

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	May 11, 2015
Project Name:	Central Island Short Plat
Project Number:	LUA14-001482, SHPL-A
Project Manager:	Clark H. Close, Associate Planner
Owner/Applicant:	Thuong Pham & Niem Thi Nguyen, 3556 120th Ave SE, Bellevue, WA 98006
Project Location:	3413 NE 7th Street, Renton, WA 98056 (APN 801110-0110)
Project Summary:	The applicant is requesting approval of a 3-lot short plat totaling 28,670 square feet (0.66 acres) for the future development of two (2) new single-family houses. The subject property is located on the south side of NE 7th St, east of Newport Ct E, within the Residential Eight (R-8) zoning district. The proposed lots range in size from 7,088 sf to 8,920 sf. The residential density is 5.5 dwelling units per net acre. Access to proposed lots would be from NE 7th Street utilizing a shared driveway tract (Tract A). Half street frontage improvements will be completed along NE 7th Street. No sensitive areas or special features are located on the proposed project site which slopes to the southwest. Three significant trees onsite will be replaced with 6 new trees. The existing house on Lot 1 will be retained as part of the short plat project. A Geotechnical Report and Technical Information Report were submitted with the application.

Site Area: 28,668 square feet (0.66 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Short Plat Staff Report and Administrative Decision
- Exhibit 2: Vicinity Map
- Exhibit 3: Site Plan
- Exhibit 4: Topographic Map
- Exhibit 5: Roadway / Drainage Plan, Profile and Sections (DR1)
- Exhibit 6: Water / Sewer Plan and Profile (UT1)
- Exhibit 7: Tree Cutting and Clearing Plan
- Exhibit 8: Landscape Plan
- Exhibit 9: Geotechnical Report prepared by Geo Group Northwest, Inc. (dated August 6, 2014)
- Exhibit 10: Infiltration Plan Review prepared by Geo Group Northwest, Inc. (dated January 5, 2015)
- Exhibit 11: Groundwater Protection Criteria prepared by The Concept Group (dated April 1, 2015)
- Exhibit 12: Technical Information Report prepared by The Concept Group (dated November 2014; revised date March 2015)
- Exhibit 13: Construction Mitigation
- Exhibit 14: Safe Walking Routes to Honey Dew Elementary
- Exhibit 15: Advisory Notes to Applicant

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Thuong Pham & Niem Thi Nguyen
3556 120th Ave SE, Bellevue, WA 98006
- 2. **Zoning Classification:** Residential-8 du/ac (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RS)
- 4. **Existing Site Use:** Single Family
- 5. **Neighborhood Characteristics:**
 - a. **North:** *Single Family Residential (R-8 zone)*
 - b. **East:** *Single Family Residential (R-8 zone)*
 - c. **South:** *Single Family Residential (R-8 zone)*
 - d. **West:** *Single Family Residential (R-8 zone)*
- 6. **Access:** A shared driveway extended from NE 7th St
- 7. **Site Area:** 28,670 square feet (0.66 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5329	12/10/2007
Zoning	N/A	5329	12/10/2007
Annexation (Smith)	A-54-001	1475	03/25/1954

E. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 4 Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations – General
- b. Section 4-4-130: Tree Retention and Land Clearing Regulations

3. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

4. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

5. Chapter 9 Permits – Specific

6. Chapter 11 Definitions

F. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

- 1. Land Use Element: *Residential Single Family (RS) land use designation*
- 2. Community Design Element: *Established Residential areas; and New and Infill Development;*

G. DEPARTMENT ANALYSIS:

1. Project Description/Background

The applicant has proposed to subdivide a 0.66 acre (28,670 square feet) site, an infill subdivision project, located within the Residential – 8 dwelling units per acre (R-8) zone. The subject property is located at 3413 NE 7th Street, Renton, WA 98056 (APN 801110-0110), which is located between Monroe Ave NE and Queen Ave NE on the south side of NE 7th St (*Exhibit 2*). The proposal would create a total of three (3) lots intended for the development of two new detached single-family residences (*Exhibit 3*). The site contains one existing single family home located near the street or within Lot 1 of the proposed short plat (built in 2013). The proposed lots range in size from 7,088 square feet in area to 8,920 square feet with one private access tracts totaling 4,919 square feet. Density would be 5.5 dwelling units per net acre (du/ac). The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per acre. The proposal is consistent with these density requirements.

According to the geotechnical investigation, there are no critical areas located on the proposed project site which is generally flat or having gentle slopes, except for near the western property line where a west-facing moderate slope has an estimated height of up to 6-feet (*Exhibit 4*). There are 3 existing trees deemed to be “significant” on the site. The applicant is not proposing to retain any of the 3 significant trees, as they are all located within the proposed shared driveway tract (*Exhibit 7*). Trees in private access easement or tracts are excluded from tree retention requirements. On the two lots that are not fronting a public street, the applicant is proposing to plant at least two (2) trees on each lot (*Exhibit 8*).

According to geologic information (*Geologic Map of The Renton Quadrangle, King County, Washington by D.R. Mullineaux, 1965*), the site area is reported to be Vashon Till (Qvt). The materials include a mixture of sand, silt and gravel, which was consolidated by overriding glacial ice (*Exhibit 9*). The geotechnical report indicated observed soil and groundwater conditions within the exploratory test pits and no groundwater seepage was encountered. The infiltration plan review indicates that the new roof downspouts will be tightlined to a catch basin and then will flow into a single infiltration trench on each lot (*Exhibit 10*). The review disclosed that glacial till (“hardpan”) was encountered at depths of three feet below the ground surface at one of the test pits and likely underlies the entire site at deeper depths. Because of the relative impermeability of the underlying dense to very dense soil deposit and due to the overlying loose soils the engineer is recommending dispersion at the top of the infiltration trenches or capture overflow from the infiltration trenches for discharge to a public stormwater system. Appropriate design, construction, monitoring and maintenance measures will be required to ensure the infiltration rate can be effectively maintained over time (*Exhibit 13*).

2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).

3. Compliance with ERC Conditions

N/A

4. Staff Review Comments

Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 15*).

5. Consistency with Short Plat Criteria

Approval of a plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat:

SHORT PLAT REVIEW CRITERIA: Approval of a plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat.	
(✓ Compliant; Note 1: Partially compliant; Note 2: Not compliant; Note 3: Compliance not yet demonstrated)	
1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:	
The site is designated Residential Single Family (RS) on the Comprehensive Plan Land Use Map. Lands in the RS designation are intended to for high quality detached, single-family residential development organized into neighborhoods at urban densities. It is intended that larger subdivisions, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single family living environments. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies, if all conditions of approval are met, unless noted otherwise:	
✓	Policy LU-158. Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods. <i>Staff Comment:</i> The applicant is required to provide a shared driveway tract of 4,919 square feet of area. As a result, the net square footage of the site would be 23,749 square feet

	<i>(0.545 net acres). The four lot proposal would arrive at a net density of 5.5 dwelling units per acre (3 lots / 0.545 acres = 5.5 du/ac). The proposed density is within the preferred range.</i>																						
✓	Objective CD-C. Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values.																						
✓	Policy CD-14. Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.																						
Note 1	<p>Policy CD-15. Infill development should be reflective of the existing character of established neighborhoods even when designed using different architectural styles, and/or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.</p> <p><i>Staff Comment: Proposed lot sizes are generally smaller than existing lots, although recent similar subdivision of land in the area has created similar-sized lots on NE 7th Street. Detailed site and architectural designs, for the new lots, would be reviewed to determine compatibility with the context of the site at the time of single family building permit submittal.</i></p>																						
2. COMPLIANCE WITH THE UNDERLYING ZONING CLASSIFICATION:																							
Objectives and policies of the Comprehensive Land Use Plan (RS) designation are implemented by Residential 8 zone (R-8). RMC 4-2-110A provides development standards for development within the R-8 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are met, unless noted otherwise:																							
✓	<p>Density: The minimum density allowed in the R-8 zone is 4 du/ac and the maximum density permitted in the R-8 zone is 8.0 du/ac. Net density is calculated after the deduction of critical areas, areas intended for public rights-of-way, and private access easements. Calculations for minimum or maximum density that result in a fraction that is 0.50 or greater shall be rounded up to the nearest whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p><i>Staff Comment: After subtracting approximately 4,919 square feet of private access easements, the net square footage of the site is 23,751 square feet (0.545 net acres). The 3-lot proposal would arrive at a net density of 5.5 dwelling units per acre (5 lots / 0.545 acres = 5.5 du/ac), which falls within the permitted density range for the R-8 zone.</i></p>																						
✓	<p>Lot Dimensions: The minimum lot size permitted in the interim R-8 zoning designation is 7,000 square feet (Ord. No. 5724). The minimum lot width is 60 feet for interior lots and 70 feet for corner lots. Lot depth is required to be a minimum of 90 feet.</p> <p><i>Staff Comment: The following table identifies the proposed dimensions for Lots 1-3:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><i>Proposed Lots</i></th> <th style="text-align: center;"><i>Lot Size (7,000 SF minimum)</i></th> <th style="text-align: center;"><i>Width (60 or 70 feet minimum)</i></th> <th style="text-align: center;"><i>Depth (90 feet minimum)</i></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><i>Lot 1</i></td> <td style="text-align: center;"><i>7,088 SF</i></td> <td style="text-align: center;"><i>71.94 feet</i></td> <td style="text-align: center;"><i>97.00 feet</i></td> </tr> <tr> <td style="text-align: center;"><i>Lot 2</i></td> <td style="text-align: center;"><i>7,743 SF</i></td> <td style="text-align: center;"><i>75.93 feet</i></td> <td style="text-align: center;"><i>110.00 feet</i></td> </tr> <tr> <td style="text-align: center;"><i>Lot 3</i></td> <td style="text-align: center;"><i>8,920 SF</i></td> <td style="text-align: center;"><i>95.96 feet</i></td> <td style="text-align: center;"><i>91.88 feet</i></td> </tr> <tr> <td style="text-align: center;"><i>Tract A</i></td> <td style="text-align: center;"><i>4,919 SF</i></td> <td style="text-align: center;"><i>N/A</i></td> <td style="text-align: center;"><i>N/A</i></td> </tr> </tbody> </table> <p><i>Staff Comment: The lot dimensions are compliant with the lot size, width and depth.</i></p>			<i>Proposed Lots</i>	<i>Lot Size (7,000 SF minimum)</i>	<i>Width (60 or 70 feet minimum)</i>	<i>Depth (90 feet minimum)</i>	<i>Lot 1</i>	<i>7,088 SF</i>	<i>71.94 feet</i>	<i>97.00 feet</i>	<i>Lot 2</i>	<i>7,743 SF</i>	<i>75.93 feet</i>	<i>110.00 feet</i>	<i>Lot 3</i>	<i>8,920 SF</i>	<i>95.96 feet</i>	<i>91.88 feet</i>	<i>Tract A</i>	<i>4,919 SF</i>	<i>N/A</i>	<i>N/A</i>
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<p style="text-align: center;">✓</p>	<p>Setbacks: The required setbacks in the R-8 zone under interim zoning are as follows: front yard is 25 feet; a side yard along the street is 17.5 feet; side setback is 7.5 feet; and the rear yard is 25 feet (Ord. No 5724).</p> <p><i>Staff Comment: All lots appear to contain adequate area to provide all the required setback areas for new residences. Compliance with building setback requirements would be reviewed at the time of building permit review. As shown on the preliminary site plan (Exhibit 3) all houses would meet the building setback requirements. The setbacks are shown in the site plan with the front yards located at the north end of the individual lots and the rear yards located at the south end of the individual lots. Side yard setbacks would be located to the property line to the west and the shared driveway tract to the east.</i></p> <p><i>The existing home on Lot 1 was permitted on the underlying lot with a different set of setback standards and would conform to the 25-foot rear yard setback.</i></p> <p><i>In addition to complying with the setbacks of the R-8 zone, the homes built on these new lots would be subject to RMC 4-2-115 Residential Design Standards.</i></p>
<p style="text-align: center;">Note 1</p>	<p>Building Standards: The R-8 zone permits one single family residential structure per lot. Accessory structures are permitted at a maximum number of two (2) per lot with a maximum size of 720 SF each, or a maximum of one (1) per lot with a maximum of 1,000 SF. Accessory structures are permitted only when associated with a primary structure located on the same parcel of land.</p> <p>The maximum building height in the R-8 zone is 30 feet. Building height is based on the measurement of the vertical distance from the grade plane to the average height of the roof surface. The grade plane is the average of existing ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.</p> <p>The maximum building coverage in the R-8 zone is 40 percent and the maximum impervious surface area is 55%.</p> <p><i>Staff Comment: The building standards for proposed lots 2 and 3 would be verified at the time of building permit review. The existing home on Lot 1 has a building footprint of 2,073 square feet with a building coverage of 29.2 percent (2,073 sf/7,088 sf = 29.2 percent), which is compliant with the maximum building coverage of 40 percent.</i></p> <p><i>The impervious area is roughly 34 percent (2,424 sf/7,088 sf = 34.2%), which is compliant with the maximum impervious surface area of 55%.</i></p>
<p style="text-align: center;">Note 1</p>	<p>Landscaping: Ten feet of onsite landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways per RMC 4-4-070. Such landscaping shall include a mixture of trees, shrubs, and groundcover as approved by the Department of Community and Economic Development. Where there is insufficient right-of-way space or no public frontage, a minimum of two (2) street trees are required in the front yard subject to approval of the Administrator. Based on the proposed site plan this would be applicable to Lots 2 & 3.</p> <p>Minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover are to be located in this area when present.</p> <p>Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard.</p> <p><i>Staff Comment: The applicant is not proposing to modify the existing 10-foot onsite</i></p>

	<p><i>landscaping along the frontage of Lot 1 (Exhibit 8). The single-family home was constructed with a 15 foot front yard setback in 2013 and the required 10-foot onsite landscaping was constructed with trees, shrubs, and groundcover at that time. If it is determined that the onsite landscaping strip is located within the public right-of-way then it will need to be relocated behind the sidewalk and reinstalled.</i></p> <p><i>The sliver of land, created with the 4.01-foot separation of the 20-foot wide shared driveway, at the northeast corner of the site shall be landscaped with screening shrubs and groundcover. This is a condition of the short plat approval. A revised landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager, prior to construction permit issuance.</i></p> <p><i>The landscaping plan and the roadway/drainage plan conflict with each other regarding the landscaping plan within the 8-foot planter strip on NE 7th St. The landscaping plan should reflect the frontage improvements required within the right-of-way and the must include two (2) public street trees. This is a condition of the short plat approval. The final detailed landscape plan must be reflective of the proposed lot lines identified in the site plan (Exhibit 3) and shall be prepared by a landscape architect registered in the State of Washington per RMC 4-8-120.</i></p> <p><i>Because lots 2 and 3 have no public frontage, a minimum of two (2) trees must be located within the front yards prior to final inspection. The applicant is proposing to plant 6 new 1.5" caliper trees (3 Acer Circinatum Maple and 3 Malus Golden Raindrops) in lots 2 and 3. The final detailed landscape plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit issuance.</i></p> <p><i>No rock walls will be allowed in the planter strip area(s). Rockeries or retaining walls greater than four (4) feet in height will require a separate building permit.</i></p>
<p>Note 1</p>	<p>Tree Retention: RMC 4-4-130 requires 30% of the trees be retained in a residential development.</p> <p><i>Staff Comment:</i> There are a total of 3 significant trees located onsite and 3 additional trees hanging across the property line. No trees are proposed to be retained. The 3 trees onsite are all located in the private access easement/tract and are excluded from the retention calculations. The applicant is required to retain 30 percent of the trees located onsite that are not located within critical areas, proposed rights-of-way and access easements. Because the 3 trees are all located within the private access tract zero trees are required to be retained. The applicant indicates, in the landscape plan, that 6 new 1.5" caliper trees (3 Acer Circinatum Maple and 3 Malus Golden Raindrops) will be planted amongst lots 2 and 3. The proposed plan meets the minimum 30% tree retention requirements of the zone. Since preparing the landscaping plan, the lot configuration has changed and the proposed new trees will need to be further defined to ensure that a minimum of two (2) street trees are planted in the front yards of Lots 2 and 3. Staff recommends this become a condition of the short plat approval. The final detailed landscape plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit issuance.</p>
<p>✓</p>	<p>Parking: Each unit is required to accommodate off-street parking for a minimum of two vehicles.</p> <p><i>Staff Comment:</i> Sufficient area exists, on each lot, to accommodate off-street parking for a minimum of two vehicles.</p>
<p>3. DESIGN STANDARDS:</p>	
<p>Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zoning classification. The Standards implement policies established in the Land Use and Community Design Elements of the</p>	

<p>Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of building permits. The existing home located on Lot 1 would not be required to be upgraded to the standards of RMC 4-2-115 as a result of the subject Short Plat application, therefore compliance with these standards for the existing home on Lot 1 is not evaluated below. The proposal is consistent with the following design standards, unless noted otherwise:</p>	
N/A	<p>Lot Configuration: Standards apply to subdivisions of 4 or more street-fronting lots.</p>
Note 3	<p>Garages: The minimization of the visual impact of garages contributes to creating communities that are oriented to people and pedestrians, as opposed to automobiles. One of the following is required (some options are not listed here due to lack of site feasibility, i.e. garages accessed from alley):</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least 8 feet, or 2. Located so the roof extends at least 5 feet (excluding eaves) beyond the front of the garage for at least the width of the garage, plus the porch/stoop area, or 3. Sized so that it represents no greater than 50 percent of the width of the front façade at ground level, or 4. Detached. <p>The portion of the garage wider than 26 feet across the front shall be set back at least 2 feet.</p> <p><i>Staff Comment: Building plans, which would be used to determine visual impact of garages, have not been submitted yet. Compliance with the garage code would be submitted and reviewed at the time of building permit review.</i></p>
Note 3	<p>Primary Entry: Entrances to houses shall be a focal point and allow space for social interaction. One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum 4 feet by 6 feet and 12 inches above grade, or 2. Porch: minimum 5 feet deep and 12 inches above grade. <p>Exception: An ADA accessible route may be taken from a front driveway.</p> <p><i>Staff Comment: Building designs, which would be used to evaluate design of entrances, have not been submitted yet. They would be submitted for building permit review.</i></p>
Note 3	<p>Façade Modulation: Buildings shall not have monotonous façades along public areas. One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least 10 feet wide and 2 feet in depth on façades visible from the street, or 2. At least a 2-foot offset of second story from first story on one street-facing façade. <p><i>Staff Comment: Building designs, which would be used to evaluate design of façades, have not been submitted yet. They would be submitted for building permit review.</i></p>
Note 3	<p>Windows and Doors: Windows and front doors are an integral part of the architectural character of a house. Windows and doors shall constitute 25% of all façades facing street frontage.</p> <p><i>Staff Comment: Building designs, which would be used to evaluate design of windows and doors, have not been submitted yet. They would be submitted for building permit review.</i></p>
Note 3	<p>Scale, Bulk, and Character: Neighborhoods shall have a variety of home sizes and character. Abutting houses shall have differing architectural elevations.</p>

	<p><i>Staff Comment: Building designs, which would be used to evaluate scale, bulk, and character of structures, and design of windows and doors have not been submitted for the undeveloped lots yet. They would be submitted for building permit review.</i></p>
Note 3	<p>Roofs: Roof forms and profiles are an important architectural component. One of the following is required:</p> <ol style="list-style-type: none"> 1. Hip or gabled roof with at least a 6:12 pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or 2. Shed roof. <p><i>Staff Comment: Building designs, which would be used to evaluate roof forms, have not been submitted for the undeveloped lots yet. They would be submitted for building permit review.</i></p>
Note 3	<p>Eaves: Eaves and overhangs act as unifying elements in the architectural character of a house. Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least 12 inches with horizontal fascia or fascia gutter at least 5 inches deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of 2 inches from the surface of exterior siding materials. <p><i>Staff Comment: Building designs, which would be used to evaluate design of eaves and overhangs, have not been submitted for the undeveloped lots yet. They would be submitted for building permit review.</i></p>
Note 3	<p>Architectural Detailing: Architectural detailing contributes to the visual appeal of a house and the community. If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least 8 inches is required between the first and second story. Also, one of the following is required:</p> <ol style="list-style-type: none"> 1. Minimum 3-1/2 inch trim surrounds all windows and details all doors, or 2. A combination of shutters and minimum 3-1/2 inch trim details all windows and minimum 3-1/2 inch details all doors. <p><i>Staff Comment: Building designs, which would be used to evaluate architectural detailing, have not been submitted for the undeveloped lots yet. They would be submitted for building permit review.</i></p>
Note 3	<p>Materials and Color: A variety of materials and color contributes to the diversity of housing in the community. Abutting houses shall be different colors. Color palettes for all new dwellings, coded to the building elevations, shall be submitted for approval. Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of 2 colors shall be used on the building (a main color with different trim color is acceptable), or 2. A minimum of 2 different siding materials shall be used on the building. One siding material shall comprise a minimum 30 percent of the street-facing façade. If masonry siding is used, it shall wrap the corners no less than 24 inches. <p><i>Staff Comment: Building designs, which would be used to evaluate material and color choices, have not been submitted for the undeveloped lots yet. They would be submitted for building permit review.</i></p>
<p>4. COMPLIANCE WITH SUBDIVISION REGULATIONS:</p>	
<p>RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:</p>	

<p>Note 1</p>	<p>Access: Each lot must have access to a public street or road. Shared driveway must be wholly within a tract. The tract shall be shown and recorded on the face of the plat to be preserved in perpetuity. The owners of the subject lots shall have an equal and undivided interest in the ownership of the tract. The shared driveway must be installed prior to recording of the plat unless approved for deferral. An access easement must be recoded with the King County Recorder's Office and be shown on the face of the plat to encumber the entirety of the tract. The easement shall prohibit any temporary or permanent physical obstructions within the easement including, but not limited to, the parking of non-emergency vehicles.</p> <p>Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk. Driveways shall not be closer than five feet (5') to any property line.</p> <p><i>Staff Comment:</i> Access to the new lots would be from NE 7th Street utilizing a minimum 20-foot wide paved shared driveway. The proposed private access tract must include an access easement that will be recorded with the King County Recorder's Office and be shown on the face of the plat to encumber the entirety of the tract. The easement shall prohibit any temporary or permanent physical obstructions within the easement including, but not limited to, the parking of non-emergency vehicles. The access easement shall be recorded prior to, or concurrent with, the recording of the short plat. The shared driveway is tapered, from 20 feet at the south end to 24.01 feet at the north end of the driveway at the entrance along NE 7th St, in order to avoid the trees overhanging the east property line. The applicant is proposing to retain the existing driveway from NE 7th St that serves Lot 1. Although it is unlikely to change, staff favors a reduction in the number of curb cuts on NE 7th Street, such that all lots would be served from the shared driveway access. Lots 2 and 3 would gain access via the shared driveway. The driveway for Lot 1 is separated from the adjacent property line, to the west, by roughly 7 feet. As a result the minimum 5-foot separation will be achieved.</p>
<p>Note 1</p>	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards. Shared driveways may be allowed for access to four (4) or fewer residential lots, provided the shared driveway is no more than two hundred feet (200') in length and at least one of the four (4) lots abuts a public right-of-way with at least 50 ft. of property frontage.</p> <p>Shared driveways shall be within a tract; the width of the tract and paved surface shall be a minimum of sixteen feet (16'); the Fire Department may require the tract and paved surface to be up to twenty feet (20') wide. The shared driveway may be required to provide a turnaround per RMC 4-6-060H. No sidewalks are required for shared driveways; however, drainage improvements pursuant to City Code are required (i.e., collection and treatment of stormwater), as well as an approved pavement thickness (minimum of four inches (4") asphalt over six inches (6") crushed rock).</p> <p><i>Staff Comment:</i> The existing right-of-way width in NE 7th Street is 60 feet. This street has been identified as a residential access street. To meet the City's new complete street standards, street improvements fronting this site will require 26 feet of pavement, installation of curb, gutter, 8-foot wide landscaped planter, and 5-foot wide sidewalk, on the full frontage of the parcel being developed. Additional right-of-way dedication is not required on NE 7th Street.</p> <p>Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall</p>

	<p><i>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. The proposed shared driveway has an easement width of 20 to 25 feet and a paved width of 20 feet and must provide a minimum pavement thickness of 4" of asphalt over 6" of crushed rock to meet City of Renton standards (RMC 4-6-060J.2). The increased width along the frontage is the minimum necessary to allow for any retaining walls or preservation of the neighbors trees near the northeast property corner.</i></p> <p><i>The shared driveway is situated fully within the boundaries of the subject short plat site at 3413 NE 7th Street and extends into the property 204.75 feet. Shared driveways are only allowed if they are no more than two hundred feet (200') in length. The length of the shared driveway exceeds the maximum length allowed under RMC 4-6-060J.1.d. In order to comply with the street standards, the shared driveway will need to be shortened by 4.75 feet. There is sufficient area within the lots 1 or 2 to accommodate the reduction to the length of the shared driveway. Staff recommends this as a condition of the short plat approval. The final short plat site plan shall be submitted to, and approved by, the Current Planning Project Manager prior to the recording of the short plat.</i></p> <p><i>A hammerhead turnaround is proposed for the shared driveway. Fire emergency access and turnaround is achieved through the construction of these two roads. Lots 2 and 3 are proposed to gain access via the shared driveway. The access for Lot 1, which fronts on NE 7th St, is served from NE 7th St and is not being proposed to shift to the shared driveway.</i></p> <p><i>Paving will comply with the City's overlay requirements and all utilities serving the site are required to be underground. Any rockeries or retaining walls, greater than 4 feet in height, will require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.</i></p>
<p>N/A</p>	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots. <i>Staff Comment: No new blocks would be formed.</i></p>
<p>✓</p>	<p>Alleys: Alley access is the preferred street pattern for all new residential development except in the Residential Low Density land use designation (RC, R-1, and R-4 zones). The City will consider the following factors in determining whether the use of alleys is not practical:</p> <ul style="list-style-type: none"> a. Size, the new development is a short plat; b. Topography; c. Environmental Impacts; and d. If site characteristics allow for the effective use of alleys. <p><i>Staff Comment: Based on the size of the short plat and dimensions of the existing lot, the use of an alley is not the supportive or the preferred method of access. The width of the street frontage and size of the lot is most consistent with a shared driveway access. Therefore, the development is not conducive to alley access.</i></p>
<p>✓</p>	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment: The properties surrounding the subject site are all single-family residences and are zoned R-8 on the City's zoning maps. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code.</i></p> <p><i>Based on survey plans a retaining wall might be required at northeast corner of the property. This work may impact the trees located at along the neighbor's property line. The applicant may be required to obtain temporary easement from the property owner at 3507 NE 7th St if the shared driveway improvements impact the root systems of the neighboring trees.</i></p>

5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:	
✓	<p>Police: The Renton Police Department has commented that the proposed project would have minimal impact on police services.</p>
✓	<p>Fire: Sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code required improvements and fees. The applicant would be required to pay an appropriate Fire Impact Fee. The 2015 fire impact fees are applicable at the rate of \$495.10 per new single family unit.</p> <p>The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. The existing fire hydrants are not within 300 feet of all of the proposed lots.</p> <p>Fire department apparatus access roadways are required to be a minimum of 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. Proposed hammerhead appears adequate.</p>
✓	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Honey Dew Elementary, Dimmitt Middle School and Renton High School. A School Impact Fee, based on new single-family lots, will be required to mitigate the proposal’s potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$5,541.00 per single family residence.</p> <p>Honey Dew Elementary School is located on Union Avenue NE, northeast of the proposed short plat. The Renton School District has produced a map identifying safe walking routes to the elementary school. The route from the site travels east on NE 7th Street, east through Kiwanis Park and across Union Ave NE to the Honey Dew Elementary (<i>Exhibit 14</i>). Students would be transported by bus to Dimmitt Middle School and Renton High School. Safe routes to schools are available.</p>
✓	<p>Parks: Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, an impact fee is required of all new residential development. Park impact fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. As of the date of this report, the fee is \$1,441.29 per dwelling.</p>
Note 1	<p>Stormwater: A Technical Information Report, dated November 2014 was prepared by The Concept Group (<i>Exhibit 12</i>) and submitted with the land use application. The TIR was revised in March 2015. A drainage plan was submitted by PBG LLC Land planning, Civil Engineering. The proposed 3 lot subdivision is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City’s flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. Flow control BMPs are required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3. Water quality is required for this project per King County Storm Water Design Manual Amended by City of Renton section 1.2.8. PGIS runoff will be created by this development and collected through permeable asphalt. Permeable pavement must be designed per City of Renton Amendments to King County Storm water design Manual section C.2.6.</p> <p>Infiltration drywells are proposed in the plans for each lot. Infiltration drywells must be</p>

	<p>designed and located per City of Renton Amendments to King County Storm Water Design Manual sections 5.4 and C.2.2. If full infiltration is proposed and full impervious credit is to be provided, then additional verification is needed to ensure there is adequate storage capacity during the utility construction permit review stage of the project. From provided soil logs, there appears to be only three to four feet of fine, silty sand storage available for infiltration so if the 0.1 cfs exemption is not achieved, then a flow control facility may be required prior to issuance of the utility construction permit. Additional information will be required from the geotechnical engineer including an EPA falling head infiltration test each proposed infiltration drywells per City of Renton Amendments to King County Storm Water Design Manual. Additionally, the applicant's engineer will need to reanalyze the pre and post development runoff rates to ensure that the 0.1 cfs exemption criteria can be achieved. Again, if the exemption criteria cannot be met and cannot achieve full credit infiltration via the drywells then a flow control structure will be required for this project.</p> <p>Drainage plans and a final drainage report based on the City adopted 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage is required to be submitted with the Construction permit. The drainage report submitted with the construction permit must describe the downstream analysis as well as the evaluation of the upstream drainage system. The drainage report and plans must also include information of the individual lot stormwater BMPs. All stormwater requirements as per the 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage Manual is required to be provided by the project. The special requirement #6 regarding aquifer protection areas must be included in the final drainage report submitted with the utility construction permit. As of the date of this report, surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.</p> <p>A geotechnical report, dated August 6, 2014 was submitted by GEO Group Northwest Inc. The field study included four (4) exploration pits on the 0.66 acre site. These exploration pits were dug up to 6 feet in native soil. No ground water was encountered. Soil type encountered is Vashon Till (QVT). An infiltration plan review letter, dated January 5, 2015 was submitted by GEO Group Northwest, Inc. (<i>Exhibit 10</i>). A geotechnical letter, dated April 1, 2015 was also submitted by GEO Group Northwest, Inc. (<i>Exhibit 11</i>). The geotechnical letter included soil test results for permeable pavement soil requirements and permeable pavement design. The permeable pavement thickness must be minimum 4 inches.</p> <p>Due to the presence of hard pan at a high elevation and lack of adequate drainage storage above the hardpan, building on lots 2 and 3 must be slab on grade only. The single family building permits will not be issued with a crawl space or basement. This is a condition of the short plat approval.</p>
<p>✓</p>	<p>Water Service: Water service will be provided by City of Renton. Water service details will be reviewed upon construction permit application. The following comments are based on assumptions of the final layout:</p> <ol style="list-style-type: none"> 1. Extension of an 8-inch water main from the existing 8-inch main in NE 7th St to the south margin of NE 7th St. with a new hydrant on the south side of NE 7th Street, and extension of a 4-inch water line within the private access road to the north property line of the most southerly lot. 2. Installation of 1-inch water service and meter to each of the new lot, the meters shall be connected to the above 4-inch main. 3. The development is subject to applicable water system development charges and water meter installations fee based on the size of the meters.

	<p>4. Civil plans for the water main extension will be required.</p> <p>The project is within the City’s water service area in the Highlands 565 hydraulic pressure-zone. There is an existing 8-inch water main in NE 7th St that can deliver a maximum flow rate 2,000 gpm. The static water pressure is about 75 psi at ground elevation 388feet. A City of Renton Public Utility easement will be required over the entire shared driveway.</p> <p>There is an existing 3/4-inch water meter serving the existing residence on the subject property (billing account ref#400365).</p>
<p>✓</p>	<p>Sanitary Sewer Service: Sewer service is provided by the City of Renton. There is an 8-inch sewer main in NE 7th St. The proposed conceptual utility plan includes extending the sewer main, within the short plat, to the northern boundary of Lot 3. A City of Renton Public Utility easement is required over the entire private road.</p> <p>The system development fee for sewer is based on the size of the new domestic water to serve the new home on the new lot. Sewer fee for a ¾- inch water meter install is \$2,135.</p> <p>This parcel is subject to a Special Assessment District. The East Renton Interceptor fee is \$316.80 per lot. Payment of these fees will be required prior to issuance of the utility construction permit.</p> <p>All plats shall provide separate side sewer stubs to each building lot prior to recording of the plat.</p>
<p>✓</p>	<p>Transportation: The proposed short plat is also anticipated to generate additional traffic on the City’s street system, due to increase vehicle trips to and from the proposed project. The applicant would be required to pay an appropriate Transportation Impact Fee in order to mitigate transportation impacts. Currently, this fee is assessed at \$2,214.44 per net new single family home (2 x \$2,214.44 = \$4,428.88). This fee is payable to the City at the time of building permit issuance.</p>

H. FINDINGS:

Having reviewed the written record in the matter, the City now enters the following:

1. **Request:** The applicant is requesting an Administrative Short Plat in order to subdivide a 20,670 square foot parcel, into three (3) single family lots and one shared access tract suitable for development with two (2) new single-family residential structures. The proposal would result in a density of 5.5 dwelling units per net acre.
2. **Application:** The property, located at 3413 NE 7th Street (APN 801110-0110), is owned by Thuong Pham & Niem Thi Nguyen. The application was submitted on November 13, 2014 and determined complete on December 2, 1014. The application was placed on hold on December 22, 2014 and taken off hold on April 22, 2015.
3. **Comprehensive Plan:** The property has a Comprehensive Plan land use designation of Residential Single Family (RS). The proposed project furthers the objectives and policies of the RS section of the Land Use Element of the Comprehensive Plan. The objectives and policies of the Community Design Element are also supported by the project as it has been proposed.
4. **Zoning:** Objectives and policies of the RLD designation are implemented by standards and regulations of the Residential-8 zone. The project, as proposed meets or exceeds the R-8 zone standards and regulations if all conditions of approval are met.
5. **Subdivision Regulations:** The short plat, as proposed, would meet the requirements of RMC 4-7 Subdivision Regulations if all conditions of approval are met.

6. **Existing Land Uses:** The site has a single-family residential structure that was constructed in 2013, which is proposed to be retained.
7. **Setbacks:** Minimum setback requirements would be verified at the time of building permit review for Lots 2 and 3. The existing home on Lot 1 is compliant with the R-8 setbacks.
8. **System Development Charges:** As of the date of this report, the Surface Water System Development Fee for new single family residential is \$1,350.00 per new lot.
9. **Public Utilities:** Impacts to public services are assessed on a single-family dwelling basis at the impact fee rate in place at the time the construction permit is issued. There are sufficient services available to serve the proposed plat.
10. **Schools:** The project site is located within the Renton School District (RSD) spans 32.5 square miles. Students would attend Honey Dew Elementary, Dimmitt Middle School and Renton High School. RSD has indicated they would be able to handle the impact of the additional students estimated to come from the proposed development.
11. **Governing Ordinances:** The City ordinances governing the development of land up to and including adopted Ordinance No. 5737.
12. **Safe Routes to Schools:** A safe pedestrian route is available between the project site and the elementary school, Honey Dew Elementary. Students attending Dimmitt Middle School and Renton High School would be transported by bus.

I. CONCLUSION:

1. The subject site is designated **Residential Single Family (RS)** in the Comprehensive Land Use Plan and complies with the goals, objectives, and policies established with this designation.
2. The subject site is zoned **Residential 8 (R-8)** and complies with the zoning and development standards established with this designation, provided the applicant complies with the Renton Municipal Code, and conditions of approval.
3. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with.
4. The proposed 3-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.
5. The proposed Central Island Short Plat complies with the subdivision regulations and street standards as established by City Code and state law, provided the project complies with all advisory notes and conditions of approval contained herein.
6. Safe and efficient access and circulation has been provided for all users.
7. There are adequate public services and facilities to accommodate the proposed short plat.
8. A safe pedestrian bus route is available between the project site and the schools.

J. DECISION:

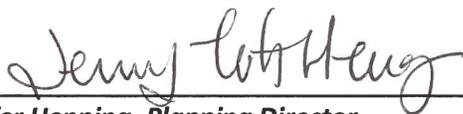
The **Central Island Short Plat**, File No. LUA14-001482, SHPL-A is **approved** and subject to the following conditions:

1. The applicant shall revise the landscaping plan to include a minimum of two (2) trees within the front yards of Lots 2 and 3. A revised landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit issuance.

2. The applicant shall plant screening shrubs and groundcover within the sliver of land created between the 20-foot wide shared driveway and the east property line at the northeast corner of the property. A revised landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit issuance.
3. The applicant shall provide a gap on the east side of the shared driveway, between the east property line and the edge of the pavement, such that the developer retains enough room for road maintenance, a privacy fence, and landscape screening. The identified gap should not impact the 3-lot short plats ability to maintain compliance with the Renton Municipal Code.
4. The applicant shall plant two (2) public street trees within the 8-foot planter strip on NE 7th Street. The final detailed landscape plan must be reflective of the proposed lot lines identified in the site plan and shall be prepared by a landscape architect registered in the State of Washington.
5. The applicant shall reduce the length of the shared driveway to no more than two hundred feet (200') in length, as allowed under RMC 4-6-060J.1.d. The final short plat site plan shall be submitted to, and approved by, the Current Planning Project Manager prior to the recording of the short plat.
6. Single-family building permits on Lot 2 and Lot 3 shall be limited to slab on grade only and shall be submitted to, and approved by, Plan Review prior to the recording of the short plat.
7. The shared driveway hammerhead turnaround shall have a design approved by the Fire Department prior to the recording of the short plat.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director
Department of Community & Economic Development

5/11/2015
Date

TRANSMITTED this 11th day of May, 2015 to the Contact/Applicant/Owner(s):

Applicant/Owner Contact:
 Thuong Pham & Niem Thi Nguyen
 3556 120th Ave SE
 Bellevue, WA 98006

TRANSMITTED this 11th day of May, 2015 to the Party(ies) of Record:

Tyler Sweet	Dick Causey
13221 SE 26 th St, Ste A	16518 203 rd PI NE
Bellevue, WA 98005	Woodinville, WA 98077

TRANSMITTED this 11th day of May, 2015 to the following:

C.E. "Chip" Vincent, CED Administrator
 Steve Lee, Development Engineering Manager
 Jan Conklin, Development Services
 Craig Burnell, Building Official
 Vanessa Dolbee, Current Planning Manager
 Fire Marshal
 Renton Reporter

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on May 26, 2015. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

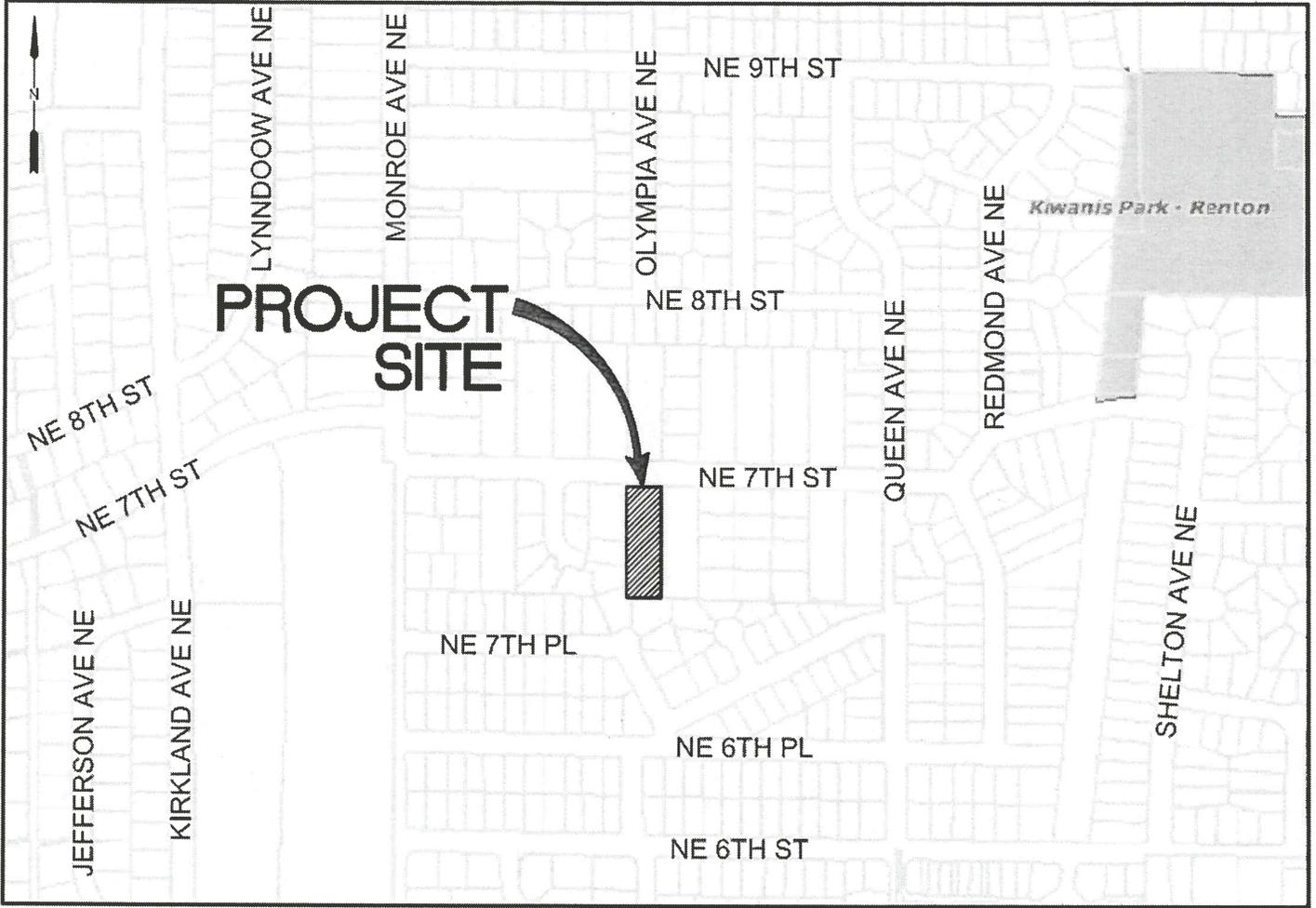


EXHIBITS

Project Name: Central Island Short Plat		Project Number: LUA14-001482, SHPL-A	
Date of Decision 5/11/2015	Staff Contact Clark H. Close Associate Planner	Project Contact/Applicant Thuong Pham (Owner)	Project Location 3413 NE 7th Street, Renton, WA 98056

The following exhibits were entered into the record:

- Exhibit 1: Short Plat Staff Report and Administrative Decision
- Exhibit 2: Vicinity Map
- Exhibit 3: Site Plan
- Exhibit 4: Topographic Map
- Exhibit 5: Roadway / Drainage Plan, Profile and Sections (DR1)
- Exhibit 6: Water / Sewer Plan and Profile (UT1)
- Exhibit 7: Tree Cutting and Clearing Plan
- Exhibit 8: Landscape Plan
- Exhibit 9: Geotechnical Report prepared by Geo Group Northwest, Inc. (dated August 6, 2014)
- Exhibit 10: Infiltration Plan Review prepared by Geo Group Northwest, Inc. (dated January 5, 2015)
- Exhibit 11: Groundwater Protection Criteria prepared by The Concept Group (dated April 1, 2015)
- Exhibit 12: Technical Information Report prepared by The Concept Group (dated November 2014; revised date March 2015)
- Exhibit 13: Construction Mitigation
- Exhibit 14: Safe Walking Routes to Honey Dew Elementary
- Exhibit 15: Advisory Notes to Applicant



**PROJECT
SITE**

VICINITY MAP

NTS

WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 09, T23N, R05E, W.M., IN KING COUNTY, WASHINGTON



LEGAL DESCRIPTION

TITLE REPORT: CW TITLE AND ESCROW #4014834 DATED JANUARY 15, 2016
 LOT 8, BLOCK 2 OF STEWART'S HIGHLAND ACRES TRACTS, PER PLAT RECORDED IN VOLUME 43 OF PLATS, PAGE 17, AT RECORDS OF KING COUNTY AUDITOR, SITUATED IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.
 REFER TO APS SURVEY & MAPPING DRAWING FILED IN KING COUNTY RECORDED NO. 20120601800001, VOL. 287 OF SURVEYS, PAGE 260, DATED: MAY 01, 2012

SPECIAL EXCEPTIONS FROM TITLE REPORT

8. EASEMENT AND TERM AND CONDITIONS THEREOF:
 GRANTEE: CITY OF RENTON, A MUNICIPAL CORPORATION
 REGARDING: SANITARY SEWER UTILITY
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED: NOVEMBER 7, 2013
 RECORDING NO.: 20131107000160

GENERAL NOTES

1. THE SOLE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 8, BLOCK 2 OF STEWART'S HIGHLAND ACRES TRACTS, INTO THREE NEW LOTS.
2. THIS SURVEY WAS BASED ON A RTK VRS SURVEY (USING TRIMBLE 6700 UNITS) IN COMBINATION WITH A CONVENTIONAL SURVEY (USING LEICA VIBA 1816 TOTAL STATIONS). THIS NETWORK MEETS OR EXCEEDS THE ACCURACY STANDARDS SET BY WAC 352-130-060.
3. ALL MONUMENTS WERE OCCUPIED OR OBSERVED DURING THE MONTH OF APRIL, 2012.
4. THE PRIMARY INSTRUMENTS WERE CALIBRATED IN OCTOBER 2011 AT THE KING COUNTY BASELINE.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHAM THOUNG, IN JUNE OF 2012.

LAND SURVEYOR: _____
 TYLER J. SWEET, P.L.B.
 STATE OF WASHINGTON CERTIFICATE NO.: 29293
 DATE: _____



**EXHIBIT OF LOT 8, BLOCK 2 (PARCEL NO. 801110-0110)
 STEWART'S HIGHLAND ACRES TRACTS
 for PHAM THOUNG**

SHEET	1	OF	1
SURVEYED BY:	TJS	CHECKED BY:	TJS
DRAWN BY:	MAGG	APPROVED BY:	TJS
DATE	2012-7-2	REVISION	CK'D
		ADDITIONAL INFO, SEWER AND GRND.	SAE
			APPR.

AutoCAD DWG NAME: 1089005-6-6-2012

JOB NO.: 1089005

EXHIBIT 3

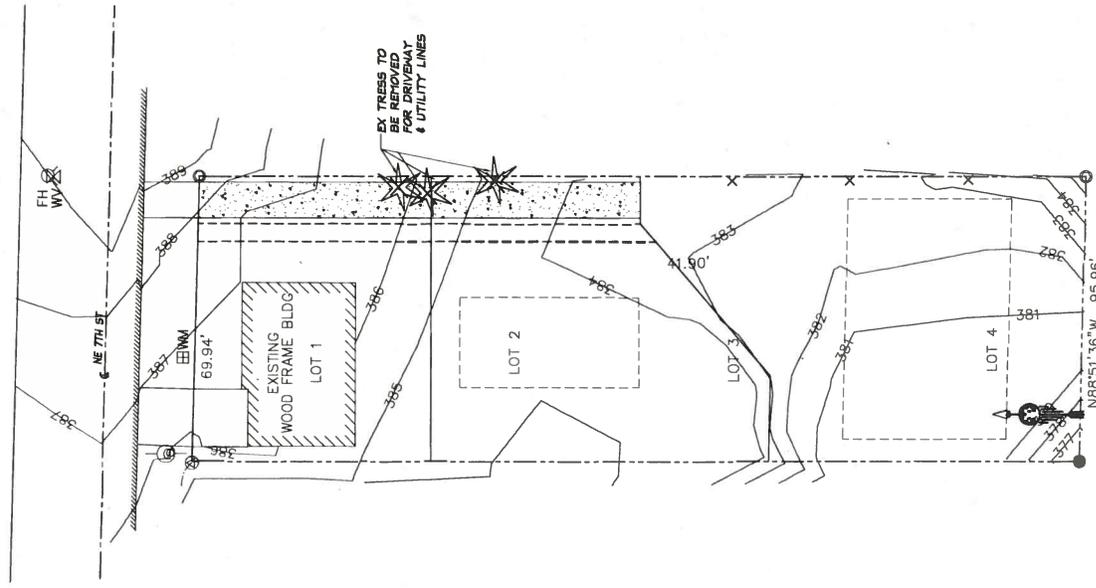


PPP-SS-TTTT

PROJECT NAME
3413 NE 7TH Short Plat

WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 09, T23N, R05E, W1M, IN KING COUNTY, WASHINGTON

NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHOULD BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE UTILITY REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREIN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THE PROPER LOCATION.
CALL BEFORE YOU DIG: 811



TREE INVENTORY:

TOTAL TREES:	9
TREE REMOVED FOR DRIVEWAY & UTILITY EASEMENT:	3
NET TREES:	0

EX TREES TO BE REMOVED FOR DRIVEWAY & UTILITY LINES



WANG ENGINEERING, INC.
1025 14TH AVE NE
WOODVILLE WA 98072
T/F: 425-861-0927
E/MAIL: wang@wangeng.com

CITY OF RENTON
Planning/Building/Public Works Dept.

3413 NE 7TH SHORT PLAT
TREE CUTTINGLAND CLEARING PLAN

10-28-14

DATE: 10-28-14
BY: [Signature]
DATE: [Signature]

REVISION

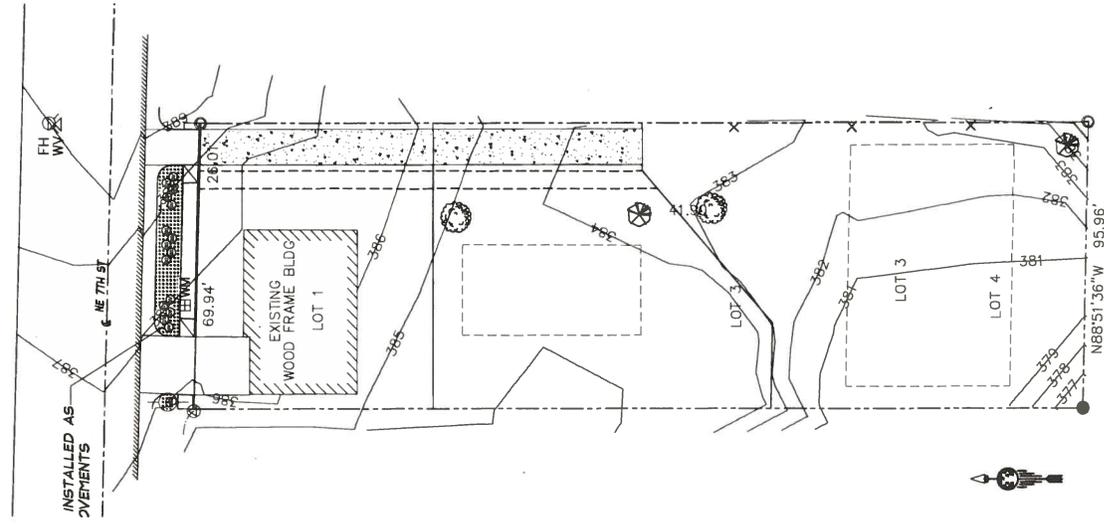
NO. 1

A-N-N-N-N-N-N-A

EXHIBIT 7

WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 09, T23N, R02E, M1M., IN KING COUNTY, WASHINGTON

PP-SS-TTT



PLANT LEGEND & SCHD.

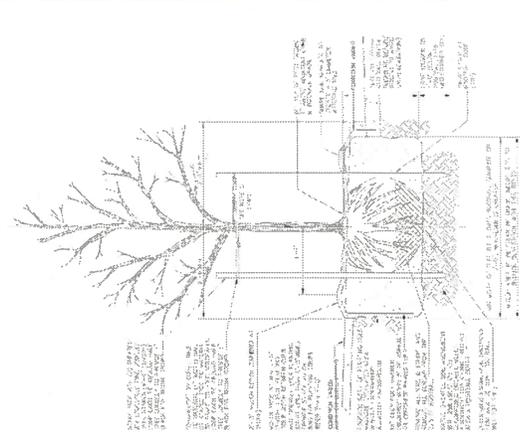
	ACER CIRCINATUM MAPLE, 1.5" CALIPER MIN	QTY 3
	MALUS GOLDEN RAINDROPS, 1.5" CALIPER MIN	3

NUMBER OF TREES REQ'D.
2 TREES/LOT * 2 LOTS = 4 TREES

GROUND COVER LEGEND & SCHD.

	DAVID VIBURNUM (VIBURNUM DAVIDI)	10 (2 GALLON SIZE)
	BLUE OAT GRASS (HELICTOTRICHON SEPPERYIENSIS)	5 (2 GALLON SIZE)
	KINKINNICK (ARCTOSTAPHYLOS UVA-URS)	90 (1 GALLON SIZE, Ø 30" O.C.)

NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHOULD BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NOT RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THE PROPER LOCATION.
CALL BEFORE YOU DIG. 811



DECIDUOUS TREE PLANTING DETAIL
1 NOT TO SCALE

LANDSCAPE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES. ENCOUNTERED CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-9558.
- CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- SUBGRADE IS TO BE WITHIN 1/10" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- 4" DEPTH NEW TOPSOIL IN NEW BEDS SHOWN. ROTOTILL INTO TOP 6" OF SOIL.
- ALL BEDS TO RECEIVE A MINIMUM OF 2" FINE FIR BARK.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH ACRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
 - GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. AND ALL BEDS. NOT SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TREES LOCATED ON THE PROPOSED LOTS WILL BE IRRIGATED BY FUTURE HOMEOWNERS. LANDSCAPE STRIP PLANT MATERIAL IS CONSIDERED 100% DROUGHT TOLERANT AND SHALL BE PROVIDED TEMPORARY IRRIGATION FOR THE FIRST TWO YEARS.
- HOME BUILDER SHALL BE RESPONSIBLE FOR INSTALLING PROPOSED LOT TREES UPON COMPLETION OF THE PROPOSED HOMES. STREETSCAPE PLANT MATERIAL SHALL BE INSTALLED BY DEVELOPER.



NO.		REVISION		DATE		BY		APPR.	

10-28-14
3413 NE 7TH SHORT PLAT
LANDSCAPE PLAN
SHEET 1 OF 1

CITY OF RENTON
Planning/Building/Public Works Dept.

A-N-N-N-N-A

EXHIBIT 8



August 6, 2014

G-3710

Mr. Thuong (Tom) Pham
Central Island Landscape
3556 - 120th Ave SE
Bellevue, WA 98006

RECEIVED
AUG 10 2014
CITY OF RENTON
PLANNING DEPARTMENT

**SUBJECT: GEOTECHNICAL ENGINEERING STUDY
PROPOSED SHORT PLAT
3413 NE 7TH STREET
RENTON, WASHINGTON**

Dear Mr. Pham:

GEO Group Northwest, Inc., has prepared the following geotechnical report for the proposed residential development based upon our subsurface investigation at the site. This work was performed in accordance with our contract with you dated July 16, 2014.

GEO Group Northwest, Inc., explored the subsurface soil conditions at the site by directing the excavation of four exploratory test pits on July 23, 2014. Soils encountered at the test pits TP-1 through TP-3 consist of very loose to dense gravelly and fine silty SAND soils overlying dense silty SAND soils at depths ranging from 3.5 to 6 feet below ground surface. Some apparent fills were present within the overlying loose soil zone at these test pits. At the test pit TP-4 location the dense silty SAND soils with some gravel overlie the very dense gravelly silty SAND soils at a depth of 3-feet below ground surface.

Based on the results of our study, it is our professional opinion that the site is geotechnically suitable for the proposed development. The proposed buildings can be supported on conventional spread footings bearing on the dense native in-situ site soils or on compacted structural fill placed on top of the dense native soils. The overlying loose site soils and fills are not suitable to support foundations due to their loose and variable condition. Based on the findings from our soil investigation at the site, we anticipate that over-excavation and replacement with compacted structural fills will likely be required at the southern two lots. The amount of over-excavation is not currently known since proposed foundation elevations were not available at the time of report preparation. Please refer to the text of the report for more specific recommendations regarding the site development.



January 5, 2015

G-3710

Mr. Thuong (Tom) Pham
Central Island Landscape
3556 - 120th Ave SE
Bellevue, WA 98006

RECEIVED

MAR - 9 2015

**CITY OF RENTON
PLANNING DIVISION**

**Subject: Infiltration Plan Review
 Proposed Short Plat
 3413 NE 7th St
 Renton, Washington**

Ref: "Drainage Control Plan and Details", PBG, LLC, Sheet DR1, 11-18-2014.

"Geotechnical Engineering Study, Proposed Short Plat, 3413 NE 7th Street, Renton, Washington, G-3710", GEO Group Northwest, Inc., August 6, 2014.

Dear Mr. Pham:

Per your request we have reviewed the referenced drainage plan by PBG LLC for the subject property.

INTRODUCTION

The project consists of a proposed 3-lot residential short plat. The referenced plan indicates that on the new undeveloped lots (Lots 2 & 3) stormwater collected from roof downspouts will be tightlined to a catchbasin and then will flow into a single infiltration trench on each lot. These trenches are proposed to have the following dimensions: Lot 2: 4'W x 68'L x 2'D and Lot 3: 5'W x 60'L x 2'D. At the roof downspout locations the piping allows for overflow via a splash block if the infiltration system is clogged. At the new private access driveway stormwater collected at two locations will flow through an oil/water separator and then into separate infiltration trenches at each location having dimensions of 5'W x 28'L x 2'D. These trenches are to be located completely below the new paved driveway.

April 1, 2015

G-3710

Mr. Thuong (Tom) Pham
Central Island Landscape
3556 - 120th Ave SE
Bellevue, WA 98006

**Subject: Groundwater Protection Criteria
Proposed Short Plat
3413 NE 7th St
Renton, Washington**

Ref: "Roadway/Drainage Plan, Profile and Sections", Central Island Short Plat, 3413 NE 7th St, Renton, WA 98056, PBG, LLC, Drawing No. DR1, Sheet 3 of 5, 3-18-15.

Dear Mr. Pham:

Per your request we have sampled soils at the subject site, subcontracted soil testing and prepared this letter to assist with your proposed short plat project at the subject site.

INTRODUCTION

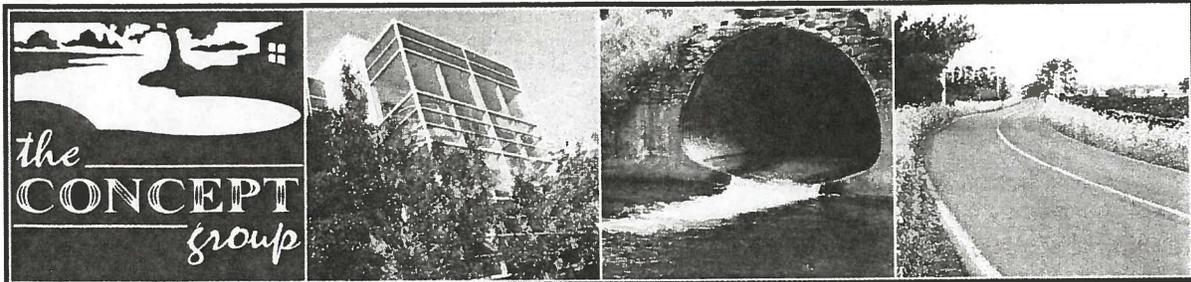
Based upon our review of the referenced plan sheet we understand that a pervious asphalt private access road is proposed for the three-lot short plat at the subject address. The road will be located adjacent to the eastern property line. The new pavement section is proposed to be 3-inch thickness of pervious asphalt (open graded) over a 2-inch thickness of choker course (washed aggregate 1/4" - 5/8") over a 12-inch thickness of reservoir course (washed rock 3/4" - 1-1/4") over the native subgrade. Based upon information provided by Mr. Han Phan of PBG, LLC we understand that the first 2-feet or more of the soil located below an infiltration facility such as at the pervious road is required to meet the following criteria in order for the project to be exempt from Core Requirement #8 - Water Treatment Facility (2009 Surface Water Design Manual Amendment, p 1-61):

RECEIVED

APR 07 2015

CITY OF RENTON
PLANNING DIVISION

EXHIBIT 11



Land Development & Civil Engineering Consultants

**CENTRAL ISLANDS SHORT PLAT
3413 NE 7TH STREET
RENTON, WA**

Revisions:

Original – November 2014

1st Revision – March 2015

I certify that this technical information report and all attachments were prepared either by me or my technical staff working directly under my supervision.



03/3/2015

THE CONCEPT GROUP

EXHIBIT 12

Clark H. Close
City of Renton – Current Planning
Associate Planner
cclose@rentonwa.gov
425-430-6513

Central Island Short Plat – Application # PRE 14-000451

Construction Mitigation Description.

The construction plan is built around the construction of the infrastructure first, followed by the construction of one new home at a time. We anticipate working only on normal work days beginning at 8:00 AM to 4:30 PM. We will try to arrange delivery of concrete, gravel, asphalt, and lumber at noon to keep the disruption to a minimum. Based on an approval by mid-November, we will be subject to the rain and weather. However, if a cool spell or break enables us to extend the utilities and pave the roadway, we could start as soon as December, 2014. More realistic is a April through September of 2015 for the finish of the project.

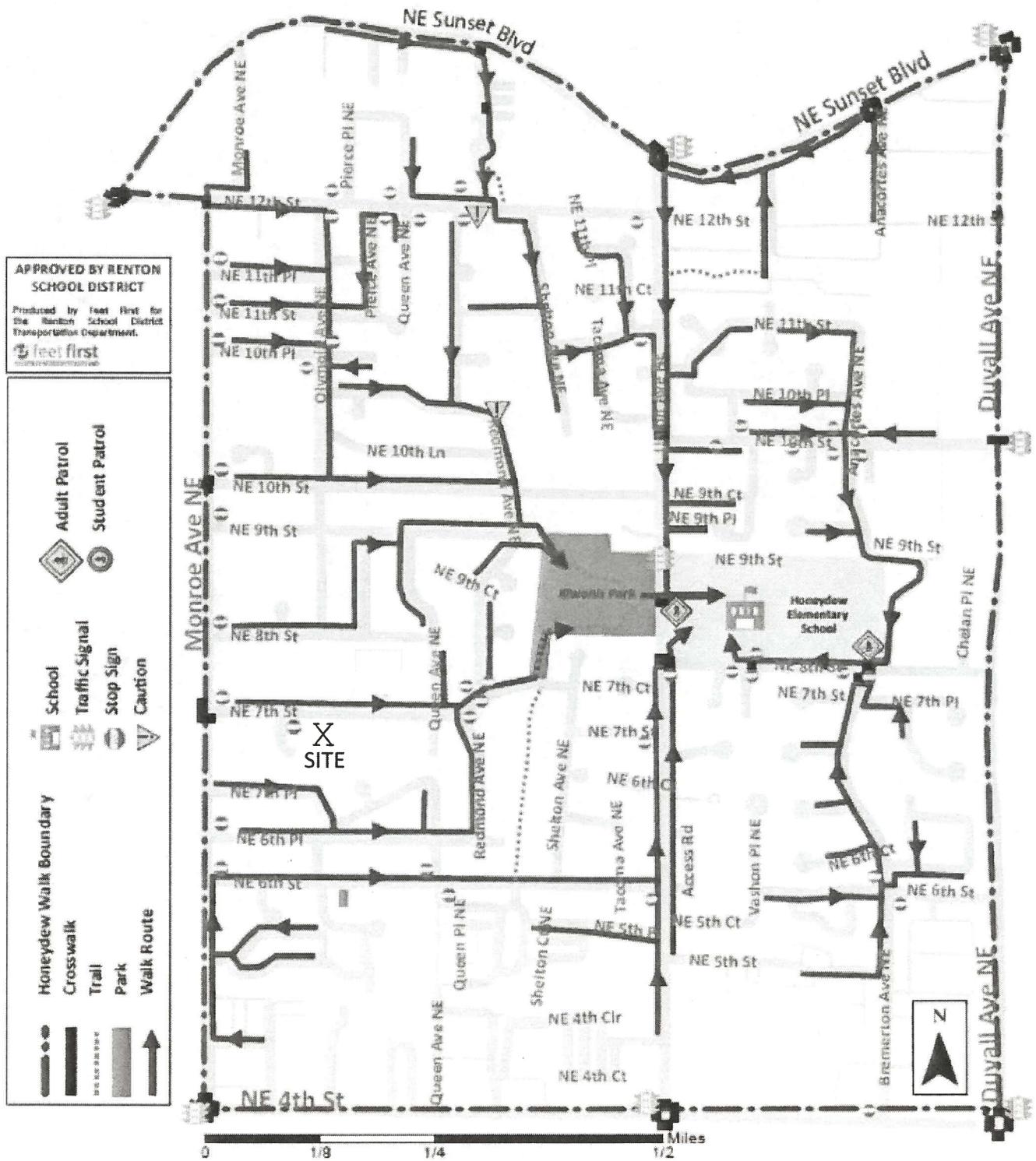
The hauling routes will travel from I405 to Monroe Avenue and into 7th Street, where they will enter into the existing lot.

This is a small project and will not create a significant amount of dust, prolusion or noise. However, we will have the street swept in front of subdivision on a regular basis to avoid buildup and dust.

As noted above, we do not anticipate weekend or holiday work and no evening working.

As for the traffic management, we will alert the city and provide signage and flaggers in the event we need to close down a portion of the roadway. No cranes will be used for this project.

Safe Walking Route for Honey Dew



RECOMMENDED ROUTES ARE MARKED WITH ARROWS:
 This map shows the preferred routes for walking to school safely. Please show your child the safest routes and teach them good safety habits, such as:

1. to stop at every corner and look all ways for oncoming vehicles before crossing;
2. to walk quickly, but don't run when crossing streets;
3. to use crosswalks, stop signs, traffic signals, school patrols, and adult crossing guards;
4. where no walkways are provided, walk on the left side of the roadway as far off the travelled part of the roadway as possible, facing approaching traffic;
5. to wear bright clothing.

ADVISORY NOTES TO APPLICANT LUA14-001482



Application Date: October 28, 2014
Name: Central Island Construction Short Plat

Site Address: 3413 NE 7th St, Renton, WA 98056-3848

Plan – Planning Review

Engineering Review Comments	Kamran Yazdidoost 425-430-7382 kyazdidoost@rentonwa.gov
Central Island Short Plat Comments: 12/16/2014	
<ol style="list-style-type: none">1. Infiltration trench on lot # 3 must be relocated due to slopes at Southwest corner of Lot # 3.2. Infiltration trench must be parallel to contours.3. Please show mail box location.4. The internal roadway cross section must be a 26 foot utility and access roadway with 20 feet of paving. Please revise accordingly.5. Roadway cross section shows slopes outward while the catch basins are located at center of the road, please revise.6. Please show the underground utilities on the road cross section.7. Minimum 10 feet horizontal separation is required between water and sewer pipe, Please revise accordingly.8. Based on survey plans a retaining wall might be required at North east corner of the property. This work may impact the trees located at the property line (one) and neighbor's property (two). The applicant may be required to obtain temporary easement from eastern neighboring owner.9. Geotechnical engineer must note that the soils on lot 2, lot 3, and roadway are suitable for infiltration trench.	
Central Island Short Plat Comments: 4/21/2015	
EXISTING CONDITIONS	
WATER Water service will be provided by the City of Renton.	
SEWER Sewer service will be provided by the City of Renton.	
STORM There is no formal storm conveyance system in NE 7th Street.	
STREETS There are no frontage improvements.	
CODE REQUIREMENTS:	
WATER	
The project is within the City's water service area in the Highlands 565 hydraulic pressure-zone. There is an existing 8-inch water main in NE 7th St (see water project plan no. W-1885) that can deliver a maximum flow rate 2,000 gpm. The static water pressure is about 75 psi at ground elevation 388feet.	
There is an existing 3/4-inch water meter serving the existing residence on the subject property (billing account ref#400365).	
The following water main improvements will be required to provide water service to the subject development (see attached conceptual layout sketch)	
<ol style="list-style-type: none">1. Extension of an 8-inch water main from the existing 8-inch main in NE 7th St to the south margin of NE 7th St. with a new hydrant on the south side of NE 7th Street, and extension of a 4-inch water line within the private access road to the north property line of the most southerly lot.2. Installation of 1-inch water service and meter to each of the new lot, the meters shall be connected to the above 4-inch main.3. The development is subject to applicable water system development charges and water meter installations fee based on the size of the meters.4. Civil plans for the water main extension will be required.	

Engineering Review Comments

Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

SEWER

1. Sewer service is provided by the City of Renton. There is an 8-inch sewer main in NE 7TH street. The proposed conceptual utility plan includes extending the sewer main, within the short plat, to the northern boundary of Lot 3. A City of Renton Public Utility easement is required over the entire private road.
2. The system development fee for sewer is based on the size of the new domestic water to serve the new home on the new lot. Sewer fee for a ¾- inch water meter install is \$2,135.
3. This parcel is subject to a Special Assessment District. The East Renton Interceptor fee is \$316.80 per lot. Payment of these fees will be required prior to issuance of the utility construction permit.
4. All plats shall provide separate side sewer stubs to each building lot prior to recording of the plat.

SURFACE WATER

1. A drainage plan and drainage report dated March 18, 2015 was submitted by PBG LLC Land planning, Civil Engineering. The proposed 3 lot subdivision, zoned R-8, is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.
2. The submitted drainage report includes the 8 core requirements, but includes only 5 special requirements. The special requirement #6 regarding aquifer protection area needs to be included in the drainage report (TIR) submitted with the utility construction permit.
3. Water quality is required for this project per King County Storm Water Design Manual Amended by City of Renton section 1.2.8. PGIS runoff will be created by this development and collected through permeable asphalt. Permeable pavement must be designed per City of Renton Amendments to King County Storm water design Manual section C.2.6.
4. Infiltration drywells are proposed in the plans for each lot. Infiltration drywells must be designed and located per City of Renton Amendments to King County Storm Water Design Manual sections 5.4 and C.2.2. If full infiltration is proposed and full impervious credit is to be provided, then additional verification is needed to ensure there is adequate storage capacity during the utility construction permit review stage of the project. From provided soil logs, there appears to be only three to four feet of fine, silty sand storage available for infiltration so if the 0.1 cfs exemption is not achieved, then a flow control facility may be required prior to issuance of the utility construction permit.
5. A geotechnical report, dated August 6, 2014 was submitted by GEO Group Northwest Inc. The field study included 4 exploration pits on the 0.6 acre site. These exploration pits were dug up to 6 feet in native's soil. No ground water was encountered. Soil type encountered is Vashon Till (QVT). A geotechnical letter, dated April 1, 2015 was submitted by GEO Group Northwest Inc. The geotechnical letter included soil test results for permeable pavement soil requirements and permeable pavement design. The permeable pavement thickness must be minimum 4 inches.
6. Drainage plans and a final drainage report based on the City adopted 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage is required to be submitted with the Construction permit. The drainage report submitted with the construction permit must include describe the downstream analysis as well as the evaluation of the upstream drainage system. The drainage report and plans must include information of the individual lot stormwater BMPs. All stormwater requirements as per the 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage Manual is required to be provided by the project.
7. Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.

TRANSPORTATION/STREET

1. Existing right-of-way width in NE 7th Street is 60 feet. This street has been identified as a residential access street. To meet the City's new complete street standards, street improvements fronting this site will include 26 feet of

Engineering Review Comments

Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

- pavement, an 8-foot planter strip, 5-foot sidewalk, curb, and gutter.
2. A private access road with minimum 20 feet paved width and up to 24 feet wide access easement width is proposed as the access for the short plat. Lots 2 and 3 lots should gain access via the private road. The minimum separation of access from the adjacent property line is 5 feet.
 3. Traffic Impact Fees –Transportation impact fee is applicable on single family houses based on the applicable rate at the time of building permit, and payment is due at the time of issuance of the building permit.
 4. The current transportation impact fee rate is \$2,214.44 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.
 5. To meet the City’s new complete street standards, street improvements fronting this site will include 26 feet of pavement, an 8-foot planter strip, 5-foot sidewalk, curb, and gutter.
 6. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector prior to recording the plat
 7. Mailbox locations shall be approved by the Post Office
 8. Paving and trench restoration will comply with the City’s Trench Restoration and Overlay Requirements.

GENERAL COMMENTS

1. Separate permits and fees for sewer and storm connections will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

PLAN REVIEW RECOMMENDED CONDITIONS

1. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.
2. Additional information will be required from the geotechnical engineer including an EPA falling head infiltration test each proposed infiltration drywells per City of Renton Amendments to King County Storm Water Design Manual.
3. A City of Renton Public Utility easement is required over the entire private road.
4. The special requirement #6 regarding aquifer protection areas should be included in the drainage report submitted with the utility construction permit.
5. Building on lot 2 and lot 3 must be slab on grade only, no crawl space/basement will be allowed due to the presence of hard pan at a high elevation and lack of adequate drainage storage above the hardpan.
6. The engineer will reanalyze the pre and post development runoff rates to ensure that the 0.1 cfs exemption criteria is met. This project does not appear to provide the correct pre and post development land use areas, which will affect the 0.1 cfs exemption for flow control. If the exemption cannot be met and cannot achieve full credit infiltration via the drywells then a flow control structure will be required for this project.

ADVISORY NOTES TO APPLICANT LUA14-001482



Fire Review - Building Comments	Corey Thomas 425-430-7024 cthomas@rentonwa.gov
<p>Recommendations: Environmental Impact Comments: The fire mitigation impact fees are currently applicable at the rate of \$495.10 per single family unit. This fee is paid prior to recording the plat. Credit will be granted for the existing home that is to be retained.</p> <p>Code Related Comments:</p> <ol style="list-style-type: none">1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. The existing fire hydrants are not within 300 feet of all of the proposed lots.2. Fire department apparatus access roadways are required to be a minimum of 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. Proposed hammerhead appears adequate. Roadways as shown will not meet code and will not be approved.	

Planning Review Comments	Clark Close 425-430-7289 cclose@rentonwa.gov
<p>Recommendations:</p> <ol style="list-style-type: none">1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.2. New single family 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 is by permission only. No work is permitted on Sundays.3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants 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.	

Technical Services Comments	Bob Mac Onie 425-430-7369 bmaconie@rentonwa.gov
<p>Recommendations: Note the City of Renton land use action number and land record number, LUA14-001482 and LND-20-0614, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.</p> <p>Note the name of the short plat ("Central Island") on the short plat submittal. Remove the reference to lot, block, parcel number and plat name currently shown at the bottom center of said submittal.</p> <p>Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.</p> <p>Provide sufficient information to determine how the plat boundary was established.</p> <p>Provide short plat and lot closure calculations.</p> <p>Note what was found when visiting the existing monuments.</p> <p>Indicate what has been, or is to be, set at the new corners of the proposed lots.</p> <p>Note discrepancies between bearings and distances of record and those measured or calculated, if any.</p> <p>Remove the references to lot set backs.</p>	

ADVISORY NOTES TO APPLICANT LUA14-001482



Technical Services Comments	Bob Mac Onie 425-430-7369 bmaconie@rentonwa.gov
<p>Note the basis of bearing.</p> <p>The city will provide addresses for the proposed lots as soon as possible. Note said addresses on the final short plat drawing.</p> <p>Do note encroachments, if any.</p> <p>Do include a "LEGEND" block for the short plat drawing, detailing any symbols used thereon.</p> <p>Note all easements, covenants and agreements of record on the drawing.</p> <p>Note any relevant researched resources on the short plat submittal.</p> <p>The platted properties, abutting the subject parcel, need not note the tax numbers which are currently shown. Remove said numbers.</p> <p>The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.</p> <p>All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.</p> <p>Include a declaration block on the drawing, titled "OWNERS' DECLARATION" not "CERTIFICATION" or other.</p> <p>Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package. The recording number(s) for the associated document(s) are to be referenced on the final short plat drawing.</p> <p>Provide spaces for the recording numbers thereof.</p> <p>The new easements for ingress, egress, utilities, etc. shown for the benefit of future owners of the proposed lots each need a note defining the rights associated with the easement at issue. Since these new "proposed" easements shown aren't "granted and conveyed" until the benefited and/or burdened lots are conveyed to others add the following language on the face of the short plat drawing:</p> <p>DECLARATION OF COVENANT:</p> <p>The owners of the land embraced within this short plat, in return for the benefit to accrue from this subdivision, by signing hereon covenant and agree to convey the beneficial interest in the new private easements shown on this short plat to any and all future purchasers of the lots, or of any subdivisions thereof. This covenant shall run with the land as shown on this short plat.</p> <p>The preceding statement obligates the seller of the lots created to "expressly grant and convey" the lots "together with and/or subject to" any new private easements delineated on the short plat in the conveying document.</p> <p>The private ingress, egress and utility easement requires a "New Private Easement for Ingress, Egress and Utilities Maintenance Agreement" statement.</p>	

Police Review Comments	Cyndie Parks 425-430-7521 cparks@rentonwa.gov
Recommendations: Minimal impact on police services.	

Community Services Comments	Leslie Betlach 425-430-6619 lbetlach@rentonwa.gov
<p>Central Island Short Plat Comments: 12/15/14</p> <p>Parks Impact fees per Ordinance 5670 applies.</p> <p>There are no impacts to Parks.</p>	