing valve will be required downstream of each water meter because the water pressure is over 80 psi.

The domestic water meters should not be located in the driving surface as shown in the current plans. A 5 foot by 5 foot easement is required for the individual water meters. Water meters shall be located in planting strip or in a location that is not a vehicular traveled surface.

The proposed Sunset Blvd NE street section does not include the required 0.5 width for the curb. The required ROW dedication will have to be revised to provide the 0.5 feet wide curb. Staff has also requested one (1) foot clear width back of the sidewalk to be within the ROW. City standards include a maximum slope of 4H:1V to a distance of 4 feet back of the sidewalk. Provided an updated street section that shows and labels the required ROW width correctly. Also, minimum 6 inches of crushed rock layer is to be provided below the HMA layer in the pavement.

The sewer main should not be located beneath the stormwater facility. Relocate the sewer in the plans or adjust the stormwater facility.

The sewer main should not be located in the sidewalk. Please show it within the pavement or paver portion of the alley. A minimum 15 feet wide easement would be required to provide for the sewer main. No buildings or walls are allowed within the sewer easement.

The sewer main should at a minimum extend to the property lines.

All lots should be served by individual sewer stubs.

The TIR mentioned that Reduced Impervious Surface Credit is provided for Flow Control BMP. The TIR incorrectly refers to the project as a “Large Lot High Impervious Site.” The proposed project is a preliminary plat PUD and proposes individual small lots, so the stormwater flow control BMP for the individual lots needs to be provided.

The City Amendment of the 2009 KCSWDM includes 6 Special Requirements. The Stormwater TIR should mention all the 6 Special requirements.

All internal roads, alleys, surface parking for guests shall be located within a tract or tracts. Likewise, the retaining walls being constructed to support the private road and utilities should also be included in the tract(s) controlled and maintained by the Homeowners Association and not the individual owners of the lots.

A geotechnical report based on the detailed requirements of RMC 4 8 120D.7 Table 18 is required. Including, but not limited to, information regarding water table and soil permeability with recommendations of appropriate flow control BMP options with typical designs for the site

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from the geotechnical engineer, slope stability analysis, soil suitable/unsuitable for infiltration, recommendations regarding the construction in protected and regulated slopes given a major portion of the site is located in a high erosion hazard area and the entire site is located in the high landslide area.

In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Terracing is the act of forming hillside into a number of level flat areas (terraces) between retaining walls, which is often used when the maximum height of a single retaining wall is insufficient. Please refer to retaining wall standards (RMC 4 4 040) for additional information. For example there shall be a minimum three foot (3') landscaped setback at the base of retaining walls abutting public rights of way. A modification request under the Planned Urban Development application would be required to deviate from Renton Municipal Code. In approving a planned urban development, the City may modify any of the standards of chapter 4 2 RMC, RMC 4 3 100, chapter 4 4 RMC, RMC 4 6 060 and chapter 4 7 RMC, except as listed in subsection B3 of RMC 4 9 150. All modifications shall be considered simultaneously as part of the planned urban development.

No buildings or walls should encroach into the existing public utilities (water and sewer) easement located on the west side of the parcels (KC Recording Nos. 7709060790, 7709060791 and 7709060794).

A strong component of the public benefit will include a great lighting plan and signage package for the internal private alley (Woonerf). Please provide.

Private alleys do not have to be excluded from density. Revise and resubmit the density worksheet based on the changes to the street classification and the amount of right of way required along Sunset Blvd NE.

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

2. Multi family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

6. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Engineering Review Comments **Contact:** Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

Engineering Plan Review comments for 701 Sunset Blvd PUD LUA16 000864

Corrections resubmit.

- Adequate sight distance should be provided at the street intersections. The buildings will be required to be located outside the sight lines.
- Adequate corner curb turning radius are to be provided at the internal street intersections to meet fire department requirements.
- If the PUD code allows private alley to serve the development, then an inverted crown section is to be provided. Minimum 4 inches thick HMA over minimum 6 inches of crushed rock is required for the pavement layer thickness. This is to be shown in the plans.
- A Homeowners Association will be required to be established and the home owners will be required to provide yearly funds that will be used for the maintenance and repair of the private access and the sidewalks.
- The proposed access location from Sunset Blvd NE will require the access to be restricted to a right in right out only driveway with c curbing on Sunset Blvd NE (this is because the access is located in the portion of Sunset Blvd which has the left turn only lane marking. If the applicant wants the City to review full access for the project, then the access location will have to be proposed further north (away from the end of the left turn only lane). If the applicant wishes to proceed with the relocated access option, a revised sketch labeling the distances from the nearby street intersection and from the end of the left turn only lane should be submitted for review. The relocated full access will also require the construction of a two way left turn lane in front of the site.
- The minimum easement width for water main is 15 feet instead of the 10 feet shown in the current submittal. (Informational comment No buildings or walls are allowed in water easement). The 15 feet wide easement may impact the proposed location of some buildings (i.e. building in Lot 4). Correct and show in the plan.
- A minimum 12 inch diameter water main is required throughout the site instead of the shown 10 inch diameter water main (this is to meet the fire flow demand). Show in the plan.

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- The 12 inch diameter water main should extend to the south property line of the site. Show in the plan. Fire hydrant will be required near the dead end portion of the water main. Other fire hydrant requirements shall be as per the fire department requirements.
- Minimum 4 inch diameter water main extension is required in front of lots 1 to 4. Minimum 15 feet wide easement is required for the water main.
- Each building with individual owner shall be served by individual domestic water meters directly in front of the lots. (Informational comment Double check valve assembly (DCVA) is required at the domestic water meters since the building height exceeds 30 feet. A pressure reducing valve will be required downstream of each water meter because the water pressure is over 80 psi.) The domestic water meters should not be located in the driving surface as shown in the current plans. 5'x5' easement is required for the individual water meters. Water meters shall be located in planting strip or in a location that is not a vehicular travelled surface.
- The proposed Sunset Blvd street section does not include the separate 0.5 width for curb separate from the 8 feet wide planter and 8 feet wide sidewalk, the cross section and required ROW dedication will have to be revised to provide the 0.5 feet wide curb. The preapplication memo had also mentioned a 1 feet clear width back of the sidewalk to be within the ROW. Show the section correctly and show and label the required ROW width. Also, minimum 6 inches crushed rock layer is to be provided below the HMA layer in the pavement. (Additional information – City standards include a maximum slope of 4H:1V to a distance of 4 feet back of the sidewalk).
- Sewer – The sewer main should not be located beneath the stormwater facility. Relocate the sewer in the plans, or adjust the stormwater facility.
- No buildings, walls, etc should encroach on the existing public sewer easement located on the west side of the site. Please show and label the existing easement clearly in the plan.
- The sewer main should not be located in the sidewalk, show it within the pavement portion. If the internal access is private, then a minimum 15 feet wide easement should be provided for the sewer main. (Informational comment No buildings or walls are allowed within the sewer easement).
- The sewer main should at a minimum extend to the north lot line of lot 11.
- All lots should be served by individual sewer stubs.
- Stormwater – The TIR mentioned that Reduced Impervious Surface Credit is provided for Flow Control BMP. The TIR incorrectly refers to the project as a large Lot High Impervious Site. This project is a plat PUD and proposes individual small lots, so the stormwater flow control BMP for the individual lots is to be provided.
- Stormwater TIR – City Amendment of the 2009 KCSWDM includes 6 Special Requirements. The TIR should mention all the 6 Special requirements.
- As mentioned in the preapplication comments, a geotechnical report based on RMC 4 8 120.D.7 containing all information shown in Table 18, separated into sections is required. Information regarding water table and soil permeability with recommendations of appropriate flow control BMP options with typical designs for the site from the geotechnical engineer shall be submitted with the application along with the slope stability analysis. The geotech report should include information if the soil is suitable/unsuitable for infiltration. Since the major portion of the site is located in a high erosion hazard area, the entire site is located in the high landslide area, the site has regulated slopes including protected slopes (between 40% to 90% slopes), sensitive slopes (between 25% to 40% slopes), and slopes lesser than 25%, the geotech engineer's recommendation regarding the construction in above mentioned critical areas should be clearly included in the geotech report with respective construction recommendations as applicable.

Informational comments
If landscape water meters are required, then Double check valve assembly (DCVA) will be required.

Recommendations: I have reviewed the application for the Sunset's Edge Townhouse at 701 Sunset Blvd NE and have the following comments:

EXISTING CONDITIONS

Water Water service is provided by City of Renton. The site is in the City of Renton service area in the 435 hydraulic pressure zone. There is an existing 12 inch City water main located in Sunset Blvd NE (see Water plan no. W 0274) that can deliver a maximum total flow capacity of 3,750 gallons per minute (gpm). The approximate static water pressure is 112 psi at the elevation of 176 feet. The site is located outside of an Aquifer Protection Area.

Sewer Wastewater service is provided by City of Renton. There is an existing 8 inch pvc gravity wastewater main located in west side of parcel 3119900011 (see City plan no. S 0240).

Storm There is an existing storm drainage system in opposite side of Sunset Blvd NE (see City plan no. SW 1948). The existing property does not contain storm water facilities.

Streets Sunset Blvd NE is a Minor Arterial Street with an existing right of way (ROW) width of 60 feet as measured using the King County Assessor's Map. Currently there is no curb, gutter, or sidewalk in the frontage.

CODE REQUIREMENTS

WATER

1. A conceptual utility plan was provided with the land use application. A 12 inch diameter looped water main extension from the existing 12 inch diameter water main north of parcel 3119900011 to connect with the existing 12 inch diameter water main on Sunset Blvd is required. Extension of 12 inch diameter water main till the south property line of parcel 3119900005 is also required. A public water easement is required for the water main located outside right of way. Due to the location where the water main and the storm water detention tanks are places, and the storm water detention tanks being proposed near the water main, the width of the public water easement to the

Engineering Review Comments **Contact:** Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

north and to the east of the storm water detention tank can be reduced to 10 feet wide at this location. Minimum 15 feet wide public water easement is located at all other locations within the site. The water main improvements and easements are required to be shown in the engineering plans submitted with the civil construction permit. Renton Fire Authority has determined that the preliminary fire flow demand for the proposed development is 3,750 gpm.

2. All mechanical joint fittings shall have restrained follower glands equal to Megalug series 1100 by EBAA, or Romagrip by Romac or approval equal in addition to concrete blockings fire hydrant should be provided at the entrance to the site access from Sunset Blvd NE. A fire hydrant is to be provided at the dead end of the water main extension. Additional hydrants and their location shall be as required by Renton Fire Authority.

3. Please refer to City of Renton General Design and Construction Standards for Water Main Extensions as shown in Appendix J of the City's 2012 Water System Plan.

4. Each lot shall have a separate domestic meter with DCVA downstream of the water meter. The project proposes one 1 inch water service line and meter to each lot, for a total of fifteen (15) new domestic water service lines and meters.

5. Landscape irrigation water meters with DCVA are required for the lots. All water meters should be shown in the engineering plans submitted with the civil construction permit.

6. Water mains located outside of existing right of way will be required to be in public easement. The water meters located outside right of way should also be located within public easement.

7. The development is subject to applicable water system development charges and meter installation fees based on the size of the water meters.

a. The 2017 water system development charges (SDC) for each proposed 1 inch domestic water service is $3,486.00 per meter.

b. The SDC fee rate at the time that is current at the time of issuance of the civil construction permit will be applicable on the project and payment is due at construction permit issuance.

8. The 2017 water service installation charges for each proposed 1 inch water service is $2,850.00 per meter. The fee rate at the time that is current at the time of issuance of the civil construction permit will be applicable on the project. This is payable at construction permit issuance.

9. The 2017 drop in meter fee is $460.00 per meter. The fee rate at the time that is current at the time of issuance of the drop in water meter permit will be applicable on the project.

10. Additional water system development charges and water meter charges will apply for landscape irrigation meter and is based on the size of the meter.

SEWER

1. A conceptual sewer plan was provided with the land use application. The proposed sewer plan along with some changes should be provided for the project. The plan shows the extension of 8 inch diameter public sewer main through the site to connect with the existing sewer manhole to serve the project. The new sewer manhole proposed between lots 13 and 14 to the west, should connect directly to the existing sewer manhole ID GM04704 S 0240) to the west.

2. Each lot shall be served by an individual side sewer.

3. Public sewer easement is required for the proposed public sewer main extension within the site.

4. The development is subject to applicable wastewater system development charges (SDC) based on the size of the new domestic water to serve the project. The 2017 wastewater SDC fee for a 1 inch meter is $2,540.00 per meter. The SDC fee rate at the time that is current at the time of issuance of the civil construction permit will be applicable on the project and payment is due at construction permit issuance.

SURFACE WATER

1. A geotechnical report, dated April 16, 2015, completed by E3RA Inc. for the site has been provided. The report mentions that the site contains silty sand in the top 3 to 3.5 feet with glacial till underneath. The geotech report submitted with the civil construction permit should include information that the site is suitable/ not suitable for infiltration and include recommendation regarding the suitability of the proposed storm water BMP for the site. Geotechnical recommendations regarding construction, soil, and erosion control, need to be followed in the project plans and during construction.

2. A Preliminary Drainage Plan and Technical Information Report (TIR), dated October 26, 2016, was submitted by Duncanson Company Inc. for the Land Use Application. Based on the City of Renton's flow control map, the site falls within the Peak Rate existing site conditions flow control standard area and is within the East Lake Washington Drainage Basin. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the 2010 City of Renton Amendments to the KCSWDM. All core requirements and the six special requirements are required in the Technical Information Report. Stormwater flow control facility is required for the site and the project proposes the use of detention tanks to meet this requirement. Water quality facility is required for the site and the project proposes the reduction from Enhanced basic water quality to basic water quality requirement by providing a covenant to prevent the use of leachable materials. The project proposes to provide basic water quality by the use of stormfilter. The Water quality is also required for the frontage portion on Sunset Blvd NE and should be included in the plans and TIR provided with the civil construction submittal. Stormwater BMP is also required for the project. The TIR submitted with the civil construction permit should consistently refer the stormwater BMP proposed for the site in the relevant portions of the TIR. The natural discharge from the site should be as per the requirements of Section 1.2.1 of the 2010 City of Renton Amendments. The TIR submitted with the civil construction permit should include all the required information based on the 2010 City of Renton Amendments. The final drainage plan and drainage report must be submitted with the utility construction permit application and shall contain information that shows that the conveyance system, the flow

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control facility, water quality, and stormwater flow control BMPS are designed in accordance with the 2010 City of Renton Amendments.
3. Site grading shall be in accordance with RMC 4 4 060 and shall follow the recommendations of the geotechnical report. No site runoff shall go to adjacent properties during construction.
4. Any work proposed outside of the applicant's property will require a permanent drainage easement and a temporary construction easement prior to any permits being issued.
5. A Construction Stormwater General Permit from Department of Ecology is required if grading and clearing of the site exceeds one acre. The project information in the TIR mentions that the project area is 0.9 acre, less than 1 acre. So, a Stormwater Pollution Prevention Plan (SWPPP) is not required for this site.
6. A storm water system development charge (SDC) is applicable on the project. The 2017 storm water SDC fee rate is $0.641 per square foot of new impervious surface, but not less than $1,608.00. The rate that is current at the time of issuance of the civil construction permit will be applicable on the project and payment is due at the time of issuance of the civil construction permit.

TRANSPORTATION
1. The proposed development fronts Sunset Blvd NE along the east property lines. Sunset Blvd NE is classified as a Minor Arterial Road. Existing right of way (ROW) width is approximately 60 feet.
2. Sunset Blvd frontage requirements include 22 feet wide half street paved width from the centerline of the ROW (including 5 feet wide bike lane, 11 feet wide thru travel lane, and 6 feet wide half width for the center turn/ left turn lane), 0.5 feet wide curb, 8 feet wide landscaped planter, 8 feet wide sidewalk, and 1 feet wide clear width back of the sidewalk. The ROW width should extend to include the 1 feet wide clear width back of the sidewalk. The ROW width dedication required is approximately 9.5 feet (subject to final survey). A center two way left turn lane is required to be provided on Sunset Blvd NE frontage from the end of the existing left turn lane on Sunset Blvd NE frontage till the north property line of parcel 3119900011.
3. The site is proposed to gain access from Sunset Blvd by means of a private access. The width of the private internal access varies from 26 feet to 32 feet. The internal access width, geometrics, and pavement layer thickness should meet the requirements of the Renton Fire Authority and the Renton Municipal code.
4. Sidewalks shall meet ADA requirements. ADA access ramps shall be installed at all street crossings.
5. Street lighting and street trees are required to meet current city standards.
6. Undergrounding of existing utility pole and existing overhead utility line in the Sunset Blvd NE frontage is required.
7. Refer to City code 4 4 080 regarding driveway regulations. Driveways shall be designed in accordance with City standard plans 104.1 and 104.2.
8. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.
9. Payment of the transportation impact fee is applicable on the construction of the development at the time of application for the building permit. The 2017 rate of transportation impact fee is $2,822.61 per dwelling unit for condominium. The project proposes the addition of 15 new dwelling units. Fees are subject to change. The impact fee rate that is current at the time of building permit will be applicable on the project. Traffic impact fees will be due at the time of building permit issuance.

GENERAL COMMENTS
1. Adequate separation between utilities as well as other features shall be provided in accordance with code requirements.
 a. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.
 b. The stormwater line should be minimum 5 feet away from any other structure or wall or building.
 c. Trench of any utility should not be in the zone of influence of the retaining wall or of the building.
2. All construction utility permits for utility and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.
4. All utility lines (i.e. electrical, phone, and cable services, etc.) serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.
5. Fees quoted in this document reflect the fees applicable in the year 2017 only and will be assessed based on the fee that is current at the time of the permit application or issuance, as applicable to the permit type. Please visit www.rentonwa.gov for the current development fee schedule.