

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	August 11, 2015
Project Name:	Dhillon Short Plat
Project Number:	LUA15-000192, SHPL-A
Project Manager:	Clark H. Close, Senior Planner
Owner/Applicant:	Simrit S. Dhillon, 14519 SE 262nd St, Kent, WA 98042
Project Location:	11836 and 11850 SE 191st Street, Renton, WA 98058 (APN's 087500-0090 and -0130)

Project Summary: The applicant is requesting to short plat Lot 9 (future development tract of the Bob Singh Plat, Recording No. 2014122400209) into 2 new single family lots. In addition to Lot 9, the short plat includes the area of the existing tot lot for a combined project area of 23,466 sf (0.54 acres) site. The parcels were annexed into the City under the Benson Hill Annexation in 2008 (Ord. No. 5327) and have a Comprehensive Land Use designation of Residential Low Density and a zoning of Residential-4 (R-4). The site currently contains the plat improvements needed to record the Bob Singh Plat (LUA14-000172), including a detention pond, community park/recreation area, street improvements, and the utility stubs (including those for the proposed short plat). The new single family lots are intended for the eventual development of two detached single-family homes. Vehicular access to the proposed lots would be from SE 191st Street. There are no jurisdictional wetlands or streams or buffers located on the subject site and there are no significant trees located on the subject site. All existing trees that were planted as part of the Bob Singh Final Plat will remain.

Site Area: 23,466 square feet (0.54 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Short Plat Staff Report and Administrative Decision
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Dhillon Preliminary Short Plat (Sheets 1 & 2)
- Exhibit 4: Replacement Tree Plan and Landscaping Planting Plan
- Exhibit 5: Bob Singh Plat, Recording No. 2014122400209
- Exhibit 6: Construction Mitigation
- Exhibit 7: Benson Hill Elementary Walking Routes
- Exhibit 8: Advisory Notes to Applicant

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Simrit S. Dhillon, 14519 SE 262nd St, Kent, WA 98042
- 2. **Zoning Classification:** Residential-4 du/ac (R-4)
- 3. **Comprehensive Plan Land Use Designation:** Residential Low Density (RLD)
- 4. **Existing Site Use:** Single Family (Vacant)
- 5. **Neighborhood Characteristics:**
 - a. **North:** *Single Family Residential (R-4 zone)*
 - b. **East:** *Single Family Residential (R-4 zone)*
 - c. **South:** *Single Family Residential (R-4 zone)*
 - d. **West:** *Single Family Residential (R-4 zone)*
- 6. **Access:** SE 191st St
- 7. **Site Area:** 23,466 square feet (0.54 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan (based on complete application date)	N/A	5329	12/10/2007
Updated Comprehensive Plan	N/A	5758	06/22/2015
Zoning (based on complete application date)	N/A	5329	12/10/2007
Updated zoning	N/A	5758	06/22/2015
Benson Hill Annexation	A-06-002	5327	12/10/2007
Bob Singh Preliminary Plat	LUA09-050	N/A	09/14/2009
Bob Singh Final Plat	LUA14-000172	N/A	09/19/2014

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 Low Density (RLD) 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 0.54 acre (23,466 square feet) site, an infill subdivision project, located within the Residential – 4 dwelling units per acre (R-4) zone. The subject property is located at 11836 and 11850 191st Street, Renton, WA 98058 (APN's 087500-0090 and -0130), which is located just west of 120th Ave SE (*Exhibit 2*). The proposal would result in a total of two (2) residential lots and the one tot lot would remain with its current configuration and size. The two new residential lots are intended for the development of two new detached single-family residences (*Exhibit 3*). The proposed single family lots range in size from 9,328 square feet in area to 9,668 square feet with an average lot size of 9,498 square feet. Pipestem lots may be permitted for new plats to achieve the minimum density within the Zoning Code when there is no other feasible alternative to achieving the minimum density. However, RMC 4-7-170G limits area calculations of a pipestem lot by not allowing the portion of the lot narrower than eighty percent (80%) of the minimum permitted width to be used for lot area calculations or for the measurement of required front yard setbacks. Lot 2 contains a 1,620.6 square foot pipestem. Therefore, it was determined that the area calculations (lot size) of Lot 2 was 7,699.5 square feet which is 300.5 square feet below the minimum lot size allowed by Renton Municipal Code (RMC). For short plats of parcels smaller than one acre, one parcel may be allowed to be smaller than the required minimum lot size of 9,000 square feet in the R-4 zoning district. In fact, if all other parcels meet the required minimum lot size standard of the zone, one parcel may be allowed to meet the following reduced minimum lot size of eight thousand (8,000) square feet in the R-4 zone (RMC 4-2-110D.34.a), provided all other parcels meet the required minimum lot size standard of the

zone. Pipestem lots may be permitted for new plats to achieve the minimum density within the Zoning Code when there is no other feasible alternative to achieving the minimum density. The net density would be 3.7 dwelling units per net acre (du/ac). The maximum allowed net density in the R-4 zone is 4.0 dwelling units per net acre.

Access for Lots 1 and 2 would be from SE 191st St via individual driveway approaches. Currently there is a 22-foot wide paved share driveway and 10-foot wide utility easement (Rec. No. 201304000936) that runs north/south from SE 191st Street. Existing frontage improvements, including paving, curb and gutter, landscaping, and sidewalks have already been constructed (*Exhibit 6*).

There are no critical areas located on the proposed project site which is generally flat. There are 10 existing onsite trees and six (6) street trees deemed to be "significant" or located outside of the public streets. The applicant is proposing to retain all existing significant trees that were planted as a part of the Bob Singh Plat (*Exhibit 4*).

The Bob Singh Plat was a 2.14-acre site located at 19029 120th Avenue SE. This application was vested to King County Development Standards and was located within King County's R-6 zoning designation before being annexed to the City of Renton in 2008. The subdivision included the division of the residential parcel into 2-lots for single-family residential development and one tract to be used as a recreation tot lot, resulting in a net density of 3.7 dwelling units per net acre.

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 8*).

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 Low Density (RLD) on the Comprehensive Plan Land Use Map. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies if all conditions of approval are complied with:	
✓	Policy LU-157. Within the Residential 4 du/acre zoned area allow a maximum density of 4 units per net acre to encourage larger lot development and increase the supply of upper income housing consistent with the City's Housing Element.
✓	Objective LU-HH: Provide for a range of lifestyles and appropriate uses adjacent to and

	compatible with urban development in areas of the City and Potential Annexation Area constrained by extensive natural features, providing urban separators, and/or providing a transition to Rural Designations within King County.
✓	Policy CD-12. Sidewalks or walking paths should be provided along streets in established neighborhoods, where sidewalks have not been previously constructed. Sidewalk width should be ample to safely and comfortably accommodate pedestrian traffic and, where practical, match existing sidewalks.
Note 1	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. <i>Staff Comment: Proposed lot sizes are larger than the recently platted lots in the area. 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>
✓	Policy CD-17. Setbacks and other development standards should not be reduced on newly platted lots through modification or variance to facilitate increased density.
✓	Policy CD-45. Interpret development standards to support new plats and infill project designs that address privacy and quality of life for existing residents.
2. COMPLIANCE WITH THE UNDERLYING ZONING CLASSIFICATION:	
Objectives and policies of the Comprehensive Land Use Plan Residential Low Density (RLD) designation are implemented by Residential – 4 zoning district. The site is classified as Residential-4 du/ac (R-4) on the City of Renton Zoning Map. RMC 4-2-110A provides development standards for development within the R-4 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are complied with:	
✓	Density: The maximum density permitted in the R-4 zone is 4.0 dwelling units per net acre. All fractions which result from net density calculations shall be truncated at two (2) numbers past the decimal (e.g., 4.5648 becomes 4.56). Calculations for minimum or maximum density which 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. <i>Staff Comment: The site has a net square footage of 23,466 square feet or 0.54 net acres. The 2 lot proposal would arrive at a net density of 3.7 dwelling units per acre (2 lots /0.54 acres = 3.7 du/ac), which falls within the permitted density range for the R-4 zone.</i>
Note 2	Lot Dimensions: The minimum lot size permitted in the R-4 zoning designation is 9,000 square feet (Ord. No. 5724). However, for short plats of parcels smaller than one acre, one parcel may be allowed to be smaller than the required minimum lot size or 8,000 square feet within the R-4 zone. A minimum lot width of 70 feet is required for interior lots and 80 feet for corner lots. Lot depth is required to be a minimum of 100 feet.

	<p><i>Staff Comment: The following table identifies the proposed dimensions for the Lots:</i></p> <table border="1" data-bbox="358 289 1453 604"> <thead> <tr> <th><u>Proposed Lots</u></th> <th><u>Lot Size</u> (9,000 SF minimum)¹</th> <th><u>Width</u> (70 feet minimum)²</th> <th><u>Depth</u> (100 feet minimum)</th> </tr> </thead> <tbody> <tr> <td>Lot 1</td> <td>9,668 SF</td> <td>71.06 feet</td> <td>136.11 feet</td> </tr> <tr> <td>Lot 2</td> <td>9,328 SF (Gross) 7,699.5 (Net)</td> <td>75.85 feet (27.01 feet at the street)</td> <td>101.51 feet</td> </tr> <tr> <td>Tot Lot</td> <td>4,470 SF</td> <td>74.50 feet</td> <td>60.00 feet</td> </tr> </tbody> </table> <p>¹One parcel may be allowed to be smaller than the required minimum lot size or 8,000 square feet within the R-4 zone (only for parcels smaller than one acre) per RMC 4-2-110D.34.a. ²Minimum width of twenty feet (20') for pipestem lots per RMC 4-7-170D.</p> <p><i>The lot dimensions of the proposed residential lots are compliant with the lot width and depth requirements of the zone. The net lot area of Lot 2 would need to be increased to 8,000 square feet in order to be compliant with the minimum lot size of the R-4 zone. Therefore, staff is recommending a condition of approval to add 300.5 square feet from the northeast corner of Lot 1 into Lot 2. This can be achieved by increasing the width of the lot from 101.51 feet to 106.51 feet and carrying this dimension south for a total of 60.1 feet before moving the division line easterly 5 feet (or back to the original alignment coming from SE 191st St). A revised short plat plan meeting the minimum lot size of the R-4 zone shall be submitted to and approved by the City of Renton Project Manager prior to Final Plat recording.</i></p>	<u>Proposed Lots</u>	<u>Lot Size</u> (9,000 SF minimum) ¹	<u>Width</u> (70 feet minimum) ²	<u>Depth</u> (100 feet minimum)	Lot 1	9,668 SF	71.06 feet	136.11 feet	Lot 2	9,328 SF (Gross) 7,699.5 (Net)	75.85 feet (27.01 feet at the street)	101.51 feet	Tot Lot	4,470 SF	74.50 feet	60.00 feet
<u>Proposed Lots</u>	<u>Lot Size</u> (9,000 SF minimum) ¹	<u>Width</u> (70 feet minimum) ²	<u>Depth</u> (100 feet minimum)														
Lot 1	9,668 SF	71.06 feet	136.11 feet														
Lot 2	9,328 SF (Gross) 7,699.5 (Net)	75.85 feet (27.01 feet at the street)	101.51 feet														
Tot Lot	4,470 SF	74.50 feet	60.00 feet														
<p>✓</p>	<p>Setbacks: The required setbacks in the R-4 zone are as follows: front yard is 30 feet, a side yard along the street is 30 feet, interior side yard is combined 20 feet with not less than 7.5 feet on either side, and the rear yard is 25 feet.</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. Based on the proposed preliminary short plat (Exhibit 3), Lot 1 would have a front yard facing SE 191st St, a rear yard along the north property line and two side yards to the east and west property lines. Lot 2 would have an east west orientation with the front yard facing west and the rear yard facing east. The side yards would be to the north and south property lines. All houses would be required to meet the building setback requirements of the R-4 zone at the time of single family building permit issuance. In addition to complying with the setbacks of the R-4 zone, the homes built on these new lots would be subject to RMC 4-2-115 Residential Design Standards.</i></p>																
<p>Note 3</p>	<p>Building Standards: The R-4 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 square feet 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-4 zone is 30 feet. Detached accessory structures must remain below a height of 15 feet and one-story. The allowed building lot coverage for lots over 5,000 SF in size in the R-4 zone is 35 percent (35%) and the maximum allowed impervious surface coverage is 50 percent (50%).</p> <p><i>Staff Comment: The building standards for proposed lots 1 and 2 would be verified at the time of building permit review.</i></p>																

<p>Note 1</p>	<p>Landscaping: Ten feet (10') 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.</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><i>Staff Comment:</i> The applicant is not proposing to modify the existing landscaping plan that included a SEPA mitigation measure that required the applicant replace the illegally cleared trees on the Bob Singh Plat with 42 3-inch caliper trees. As a result of this mitigation, the two lots have 14 trees that would be retained (Exhibit 4). The frontage of Lot 1 and the tot lot includes two trees each with additional landscaping. The depth of the onsite landscape strip along the street frontages of the proposed lots are less than 10 feet deep. Therefore, staff is recommending, as a condition of approval, that the applicant shall provide 10 feet of onsite landscaping along the public street frontages, with the exception of areas for required walkways and driveways. A revised landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit issuance.</p>
<p>Note 3</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> The applicant did not provide documentation of permits for clearing the site as part of the Bob Singh Preliminary Plat (LUA09-250). Due to the impacts from the illegal clearing, a mitigation measure was assessed through SEPA that required the applicant replace the cleared trees with 42 3-inch caliper trees, prior to final plat recording. Ten of the 42 replacement trees are now located within the proposed short plat. There are also four (4) additional street trees along SE 191st Street. No trees are proposed to be removed as part of the short plat. As a condition of approval the applicant shall maintain the existing trees as part of the short plat process.</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-4 zoning classification. The Standards implement policies established in the Land Use and Community Design Elements of the 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 proposal is consistent with the following design standards, unless noted otherwise:</p>	
<p>N/A</p>	<p>Lot Configuration: Standards apply to subdivisions of 4 or more street-fronting lots.</p>
<p>Note 3</p>	<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

	<p>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</p> <p>3. Sized so that it represents no greater than 50 percent of the width of the front façade at ground level, or</p> <p>4. Detached.</p> <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>
<p>Note 3</p>	<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>
<p>Note 3</p>	<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 (30%) 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 3</p>	<p>Access: Each lot must have access to a public street or road. Shared driveways 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. An access easement must be recorded with the King County Recorder's Office and be shown on the face of the plat to encumber the entirety of the 20-foot wide ingress/egress tract that will serve each lot. 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%) 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: Access to the new lot(s) will utilize the existing asphalt shared driveway to</i></p>

	<p><i>the maximum extent possible. However, the applicant requested that each lot maintain the ability to make a direct vehicular access either lot to SE 191st Street to not further encumber the lots with an additional access tract or easement.</i></p> <p><i>Staff recommends, as a condition of approval, that the applicant abide by one of the following requirements: a) The applicant shall records a shared private access easement, between Lot 1 and Lot 2, with the King County Recorder's Office and be shown on the face of the plat to encumber a portion of the pipestem of Lot 2. An access easement would prohibit any temporary or permanent physical obstructions within the easement including, but not limited to, the parking of non-emergency vehicles. An access easement would be recorded prior to, or concurrent with, the recording of the short plat; or b) the applicant shall retrofit the existing public right-of-way improvements from the existing rolled curb, landscaping and sidewalk design to an approved driveway approach design after the City of Renton driveway approach standard detail. The retrofitting of the public right-of-way with an approved driveway approach design shall be completed prior to recording of the short plat.</i></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 feet of property frontage. The applicant shall ensure the shared driveway can be continually maintained to minimum standards listed in this section by the owners of the lots served by the driveway to the satisfaction of the City of Renton, prior to the recording of the short plat.</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: Street frontage improvements on SE 191 St have been built to King County standards. The existing right-of-way width on SE 191st St is sufficient and all street frontage improvements were recently installed as part of the Bob Singh Final Plat. No additional improvements to SE 191st Street will be required prior to the recording of the short plat.</i></p> <p><i>A homeowners' association has been established. A private shared driveway has been constructed and it is the responsibility of the homeowners association. In the event that Lots 1 and 2 do not share the existing private shared driveway the homeowners' association would not retain the responsibility of maintenance of the constructed driveway. Staff recommends as a condition of approval that the applicant incorporate the lots of this project into the Bob Singh Plat Homeowners Association (HOA), as they will be utilizing the same infrastructure improvements used by the existing lots, such as the stormwater pond and tot lot.</i></p> <p><i>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. The shared driveway was constructed to City of Renton Standards. Access is required within 150 feet of all points on the buildings.</i></p> <p><i>Shared driveways are required to be wholly within a tract. Staff recommends, as a condition of approval, that if a shared driveway access easement ('Easement') is recorded the</i></p>

	<i>Easement is recorded be placed wholly within a tract. 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>
N/A	Blocks: Blocks shall be deep enough to allow two tiers of lots. <i>Staff Comment: No new blocks would be formed.</i>
N/A	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: <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.
✓	Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses. <i>Staff Comment: The properties surrounding the subject site are all single-family residences and are zoned R-4 on the City's zoning maps. The proposal is generally similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code.</i>
5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:	
✓	Police: The Renton Police Department has commented that the proposed project would have minimal impact on police services.
✓	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. 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. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5-inch storz fittings. Existing hydrants are not within 300 feet of the furthest proposed dwellings, so new hydrants are required. A water availability certificate is required from Soos Creek Sewer and Water District. 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. Access is required within 150 feet of all points on the buildings.
✓	Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Benson Hill Elementary, Nelsen Middle School, and Lindbergh 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. Benson Hill Elementary School is located on Union Avenue NE, northeast of the proposed short plat. The Renton School District has identified a map identifying major walk paths for

	students attending Benson Hill Elementary School. The route from the site travels west on SE 191st St, north to SE 189 th Pl, west to 116 th Ave SE, and north to SE 188 th St to the elementary school (<i>Exhibit 7</i>). Students would be transported by bus to Nelsen Middle School, and Lindbergh High School. Safe routes to schools are available.
✓	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. The Bob Singh plat also provided a 4,470 square foot tot lot or children’s play area immediately adjacent to the proposed short plat (<i>Exhibit 5</i>).
✓	Stormwater: All frontage and utility improvements are installed. Drainage plans have been approved and private storm lines have been installed. A storm pond has been constructed and approved by the City.
Compliant if Conditions of Approval Met	Water Service: A water availability certificate must be issued by Soos Creek Water and Sewer District. An “approved” set of water plans from Soos Creek Water and Sewer District will be required to be submitted with the civil plans.
Compliant if Conditions of Approval Met	Sanitary Sewer Service: A sewer availability certificate must be issued by Soos Creek Water and Sewer District. An “approved” set of sewer plans from Soos Creek Water and Sewer District will be required to be submitted with the civil plans.
✓	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.

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 two parcels, totaling 23,466 square feet (0.54 acres), into two (2) single family lots suitable for development for two (2) single-family residential structures and one tract (tot lot). The proposal would result in a density of 3.7 dwelling units per net acre.
- 2. Application:** The property, located at 11836 and 11850 SE 191st Street, Renton, WA 98058 (APN’s 087500-0090 and 087500-0130), is owned by Simrit S. Dhillon and the managing member of the Bob Singh Plat Homeowners Association. The original application was submitted on March 25, 2015 and determined complete on April 2, 2015. The revised application was submitted on July 8, 2015 and determined complete on July 10, 2015.
- 3. Comprehensive Plan:** The property has a Comprehensive Plan land use designation of Residential Low Density (RLD). The proposed project furthers the objectives and policies of the RLD 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-4 zone. The project, as proposed meets or exceeds the R-4 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:** Lot 9 is vacant and the tot lot contains a basketball standard, concrete basketball court, a play structure, a table with benches. Recently platted parcel under the Bob Singh Plat, Recording No. 20141224000209.
7. **Setbacks:** Minimum setback requirements would be verified at the time of building permit review.
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) that spans 32.5 square miles. Students would attend Benson Hill Elementary, Nelsen Middle School, and Lindbergh High School. RSD 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. 5752.
12. **Safe Routes to Schools:** A safe pedestrian route is available between the project site and Benson Hill Elementary. Students attending Nelsen Middle School and Lindbergh High School would be transported by bus.

I. CONCLUSION:

1. The subject site is designated **Residential Low Density (RLD)** 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 4 (R-4)** 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 Dhillon 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.
5. Safe and efficient access and circulation have been provided for all users.
6. There are adequate public services and facilities to accommodate the proposed short plat.
7. A safe pedestrian route or safe bus route is available between the project site and the schools.

J. DECISION:

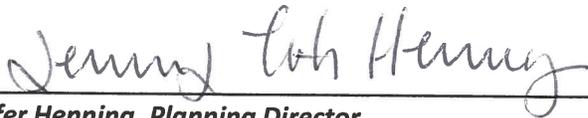
The **Dhillon Short Plat**, File No. LUA15-000192, SHPL-A is **approved** and subject to the following conditions:

1. One of the following is required:

- a. The applicant shall record a shared private access easement, between Lot 1 and Lot 2, with the King County Recorder's Office and it shall be shown on the face of the plat to encumber a portion of the pipestem of Lot 2. An access easement would prohibit any temporary or permanent physical obstructions within the easement including, but not limited to, the parking of non-emergency vehicles. An access easement would be recorded prior to, or concurrent with, the recording of the short plat; or
 - b. The applicant shall retrofit the existing public right-of-way improvements from the existing rolled curb, landscaping and sidewalk design to an approved driveway approach design after the City of Renton driveway approach standard detail. The retrofitting of the public right-of-way with an approved driveway approach design shall be completed prior to short plat recording.
2. If the applicant elects item 1(a) above the applicant shall place the shared driveway and shared private access easement wholly within a new tract. 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.
 3. The applicant shall provide ten feet (10') of onsite landscaping along the public street frontages, with the exception of areas for required walkways and driveways. A revised landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit issuance.
 4. The applicant shall maintain the existing trees as part of the short plat process.
 5. The applicant shall incorporate the lots of this project into the Bob Singh Plat Homeowners Association (HOA), as they will be utilizing the stormwater pond and tot lot.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director
Department of Community & Economic Development

8/11/2015
Date

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

Applicant/Owner Contact:	Contact:
Simrit S. Dhillon	Holmwig, Dewitt, Gallion & Assoc., LLC
14519 SE 262nd St	1036 Cole St
Kent, WA 98042	Enumclaw, WA 98022

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

C.E. "Chip" Vincent, CED Administrator
Jan Conklin, Development Services
Craig Burnell, Building Official
Vanessa Dolbee, Current Planning Manager
Vicki Grover, Interim Development Engineering 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 August 25, 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.

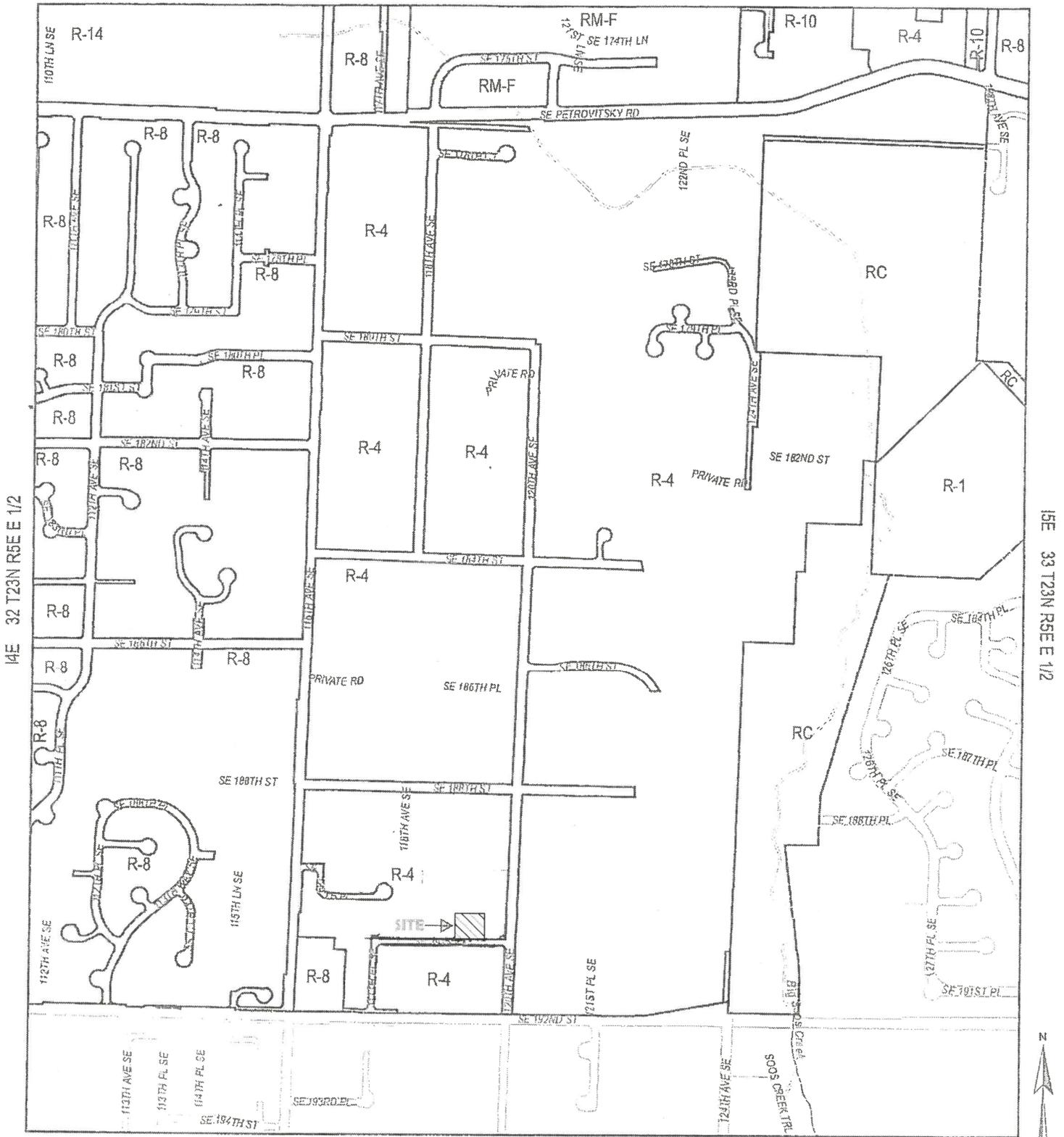
EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070(M).

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.

NEIGHBORHOOD DETAIL MAP

H5W 28 T23N R5E W 1/2



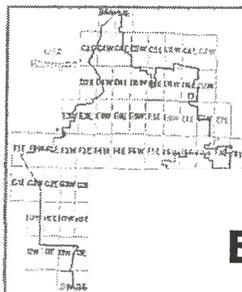
14E 32 T23N R5E E 1/2

15E 33 T23N R5E E 1/2

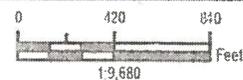
ZONING MAP BOOK
 PLANNING - TECHNICAL SERVICES
 PRINTED DATE: 10/03/2013

This document is a graphic representation, not guaranteed in survey accuracy, and is based on the best information available as of the date shown. This map is intended for City display purposes only.

Community & Economic Development
 C.E. "Map Wizard" Administration
 Adelaide Adamsworth
 City Analyst



J5W04 T22N R5E W 1/2



15W

33 T23N R5E W 1/2
 Page 75 of 80

- City Limits
 RENTON
 Potential Annexation Area
 Zoning Designation

- (COR) Commercial/Office/Residential
- (CV) Center Village
- (IH) Industrial Heavy
- (IL) Industrial Light
- Industrial Medium
- Residential 10du/c
- Residential 10du/c
- Residential 14du/c
- (R-4) Residential 4du/c
- (R-8) Residential 8du/c
- (RC) Resource Conservation
- (RM-F) Residential Multi-Family
- (RM-T) Res. Multi-Family Traditional
- (RM-U) Res. Multi-Family Urban Center
- (RMH) Residential Manufactured Homes
- (UC-N1) Urban Center North 1
- (UC-N2) Urban Center North 2

EXHIBIT 2

CITY OF RENTON, WASHINGTON
KING COUNTY, WASHINGTON
 SHORT PLAT NO. _____

CITY OF RENTON APPROVALS
 CITY OF RENTON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
 EXAMINED & APPROVED THIS ____ DAY OF _____, 2015.

KING COUNTY DEPARTMENT OF ASSESSMENTS
 EXAMINED AND APPROVED THIS ____ DAY OF _____, 2015
 KING COUNTY ASSESSOR _____
 DEPUTY KING COUNTY ASSESSOR _____

RECORDING NO. _____ VOL./PAGE _____
 TAX PARCEL NUMBERS _____
 PORTION OF _____
 SW1/4 of SW1/4, SEC 33-TWP 23 N-R5E, W.M.

OWNERS DECLARATION
 KNOW ALL PEOPLE BY THESE PRESENTS THAT ME, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF AND DECLARE THIS MAP TO BE A GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

 SIMRIT DHILLON

 BOB SINGH PLAT SE 191ST ST. HOMEOWNERS ASSOCIATION (MANAGING MEMBER)

INDIVIDUAL ACKNOWLEDGEMENT
 STATE OF WASHINGTON)
 COUNTY OF KING)

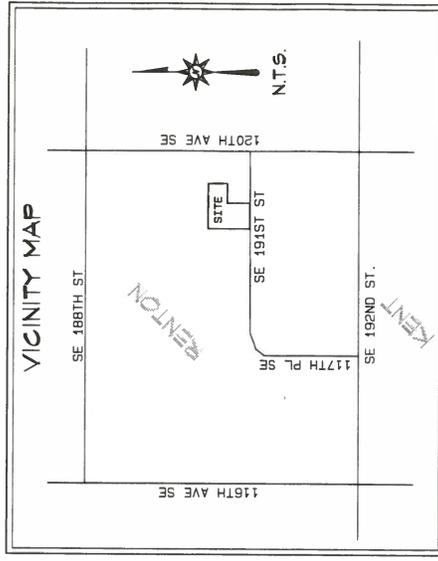
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ (NAME OF PERSON(S) WHO APPEARED BEFORE ME AND SAID PERSON(S) HAS/HAVE KNOWNLY AND FREELY THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____ (SEAL OR STAMP)
 SIGNATURE: _____
 (PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT _____
 MY APPOINTMENT EXPIRES _____

NO FUTURE DEVELOPMENT OF THE "TOT LOT" ALLOWED

RECORDING CERTIFICATE:
 FILED FOR RECORD THIS ____ DAY OF _____
 2015, AT ____ M., IN BOOK ____ OF SURVEYS.
 AT PAGE ____ AT THE REQUEST OF PAUL A. KUHNLE
 MANAGER _____ SUPT. OF RECORDS _____



PRELIMINARY ONLY

LAND SURVEYOR'S CERTIFICATE
 THIS SHORT PLAT DIVISION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH STATE AND COUNTY STATUTES.
 THIS ____ DAY OF JULY
 PAUL A. KUHNLE CERTIFICATE NO. LS 44

IG, DEWITT, GALLION & ASSO., LLC.
AND SURVEYING & ENGINEERING SUPPORT
 13001 1ST AVE SE, REDMOND, WA 98088 (866) 888-0968

DHILLON SHORT PLAT

DNW. BY	DATE	JOB REF.
R.G.	7/01/15	DHILLON
CHKD. BY		SHEET
P.K.		1 OF 2

EXHIBIT 3

DHILLON SHORT PLAT

A PORTION OF THE SW1/4 OF SECTION 33, TOWNSHIP 23 NORTH RANGE 5 EAST, W.M., CITY OF RENTON, KING COUNTY, WASHINGTON.

LEGEND

- 5/8" REBAR W/D. CAP. LS 45788 SET
- REBAR & CAP PREVIOUSLY SET
- (C) CALCULATED INFORMATION
- (P) PLAT INFORMATION BOB SINGH PLAT
- FIRE HYDRANT



LEGAL DESCRIPTION

LOT 9, BOB SINGH PLAT RECORDED IN VOLUME 267 OF PLATS, PAGES 189-198, RECORDED UNDER RECORDING NUMBER 20141224000209 RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

BETWEEN MEASURED MONUMENTS ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 33, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M.

REFERENCE SURVEY

(P) INFORMATION PER BOB SINGH PLAT NORTHWEST GARDEN TRACTS, DIV. 4, VOL. 47, PAGE 74, KSCP L045003, AFN 20071207900007 PLAT OF JESSIE GLEN VOL. 241 PAGES 8 THROUGH 12, RECORD OF SURVEY AFN 20040730900005 RECORD OF SURVEY AFN 9905059001

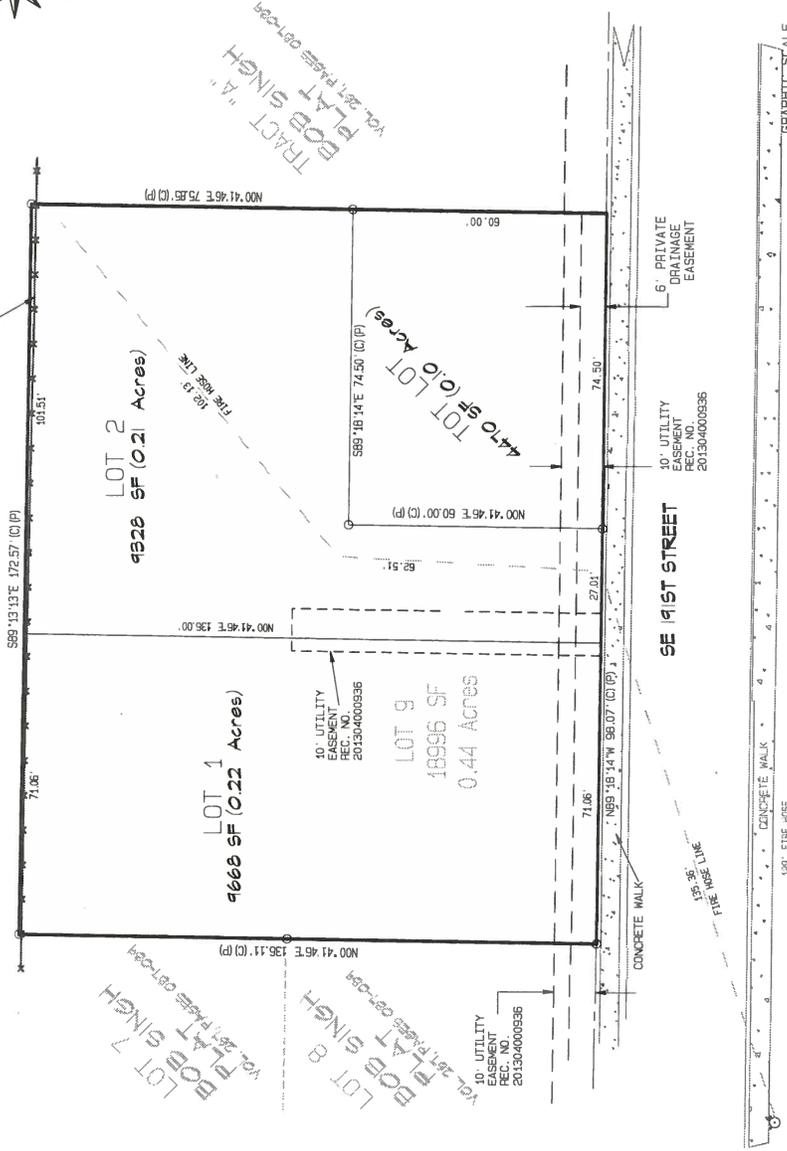
EQUIPMENT USED

LEICA TCRP 1203+ R1000 TOTAL STATION & LEICA CS15 DATA COLLECTOR

THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT REPRESENT OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.



FENCE IS TO BE RELATED TO BOUNDARY PER CONVERSATION WITH ADJOINING LAND OWNERS.



PRELIMINARY ONLY

FILE NAME DHILLON
DRAWN R. Gallion
CHECKED BY P. KUHNLE
DATE/PREPARED 7/1/2015
REVISION NO. 1
FIELD BOOK NO.

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 SARAH DHILLON
THIS 1ST DAY OF JULY, 2015.
CERTIFICATE NO. L. S. 45788
PROFESSIONAL LAND SURVEYOR PAUL KUHNLE

HOLMVIC, DEWITT, GALLION & ASSOC., LLC.
LAND SURVEYING & ENGINEERING SUPPORT
1096 COLE STREET, BENTONVILLE, WA 98008 (360) 988-8868
www.hdgallion.com



Laurin R. B. Associates, Inc.
ASLA

LANDSCAPE ARCHITECTURE
& PLANNING, A.S.A.

P.O. Box 1412
Maya Valley, Washington 98124
Phone: (206) 411-0811
Fax: (206) 411-0814
http://www.lrbassociates.com
www.lrbassociates.com



OFFICE OF THE
WASHINGTON
AUDITOR GENERAL
LANDSCAPE ARCHITECTURE
DESIGN SERVICES
CONTRACT NO. 03

REVISIONS
REVISION NO. DATE
REVISION DESCRIPTION
REVISION NO. DATE
REVISION DESCRIPTION

**BOB SINGH
SHORT PLAT**

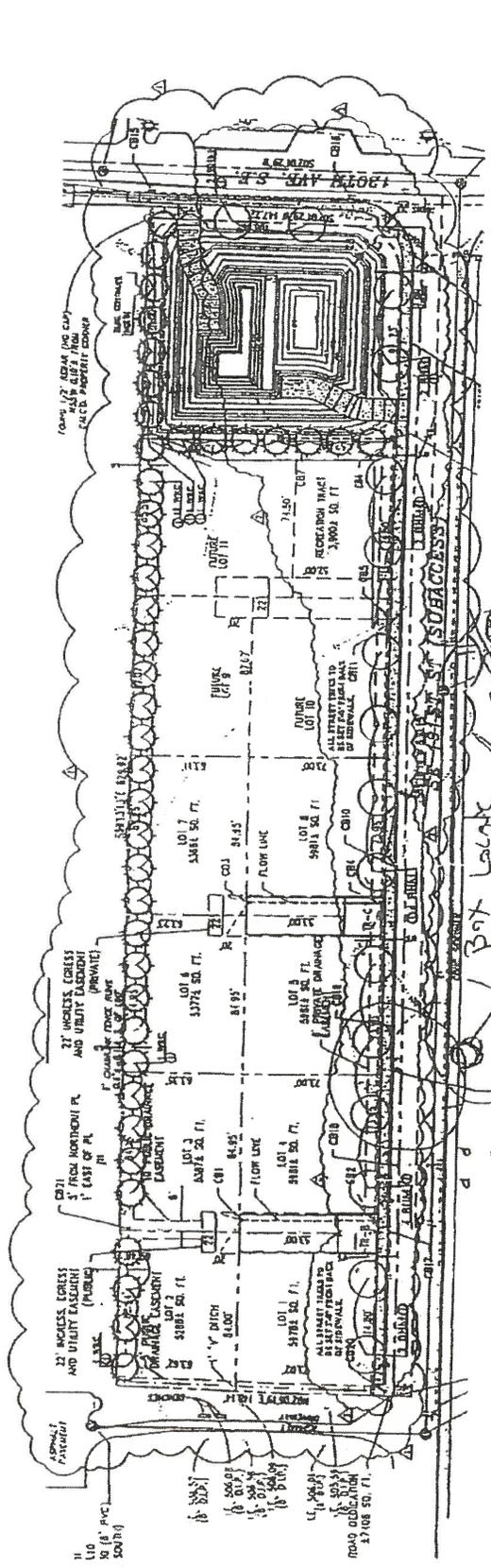
18 11th St. Architectural
Renton, Washington

REPLACEMENT
TREE PLAN
AND
LANDSCAPE
PLANTING PLAN

JOB NO. 07183

SHEET
L 2.0

WA - 09 - 050 - 1929



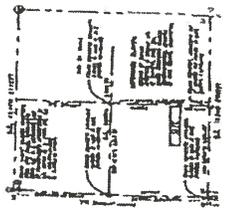
SITE: LANDSCAPE PLANTING PLAN

SCALE: 1"=30'-0"
NORTH
BASE MAP FROM RYKLES ENGINEERING, BEND, OREGON/
CITY OF RENTON, WASHINGTON.

TREE REQUIREMENT - ZONING R-6
TREE REQUIREMENTS PER CITY OF RENTON LETTER,
JANUILLIAN,
UTILITY PLAN REVIEWER - DEVELOPMENT SERVICES,
CITY OF RENTON, WASHINGTON.

VICINITY MAP

NO SCALE
NORTH
CITY OF RENTON, WASHINGTON



PLANT MATERIAL LEGEND

Plant Material Legend
Symbol Description
Symbol Description
Symbol Description

SITE SPECIFIC NOTES

- 1. All tree locations shown on this plan are to be planted within 180 days of final construction.
- 2. All trees to be planted shall be of the species and size indicated on this plan.
- 3. All trees to be planted shall be of the species and size indicated on this plan.
- 4. All trees to be planted shall be of the species and size indicated on this plan.
- 5. All trees to be planted shall be of the species and size indicated on this plan.
- 6. All trees to be planted shall be of the species and size indicated on this plan.
- 7. All trees to be planted shall be of the species and size indicated on this plan.
- 8. All trees to be planted shall be of the species and size indicated on this plan.
- 9. All trees to be planted shall be of the species and size indicated on this plan.
- 10. All trees to be planted shall be of the species and size indicated on this plan.

LANDSCAPE CONSTRUCTION NOTES

- 1. All trees to be planted shall be of the species and size indicated on this plan.
- 2. All trees to be planted shall be of the species and size indicated on this plan.
- 3. All trees to be planted shall be of the species and size indicated on this plan.
- 4. All trees to be planted shall be of the species and size indicated on this plan.
- 5. All trees to be planted shall be of the species and size indicated on this plan.
- 6. All trees to be planted shall be of the species and size indicated on this plan.
- 7. All trees to be planted shall be of the species and size indicated on this plan.
- 8. All trees to be planted shall be of the species and size indicated on this plan.
- 9. All trees to be planted shall be of the species and size indicated on this plan.
- 10. All trees to be planted shall be of the species and size indicated on this plan.

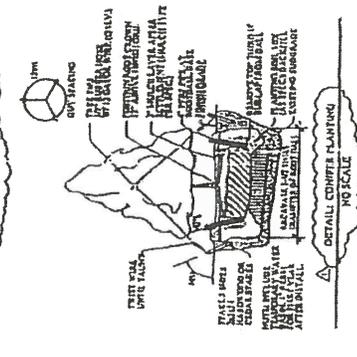
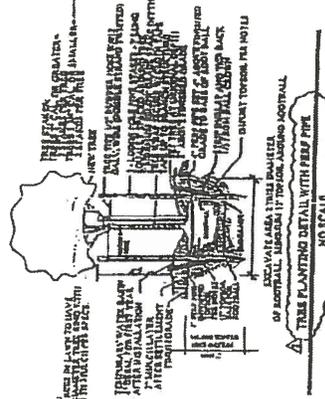


EXHIBIT 4

LAND ACTION NO. LUA14-000172
 LND. RECORD NO. LND-10-0508

Vol/Page
 267 / 088

BOB SINGH PLAT

A PORTION OF THE SW1/4 OF THE SW1/4
 OF SECTION 33, TOWNSHIP 23 NORTH RANGE 5 EAST, W.M.,
 CITY OF RENTON, KING COUNTY, WASHINGTON.

PLAT NOTES:

1. THE ARTICLES OF INCORPORATION FOR BOB SINGH HOMEOWNERS ASSOCIATION COVENANTS, CONDITIONS & RESTRICTIONS IS ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA, RECORDED UNDER REC# 20141224000210 UBI# 603-419-126.
2. THE BOB SINGH PLAT S.E. 191ST STREET HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ALL LANDSCAPING AND AMENITIES WITHIN TRACT A FROM AND INCLUDING THE FENCE OUTWARDS. THE CITY OF RENTON WILL MAINTAIN THE STORM DETENTION POND APPURTENANCES THERE TO FROM THE FENCE INWARD. THE HOA SHALL ALLOW FOR PUBLIC USE OF THE WALKING PATH AND OTHER RECREATION FEATURES WITHIN SAID TRACT. A DRAINAGE EASEMENT OVER TRACT A IS HEREBY GRANTED AND CONVEYED TO THE CITY OF RENTON, A MUNICIPAL CORPORATION. ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESSING, INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE STORM AND SURFACE WATER FACILITIES CONTAINED THEREON.
3. ALL UTILITY EASEMENTS (UE) ARE HEREBY RESERVED EQUALLY TO ALL UTILITIES, BOTH PUBLIC AND PRIVATE, FOR OWNERSHIP AND MAINTENANCE PURPOSES.
4. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION PLANS NO. R-3602 ON FILE WITH THE CITY OF RENTON. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH PLANS ON FILE. LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE SERVING THE LOT.
5. STREET TREES WITHIN PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED BY THE BOB SINGH PLAT HOMEOWNERS ASSOCIATION, AND STREET TREES ABUTTING INDIVIDUAL LOTS SHALL BE MAINTAINED BY THE LOT OWNER UNLESS THE CITY OF RENTON HAS ADOPTED A MAINTENANCE PROGRAM. TREES SHOWN TO BE RETAINED SHALL BE MAINTAINED BY THE FUTURE OWNERS OF THE PROPOSED LOTS.
6. THE ORIENTATION FOR THE FRONT YARDS OF ALL LOTS MUST BE TOWARDS SE 191ST STREET.
7. ACCESS TO ALL LOTS SHALL BE VIA JOINT USE DRIVEWAY TRACTS B AND C EXCEPT FOR LOT 9 WHICH SHALL HAVE DIRECT ACCESS TO SE 191ST STREET.
8. UPON RECORDING OF THIS PLAT TRACTS A, B, C, AND D ARE HEREBY GRANTED AND CONVEYED TO BOB SINGH PLAT HOMEOWNERS ASSOCIATION (HOA). ALL MAINTENANCE ACTIVITIES FOR SAID TRACTS WILL BE THE RESPONSIBILITY OF HOA EXCEPT FOR THE STORM AND SURFACE WATER FACILITIES ON TRACT A AS DESCRIBED PREVIOUSLY. IN THE EVENT THAT THE HOA IS DISSOLVED OR OTHERWISE FAILS TO MEET ITS PROPERTY TAX OBLIGATIONS, AS EVIDENCED BY NON-PAYMENT OF PROPERTY TAXES FOR A PERIOD OF EIGHTEEN (18) MONTHS, THEN EACH LOT IN THIS PLAT SHALL ASSUME AND HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA. HAVE THE ATTENDANT FINANCIAL AND MAINTENANCE RESPONSIBILITIES.
9. SINGLE FAMILY RESIDENCES AND OTHER IMPROVEMENTS CONSTRUCTED ON THE LOTS CREATED BY THIS SUBDIVISION MUST IMPLEMENT THE FLOW CONTROL BEST MANAGEMENT PRACTICES STIPULATED IN THE APPROVED DRAINAGE STUDY AND PLANS NO. R-3602 ON FILE WITH THE CITY OF RENTON AND LOTS 1-9 ARE LIMITED TO 2,500 SQ FEET TOTAL IMPERVIOUS SURFACES PER LOT AS WELL AS ANY DECLARATION OF COVENANTS AND GRANTS OF EASEMENTS RECORDED HEREON.
 INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE ON THEIR RESPECTIVE LOTS UNLESS OTHERWISE NOTED.

PLAT NOTES CONTINUED:

10. ALL DRAINAGE EASEMENTS WITHIN THIS PLAT, NOT SHOWN AS PRIVATE ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF RENTON, A MUNICIPAL CORPORATION, FOR THE PURPOSES OF CONVEYING, STORING, MANAGING, AND FACILITATING STORM AND SURFACE WATER PER ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF RENTON TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSES OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. NOTE: EXCEPT FOR THOSE FACILITIES WHICH HAVE BEEN FORMALLY ACCEPTED FOR MAINTENANCE BY THE CITY OF RENTON, MAINTENANCE OF DRAINAGE FACILITIES ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
11. THE PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 2 & 3 IS FOR THE BENEFIT OF LOTS 2 & 3. THE OWNER(S) OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES OF WHICH THEY HAVE THE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THAT THEY USE IN COMMON.
12. THE PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 1 & 2 IS FOR THE BENEFIT OF LOTS 1 & 2. THE OWNER(S) OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES OF WHICH THEY HAVE THE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THAT THEY USE IN COMMON.
13. PRIVATE DRAINAGE EASEMENT: THE OWNERS OF PRIVATE PROPERTY WITHIN THIS PLAT ENCUMBERED WITH DRAINAGE EASEMENTS SHOWN AS PRIVATE HEREBY GRANT AND CONVEY TO THE CITY OF RENTON, A MUNICIPAL CORPORATION, THE RIGHT BUT NOT THE OBLIGATION TO CONVEY OR STORE STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF RENTON, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS) TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. THE OWNER(S) OF SAID PRIVATE PROPERTY, SINGLE AND SEVERAL, ARE RESPONSIBLE FOR OPERATING, MAINTAINING, AND REPAIRING THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENT AND ARE HEREBY REQUIRED TO OBTAIN ANY REQUIRED PERMITS FROM THE CITY OF RENTON OR ITS SUCCESSOR AGENCY, PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.) OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENT. THIS COVENANT SHALL RUN WITH THE LAND AND BINDS UPON OWNER(S) OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
14. THE CITY OF RENTON SHALL HAVE THE RIGHT TO ENTER THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON TO REPAIR ANY DEFICIENCIES OF THE DRAINAGE FACILITY IN THE EVENT THE OWNER(S) IS/ARE NEGLIGENT IN THE MAINTENANCE OF THE DRAINAGE FACILITIES. THESE REPAIRS SHALL BE AT THE OWNER(S) COST.
15. THE OWNER(S) OF SAID PRIVATE PROPERTY SHALL RETAIN, UPHOLD, PROTECT THE STORMWATER MANAGEMENT DEVICES, FEATURE, PATHWAYS, LIMITS, AND RESTRICTIONS, KNOWN AS FLOW CONTROL BEST MANAGEMENT PRACTICES (BMP'S), SHOWN ON THE DRAINAGE STUDY AND PLANS NO. R-3602 ON FILE WITH THE CITY OF RENTON.

PROPERTY SHOWN HEREON IS SUBJECT TO:

1. MUTUAL MAINTENANCE AGREEMENT FOR ROADWAY, SURFACE WATER DRAINAGE FACILITIES AND COMMON UTILITIES RECORDED UNDER NO. 20141224000211
2. MUTUAL MAINTENANCE AGREEMENT FOR GENERAL AND GROUNDS MAINTENANCE OF OPEN SPACE, SURFACE WATER DRAINAGE FACILITIES AND COMMON UTILITIES RECORDED UNDER RECORDING NO. 20141224000212
3. MUTUAL MAINTENANCE AGREEMENT FOR GENERAL AND GROUNDS OF OPEN SPACE AND RECREATIONAL FACILITIES, SURFACE WATER DRAINAGE FACILITIES AND COMMON UTILITIES RECORDED UNDER RECORDING NO. 20141224000213
4. A 40 FOOT WIDE PUGET SOUND ENERGY EASEMENT RECORDED UNDER RECORDING NO. 20130404009936.

EASEMENTS AND RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE COMPANY, KING COUNTY WATER DISTRICT 90 AND THE CITY OF RENTON AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE PROPOSED STREET FRONTAGE OF ALL LOTS, ADJOINING PARCELS AS GRAPHICALLY DEPICTED ON SHEET 3 IN TRACTS AND PARCELS AS GRAPHICALLY DEPICTED ON SHEET 3 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, TV, WATER, SEWER, PUBLIC AND PRIVATE STORM DRAINAGE, AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

11-20-14



FILE NAME
 DHILLON
 DRAWN
 R. Gallion
 CHECKED BY
 P. Kurnell
 DATE REVISED
 11/20/14
 REVISION NO.
 4
 FIELD BOOK NO.



HOLMVIC, DEWITT, GALLION & ASSOC., L.L.C.

LAND SURVEYING & ENGINEERING SUPPORT

1036 COLE STREET, ENUMOLAW, WA 98028 (360) 885-6985

www.hdgallion.com

SHEET 2 of 3



HOLMVIG, DEWITT, GALLION & ASSOC. LLC.

Land Surveying & Engineering Support

www.hdgallion.com

March 12, 2015

To whom it may concern;

Answers for question #9

1. Proposed construction dates...NONE
2. Hours of operation 9 AM – 5 PM. No construction.
3. No hauling or transportation route necessary for this project.
4. No measures of dust, traffic or transportation are necessary. Project is built.
5. No special hours for construction necessary.
6. No preliminary traffic control plan necessary.

Best Regards,

Rex D. Gallion

President

360-825-6963 O

253-327-5336 C

rex@hdgallion.com

BBB Accredited Business

www.hdgallion.com <<<CHECK US OUT

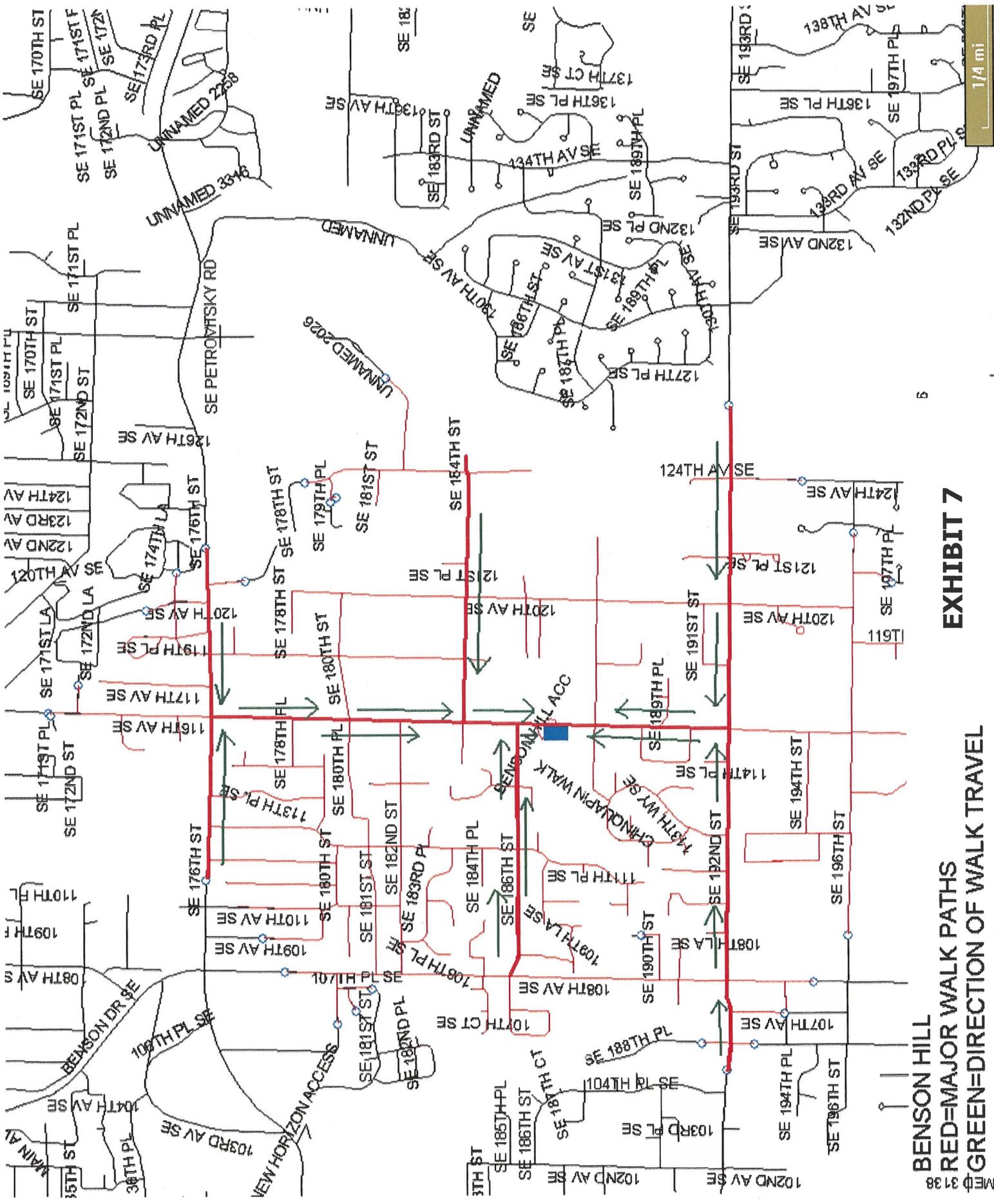


EXHIBIT 7

BENSON HILL
RED=MAJOR WALK PATHS
GREEN=DIRECTION OF WALK TRAVEL

ADVISORY NOTES TO APPLICANT LUA15-000192



Application Date: March 25, 2015
Name: Dhillon Short Plat

Site Address: 11836 SE 191st St,
Renton, WA 98058-7242

PLAN – Planning Review – Land Use

Engineering Review Comments	Contact: Jan Illian 425-430-7216 jillian@rentonwa.gov
Recommendations: I have no comments. All frontage and utility improvements are installed.	

Fire Review - Building Comments	Contact: Corey Thomas 425-430-7024 cthomas@rentonwa.gov
Recommendations: Environmental Impact Comments: 1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit. Code Related Comments: 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. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. Existing hydrants are not within 300 feet of the furthest proposed dwellings, so new hydrants are required. A water availability certificate is required from Soos Creek Sewer and Water District. 2. 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 75 psi point loading. Access is required within 150 feet of all points on the buildings.	

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

Community Services Comments	Contact: Leslie Betlach 425-430-6619 lbetlach@rentonwa.gov
Recommendations: 1. Impact fees for parks per Ordinance 5670 apply.	

Planning Review Comments	Contact: Clark Close 425-430-7289 cclose@rentonwa.gov
Recommendations: 1. New single 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 is by permission only. No work is permitted on Sundays.	

Technical Services Comments	Contact: Amanda Askeren 425-430-7369 aaskren@rentonwa.gov
Recommendations: Technical Services Review of Version 1 July 10, 2015 Same comments from previous review by Bob Mac Onie on April 17, 2015. Listed below for reference. Note the City of Renton land use action number and land record number, LUA15 000192 and LND20 0620, 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. The city will provide an address for the additional lot as soon as possible. Note said addresses for both lots on the final short plat drawing.	

Technical Services Comments, continued

Contact: Amanda Askeren | 425-430-7369 | aaskren@rentonwa.gov

Note all easements, covenants and agreements of record on the drawing. There are a number of easements, etc. noted in the Rainier Title report, dated March 12, 2015, that should be considered for inclusion on the short plat submittal (generally Item No. 10 through Item No. 13 and Item No. 18 through Item No. 29 of Schedule B of said report).

The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat submittal. Provide an appropriate approval block and signature line (remove the reference to the "DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT" and "PLANNING DIRECTOR").

The reference to the "Tax Parcel Number" (upper right hand corner of Sheet 1 of 2) should be smaller in scale.

Note the plat name and lot number(s) for the properties to the north of said short plat site.

All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Rainier Title provided a title report dated March 12, 2015. Under "SCHEDULE A" of said report, it is stated that Lakhbir Singh, together with Simrit Dhillon, is an owner of the subject short plat property. Reference Mr. Singh as an owner under the "OWNERS DECLARATION" block (Sheet 1 of 2) and provide a signature line for him. Another "INDIVIDUAL ACKNOWLEDGEMENT" block is needed for Mr. Singh, or include him in the existing acknowledgement block.

The Articles of Incorporation for the Bob Singh Plat will need to be modified pursuant to Article IX to provide an equal and equitable HOA membership for the two lots created by the short plat with the other owners within the plat.

The City needs a title report for Lot 9 of the Bob Singh Plat not the property underlying the Plat.

Show two ties to the City of Renton survey Control Network or include an explicit statement to the effect that the ties are pursuant to a record survey (the underlying plat) and show two controlling right of way monuments in common with the survey. The Lot corners are not sufficient.