CITY OF RENTON

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
REPORT TO THE HEARING EXAMINER
EXHIBITS

Project Name:		**Project Number:**	
Elliott Farms Preliminary Plat		LUA15-000242, ECF, PP, SA-H, MOD	
Date of Meeting August 9, 2016	**Staff Contact** Clark H. Close Senior Planner	**Project Applicants** Patrick O. Lennon, 35815 SE David Powell Road, Fall City, WA 98024 Todd Levitt, 14410 Bel-Red Road, Suite 200, Bellevue, WA 98007	**Project Location** SR 169 East of 140th Way SE (APN 222305-9004)

Exhibits:

Exhibit 1	ERC Report
Exhibit 2	Elliott Farms Preliminary Plat Plan (with Cover Sheet)
Exhibit 3	Neighborhood Detail Map
Exhibit 4	Boundary & Topography Survey (Sheets 1 & 2)
Exhibit 5	Preliminary On-Site Road Plans and Profiles
Exhibit 6	Preliminary Onsite Grading and Drainage Plan
Exhibit 7	Preliminary Utility Plan
Exhibit 8	Preliminary Tree Inventory and Clearing Plan
Exhibit 9	Preliminary Planting Plan and Planting Schedule
Exhibit 10	Geotechnical Engineering Study prepared by Terra Associates, Inc. (dated February 25, 2015)
Exhibit 11	Critical Area Report prepared by Raedeke Associates, Inc. (dated December 15, 2014)
Exhibit 12	Traffic Assessment prepared by Transportation Engineering Northwest (TENW) (dated April 1, 2015; revised date December 11, 2015)
Exhibit 13	Technical Information Report prepared by Barghausen Consulting Engineers, Inc. (dated April 10, 2015)
Exhibit 14	Arborist Report prepared by Greenforest Incorporated (dated April 1, 2015)
Exhibit 15	Certificate of Water Availability (dated February 24, 2015)
Exhibit 16	Certificate of Sewer Availability (dated February 24, 2015)
Exhibit 17	Construction Mitigation Description
Exhibit 18	Pre-Annexation Agreement with Cedar River Lightfoot Inc. (public hearing date April 21, 2008)
Exhibit 19	Private Easement Agreement through Molasses Creek Condominiums (Recording No. 20000201000940)
Exhibit 20	Technical Memorandum prepared by Raedeke Associates, Inc. (dated September 8, 2015)

CITY OF Renton

Exhibit 21 Wetland Drainage Area Map
Exhibit 22 Channelization Plan
Exhibit 23 Channelization Detail (Right In – Right Out)
Exhibit 24 SR 169 Access Spacing Deviation Determination (dated May 12, 2016)
Exhibit 25 SR 169 Design Clear Zone Letter (dated June 2, 2016)
Exhibit 26 Archaeology-Survey Requested by Washington State Historic Preservation Officer and Department of Archaeology and Historic Preservation (dated July 5, 2016)
Exhibit 27 Advisory Notes to Applicant
Exhibit 28: Hearing Examiner Staff Recommendation (dated August 9, 2016)
Exhibit 29: Renton School District Capacity email (received date May 6, 2015)
Exhibit 30: Public Comment Letter from Emily O'Meara (received date May 14, 2015)
Exhibit 31: Public Comment from Harrison and staff's response letter (dated May 22, 2016)
Exhibit 32: Public Comment from Thierry and staff's response letter (dated May 22, 2016)
Exhibit 33: Public query email from Bonaudi (initially received date February 15, 2016)
Exhibit 34: Muckleshoot Indian Tribe Fisheries Division Habitat Program email (initially received date June 1, 2015
Exhibit 35: Environmental "SEPA" Determination, ERC Mitigation Measures and Advisory Notes
Exhibit 36: Advisory Notes to the Applicant: Traffic Concurrency Test – Elliott Farms
Exhibit 37: Affidavit of mailing and posting
Exhibit 38: WSDOT approved Channelization Plan for SR 169
Exhibit 39: Preliminary Plat Plan with Houses and Landscaping (Sheets 1 and 2)
Exhibit 40: Preliminary Building Elevations, Roof Plans and Floor Plans (A2.1, A2.2, and A2.3)
Exhibit 41: Draft Elliott Farms Homeowners Association CCR's
Exhibit 42: Pre-Annexation Development Agreement Cedar River Lightfoot, Inc.
Exhibit 43: T-Shaped Hammerhead Alley (Marked-up Old Site Plan)

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

CITY OF Renton

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATES:	August 31, 2015, September 14, 2015 and July 11, 2016
Project Name:	Elliott Farms Preliminary Plat
Project Number:	LUA15-000242, ECF, PP, SA-H, MOD
Project Manager:	Clark H. Close, Senior Planner
Owner:	Lennon Investments, Inc. 35815 SE David Powell Road, Fall City, WA 98024
Owner:	Cedar River Lightfoot, Inc. 14410 Bel-Red Road, Suite 200, Bellevue, WA 98007
Applicants:	Patrick O. Lennon and Todd Levitt 35815 SE David Powell Road, Fall City, WA 98024 14410 Bel-Red Road, Suite 200, Bellevue, WA 98007
Contact:	Ivana Halvorsen, Barghausen Consulting Engineers, Inc. 18215 - 72nd Ave S, Kent, WA 98032
Project Location:	SR 169 East of 140th Way SE (APN 222305-9004)
Project Summary:	The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review approval and a Street Modification for a 45-lot subdivision for the future construction of attached two- and three-unit buildings. The 6.07-acre site is located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). On June 16, 2016, the applicant submitted revised plat plan that would divide the parcel into 45 residential lots and 8 tracts that would result in a net density of 9.7 dwelling units per acre. The tracts include 47,911 square feet (SF) of critical areas, 60,731 SF of open space and 4,915 SF for alleys. The proposed fee simple lots would range in size from 2,217 SF to 3,939 SF with an average lot size of 2,586 SF. Primary access to the development would be via a managed public road access from Maple Valley Highway (SR 169) that runs through the development and connects to an existing private lane at Molasses Creek Condominiums (MCC). Secondary access to the lots would be available through the existing private road due to the existing private easement through MCC. The scope of the project is to mimic the adjacent condominium development as contemplated by the Pre-Annexation Agreement and Aqua Barn Annexation in 2008. The site is currently undeveloped and contains moderate landslide hazards and a Category II wetland with a 50-foot buffer. The site is in the Cedar River drainage basin and outside the 100-year floodplain limits. Stormwater will be conveyed to the existing water quality pond that was constructed as part of the Plat of Elliott Farms and MCC, located west of 140th Way SE. Soils consist of Newburg Silt Loam (Ng) with a small area of Alderwood and Kitsap (AkF). Approximately 9,000 cubic yards of cut would spread on the finished lots

EXHIBIT 1

FULL DOCUMENT AVAILABLE UPON REQUEST

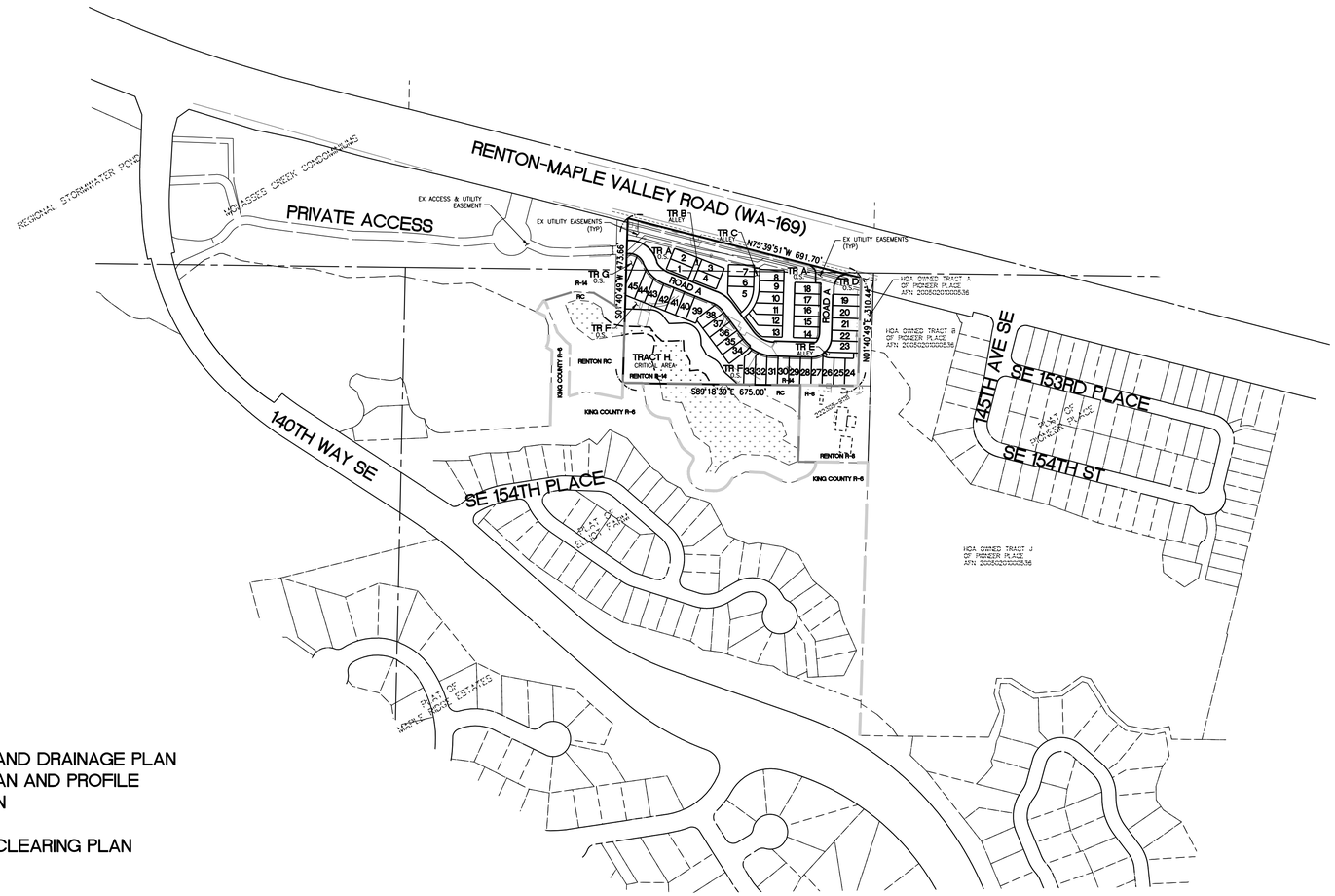
COVER SHEET
OF

ELLIOTT FARMS

A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.
RENTON, WASHINGTON

N
W BARGHAUSEN CONSULTING ENGINEERS, INC. E
S

1" = 200'
0 100' 200' 400'



LEGAL DESCRIPTION

LEGAL DESCRIPTION:
PARCEL A OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L95L0113 RECORDING NO. 9510179023

SURVEY DATUM

HORIZONTAL DATUM:
HORIZONTAL DATUM IS NAD 1983(91) PER CITY OF RENTON. CITY OF RENTON CONTROL POINT NO. 1857 WAS HELD FOR POSITION AND A LINE BETWEEN CITY OF RENTON CONTROL POINT NO. 1640 AND CONTROL POINT NO. 1860 WAS HELD FOR ROTATION, BEING S86°32'23"E.

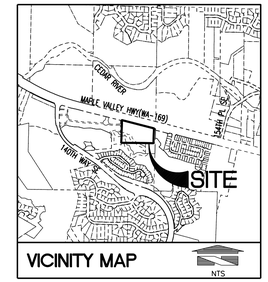
VERTICAL DATUM:
VERTICAL DATUM FOR THIS SITE IS NAVD 1988 PER CITY OF RENTON. CITY OF RENTON CONTROL POINT NO. 2192 WAS HELD FOR ELEVATION, BEING 98.199 FEET(NAVD88).

SHEET INDEX

1 OF 7 COVER SHEET
2 OF 7 PRELIMINARY PLAT
3 OF 7 PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN
4 OF 7 PRELIMINARY ON SITE ROAD PLAN AND PROFILE
5 OF 7 PRELIMINARY SR-169 ROAD PLAN
6 OF 7 PRELIMINARY UTILITIES PLAN
7 OF 7 PRELIMINARY TREE INVENTORY-CLEARING PLAN

AREAS LEGEND

SQUARE FOOTAGE OF LAND IN WETLAND: 15,747 S.F.
SQUARE FOOTAGE OF LAND IN STEEP SLOPE: 12,480 S.F.
SQUARE FOOTAGE OF LAND IN BUFFER: 19,756 S.F.
SQUARE FOOTAGE OF LAND IN PUBLIC STREETS: 34,665 S.F.
SQUARE FOOTAGE OF LAND IN PRIVATE ACCESS EASEMENTS: 0 S.F.
SQUARE FOOTAGE OF LAND IN PASSIVE OPEN SPACE: 60,731 S.F. (TRACTS A, D, F & G)
SQUARE FOOTAGE OF LAND IN NATURAL OPEN SPACE: 47,911 S.F. (TRACT H)



VICINITY MAP

NOTES

1. TAX #: 222305-9004
2. GROSS SITE AREA: 264,593 S.F. (6.07 AC)
3. SITE ADDRESS: N/A
4. EXISTING USE: VACANT SINGLE FAMILY
5. PROPOSED USE: 45 ZERO LOT LINE HOMES
6. EXISTING ZONING: R-14 (14 DU/ACRE)
7. EXISTING COMPREHENSIVE PLAN DESIGNATION: RMD
8. REQUIRED MIN. LOT WIDTH: 30 FEET/CORNER 40 FEET
9. PROPOSED MIN. LOT WIDTH: 30 FEET
10. REQUIRED MIN LOT DEPTH: 60 FEET
11. PROPOSED MIN LOT DEPTH: 69 FEET
12. GROSS DENSITY: 7.8 DU/ACRE
13. NET DENSITY: 8.04 DU/ACRE
14. REQUIRED MIN. SETBACKS:
    FRONT/SIDE STREET: 15 FEET
    GARAGE: 20 FEET
    INTERIOR: 4 FEET
    REAR: 10 FEET
15. MAX BASE HEIGHT OF BUILDINGS: 30 FEET
16. MAX BUILDING COVERAGE: 65 PERCENT
17. MAX IMPERVIOUS COVERAGE: 80 PERCENT
18. MIN OPEN SPACE: 350 SF/UNIT
19. MIN PRIVATE YARD AREA: 250 SF
20. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, FEBRUARY 2015

UTILITIES/SERVICES:

WATER/SEWER:
CEDAR RIVER WATER AND SEWER DISTRICT
18421 S.E. PETROVITSKY ROAD
RENTON, WA 98058
(425) 255-6370

POWER/GAS:
PUGET SOUND ENERGY
8001 SOUTH 212TH STREET
KENT, WA 98032
(253) 395-7065

PHONE:
CENTURY LINK
23315 66TH AVENUE SOUTH
KENT, WA 98032
(253) 372-5388

FIRE:
CITY OF RENTON - FIRE PREVENTION BUREAU
1055 SOUTH GRADY WAY
RENTON, WA 98055
(425) 430-7080

SCHOOL:
RENTON SCHOOL DISTRICT #403
300 SW 7TH STREET
RENTON, WA 98057
(425) 204-2300

OWNERS/DEVELOPERS

CEDAR RIVER LIGHTFOOT, LLC
14410 BELL-RED ROAD, SUITE 200
BELLEVUE, WA 98007
(425) 644-2323
CONTACT: TODD LEVITT

LENNON INVESTMENTS, INC.
35815 S.E. DAVID POWELL ROAD
FALL CITY, WA 98024
--
CONTACT: PATRICK LENNON

ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: HAL GRUBB/IVANA HALVORSEN/BRIAN GILLOOLY

GEOTECH

TERRA ASSOCIATES, INC.
12525 WILLOWS ROAD, SUITE 101
KIRKLAND, WA 98034
(425) 821-7777
FAX (425) 821-4334

WETLAND BIOLOGIST

RAEDEKE ASSOCIATES, INC.
9510 STONE AVENUE NORTH
SEATTLE, WA 98103
(206) 525-8122
FAX (206) 526-2880

ARCHITECT

GMS ARCHTECTURAL GROUP
1804 - 136TH PLACE NE, SUITE #1
BELLEVUE, WA 98005
(425) 644-1446
CONTACT: RICHARD GULSTROM

ARBORIST

GREENFOREST INC.
4547 SOUTH LUCILE STREET
SEATTLE, WA 98118
(206) 723-0656
CONTACT: FAVERO GREENFOREST

TRAFFIC ENGINEER

TRANSPORTATION ENGINEERING NORTHWEST, LLC
816 - 6TH STREET SOUTH
KIRKLAND, WA 98033
(425) 250-5001
FAX (425) 889-8369
CONTACT: JEFF HAYNIE/CHRIS BICKET

TRAFFIC ENGINEER

TRANSPORTATION ENGINEERING NORTHWEST, LLC
816 - 6TH STREET SOUTH
KIRKLAND, WA 98033
(425) 250-5001
FAX (425) 889-8369
CONTACT: JEFF HAYNIE

LANDSCAPE ARCHITECT

BRUMBAUGH & ASSOCIATES
600 N 85TH STREET, SUITE 102
SEATTLE, WA 98103-3826
(206) 782-3650
FAX (206) 782-3675
CONTACT: KRISTEN LUNDQUIST

Exhibit 2

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
2	6/15/16	AJ	IH	IH	REVISED PER CITY COMMENTS DATED 2/1/16
1	7/23/15	AJ	IH	IH	REVISED PER CITY COMMENTS DATED 5/5/15
-	4/13/15	AJ	IH	IH	PRELIMINARY PLAT SUBMITTAL

Title: COVER SHEET OF *ELLIOTT FARMS*

For: CEDAR RIVER LIGHTFOOT, LLC AND LENNON INVESTMENTS, INC.

HAL P GRUBB — STATE OF WASHINGTON — 23975 — REGISTERED PROFESSIONAL ENGINEER
6/15/2016

Scale: Horizontal 1"=200' Vertical N/A

Designed IH
Drawn AJ
Checked IH
Approved IH
Date 2/11/15

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15734
Sheet 1 of 7

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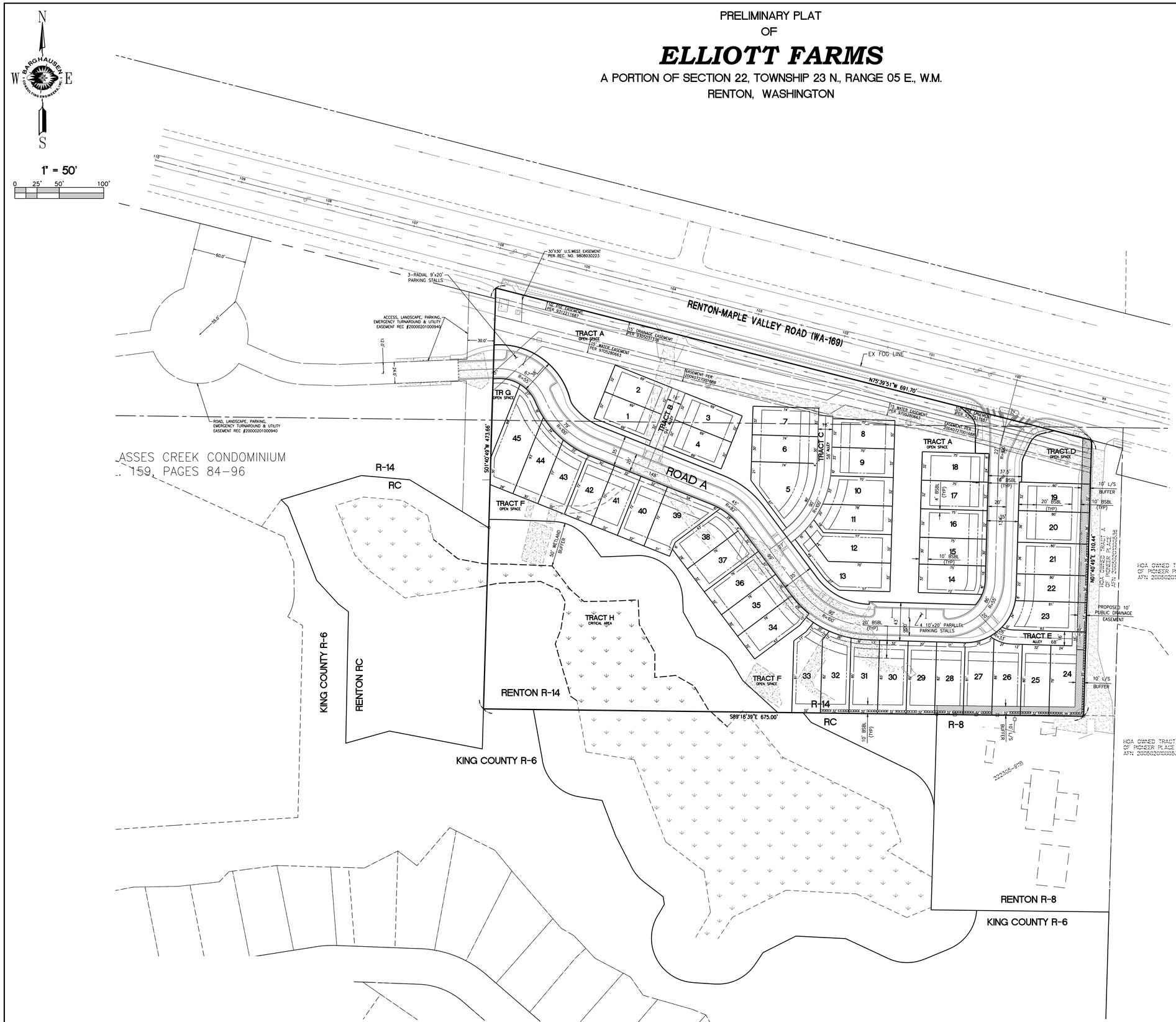
PRELIMINARY PLAT
OF
ELLIOTT FARMS
A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.
RENTON, WASHINGTON



LOT AREA TABLE

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	2220	24	3330
2	2217	25	2557
3	2217	26	2610
4	2220	27	2698
5	3657	28	2610
6	2232	29	2628
7	2377	30	2646
8	2249	31	2674
9	2250	32	2821
10	2364	33	3029
11	2656	34	2458
12	2824	35	2296
13	2980	36	2445
14	2390	37	2445
15	2263	38	2379
16	2406	39	3145
17	2407	40	2302
18	2406	41	2302
19	2567	42	2302
20	2847	43	2365
21	2847	44	2530
22	2415	45	3939
23	2852		
TOTAL LOT AREA	116,374 SF		2.67 AC.
AVERAGE LOT AREA	2,586 SF		

TRACT TABLE

TRACT	USE	AREA (S.F.)
A	OPEN SPACE	43898
B	ALLEY	1125
C	ALLEY	2405
D	OPEN SPACE	4033
E	ALLEY	1385
F	OPEN SPACE	11396
G	OPEN SPACE	1404
H	CRITICAL AREA	47911
TOTAL TRACT AREA	113,557 SF (2.61 AC)	

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
2	6/15/16	AJ	IH	IH	REVISED PER CITY COMMENTS DATED 2/1/16
1	7/23/15	AJ	IH	IH	REVISED PER CITY COMMENTS DATED 5/5/15
–	4/13/15	AJ	IH	IH	PRELIMINARY PLAT SUBMITTAL

Title: PRELIMINARY PLAT OF *ELLIOTT FARMS*

For: CEDAR RIVER LIGHTFOOT, LLC AND LENNON INVESTMENTS, INC.

HAL P. GRUBB, STATE OF WASHINGTON, 23975, REGISTERED PROFESSIONAL ENGINEER
6/15/2016

Scale: Horizontal 1"=50' Vertical N/A

Designed IH
Drawn AJ
Checked IH
Approved IH
Date 2/11/15
AUDNES Xref: ----

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15734

Sheet 2 of 7

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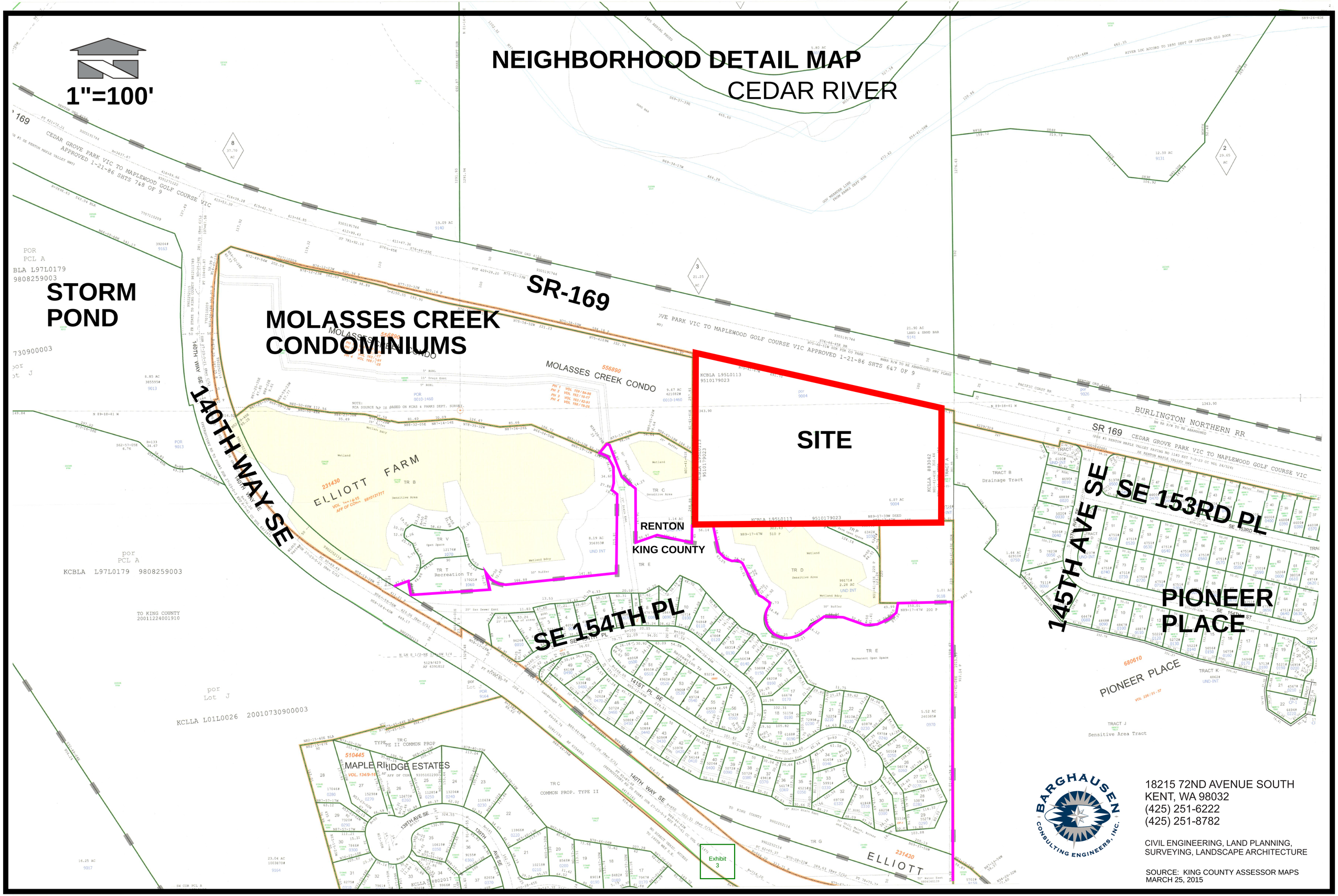
NEIGHBORHOOD DETAIL MAP

CEDAR RIVER

1"=100'



BARGHAUSEN CONSULTING ENGINEERS, INC.

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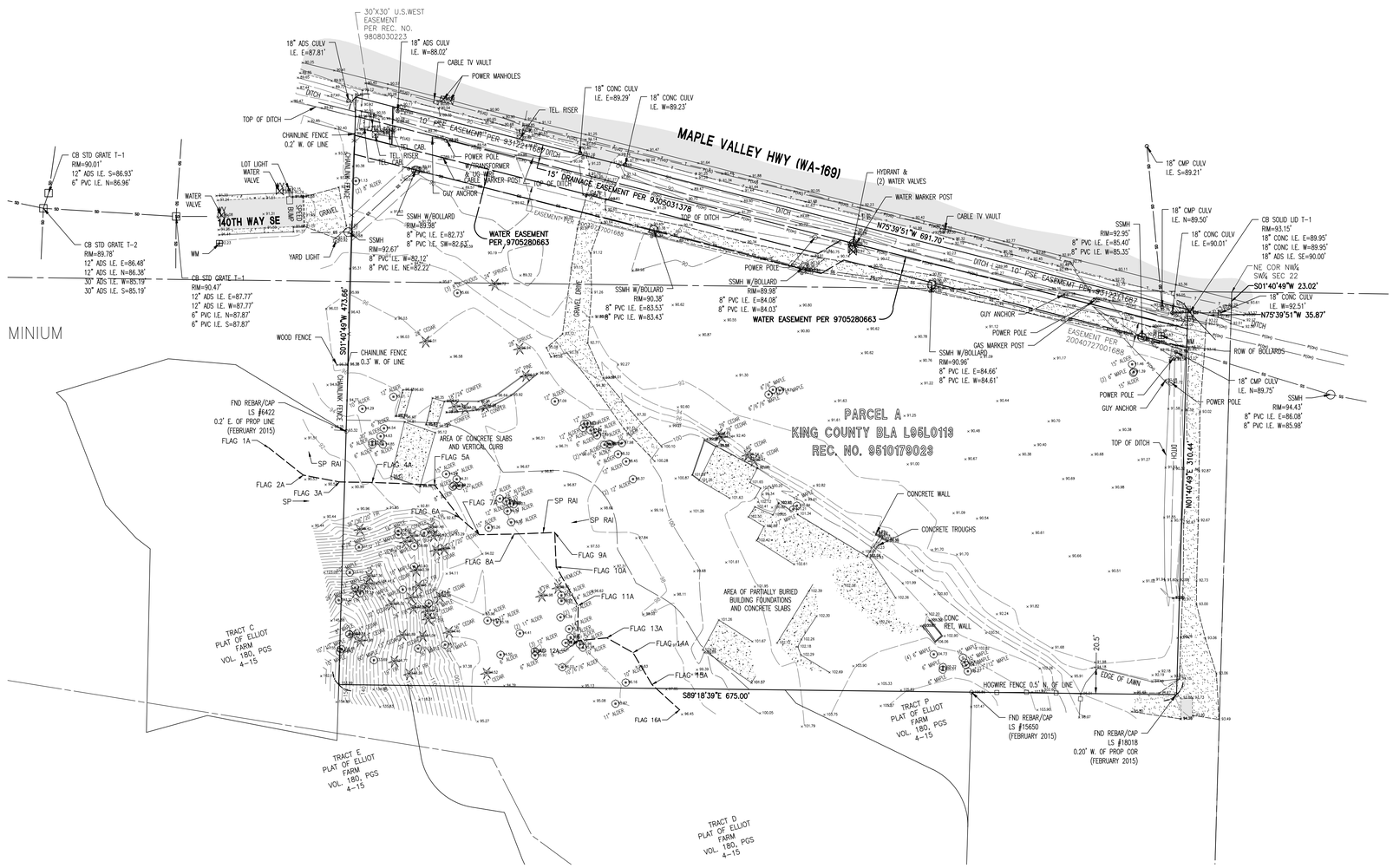
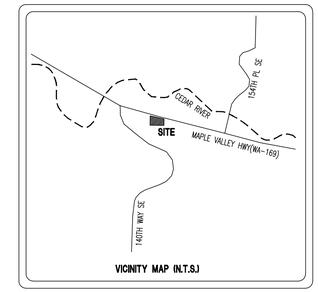
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE

SOURCE: KING COUNTY ASSESSOR MAPS
MARCH 25, 2015

BOUNDARY & TOPOGRAPHIC SURVEY





LEGAL DESCRIPTION:
PARCEL A OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L95L0113 RECORDING NO. 9510179023

HORIZONTAL DATUM:
HORIZONTAL DATUM IS NAD 1983(91) PER CITY OF RENTON. CITY OF RENTON CONTROL POINT NO. 1857 WAS HELD FOR POSITION AND A LINE BETWEEN CITY OF RENTON CONTROL POINT NO. 1640 AND CONTROL POINT NO. 1860 WAS HELD FOR ROTATION, BEING S86°32'23"E.

VERTICAL DATUM:
VERTICAL DATUM FOR THIS SITE IS NAVD 1988 PER CITY OF RENTON. CITY OF RENTON CONTROL POINT NO. 2192 WAS HELD FOR ELEVATION, BEING 98.199 FEET(NAVD88).

TAX PARCEL NUMBER: 2223059004

SITUS ADDRESS: NO ADDRESS LISTED IN PUBLIC RECORDS

SURVEYOR'S NOTES:
1. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOESN'T PURPORT TO SHOW ALL EASEMENTS OF RECORD.

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- LUMINAIRE (LUM.)
- YARD LIGHT
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- CLEANOUT (AS NOTED)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- WATER MANHOLE
- WATER METER
- BLOW-OFF / AIRVAC
- SIGN
- MONITOR WELL
- DIRECTIONAL ARROW
- SURVEY MONUMENT (AS NOTED)
- BENCHMARK
- SECTION CORNER (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- FOUND LEAD/TACK
- SURVEY CONTROL STATION
- PROPERTY LINE
- HANDICAP
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- HOGWIRE FENCE
- WATER LINE
- GAS LINE
- OVERHEAD/UNDERGROUND TEL. LINE
- OVERHEAD/UNDERGROUND PWR. LINE
- STORM LINE
- SEWER LINE

N

S

0 25 50 100

SCALE: 1"=50'

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

BRIAN D. GILLOOLY, P.L.S.
WASHINGTON REGISTRATION NO. 46315

2/18/15
DATE

BRIAN D. GILLOOLY — STATE OF WASHINGTON — 46315 — REGISTERED PROFESSIONAL LAND SURVEYOR — 2/18/15

Exhibit 4

No.	Date	By	Ckd.	Appr.	Revision

Title: BOUNDARY & TOPOGRAPHIC SURVEY
PTN OF THE NW1/4, OF THE SE1/4 OF SEC. 22,
AND PTN OF THE SW1/4, OF THE NE1/R OF SEC. 22,
TWP. 23 N., RGE 5 EAST, W. M.
CITY OF RENTON KING COUNTY STATE OF WASHINGTON

For: BRIXTON HOMES LLC
C/O GLEN MAURER
14410 BEL-RED-ROAD, SUITE 200
BELLEVUE, WA 98007

Scale: Horizontal 1"=50' Vertical

Designed —
Drawn STM
Checked BDG
Approved BDG
Date 2/6/15

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

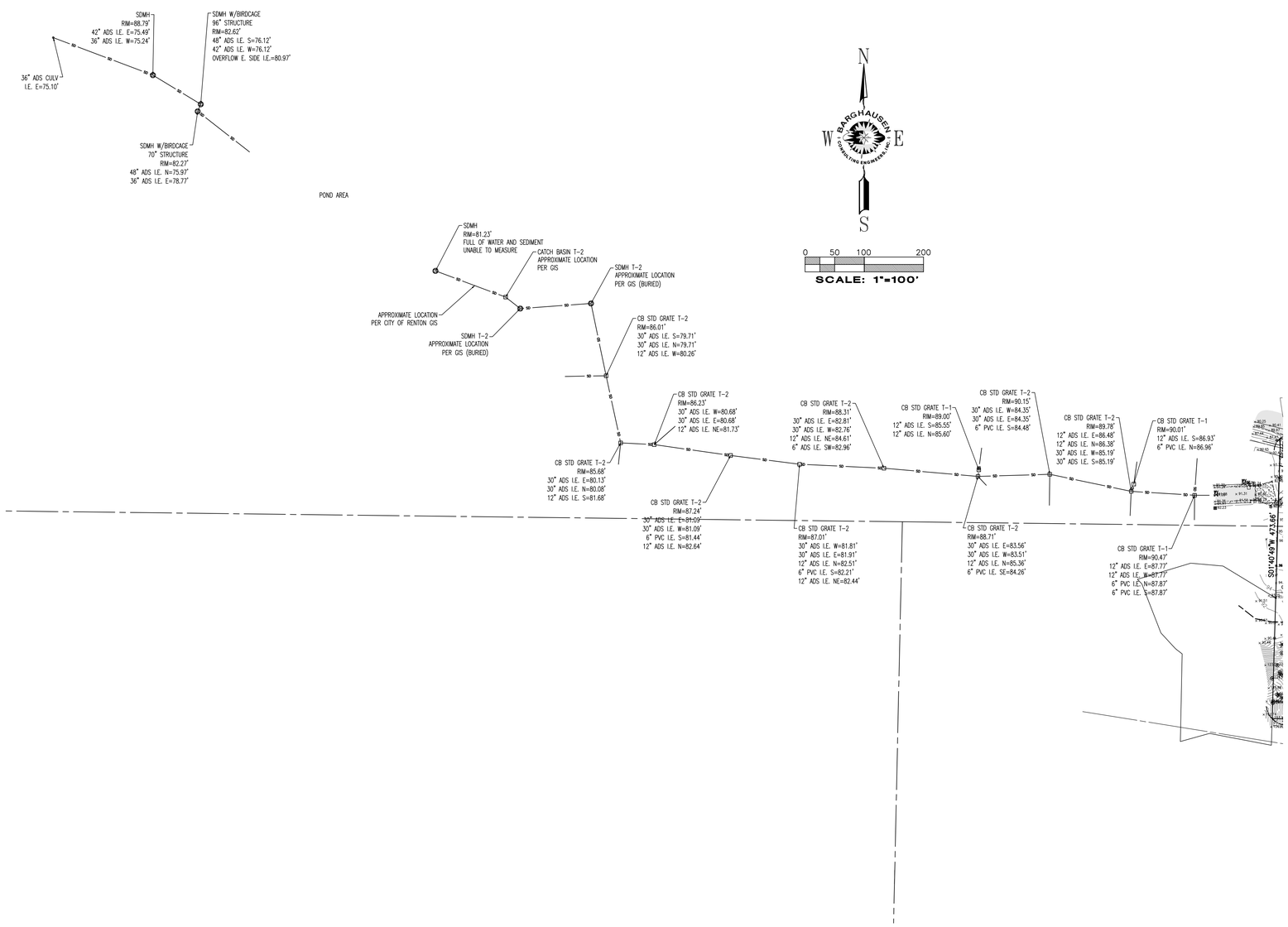
BARGHAUSEN CONSULTING ENGINEERS, INC.

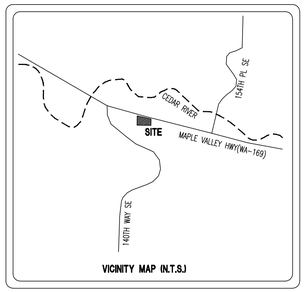
Job Number 15734

Sheet 1 of 2

File: P:\15000s\15734\survey\15734T001.dwg Date/Time: Feb 13, 2015 - 3:08pm Scale: 1"=50' smoy Xrefs: 15734ertol.dwg

BOUNDARY & TOPOGRAPHIC SURVEY





LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- LUMINAIRE (LUM.)
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- POWER POLE
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- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
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- MONITOR WELL
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- CONCRETE
- GRAVEL/SAND (AS NOTED)
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- BUILDING LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- HOGWIRE FENCE
- WATER LINE
- GAS LINE
- OVERHEAD/UNDERGROUND TEL. LINE
- OVERHEAD/UNDERGROUND PWR. LINE
- STORM LINE
- SEWER LINE

BRIAN D. GILLOOLY
STATE OF WASHINGTON
46315
REGISTERED
PROFESSIONAL LAND SURVEYOR
2/18/15

No.	Date	By	Ckd.	Appr.	Revision

Title: BOUNDARY & TOPOGRAPHIC SURVEY
PTN OF THE NW1/4, OF THE SE1/4 OF SEC. 22,
AND PTN OF THE SW1/4, OF THE NE1/R OF SEC. 22,
TWP. 23 N., RGE 5 EAST, W. M.
CITY OF RENTON KING COUNTY STATE OF WASHINGTON

For:
BRIXTON HOMES LLC
C/O GLEN MAURER
14410 BEL-RED-ROAD, SUITE 200
BELLEVUE, WA 98007

Scale: Horizontal 1"=100' Vertical

Designed —
Drawn STM
Checked BBG
Approved BBG
Date 2/6/15

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES
BARGHAUSEN CONSULTING ENGINEERS, INC.

Job Number 15734

Sheet 2 of 2

File: P:\15006\15734\survey\15734T001.dwg Date/Time: Feb 13, 2015 - 3:08pm Scale: 1"=50' smay Xrefs: 15734Aerial.dwg

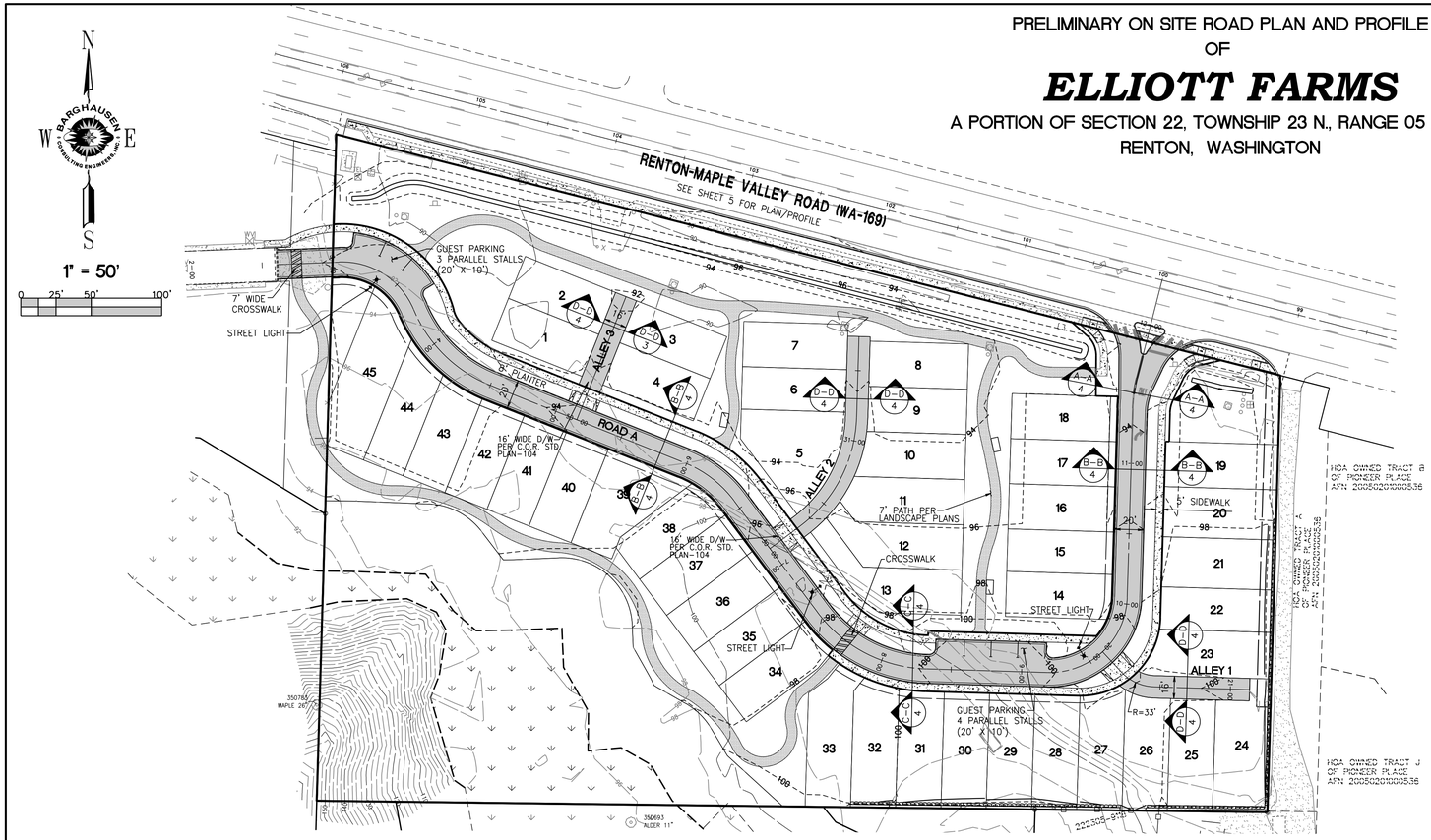
PRELIMINARY ON SITE ROAD PLAN AND PROFILE

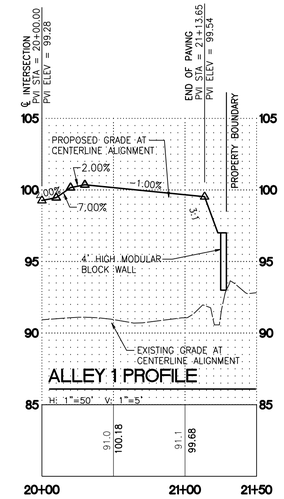
OF

ELLIOTT FARMS

A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.

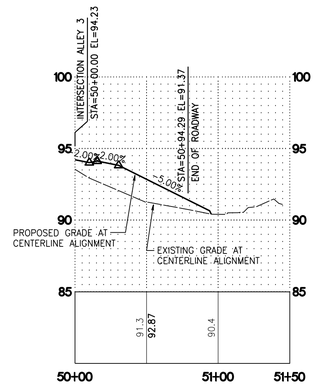
RENTON, WASHINGTON





ALLEY 1 PROFILE

H: 1"=50' V: 1"=5'



ALLEY 3 PROFILE

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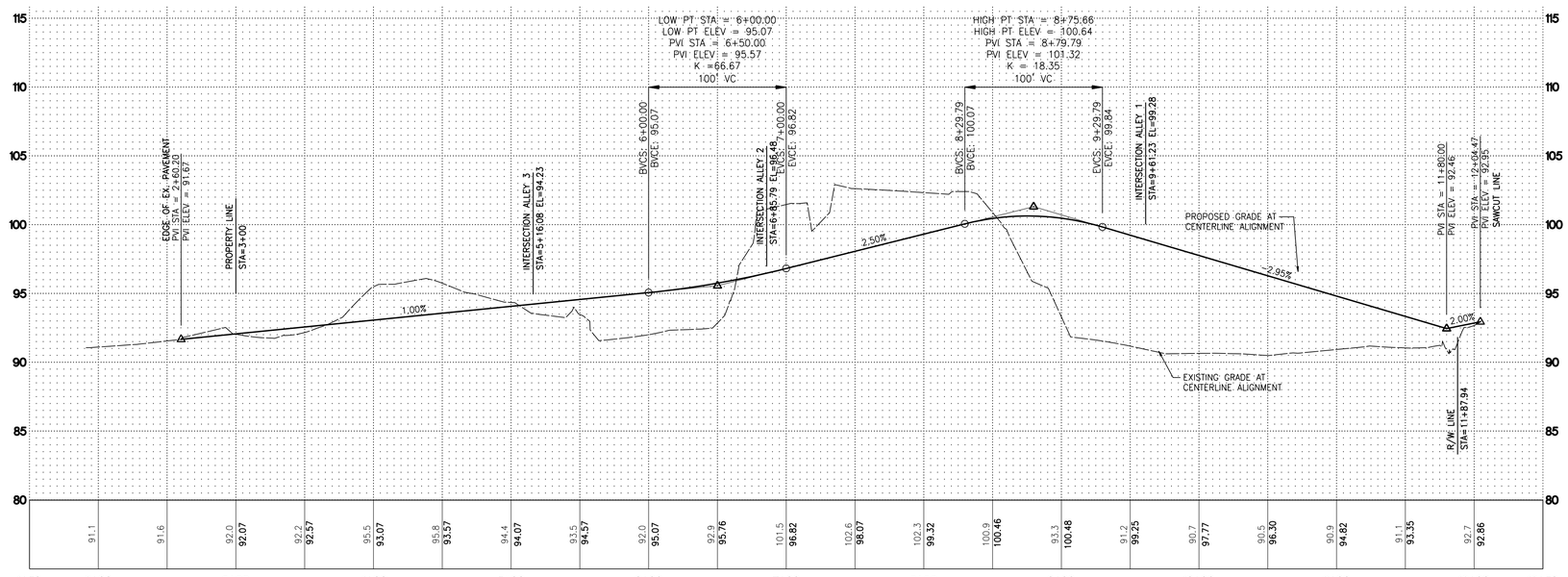

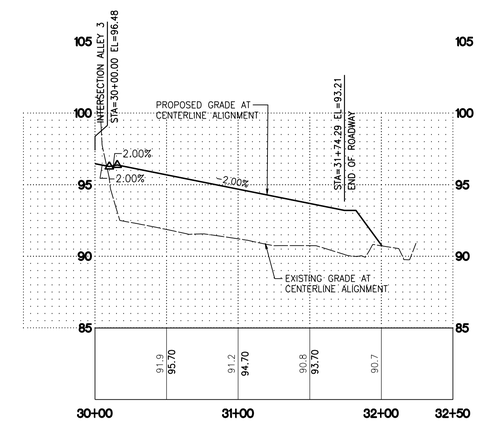

ALLEY 2 PROFILE

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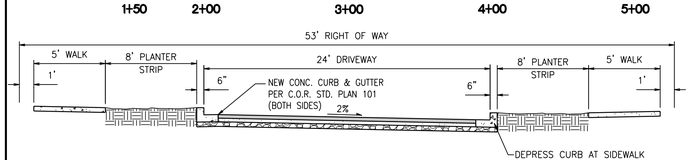
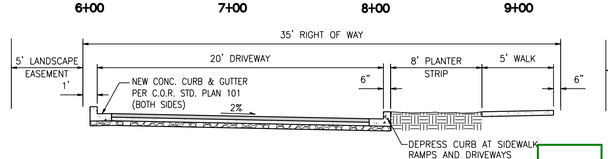


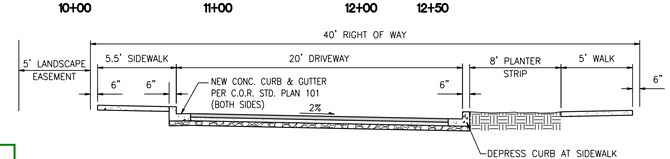
A-A

NOT TO SCALE



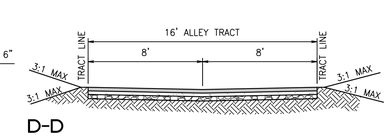
B-B

NOT TO SCALE



C-C

NOT TO SCALE



D-D

NOT TO SCALE

Exhibit 5

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
2	6/15/16	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 2/1/16
1	7/23/15	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 5/5/15
–	4/13/15	AJ	JH	JH	PRELIMINARY PLAN SUBMITTAL

Title: PRELIMINARY ON SITE ROAD PLAN AND PROFILE OF *ELLIOTT FARMS*

For: CEDAR RIVER LIGHTFOOT, LLC AND LENNON INVESTMENTS, INC.

HAL P. GRUBB — STATE OF WASHINGTON — 23975 — REGISTERED PROFESSIONAL ENGINEER — 6/15/2016

Scale: Horizontal 1"=50' Vertical 1"=5'

Designed JH
Drawn AJ
Checked JH
Approved JH
Date 2/11/15

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
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Job Number 15734

Sheet 4 of 7

File:P:\15000s\15734\preliminary\15734-prp.dwg Date/Time:6/15/2016 2:38 PM Scale:1" = 1' AJONES Xref: ----

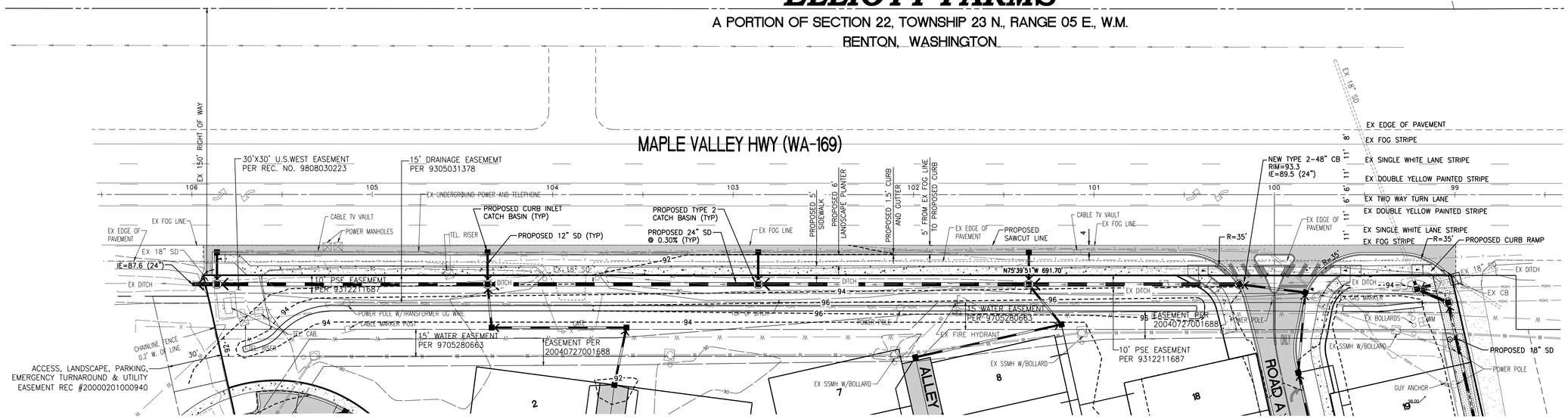
PRELIMINARY SR-169 ROAD PLAN

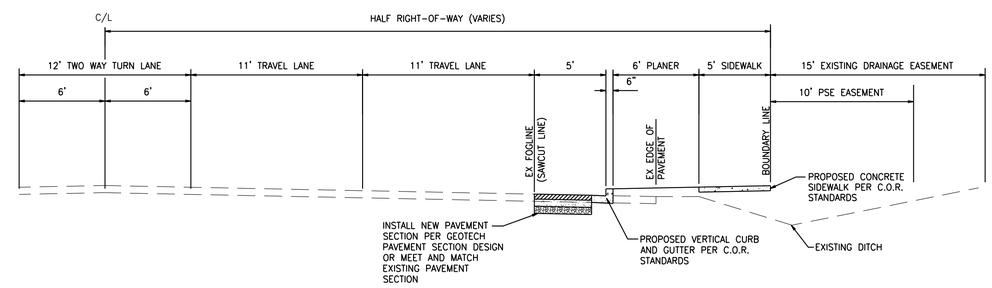
OF

ELLIOTT FARMS

A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.

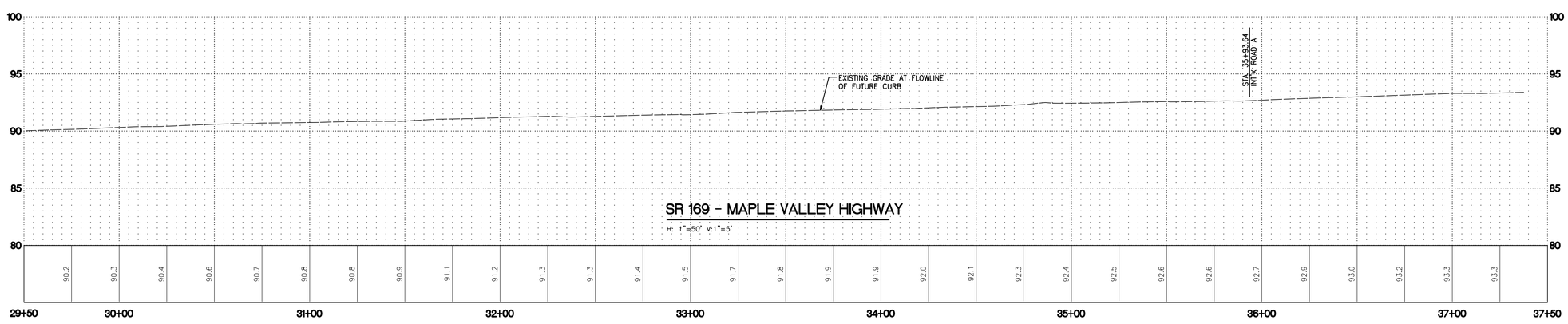
BENTON, WASHINGTON





SR 169 - MAPLE VALLEY HIGHWAY

NOT TO SCALE



SR 169 - MAPLE VALLEY HIGHWAY

H: 1"=50' V:1"=5'

CITY FILE NO: LUA15-000242

N
W BARGHAUSEN E
CONSULTING ENGINEERS, INC.
S

1" = 30'

0 15' 30' 60'

No.	Date	By	Ckd.	Appr.	Revision
2	6/15/16	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 2/1/16
1	7/23/15	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 5/5/15
-	4/13/15	AJ	JH	JH	PRELIMINARY PLAT SUBMITTAL

Title: PRELIMINARY SR-169 ROAD PLAN OF *ELLIOTT FARMS*

For: CEDAR RIVER LIGHTFOOT, LLC AND LENNON INVESTMENTS, INC.

HAL P. GRUBB — STATE OF WASHINGTON — 23975 — REGISTERED PROFESSIONAL ENGINEER

6/15/2016

Scale: Horizontal 1"=30' Vertical N/A

Designed JH
Drawn AJ
Checked JH
Approved JH
Date 2/11/15

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15734

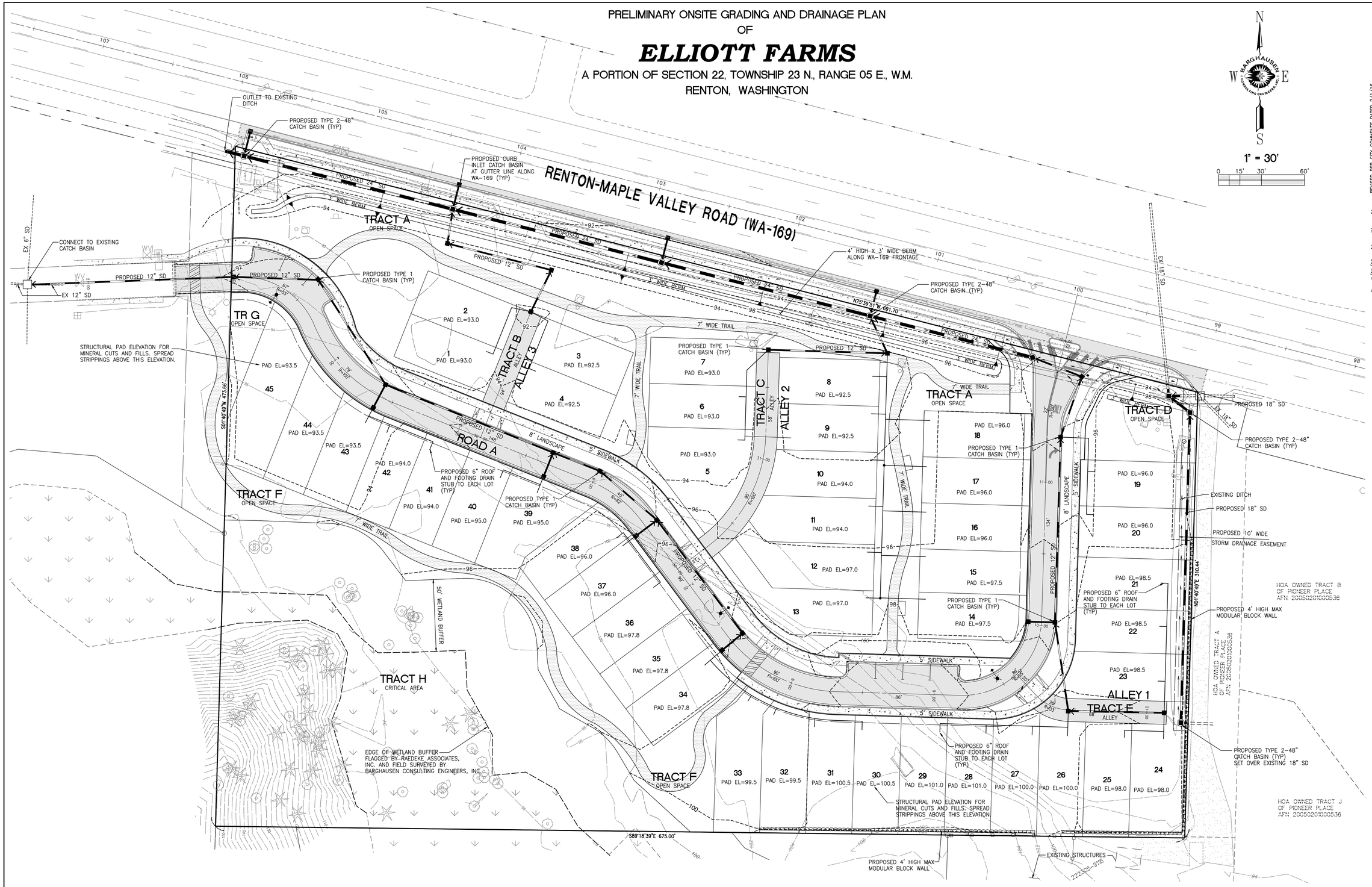
Sheet 5 of 7

File:P:\15000s\15734\preliminary\15734-pr1.dwg Date/Time:6/15/2016 2:39 PM Scale:1" = 1' AJONES Xref: ----

PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN
OF

ELLIOTT FARMS

A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.
RENTON, WASHINGTON



EARTHWORK QUANTITIES

FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ACTUAL CUT AND FILL QUANTITIES PRIOR TO CONSTRUCTION.

CUT = 9,000 CY
FILL = 20,000 CY

IMPERVIOUS QUANTITIES

EXISTING IMPERVIOUS = 9,021 S.F.

PROPOSED IMPERVIOUS = 32,885 S.F.

LEGEND:

ASPHALT	
CONCRETE SIDEWALK	
CONTOURS PROPOSED	96
CONTOUR EXISTING	90

Exhibit 6

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
2	6/15/16	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 2/1/16
1	7/23/15	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 5/5/15
–	4/13/15	AJ	JH	JH	PRELIMINARY PLAT SUBMITTAL

Title: PRELIMINARY ONSITE GRADING AND DRAINAGE PLAN OF *ELLIOTT FARMS*

For: CEDAR RIVER LIGHTFOOT, LLC AND LENNON INVESTMENTS, INC.

HALP. GRUBB STATE OF WASHINGTON 23975 REGISTERED PROFESSIONAL ENGINEER
6/15/2016

Scale: Horizontal 1"=30' Vertical N/A

Designed JH
Drawn AJ
Checked JH
Approved JH
Date 2/11/15

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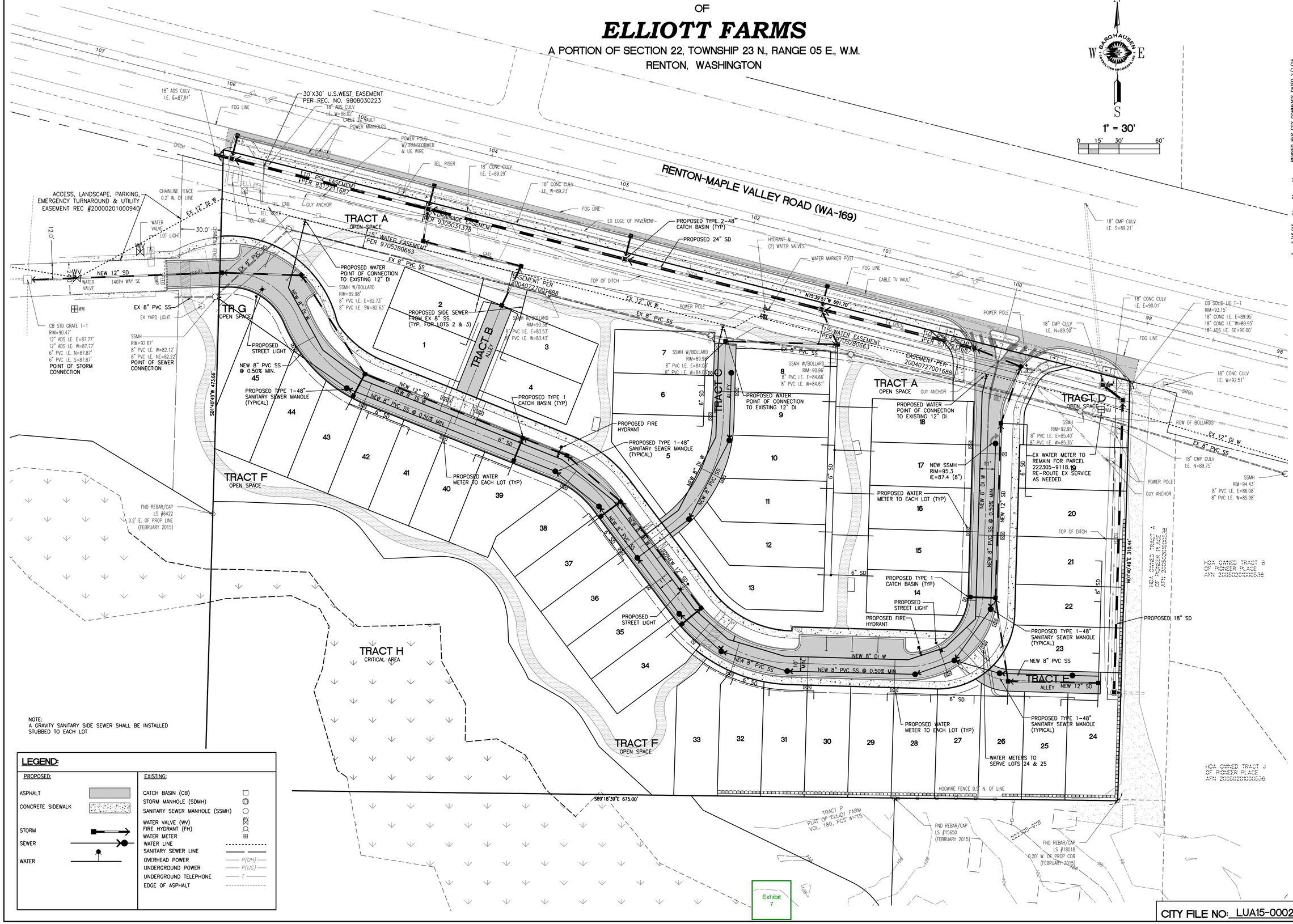
Job Number 15734

Sheet 3 of 7

File:P:\15000s\15734\preliminary\15734-pgm.dwg Date/Time:6/15/2016 2:37 PM Scale:1" = 1' AUDKES Xref: ----

PRELIMINARY UTILITIES PLAN
OF
ELLIOTT FARMS
A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.
RENTON, WASHINGTON



NOTE:
A GRAVITY SANITARY SIDE SEWER SHALL BE INSTALLED STUBBED TO EACH LOT

LEGEND:

PROPOSED:	EXISTING:
ASPHALT	CATCH BASIN (CB)
CONCRETE SIDEWALK	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	WATER VALVE (WV)
STORM	FIRE HYDRANT (FH)
SEWER	WATER METER
WATER	WATER LINE
	SANITARY SEWER LINE
	OVERHEAD POWER — P(OH) —
	UNDERGROUND POWER — P(UG) —
	UNDERGROUND TELEPHONE — T —
	EDGE OF ASPHALT

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
2	6/15/16	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 2/1/16
1	7/23/15	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 5/5/15
–	4/13/15	AJ	JH	JH	PRELIMINARY PLAT SUBMITTAL

Title: PRELIMINARY UTILITIES PLAN OF *ELLIOTT FARMS*

For: CEDAR RIVER LIGHTFOOT, LLC AND LENNON INVESTMENTS, INC.

HAL P. GRUBB — STATE OF WASHINGTON — 23975 — REGISTERED PROFESSIONAL ENGINEER — 6/15/2016

Scale: Horizontal 1"=30'; Vertical N/A

Designed JH; Drawn AJ; Checked JH; Approved JH; Date 2/11/15

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Job Number 15734

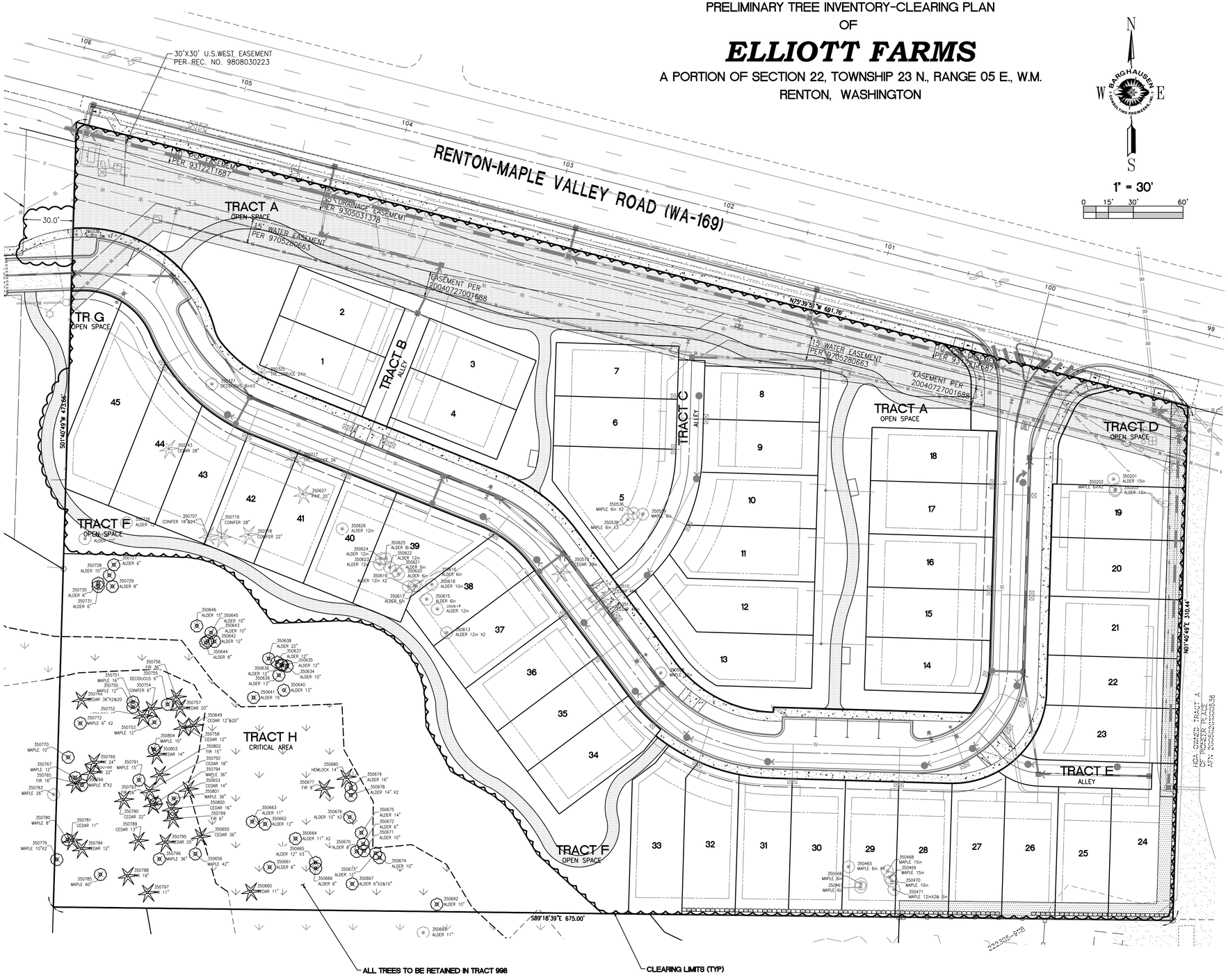
Sheet 6 of 7

File:P:\15000s\15734\preliminary\15734-pu.dwg Date/Time:6/15/2016 2:40 PM Scale:1" = 1' AJONES Xref: -----

PRELIMINARY TREE INVENTORY-CLEARING PLAN
OF

ELLIOTT FARMS

A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.
RENTON, WASHINGTON



TREE RETENTION TABLE

POINT #	LOCATION	TREE DESCRIPTION	VIABLE	VISIBLE DEFECTS	SAVE/REMOVE
350325	LOT 1	SPRUCE 24in	YES	DOUBLE LEADER	REMOVE
350338	LOT 9	ALDER 8in X2	YES	MULTIPLE LEADER	REMOVE
350536	LOT 9	MAPLE 6in X2	YES	MULTIPLE LEADER	REMOVE
350538	LOT 9	MAPLE 6in X3	YES	MULTIPLE LEADER	REMOVE
350539	LOT 9	MAPLE 6in	YES	NA	REMOVE
350201	LOT 19	ALDER 15in	NO	TOPPED FOR OH POWER LINES	REMOVE
350202	LOT 19	MAPLE 6inX2	NO	TOPPED FOR OH POWER LINES	REMOVE
350203	LOT 19	ALDER 15in	YES	NA	REMOVE
350465	LOT 29	WILLOW 6in X4	YES	DISEASED	REMOVE
350466	LOT 29	WILLOW 6in	YES	DISEASED	REMOVE
350467	LOT 29	WILLOW 6in	YES	DISEASED	REMOVE
350468	LOT 29	WILLOW 15in	YES	DISEASED	REMOVE
350469	LOT 29	WILLOW 15in	YES	DISEASED	REMOVE
350470	LOT 29	WILLOW 10in	YES	DISEASED	REMOVE
350471	LOT 29	WILLOW 12inX2& 6in	YES	DISEASED	REMOVE
350613	LOT 38	ALDER 12in X2	YES	DOUBLE LEADER	REMOVE
350614	LOT 38	ALDER 12in	YES	ASYMETRIC CANOPY	REMOVE
350618	LOT 38	ALDER 10in	YES	ASYMETRIC CANOPY	REMOVE
350619	LOT 39	COTTONWOOD 12in X2	YES	ASYMETRIC CANOPY	REMOVE
350622	LOT 39	ALDER 12in	YES	ASYMETRIC CANOPY	REMOVE
350623	LOT 39	ALDER 12in	YES	ASYMETRIC CANOPY	REMOVE
350624	LOT 39	ALDER 12in	YES	ASYMETRIC CANOPY	REMOVE
350625	LOT 39	ALDER 8in	YES	ASYMETRIC CANOPY	REMOVE
350626	LOT 40	ALDER 12in	YES	ASYMETRIC CANOPY	REMOVE
350627	LOT 41	PINE 20in	NO	DIEBACK, DECAY	REMOVE
350717	LOT 42	SPRUCE 26in	YES	NA	REMOVE
350718	LOT 42	CONIFER 22in	YES	MULTIPLE LEADER	REMOVE
350719	LOT 42	CONIFER 28in	YES	MULTIPLE LEADER	REMOVE
350707	LOT 43	CONIFER 18in&24in	YES	DOUBLE LEADER	REMOVE
350743	LOT 44	CEDAR 28in	NO	DEAD	REMOVE
350511	ESMT A-LOT 10	CEDAR 46in	NO	PREV FAILURE-TOP BROKEN	REMOVE
350327	ESMT A-LOT 44	HOLLY 8inX3	NO	DISEASED	REMOVE
350510	ESMT A-LOT 9	CEDAR 46in	YES	NA	REMOVE
350513	ESMT A-LOT 9	CEDAR 29in	YES	NA	REMOVE
350726	ESMT G	ALDER 12in	YES	NA	REMOVE
350732	ESMT G	ALDER 10in	YES	NA	REMOVE
350508	ESMT A-ESMT B	MAPLE 17in	YES	NA	REMOVE
350634	TR 998	ALDER 10in	NO	SEVERE LEAN	SAVE
350635	TR 998	ALDER 12in	YES	ASYMETRIC CANOPY	SAVE
350636	TR 998	ALDER 12in	NO	DIEBACK	SAVE
350637	TR 998	ALDER 12in	NO	ASYMETRIC, LEAN	SAVE
350638	TR 998	ALDER 22in	YES	BOW IN TRUNK	SAVE
350639	TR 998	ALDER 13in	NO	DIEBACK	SAVE
350640	TR 998	ALDER 13in	NO	DIEBACK, LEAN	SAVE
350641	TR 998	ALDER 15in	YES	BOW IN TRUNK	SAVE
350642	TR 998	ALDER 12in	YES	ASYMETRIC CANOPY	SAVE
350643	TR 998	ALDER 10in	NO	PPREV FAILURE-TOP BROKEN	SAVE
350644	TR 998	ALDER 8in	YES	ASYMETRIC CANOPY	SAVE
350645	TR 998	ALDER 10in	NO	PREV FAILURE-TOP BROKEN	SAVE
350646	TR 998	ALDER 15in	NO	DECLINE	SAVE
350649	TR 998	CEDAR 12in&20in	YES	DOUBLE LEADER	SAVE
350653	TR 998	CEDAR 14in	YES	NA	SAVE
350655	TR 998	CEDAR 36in	YES	NA	SAVE
350656	TR 998	MAPLE 42in	YES	ASYMETRIC-LEAN	SAVE
350660	TR 998	CEDAR 11in	YES	NA	SAVE
350662	TR 998	ALDER 12in	YES	NA	SAVE
350663	TR 998	ALDER 11in	YES	LEAN	SAVE
350664	TR 998	ALDER 11in X2	NO	DIEBACK	SAVE
350665	TR 998	ALDER 12in X3	YES	NA	SAVE
350667	TR 998	ALDER 6inX2&10in	YES	NA	SAVE
350670	TR 998	ALDER 8in	YES	NA	SAVE
350671	TR 998	ALDER 10in	YES	NA	SAVE
350673	TR 998	ALDER 12in	YES	NA	SAVE
350674	TR 998	ALDER 10in	YES	NA	SAVE
350675	TR 998	ALDER 14in	NO	DIEBACK	SAVE
350676	TR 998	ALDER 10in X2	YES	NA	SAVE
350677	TR 998	FIR 8in	YES	NA	SAVE
350678	TR 998	ALDER 14in X2	YES	NA	SAVE
350679	TR 998	ALDER 16in	YES	NA	SAVE
350680	TR 998	HEMLOCK 14in	YES	NA	SAVE
350692	TR 998	ALDER 10in	NO	DECLINE	SAVE
350728	TR 998	ALDER 10in	YES	NA	SAVE
350729	TR 998	ALDER 8in	YES	NA	SAVE
350749	TR 998	CEDAR 36inX2&20	YES	MULTIPLE LEADER	SAVE
350750	TR 998	MAPLE 12in	YES	ASYMETRIC CANOPY	SAVE
350751	TR 998	MAPLE 16in	YES	ASYMETRIC CANOPY	SAVE
350752	TR 998	HEMLOCK 6in	YES	SUPPRESSED	SAVE
350753	TR 998	MAPLE 12in	NO	SLENDER	SAVE
350754	TR 998	CONIFER 6in	YES	SUPPRESSED	SAVE
350755	TR 998	DECIDUOUS 6in	YES	SWEEP-SUPPRESSED	SAVE
350756	TR 998	FIR 36in	YES	NA	SAVE
350757	TR 998	CEDAR 20in	YES	NA	SAVE
350758	TR 998	CEDAR 12in	YES	ASYMETRIC CANOPY	SAVE
350765	TR 998	FIR 16in	NO	CONK ON TRUNK, DECAY	SAVE
350766	TR 998	MAPLE 8inX2	YES	ASYMETRIC CANOPY	SAVE
350767	TR 998	MAPLE 12in	YES	ASYMETRIC CANOPY	SAVE
350768	TR 998	FIR 22in	YES	NA	SAVE
350769	TR 998	FIR 24in	YES	ASYMETRIC CANOPY	SAVE
350770	TR 998	MAPLE 10in	YES	ASYMETRIC CANOPY	SAVE
350772	TR 998	MAPLE 6in X2	YES	SLENDER	SAVE
350779	TR 998	MAPLE 10inX2	YES	STUMPSPROUT	SAVE
350780	TR 998	MAPLE 8in	YES	SUPPRESSED	SAVE
350781	TR 998	CEDAR 11in	YES	NA	SAVE
350784	TR 998	CEDAR 12in	YES	NA	SAVE
350785	TR 998	MAPLE 60in	YES	NA	SAVE
350788	TR 998	FIR 19in	YES	NA	SAVE
350789	TR 998	CEDAR 13in	NO	TRUNK DECAY	SAVE
350790	TR 998	CEDAR 22in	NO	PREV FAILURE-TOP BROKEN	SAVE
350791	TR 998	MAPLE 15in	YES	NA	SAVE
350792	TR 998	CEDAR 18in	YES	SUPPRESSED-DOUBLE LEADER	SAVE
350793	TR 998	FIR 26in	YES	NA	SAVE
350794	TR 998	MAPLE 36in	YES	LEAN	SAVE
350795	TR 998	CEDAR 20in	YES	NA	SAVE
350796	TR 998	MAPLE 36in	YES	ASYMETRIC CANOPY	SAVE
350797	TR 998	FIR 11in	YES	NA	SAVE
350799	TR 998	FIR 6in	YES	SUPPRESSED	SAVE
350800	TR 998	CEDAR 16in	YES	NA	SAVE
350801	TR 998	MAPLE 36in	YES	LEAN	SAVE
350802	TR 998	FIR 15in	YES	NA	SAVE
350803	TR 998	CEDAR 14in	YES	NA	SAVE
350804	TR 998	MAPLE 10in	YES	SLENDER	SAVE

114 TOTAL SURVEYED TREES 6" AND GREATER
1 DEAD TREES
TOTAL 21 DEFECT TREES
92 VIABLE TREES

SIGNIFICANT TREE LEGEND

- CONIFER TO REMAIN
- DECIDUOUS TO REMAIN
- CONIFER TO BE REMOVED
- DECIDUOUS TO BE REMOVED

SOURCE OF SIGNIFICANT TREES

FIELD SURVEYED BY:
BARGHAUSEN CONSULTING ENGINEERS, FEBRUARY 2015

TREE RETENTION NOTE:

ALL EXISTING TREES IN DEVELOPMENT AREA TO BE REMOVED FOR INFRASTRUCTURE, HOMES, AND SAFETY.

Exhibit 8

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
2	6/15/16	AJ	IH	IH	REVISED PER CITY COMMENTS DATED 2/1/16
1	7/23/15	AJ	IH	IH	REVISED PER CITY COMMENTS DATED 5/5/15
-	4/13/15	AJ	IH	IH	PRELIMINARY PLAT SUBMITTAL

Title: PRELIMINARY TREE INVENTORY-CLEARING PLAN OF *ELLIOTT FARMS*

For: CEDAR RIVER LIGHTFOOT, LLC AND LENNON INVESTMENTS, INC.

HAL P. GRUBB — STATE OF WASHINGTON — 23975 — REGISTERED PROFESSIONAL ENGINEER
6/15/2016

Scale: Horizontal 1"=30' Vertical N/A

Designed IH
Drawn AJ
Checked IH
Approved IH
Date 2/11/15

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Job Number 15734
Sheet 7 of 7

File:P:\15000s\15734\preliminary\15734-ptr.dwg Date/Time:6/15/2016 2:40 PM Scale:1" = 1' AJONES Xref: ----

PRELIMINARY PLANTING PLAN
OF

ELLIOTT FARMS

A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.
RENTON, WASHINGTON

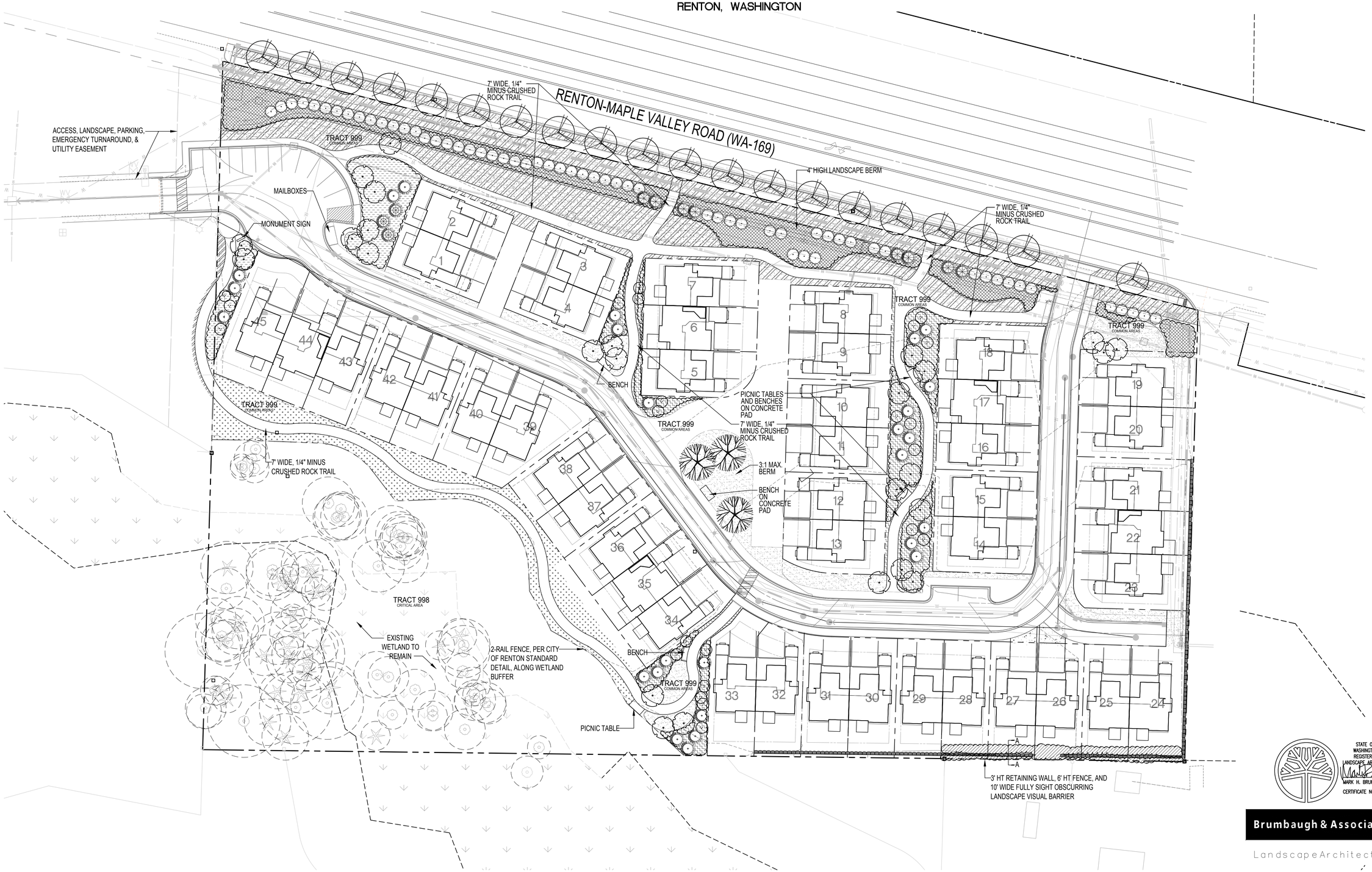


Exhibit 9

0 15' 30' 60' 120'
SCALE: 1" = 30' - 0"

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
CERTIFICATE NO. 458

Brumbaugh & Associates
LandscapeArchitecture
600 North 85th Street , Suite 102
Seattle, WA 98103-3826
Telephone 206 782 3650
Facsimile 206 782 3675

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
	2015.07.14	MW	KL		PRELIMINARY PLAT - SPR - RESUBMITTAL

Title: PRELIMINARY PLANTING PLAN OF *ELLIOTT FARMS*

For: BRIXTON HOMES, LLC
14410 BELL-RED ROAD, SUITE 200
BELLEVUE, WA 98007
CONTACT: KRISTEN LUNDQUIST

Scale: Horizontal 1"=30' Vertical N/A

Designed MW
Drawn MW
Checked KL
Approved
Date 4/13/15

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

BARGHAUSEN CONSULTING ENGINEERS, INC.

Job Number 2015-11ELL
Sheet 1 of 2

M:\Drawings\2015\2015-11ELL\Working\L1 LANDSCAPE.dwg, L1 LANDSCAPE, 7/13/2015 11:43:20 AM, Michelle, AutoCAD PDF (General Documentation).pc3

PRELIMINARY PLANTING SCHEDULE
OF

ELLIOTT FARMS

A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.
RENTON, WASHINGTON

PLANT SCHEDULE

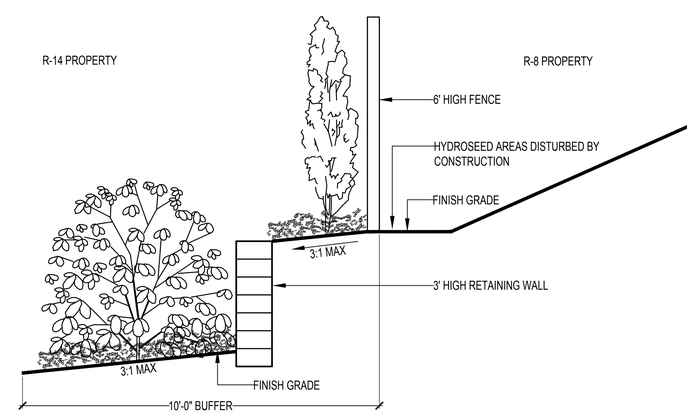
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
DRIPLINE	EXISTING TREES TO REMAIN		PRESERVE AND PROTECT. SEE TREE RETENTION PLAN
	LARGE DECIDUOUS CANOPY TREE		
	CERCIDIPHYLLUM JAPONICA / KATSURA	2" CAL.	B&B, MATCHED FORM STRONG CENTRAL LEADER
	STREET TREES		
	ULMUS WILSONIANA 'PROSPECTOR' / ELM	2" CAL.	B&B, MATCHED FORM
	SMALL DECIDUOUS TREES		
	CORNUS KOUSA / FLOWERING DOGWOOD	8'-10' HT.	B&B, MULTI-STEM (3) MIN.
	STYRAX JAPONICUS / JAPANESE SNOWBELL TREE	2" CAL.	B&B, MATCHED FORM
	ACER GRISEUM / PAPERBARK MAPLE	2" CAL.	B&B, MATCHED FORM
	NATIVE TREES		
	ACER CIRCINATUM / VINE MAPLE	6'-8' HT.	B&B, MULTI-STEM (3) MIN., NURSERY GROWN
	AMELANCHEIR X GRANDIFLORA 'PRINCESS DIANA' / SERVICEBERRY		B&B, MULTI-STEM (3) MIN.
	CORNUS MAS / CORNELIAN CHERRY		B&B, MULTI-STEM (3) MIN.
	CORNUS KOUSA / FLOWERING DOGWOOD		B&B, MULTI-STEM (3) MIN.
	EVERGREEN TREES		
	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	6' HT.	B&B, FULL & BUSHY TO BASE
	PINUS NIGRA / BLACK PINE	6' HT.	B&B, FULL & BUSHY TO BASE
	CALOCEDRUS DECURRENS / INCENSE CEDAR	6' HT.	B&B, FULL & BUSHY TO BASE
	THUJA (STANDISH X PLICATA) 'GREEN GIANT'/ WESTERN ARBORVITAE	6' HT.	B&B, FULL & BUSHY TO BASE
	FRONTAGE SHRUBS		
	CORNUS S. 'BAILEYI' / BAILEY'S REDTWIG DOGWOOD	2 GAL. MIN.	B&B OR CONT. FULL FOLIAGE, 3' O.C.
	GAULTHERIA SHALLON / SALAL		
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE		
	MYRICA CALIFORNICA / PACIFIC WAXMYRTLE		
	RIBES RUBRUM 'PERFECTION' / PERFECTION RED CURRANT		
	ROSA RUGOSA / RAMANAS ROSE		
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY		
	SCREENING SHRUBS		
	MYRICA CALIFORNICA / PACIFIC WAXMYRTLE	36"-38" HT.	B&B OR CONT. FULL FOLIAGE, 4' O.C.
	PRUNUS LUSITANICA / PORTUGAL LAUREL	36"-38" HT.	B&B OR CONT. FULL FOLIAGE, 4' O.C.
	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE	6' HT.	B&B OR CONT. FULL & BUSHY, 3' O.C.
	ACCENT SHRUBS		
	CORYLOPSIS PAUCIFLORA / WINTERHAZEL	2 GAL. MIN.	B&B OR CONT. FULL FOLIAGE, 4' O.C.
	HYDRANGEA QUERCIFOLIA / OAK-LEAF HYDRANGEA		B&B OR CONT. FULL FOLIAGE, 4' O.C.
	PRUNUS LAUROCERASUS 'MT VERNON' / ENGLISH LAUREL		B&B OR CONT. FULL FOLIAGE, 3' O.C.
	SPIRAEA X VANHOUTTEI 'RENAISSANCE' / RENAISSANCE SPIREA		B&B OR CONT. FULL FOLIAGE, 4' O.C.
	VIBURNUM DAVIDII / DAVID VIBURNUM		B&B OR CONT. FULL FOLIAGE, 3' O.C.
	VIBURNUM P. T. 'MARIESII' / DOUBLEFILE VIBURNUM		B&B OR CONT. FULL FOLIAGE, 4' O.C.
	LANDSCAPE TRACTS		
	CORNUS S. 'KELSEYII' / REDTWIG DOGWOOD	2 GAL. MIN.	B&B OR CONT. FULL FOLIAGE, 3' O.C.
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE		B&B OR CONT. FULL FOLIAGE, 4' O.C.
	RIBES RUBRUM 'PERFECTION' / PERFECTION RED CURRANT		B&B OR CONT. FULL FOLIAGE, 4' O.C.
	SPIREA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA		B&B OR CONT. FULL FOLIAGE, 3' O.C.
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY		B&B OR CONT. FULL FOLIAGE, 4' O.C.
	GROUNDCOVERS		
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	CONT., FULL FOLIAGE, 18" O.C.
	COTONEASTER DAMMERI / BEARBERRY	1 GAL.	
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	
	GAULTHERIA SHALLON / SALAL	1 GAL.	
	MAHONIA REPENS / CREEPING MAHONIA	21"-24" SPR.	
	POLYSTICUM MUNITUM / SWORD FERN	1 GAL.	
	PERENNIALS / ORNAMENTAL GRASSES		
	CALAMAGROSTIS A. 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	CONT., FULL FOLIAGE, 24" O.C.
	DESCHAMPSIA CAESPITOSA / TUFTED HAIR GRASS	1 GAL.	CONT., FULL FOLIAGE, 24" O.C.
	ECHINACEA PURPUREA / PURPLE CONE FLOWER	1 GAL.	CONT., FULL FOLIAGE, 24" O.C.
	HEMEROCALLIS 'STELLA DE ORO' / DAYLILY	1 GAL.	CONT., FULL FOLIAGE, 24" O.C.
	PANICUM VIRGINIANA 'HANS HERMES'	1 GAL.	CONT., FULL FOLIAGE, 30" O.C.
	PENNISETUM A. 'HAMELN' / FOUNTAIN GRASS	1 GAL.	CONT., FULL FOLIAGE, 18" O.C.
	RUDBECKIA F. 'GOLDSTURM' / BLACK-EYED SUSAN	1 GAL.	CONT., FULL FOLIAGE, 24" O.C.
	SOD LAWN		
	RAPID GRO LAWN HYDROSEED		
	NATIVE HYDROSEED		

LANDSCAPE NOTES:

1. GROUND COVER TO EXTEND UNDER ALL TREES AND SHRUBS AT THE SPECIFIED SPACING, TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS DESIGNATED TO RECEIVE GROUND COVER.
2. ALL NEW LANDSCAPE AREAS SHALL BE COVERED WITH 2" DEPTH OF MULCH. ALL NEW TREES SHALL INCLUDE A MIN. 2' RADIUS OF MULCH AROUND THE TREE TRUNK.
3. ALL NEW LANDSCAPE AREAS SHALL RECEIVE A FULLY AUTOMATIC IRRIGATION SYSTEM.
4. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE INFORMATION.

TREE REPLACEMENT CALCULATIONS

REQUIRED REPLACEMENT TREES (2" CAL. EACH): 97 TREES
PROVIDED REPLACEMENT TREES (2" CAL.): 126 TREES (NOT INCL. "STREET TREES" OR "NATIVE TREES")



A LANDSCAPE VISUAL BARRIER - SECTION
1/2"=1'-0"

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
CERTIFICATE NO. 458

Brumbaugh & Associates
LandscapeArchitecture
600 North 85th Street , Suite 102
Seattle, WA 98103-3826
Telephone 206 782 3650
Facsimile 206 782 3675

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
	2015.07.14	WW	KL		PRELIMINARY PLAT - SPR - RESUBMITTAL

Title: PRELIMINARY PLANTING SCHEDULE OF *ELLIOTT FARMS*

For: BRIXTON HOMES, LLC
14410 BELL-RED ROAD, SUITE 200
BELLEVUE, WA 98007
CONTACT: KRISTEN LUNDQUIST

Scale: Horizontal AS SHOWN, Vertical N/A

Designed WW
Drawn WW
Checked KL
Approved
Date 4/13/15

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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BARGHAUSEN CONSULTING ENGINEERS, INC.

Job Number 2015-11ELL
Sheet 2 of 2

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Renton
Entire Document Available Upon Request

GEOTECHNICAL REPORT

Elliot Farm
14207 SE Renton Maple Valley Road
Renton, Washington

Project No. T-6737

Terra Associates, Inc.

Prepared for:

Murray Franklyn Companies
Bellevue, Washington

February 25, 2015

Exhibit 10

Raedeke Associates, Inc.

Wetland & Aquatic Sciences
Wildlife Ecology
Landscape Architecture

Renton
Entire Document Available Upon Request

December 15, 2014

Mr. Glen Mauer
Pacific Properties, Inc.
14410 Bel-Red Road, Suite 200
Bellevue, WA 98007

RE: Elliot Farm – Wetland Delineation
R.A.I. Project #2012-024-002

Dear Glen:

At your request, we conducted a site investigation on June 26 and 27, 2012 to determine whether wetlands and streams were present on the Elliot Farm property.

PROPERTY LOCATION

The Elliot Farm property consists of an approximately 6-acre parcel, located along the south side of SR 169 (Renton-Maple Valley Highway), approximately 1,000 feet east of 140th Way SE, in the City of Renton, Washington. The property is identified as Tax Parcel No. 2223059004. This places the property in a portion of Section 22, Township 23 North, Range 5 East, W.M. Parcel maps retrieved on-line from King County (2012) iMAP depict the property boundaries.

METHODOLOGY

In order to identify potential wetland areas, we used the U. S. Army Corps of Engineers (COE) Wetlands Delineation Manual (Environmental Laboratory 1987). The COE, which requires use of the 1987 delineation manual, as amended, has federal regulatory jurisdiction of the dredging or filling of "Waters of the United States," including wetlands. As outlined in this methodology, the interaction of hydrophytic vegetation, hydric soil, and wetland hydrology must be present for an area to be classified as wetland. To be consistent with current regulations, field investigations were consistent with the Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coast Region (COE 2010).

BACKGROUND REVIEW

Prior to conducting our site reconnaissance, we reviewed existing background maps and information from the U.S.D.A Natural Resources Conservation Service (NRCS 2014) Web Soil Survey and the U.S. Fish and Wildlife Service USFWS 2014) National Wetland Inventory (NWI).

Exhibit 11

Renton
Entire Document Available Upon Request

MEMORANDUM

DATE: December 11, 2015

TO: City of Renton

FROM: Jeff Schramm
TENW

SUBJECT: Elliott Farm Residential – Renton, WA
Traffic Analysis Addendum
TENW Project #5021

This memorandum documents the traffic impact analysis addendum conducted for the proposed 45-unit Elliott Farm multi-family residential development. The purposed of the addendum is to provide an updated analysis of the project assuming a new access to SR 169.

The proposed project is located near SE Renton Maple Valley Rd (SR-169) and 140th Way SE, east of the Molasses Creek development in the City of Renton as shown in the Figure 1 site vicinity map.

Executive Summary

Proposal. The project proposes 45 townhome dwelling units on a site that is currently vacant. Vehicular access to the site would be provided via a new residential access on SE Renton Maple Valley Rd (SR 169). Full project buildout is expected in 2017.

Trip Generation. The proposed project is estimated to generate 321 new weekday daily trips, with 27 new trips occurring during the weekday AM peak hour (5 entering, 22 exiting), and 31 new trips occurring during the weekday PM peak hour (21 entering, 10 exiting).

Intersection Operations Analysis. Based on the LOS results conducted at one off-site signalized study intersection and the site access location, both intersections are expected to operate at LOS E or better during the AM and PM peak hours in 2017 with no significant impacts created by the proposed Elliott Farm residential development.

Concurrency. Since the signalized study intersection is expected to operate at acceptable LOS D or better, this project is anticipated to meet City concurrency requirements.

Mitigation. Based on our findings, the proposed project is not expected to have a significant adverse impact on the transportation system. The payment of transportation impact fees will adequately mitigate project impacts by funding the project's fair share of the cost of the City of Renton's planned transportation improvements. Based on the City's current impact fee rate, the development's impact fee would be <u>$53,137.80</u> (45 X $1,180.84/unit).

Exhibit 12

PRELIMINARY TECHNICAL INFORMATION REPORT

Renton
Entire Document Available Upon Request

Proposed Plat of Elliott Farm

Renton, Washington

Prepared for:
Brixton Homes, LLC
14410 Bell-Red Rd
Bellevue, WA 98007

April 10, 2015
Our Job No. 15734

HAL P. GRUBB
STATE OF WASHINGTON
23975
REGISTERED
PROFESSIONAL ENGINEER
4.10.15

Exhibit 13

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX
BRANCH OFFICES ♦ TUMWATER, WA ♦ LONG BEACH, CA ♦ ROSEVILLE, CA ♦ SAN DIEGO, CA
www.barghausen.com

Greenforest Incorporated

Consulting Arborist

Renton
Entire Document Available Upon Request

April 1, 2015

Todd Levitt
Murray Franklyn Companies
14410 Bel Red Road
Bellevue WA 98007

RE: Elliott Farm Arborist Report, Maple Valley Highway, Renton WA

Dear Mr. Levitt:

You contracted my services to inspect and inventory the surveyed trees at 14207 Maple Valley Hwy., Renton WA. This site, though currently undeveloped, has concrete remnants from former buildings. The main front portion of the parcel is relatively flat, and covered in dense brambles. Most of the significant trees (≥6" DBH) stand along the southern and western areas, and are mostly within a wetland and wetland buffer, or a steep slope at the SW corner of the site. I visited the site today and inspected the trees, which are the subject of this report. The following table summarizes my inspection results.

Summary:

125	Total Surveyed Trees, 6" and greater DBH
1	Dead Trees
21	Dead, Diseased, Dying, and Defective Trees
3	Duplicate Trees
100	Total Viable Trees, 6" and Greater DBH

Exhibit 14

King County
Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
www.kingcounty.gov

Water Availability King County Certificate of Water Availability

For alternate formats, call 206-296-6600.

This certificate provides the Public Health - Seattle & King County Department and the Department of Permitting and Environmental Review with information necessary to evaluate development proposals.

Do not write in this box

Number _____ Name _____

☒ Building Permit ☐ Preliminary Plat or PUD
☐ Short Subdivision ☐ Rezone or other: _____

Applicant's name: Lancaster/Cedarwood Inc. & Lennon Investments Inc.
Proposed use: 45 unit Townhome project
Location (attach map and legal description if necessary):
151xx Renton-Maple Valley Highway (SR169) Renton WA 98058 PN: 2223059004 A2-3 B2-4

Water purveyor information:

1. ☐ a. Water will be provided by service connection only to an existing _____ (size) water main that is _____ feet from the site.

OR

☒ b. Water service will require an improvement to the water system of:
☐ (1) 20 feet of water main to reach the site; and/or
☒ (2) The construction of a distribution system on the site; and/or
☒ (3) Other (describe): Developer Extension Agreement

2. ☒ a. The water system is in conformance with a County approved water comprehensive plan.

OR

☐ b. The water system improvement is not in conformance with a County approved water comprehensive plan and will require a water comprehensive plan amendment. (This may cause a delay in issuance of a permit or approval.)

3. ☒ a. The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.

OR

☐ b. Annexation or Boundary Review Board (BRB) approval will be necessary to provide service.

4. ☒ a. Water is or will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant to be constructed feet from the building/property (or as marked on the attached map):

Rate of flow at Peak Demand: ☐ less than 500 gpm (approx. _____ gpm) ☐ 500 to 999 gpm ☐ 1000 gpm or more
☐ flow test of _____ gpm ☐ calculation of 3500 +- gpm

Duration: ☐ less than 1 hour ☐ 1 hour to 2 hours ☒ 2 hours or more Other: _____

(**Note**: Commercial building permits which include multifamily structures require flow test or calculation.)

OR

☐ b. Water system is not capable of providing fire flow.

5. ☒ a. Water system has certificates of water rights or water right claims sufficient to provide service.

OR

☐ b. Water system does not currently have necessary water rights or water right claims.

Comments/conditions: Developer Extension Agreement required

I certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

Cedar River Water & Sewer District — Agency name
Larry S. Krall — Signatory name
Developer Extension Administrator — Title
Signature
02-24-15 — Date

Check out the Permitting Web site at www.kingcounty.gov/permits

Exhibit 15

King County
Department of Permitting
and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
www.kingcounty.gov

Sewer Availability: King County Certificate of Sewer Availability

For alternate formats, call 206-296-6600.

This certificate provides the Public Health - Seattle & King County Department and the Department of Permitting and Environmental Review with information necessary to evaluate development proposals.

Do not write in this box

Number _____ Name _____

☒ Building Permit ☐ Preliminary Plat or PUD
☐ Short Subdivision ☐ Rezone or other: _____

Applicant's name: Lancaster/Cedarwood Inc & Lennon Investment Inc.
Proposed use: 45 unit Townhome Project
Location (attach map and legal description if necessary):
151xx Renton-Maple Valley Highway (SR169) Renton WA 98058 PN 222305 9004 A2-3 & B2-4

Sewer agency information:

1. ☐ a. Sewer service will be provided by side sewer connection only to an existing _____ size sewer _____ feet from the site and the sewer system has the capacity to serve the proposed use.

OR

☒ b. Sewer service will require an improvement to the sewer system of:

☒ (1) 20 feet of sewer trunk or lateral to reach the site; and/or
☒ (2) The construction of a collection system on the site; and/or
☒ (3) Other (describe): Completion of Developer Extension Agreement

2. ☒ a. The sewer system improvement is in conformance with a County approved sewer comprehensive plan.

OR

☐ b. The sewer system improvement will require a sewer comprehensive plan amendment.

3. ☒ a. The proposed project is within the corporate limits of the district or has been granted Boundary Review Board approval for extension of service outside the district or city.

OR

☐ b. Annexation or Boundary Review Board (BRB) approval will be necessary to provide service.

4. Service is subject to the following:
   a. Connection charge: yes
   b. Easement(s): yes
   c. Other: Developer Extension Agreement

Comments: See Attachments

I certify that the above sewer agency information is true. This certification shall be valid for one year from date of signature.

Cedar River Water & Sewer District — Agency name
Larry S. Krall — Signatory name
Developer Extension Administrator — Title
Signature
2/24/15 — Date

Check out the Permitting Web site at www.kingcounty.gov/permits

Construction Mitigation Description
for
Elliott Farm

The proposed plat of Elliott Farm will involve clearing and grading for the construction of new road improvements, installation of utilities, and other land disturbance activities. The following is a summary of how these activities are expected to be carried out and managed to minimize impacts and comply with applicable rules and regulations during this phase of the project:

- **Anticipated Construction Schedule:**

  Clearing and grading is likely to begin in June 2016 assuming the entitlements and permits are approved. The bulk of the work should be completed in October 2016. Based on this schedule, we expect that the plat could be ready for recording in late 2016, with home building to commence after the plat is recorded. Model home construction may commence prior to recording as allowed by the City of Renton.

- **Hours and Days of Operation:**

  The typical hours of operation for construction will be from 7 a.m. to 6 p.m. during the winter months. During the summer months, construction will begin at 7 a.m. and may extend to 7 p.m. (pending approval from the City of Renton). The typical work week will be Monday through Friday. Construction work may also take place on Saturday, as normally allowed by the City of Renton, especially during the dry season (April to October) in order to expedite completion of the project during the dry season.

- **Proposed Hauling/Transportation Routes:**

  The haul route for importing or exporting materials to and from the site will be determined after coordination with the City of Renton Inspector prior to the start of construction. However, we would anticipate that the haul route would begin at one of the site's existing gravel entrances onto the Renton-Maple Valley Road (WA-169) then travel either east or west depending on the location where the contractor decides where to receive/export materials.

- **Measures to be Implemented to Minimize Dust, Traffic and Transportation Impacts, Erosion, Mud, Noise, and other Noxious Characteristics:**

  All temporary erosion and sedimentation control measures required by the City of Renton and other agencies will be implemented and maintained (e.g., rock construction entrance, silt fencing, temporary sediment pond, straw mulching and hydro seeding). Also, as required by DOE, a Certified Erosion Control Lead will be assigned to the project and all erosion BMPs will be implemented and maintained as required by the NPDES Permit for the duration of the project. Watering will be implemented, as necessary, to control dust during the summer months and all construction equipment will be equipped with appropriate mufflers to comply with local noise ordinances.

- **Any Special Hours Proposed for Construction or Hauling (i.e., weekends, late nights):**

  If it is determined that additional hours are needed to complete the construction, the contractor will coordinate with the City of Renton to obtain approval for such extended hours.

Exhibit 17

- **Preliminary Traffic Control Plan:**

  A Preliminary Traffic Control Plan has not been prepared at this time. Once the haul route(s) has(have) been approved by the City Public Works Department, a traffic control plan will be prepared in accordance with the City Road Standards and WSDOT guidelines for the frontage improvement work within the WA-169 right-of-way. Frontage improvements will be limited to constructing curb, gutter, planter, and sidewalk along WA-169 where shoulder closures will be implemented.

PRE-ANNEXATOIN AGREEMENT

CITY OF RENTON

and

CEDAR RIVER LIGHTFOOOT, INC

Renton
Entire Document Available Upon Request

This PRE-ANNEXATION AGREEMENT is entered into this ___ day of _____, 2008, between the City of Renton, a Washington municipal corporation, ("City") and Cedar River Lightfoot, Inc., a Washington corporation, and Lennon Investments, Inc., a Washington corporation (collectively referred to as "Cedar River").

RECITALS

A. Cedar River Lightfoot, Inc., and Lennon Investments, Inc., own the following described property ("the Property") as a joint venture:

Parcel A of King County Boundary Line Adjustment No, L95L0113, recorded under King County Recording No. 9510179023, (being a portion of Government Lot 3 in the NE ¼ of Section 22, Township 23 North, Range 5 East, records of King County, Washington.

B. The Property is approximately 6.07 acres in size and is immediately south of SE Renton Maple Valley Road (SR 169).

C. The Property is currently located in unincorporated King County and is zoned R-6 by the County, a zoning which would permit development of the property with approximately 45 dwelling units as Phase 2 of the adjacent Molasses Creek Condominiums. The utilities serving the Property were designed and installed during construction of the first phase of the Molasses Creek Condominiums to serve the Property based on its development capacity pursuant to the County zoning. In addition, access from SR 169 to the Property has been limited to a common access shared with the first phase of the Molasses Creek Condominiums.

D. The City of Renton is in the process of annexing the Property and other properties in the vicinity.

E. The City of Renton does not have a zoning designation that is the equivalent of King County's R-6 zoning classification.

F. The parties wish to enter into a pre-annexation agreement that will permit the development of the second phase of the Molasses Creek Condominiums at a density which is comparable to the density permitted by King County.

Exhibit 18

20000201000940
PAGE 001 OF 012
02/01/2000 12:20
KING COUNTY, WA
CHICAGO TITLE EAS 19.00

Filed for Record by and
After Recording Return to:

Molasses Creek, Inc.
14410 Bel-Red Road, Suite 200
Bellevue, WA 98007
Attn: Glen Maurer

COPY OF
RECORDED DOCUMENT
King County Recorder's Office

Renton
Entire Document
Available Upon
Request

ROAD, LANDSCAPE, PARKING, EMERGENCY TURNAROUND AND UTILITY EASEMENT AGREEMENT

Grantor:	Molasses Creek, Inc.	CHICAGO TITLE INS. CO
Grantee:	Lancaster/Cedarwood, Inc.	REF# W0001028(10)
Abbrev. Legal Description:	Tract A, Plat of Elliott Farm recorded Volume 180 of Plats, Pages 4 through 15; (Complete legal description per Exhibit A)	
Tax Parcel Nos.:	231430-0960 + 222305-9004 (Exh. B)	
Reference No.:	n/a	

THIS ROAD, LANDSCAPE, PARKING, EMERGENCY TURNAROUND AND UTILITY EASEMENT AGREEMENT (the "Easement Agreement") is made as of this 28th day of January, 2000 by MOLASSES CREEK, INC., a Washington corporation ("Grantor") and LANCASTER/CEDARWOOD, INC. a Washington corporation ("Grantee").

Recitals

A. Grantor is the owner of certain real property located in King County, Washington, legally described in Exhibit A, attached hereto (the "Burdened Property").

B. Grantee is the owner of property adjacent to the Burdened Property which is legally described in Exhibit B, attached hereto (the "Benefited Property").

C. The parties wish to create an easement over the Burdened Property for the benefit of the Benefited Property, on the terms and conditions set forth in this Easement Agreement.

Exhibit 19

Raedeke Associates, Inc.

Wetland & Aquatic Sciences
Wildlife Ecology
Landscape Architecture

TECHNICAL MEMORANDUM

Date: September 8, 2015

To: Todd Levitt, Pacific Properties, Inc.

From: Chris Wright, Raedeke Associates, Inc.

Re: Elliott Farm – Wetland Hydrologic Impacts
(RAI #2012-024-002)

Dear Todd,

At your request we have reviewed the potential hydrologic impacts to the wetland on the Elliot Farm site resulting from the proposed development of the parcel. We based our analysis of potential impacts on information gathered during site visits and basin boundary maps and calculations provided by Barghausen Consulting Engineers, Inc. (2015).

Development and grading of the Elliot Farm parcel would result in the redirecting of water from a portion of the watershed of the on-site wetland.

The wetland located partially on the Elliot Farm parcel lies within an approximately 7.2 acre basin. Development of the site would divert drainage from 0.4 acres of the basin away from the wetland, which represents approximately 5.6% of the total contributing area of the wetland. Areas are based on the Barghausen Consulting Engineers, Inc. (2015) wetland basin map (attached).

The portion of the basin that occurs on the Elliot Farm parcel is a relatively flat, shrub covered area that currently intercepts a portion of the potential hydrology available to the wetland. The hydrologic support provided to the wetland from this portion of the basin is likely greatest during the wetter months of the year when the wetland is receiving greater amounts of water from the more steeply sloped land to the south and west.

The total area to be diverted away from the wetland represents less than 10% of the total basin area of the wetland. It is likely that the majority of the hydrologic input to the wetland is derived from the steeply sloping ground to the south and west of the wetland and that the relatively flat area to the north and east of the wetland contributes a much smaller volume of water. Thus we do not expect the proposed diversion to result in a substantial change in the flow available to the wetland.

Exhibit 20

2111 N. Northgate Way Ste. 219 Seattle, WA 98133 206-525-8122 www.raedeke.com

LIMITATIONS

We have prepared this report for the exclusive use of Pacific Properties, Inc. and their consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without permission from Pacific Properties, Inc.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. With regard to wetlands and streams, the final determination of their boundaries for regulatory purposes is the responsibility of the various resource agencies that regulate development activities in wetlands. We cannot guarantee the outcome of such agency determinations. Therefore, the conclusions of this report should be reviewed by the appropriate regulatory agencies prior to any detailed site planning or construction activities.

We warrant that the work performed conforms to standards generally accepted in our field, and that this work was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponents and their consultants, together with information gathered in the course of this study. No other warranty, expressed or implied, is made.

Thank you for the opportunity to prepare this material for you. If you have any questions about this information, please call me at (206) 525-8122.

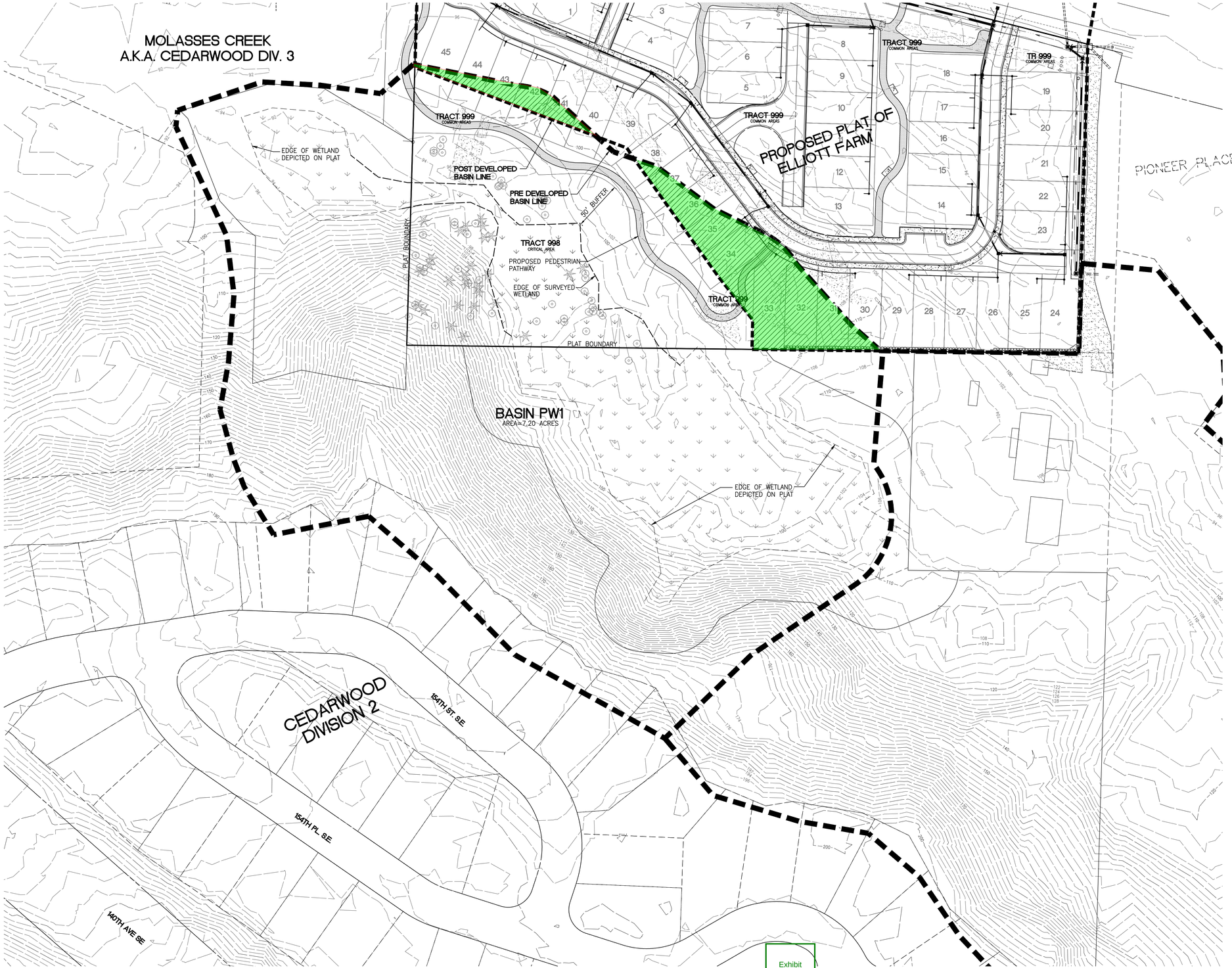
LITERATURE CITED

Barghausen Consulting Engineers, Inc. 2015. Wetland Drainage Area Map Elliot Farm. Received September 4, 2015.

WETLAND DRAINAGE AREA MAP

A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.

RENTON, WASHINGTON



1"=50'

0 25 50 100

BASIN PW1 (PRE-DEVELOPED AREA)
TOTAL AREA = 7.20 ac.
WETLAND AREA= 1.74 ac.
FORESTED AREA = 4.06 ac.
PASTURE AREA= 1.40 ac.

BASIN DW1 (POST-DEVELOPED AREA)
TOTAL AREA = 6.80 ac.
WETLAND AREA = 1.74 ac.
FORESTED AREA = 4.06 ac.
PASTURE AREA = 0.75 ac
TILL GRASS (FROM BACKYARD OF LOTS AND PED PATH) = 0.25 ac

PERCENTAGE OF AREA BEING DIVERTED AWAY FROM WETLAND = 5.60%

DIVERTED AREA = 5.60%

Exhibit
21

No.	Date	By	Ckd.	Appr.	Revision

Title: Wetland Drainage Area Map

Elliott Farm

For: Brixton Homes, LLC
14410 Bel-Red Road, Suite 200
Bellevue, WA 98007

Scale:
Horizontal 1"=200'
Vertical N/A

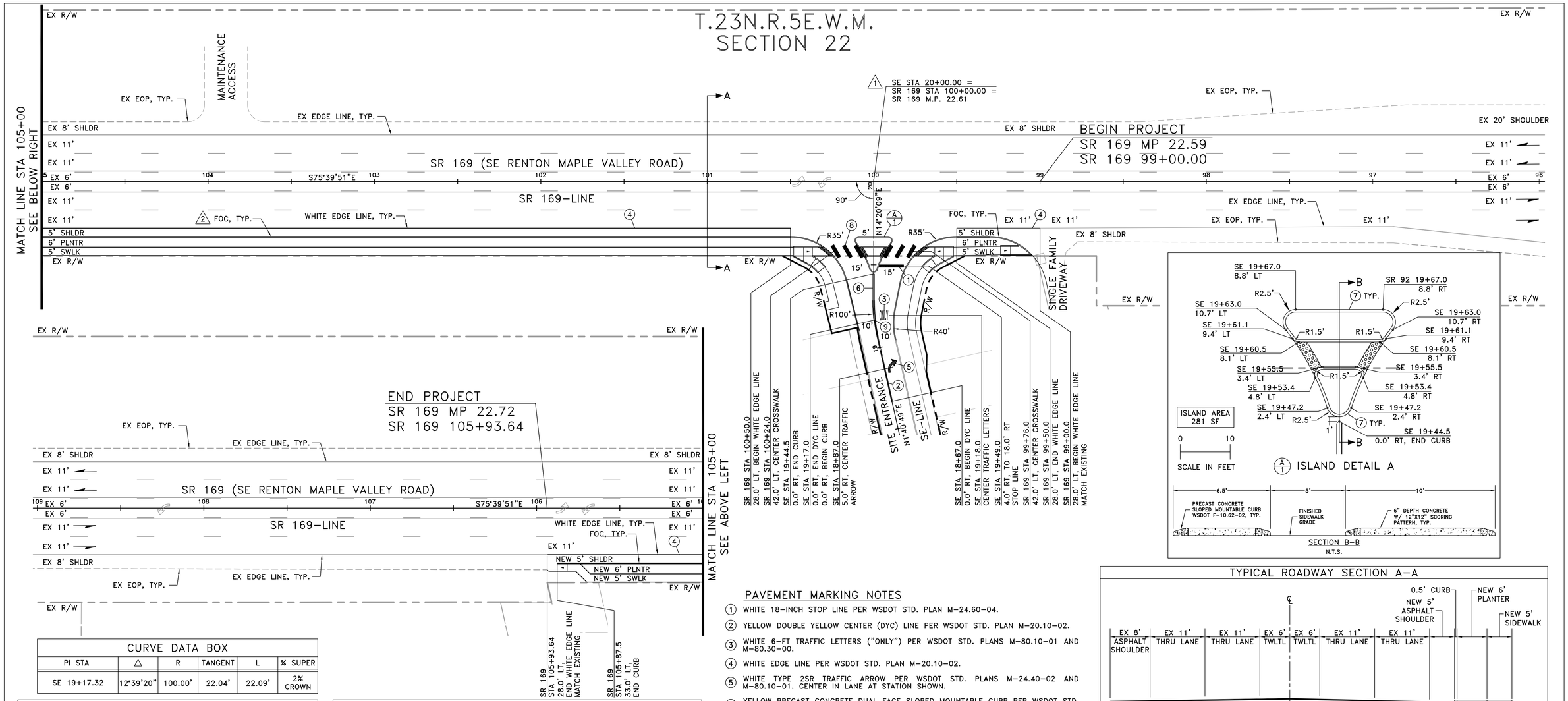
Designed MTS.
Drawn MTS.
Checked MTS.
Approved BMS.
Date 9/3/15

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
(425) 251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15734

Sheet 1 of 1

File:P:\15000s\15734\preliminary\TIR\15734-Lidar.dwg Date/Time:9/4/2015 10:55 AM Scale:1" = 1' MSUMROK Xref: -----



CURVE DATA BOX

PI STA	△	R	TANGENT	L	% SUPER
SE 19+17.32	12°39'20"	100.00'	22.04'	22.09'	2% CROWN

DESIGN DATA

DESIGN CRITERIA	SR 169	PLAT ACCESS
FUNCTIONAL CLASS	URBAN-PRINCIPAL ARTERIAL	(1)
NHS STATUS	NHS	NON NHS
ACCESS CONTROL	MANAGED: CLASS 3	(1)
DESIGN VEHICLE	WB-67	SU-30
POSTED SPEED	50 MPH	25 MPH
DESIGN SPEED	55 MPH	25 MPH
TERRAIN	LEVEL	LEVEL
TRUCK PERCENTAGE	5.0%	<1.0%

(1) NOT APPLICABLE; CITY OF RENTON ROADWAY.

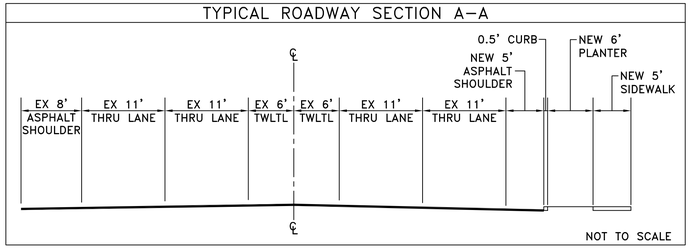
PAVEMENT MARKING NOTES

1. WHITE 18-INCH STOP LINE PER WSDOT STD. PLAN M-24.60-04.
2. YELLOW DOUBLE YELLOW CENTER (DYC) LINE PER WSDOT STD. PLAN M-20.10-02.
3. WHITE 6-FT TRAFFIC LETTERS ("ONLY") PER WSDOT STD. PLANS M-80.10-01 AND M-80.30-00.
4. WHITE EDGE LINE PER WSDOT STD. PLAN M-20.10-02.
5. WHITE TYPE 2SR TRAFFIC ARROW PER WSDOT STD. PLANS M-24.40-02 AND M-80.10-01. CENTER IN LANE AT STATION SHOWN.
6. YELLOW PRECAST CONCRETE DUAL FACE SLOPED MOUNTABLE CURB PER WSDOT STD. PLAN F-10.64-03.
7. YELLOW PRECAST SLOPE MOUNTABLE CURB PER WSDOT STD. PLAN F-10.62-02.
8. WHITE CROSSWALK LINES PER WSDOT STD. PLAN M-15.10-01.
9. WHITE 24" HEIGHT POST DELINEATOR (3" DIAM.) WITH 2 ROWS OF WHITE REFLECTIVE TAPE.

GENERAL NOTES

1. ALL SIDEWALK RAMPS SHALL MEET CURRENT ADA REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE.
2. CHANNELIZATION TO BE INSTALLED PER CITY OF RENTON STANDARDS AND SPECIFICATIONS, CURRENT EDITION.

TYPICAL ROADWAY SECTION A-A



DESIGN VARIANCES

1. VARIANCE: ACCESS SPACING. DM 540.03(3)(B)2., NOVEMBER 2015
2. JUSTIFICATION: CURB ON HIGH SPEED FACILITY. DM 1230.05, NOVEMBER 2015.

0 15 30 60 90
SCALE IN FEET

WSDOT NORTHWEST REGION
APPROVED CHANNELIZATION PLAN

TRAFFIC ENGINEER – AREA OPERATIONS
Signed _____ Date _____
Print _____

ENGINEERING MANAGER
Signed _____ Date _____
Print _____

FILE NAME			
TIME			
DESIGNED BY: ROLETTO			
ENTERED BY: DUBREUIL/ROLETTO			
CHECKED BY: BICKET			
PROJ. ENGR.: BICKET			
REGIONAL ADM.	REVISION	DATE	BY

REGION NO.	STATE
10	WASH
JOB NUMBER	
CONTRACT NO.	

TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue, WA 98004
Office (425) 889-6747
Project Contact: Glen DuBreuil
Phone: 425-250-0582

CHRISTOPHER T. BICKET
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY

Exhibit 22

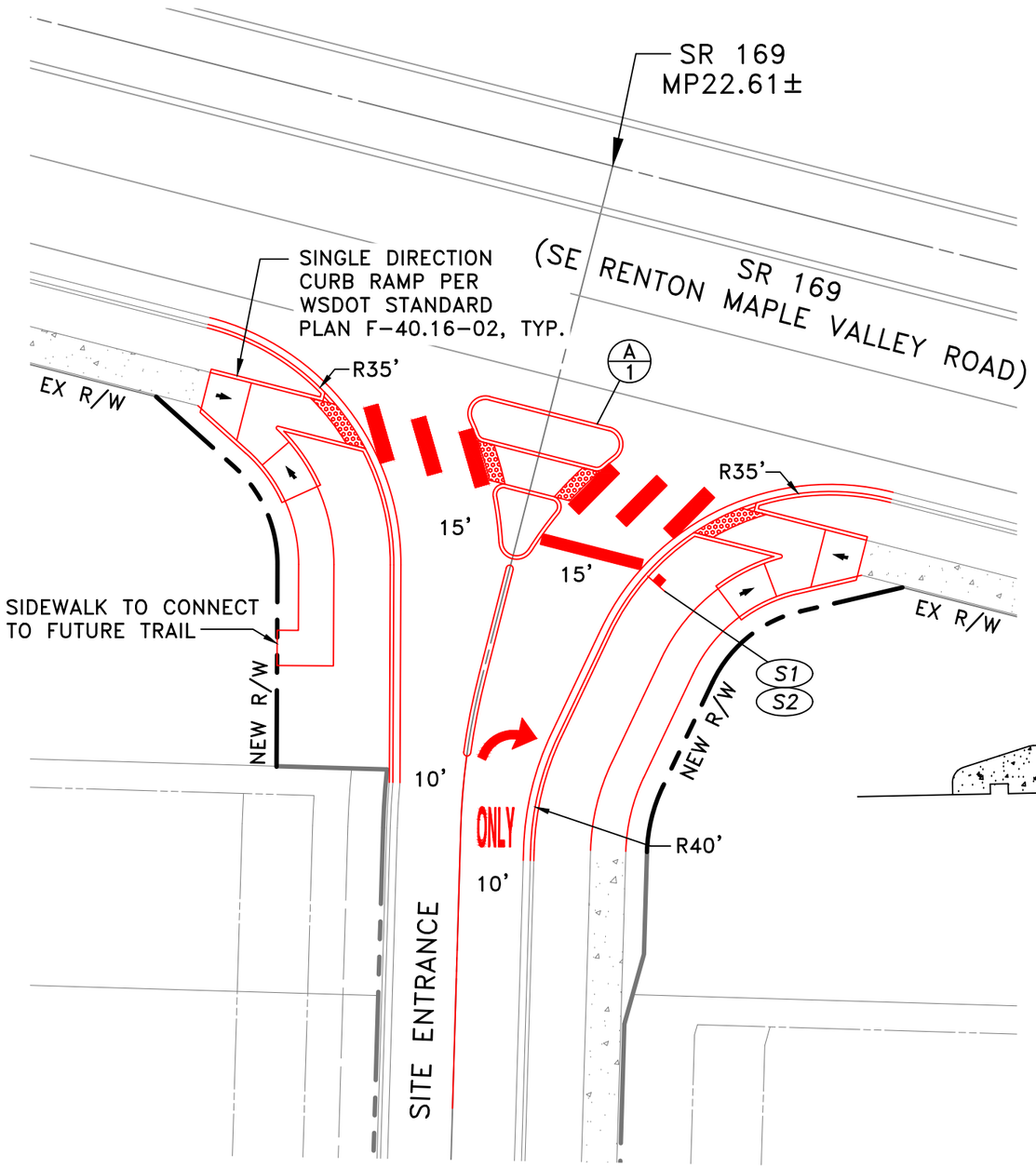
SR 169 M.P. 22.59 TO 22.72

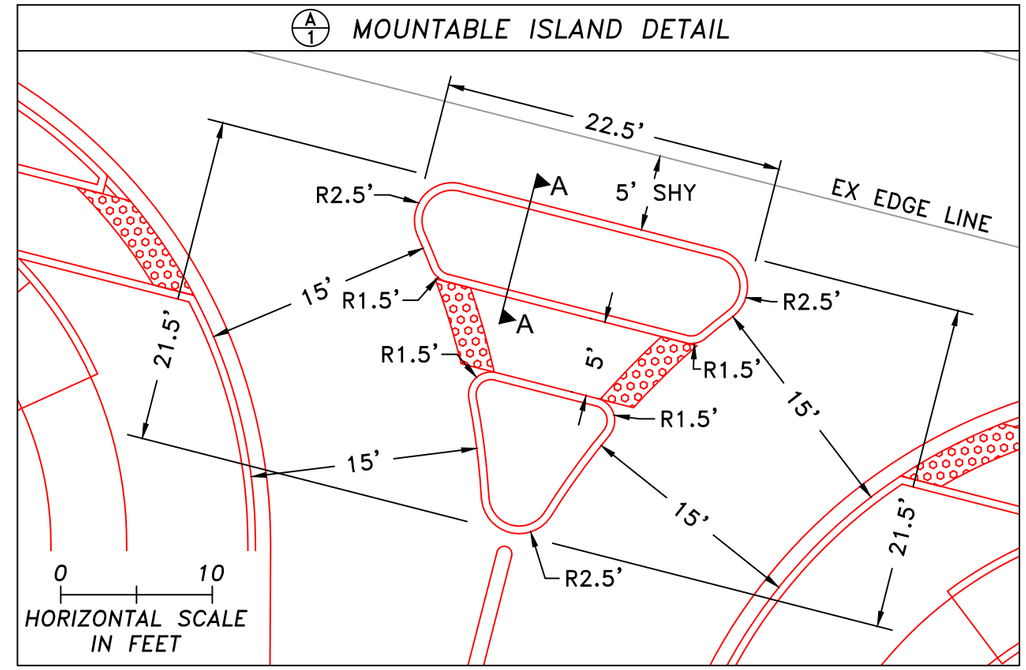
ELLIOTT FARMS PLAT
SR 169
CHANNELIZATION PLAN

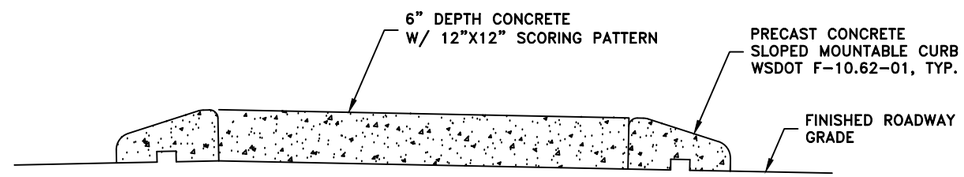
RENTON/KING COUNTY JUNE 2016

CH1

SHEET 1 OF 1 SHEETS



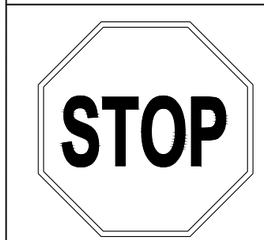




SECTION A-A
N.T.S.

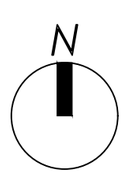
VICINITY MAP
NTS

NEW SIGN DETAILS



R1-1
(30'X30')
S1

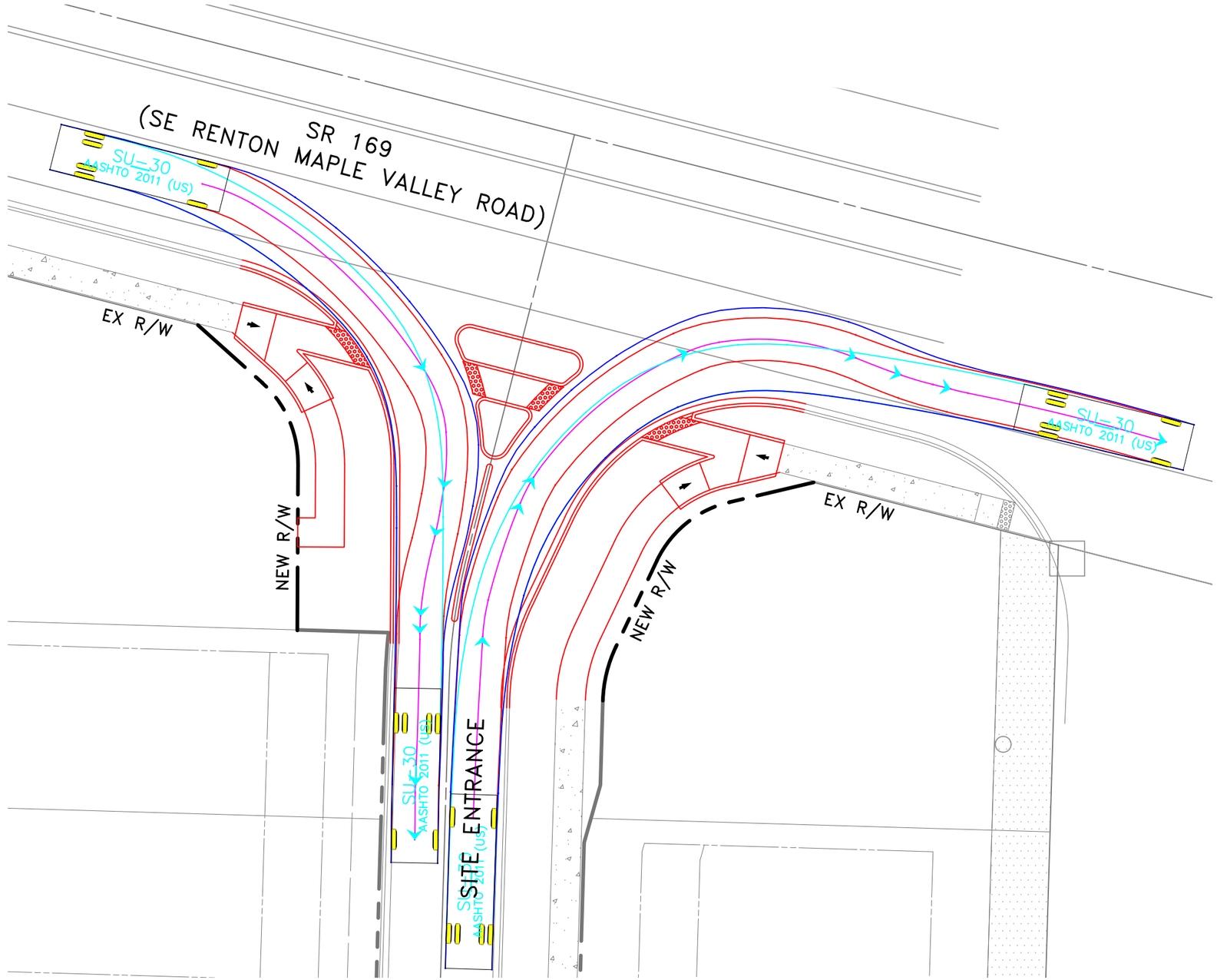
R3-5R
(30"X36")
S2



0 20
HORIZONTAL SCALE
IN FEET

DATE: 03/09/2016	TENW Transportation Engineering NorthWest Transportation Planning | Design | Traffic Impact & Operations 11400 SE 8th Street, Suite 200, Bellevue, WA 98004 Office (425) 889-6747 Project Contact: Glen DuBreuil Phone: 425-250-0582	ELLIOTT FARM	SHEET 1
		RIGHT IN – RIGHT OUT EXHIBIT	OF 2

Exhibit 23



N

0 20
HORIZONTAL SCALE
IN FEET

DATE: 03/09/2016	TENW Transportation Engineering NorthWest Transportation Planning | Design | Traffic Impact & Operations 11400 SE 8th Street, Suite 200, Bellevue, WA 98004 Office (425) 889-6747 Project Contact: Glen DuBreuil Phone: 425-250-0582	ELLIOTT FARM	SHEET 2
		RIGHT IN – RIGHT OUT AUTOTURN SU-30 EXHIBIT	OF 2

Denis Law
Mayor

City of Renton

Community & Economic Development Department
C.E."Chip"Vincent, Administrator

May 12, 2016

Ivana Halvorsen
Barghausen Consulting
18215 72nd Ave S
Kent, WA 98032

SUBJECT: **State Route 169 Access Spacing Deviation Determination**
Elliott Farms Preliminary Plat, LUA15-000242, ECF, PP, SA-H, MOD

Dear Ms. Halvorsen:

This letter is written in response to the proposed 45-unit Elliott Farms multi-family residential development and associated design deviation request from WSDOT's standard requirements under WAC 468-52-040 (3) for managed access to Maple Valley Highway (State Route 169). Elliott Farms Preliminary Plat is a 6.07-acre site located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). All new residential subdivisions are required by Renton Municipal Code to establish access to a public road for each segregated parcel (RMC 4-7-080B.2); therefore, a direct public connection to SR 169 is being pursued. Vehicular access to the vacant site is proposed via a new channelized residential access connection to SR-169, which is located approximately 875 feet east of the Molasses Creek development access, approximately 133 feet west of the single family driveway access to 14235 Maple Valley Hwy, and approximately 552 feet west of Pioneer Place at 145th Ave SE. The proposed project is estimated to generate 321 new weekday daily trips with 27 new trips occurring during the weekday AM peak hour (5 entering, 22 exiting), and 31 new trips occurring during the weekday PM peak hour (21 entering, 10 exiting). The proposed project also includes abandoning the former single family driveway connection approximately 515 feet east of the Molasses Creek development access. The spacing of new public street connection and the existing single family driveway to 14235 Maple Valley Hwy does not meet the minimum standard requirements of 330 feet of spacing between other public or private connections to the state route, nor can any feasible alternative as a result of proposed elevation grades. The collision rate for the three-year period from January 1, 2012 to December 31, 2014 at the intersection of SR-169 and Molasses Creek access was 0.00 collisions per million entering vehicles (MEV) and million vehicle miles of travel (MWM).

Staff has completed a review of the subject request and finds the proposed access spacing deviation request is approved, subject to the following conditions:

Exhibit 24

1. Covenant: A covenant would be required to be placed on the face of the plat to vacate the plats direct public access to SR 169 when a future access to a public road can be achieved either through the existing Molasses Creek Condominiums (parcel no. 5568900000) road network or via a redevelopment of the Molasses Creek parcel.

2. Channelization: Public access from Elliott Farms subdivision to SR 169 would be required to provide channelization (right-in/right-out only) from Road B to SR 169, subject to WSDOT approval.

Please contact me at (425) 430-7382 if you have any questions.

Sincerely,

Ann Fowler
Civil Engineer II

Enclosure: Elliott Farms (SR-169) Draft Channelization Plan (CH1)

cc: Ramin Pazooki, Local Agency & Development Services Manager WSDOT
Jennifer Henning, Planning Director
Vanessa Dolbee, Current Planning Manager
Clark Close, Senior Planner
Lennon Investments, Inc. and Cedar River Lightfoot, Inc. / Owners
Patrick O. Lennon and Todd Levitt / Applicants
Bonaudi, Gregory, Harrison, Knight, O'Meara, Thierry, Wruble / Party(ies) of Record
File LUA15-000242, ECF, PP, SA-H, MOD

Denis Law
Mayor

City of Renton

Community & Economic Development Department
C.E."Chip" Vincent, Administrator

June 2, 2016

Ivana Halvorsen
Barghausen Consulting
18215 72nd Ave S
Kent, WA 98032

SUBJECT: **State Route 169 Design Clear Zone for the City of Renton**
Elliott Farms Preliminary Plat, LUA15-000242, ECF, PP, SA-H, MOD

Dear Ms. Halvorsen:

It is our understanding that the City of Renton needs to provide a design clear zone letter that documents how the City applies the clear zone for the design of City streets that are also State Highways. This requirement comes from the Washington State Department of Transportation (WSDOT) Design Manual Section 1600.03(2)(a) Roadside and Median. With regards to the design clear zone, given the posted speed of 50 mph along this section of SR-169, the City defers to American Association of State Highway and Transportation Officials (AASHTO) standard clear zones, which provide the same, or similar, clear zone requirements as WSDOT. This would preclude the developer from being able to install street trees and street lighting along the frontage of SR-169 as part of the development. A request for modification or a fee-in-lieu would be required to not install the street trees and street lighting along SR-169 as part of the platting process of Elliott Farms.

Please contact me at (425) 430-7382 if you have any questions.

Sincerely,

Ann Fowler
Civil Engineer II

cc: Ramin Pazooki, Local Agency & Development Services Manager WSDOT
Jennifer Henning, Planning Director
Vanessa Dolbee, Current Planning Manager
Clark Close, Senior Planner
Lennon Investments, Inc. and Cedar River Lightfoot, Inc. / Owners
Patrick O. Lennon and Todd Levitt / Applicants
Bonaudi, Gregory, Harrison, Knight, O'Meara, Thierry, Wruble / Party(ies) of Record
File LUA15-000242, ECF, PP, SA-H, MOD

Exhibit 25

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 5, 2016

Mr. Clark Close
Associate Planner
City of Renton
1055 South Grady Way
Renton, WA98057

In future correspondence please refer to:
Project Tracking Code: 051815-23-KI
Property: LUA15-000242, ECF, PP, SA-H.MOD Elliott Farms Preliminary Plat
Re: Archaeology - Survey Requested

Dear Mr. Close:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP). We have reviewed the documentation for this project. The project area has a high probability for containing precontact and historical archaeological resources. The project area is adjacent to the historical channel of the Cedar River and a portion of a historic trail system is within the project area. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

Identification of archaeological resources during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey should be sent to DAHP and the interested Tribes for review prior to ground disturbance. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

Exhibit
26

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me.

Sincerely,

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Dennis Lewarch, THPO, Suquamish Tribe
Laura Murphy, Archaeologist, Muckleshoot Tribe
Cecile Hansen, Chair, Duwamish Tribe

ADVISORY NOTES TO APPLICANT

LUA15-000242

Application Date: April 13, 2015
Name: Elliott Farms

Site Address: 14207 Maple Valley Hwy
Renton, WA 98058-8120

PLAN - Planning Review - Land Use

Version 1 | July 29, 2015

Police Plan Review Comments **Contact:** Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on Police Services

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

Recommendations: Environmental Impact Comments:

1. Fire impact fees are applicable at the rate of $495.10 per unit. This fee is paid at time of building permit issuance.

Code Related Comments:

1. Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code.
2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District.
3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 24 through 26. Not 17 feet as proposed.

Technical Services Comments **Contact:** Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: CC&Rs: Bob Mac Onie 05/15/2015
Elliott Farms is identified as a Short Plat in the Recitals this is incorrect.

Recommendations: Preliminary Plat: Bob Mac Onie 5/15/2015
Note the City of Renton land use action number and land record number, LUA15 000242 and LND 10 0523, 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. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

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.

Provide sufficient information to determine how the plat boundary was established.

Include a statement of equipment and procedures used, per WAC32 130 100.

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city at final plat submittal. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do note encroachments.

Remove from the “LEGEND” block all tree items, utilities facilities and mailbox references, but do include in said “LEGEND” block the symbols and their details that are used in the plat drawing.

Do not include a utility provider’s block, an owner’s block, an engineer/surveyor block and an architect block.

Exhibit 27

PLAN - Planning Review - Land Use

Version 1 | July 29, 2015

Technical Services Comments **Contact:** Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Do not include any references to use, density or zoning on the final submittal

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.

Do not show building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

Do not make references to density and zoning information on the final plat drawing.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

Include the following blocks:
TRACT NOTES
A 'Tract' is land reserved for specified uses, including, but not limited to reserve tracts, recreation, open space, critical areas, surface water retention, utility facilities and access. Tracts are not considered building sites for the purposes of residential dwelling.
Tract '998' is a Storm Drainage tract; upon the recording of this plat, Tract 'A' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). An easement is hereby granted and conveyed to the City of Renton over, under and across Tract '998' is a wetland management and critical area tract and is subject to a Native Growth Protection Easement. 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 Tract '998' previously owned by the HOA and have the attendant financial and maintenance responsibilities.
Tract '999' is an Access, Landscape, Recreation, Open Space and Pedestrian Access tract; upon the recording of this plat, Tract '999' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). Maintenance of all improvements and landscaping on said Tract '999' shall be the responsibility of the HOA. 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 Tract '999' previously owned by the HOA and have the attendant financial and maintenance responsibilities.
Development, alteration, or disturbance within the tract is prohibited except for purposes of habitat enhancement as part of an enhancement project which has received prior written approval from the City and except for required maintenance of the utilities located within the tracts that is granted written City of Renton authorization and conducted using best available science.

Note: Tract 999 should be segregated into at least two separate tracts, one for access and the other of Landscaping, Recreation and Open Space.

NATIVE GROWTH PROTECTION EASEMENT
The Native Growth Protection Easement (NPGE) on this Plat identifies critical areas steep slopes & wetlands. The creation of the Easement conveys to the public a beneficial interest in the land within the Easement Area. This interest shall be for the purpose of preserving native vegetation for the control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The Easement imposes upon all present and future owners and occupiers of the Easement area enforceable on behalf of the public by the City of Renton, to leave undisturbed all trees and other vegetation within the Easement area.

PLAN - Planning Review - Land Use

Version 1 | July 29, 2015

Technical Services Comments	**Contact:** Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov
The vegetation within the Easement area may not be cut, pruned covered by fill, removed or damaged without express written permission from the City of Renton. All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.	

Community Services Review Comments	**Contact:** Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov
Recommendations: A. ENVIRONMENTAL IMPACT COMMENTS (from Community Services) 1. Parks Impact Fee per Ordinance 5670 applies. 2. Street Trees: Space street trees 40 feet on center, not 30 feet on center. 30 Feet to street lights or further. Playground exists at new entrance.	

PLAN - Planning Review - Land Use

Version 2 | December 16, 2015

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

Recommendations: 1. Parks Impact fee per Ordinace 5670 applies.

Recommendations: 2. Trees shall be spaced 40 feet on center, 30 feet from street lights, 6 feet from fire hydrants, waterlines, and sewerlines, 10 feet from driveway approaches, 40 feet from traffic signs (stop, yield, etc.) and intersections without signs. Use only small maturing street trees if overhead electric wires exist. Other landscape trees shall also be small maturing species where overhead utilities exist.

Engineering Review Comments **Contact:** Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

Recommendations: 8 13 2015
EXISTING CONDITIONS:
WATER: Water service will be provided by the Cedar River Water and Sewer District.
SEWER: Sewer service will be provided by the Cedar River Water and Sewer District.
STORM: There is conveyance/structure system at NE corner of the subject property..
STREETS: There are no frontage improvements.

CODE REQUIREMENTS

Water
Water service will be provided by Cedar River Water and Sewer District. A Water availability certificate will be required.

Sewer
1. Sewer service will be provided by Cedar River Water and Sewer District. A Sewer availability certificate will be required.

Surface Water

1. There is conveyance/structure system at NE corner of the subject property.

2. A drainage plan and drainage report dated April 10, 2015 was submitted by Barghausen Consulting Engineers. The proposed 45 lot subdivision, zoned R 14, 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. The 6.07 acre site is located within the Lower Cedar River basin. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Site Condition. Surface water runoff created by this development will be collected through a series of new catch basins and pipe systems in the new roadways in two drainage basins. One basin will be drained to the existing conveyance system in Molasses Creek and the other one will drain to a proposed 24 inch conveyance system along the project fronting WA 169. Flow control is not required for this project as the project is within half mile with Cedar River and can direct discharge to Cedar River per City of Renton Amendment to King County Storm water design manual section 1.2.3.1, provided that the direct discharge exemption requirements, as described in the City Amendments to the 2009 KCSWDM, are met. The drainage report must include the level 3 conveyance capacity analysis of the downstream system to the outlet for the total tributary area to the outfall as required by the 2009 KCSWDM amended by City Of Renton to demonstrate that there is sufficient capacity in the existing and proposed storm system and that the approval of direct discharge will not cause flooding. Water quality is required for this Development and developer is intending to use existing off site wet pond for water quality. The off site wet pond was built by previous development. Water quality treatment for the Elliot Farm's development must be provided per the 2009 King County Storm Water Design Manual. Applicant must provide a copy of the drainage report that was initially developed for the cottonwood, molasses creek and the proposed Elliot farm's developments that sized and approved the water quality pond by King County.
3. A geotechnical report, dated February 25, 2015 was submitted by Terra Associates, Inc. The field study included eight exploration pits on the 6.07 acre site. These exploration pits were dug up to 15 feet in native's soil. Ground water/seepage was observed in 5 of the eight test pits. The seepage occurred below depths of about five feet. Soil types encountered are glacially derived and alluvial. The glacial and alluvial soils have low permeability and would not be a suitable receptor soil for discharge of development stormwater using infiltration/retention facilities.
4. Surface water system development fee is $0.540 per square foot of new impervious surface, but not less than $1012. This is payable prior to issuance of the construction permit.
5. A Construction Stormwater Permit from Department of Ecology is required if clearing and grading of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

Transportation/Street

PLAN - Planning Review - Land Use

Version 2 | December 16, 2015

Engineering Review Comments **Contact:** Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

1. Frontage improvements along SR 169 will be required and are subject to design review and approval by WSDOT. This may include dedication of right of way for future planned widening of SR 169 to accommodate 6, 12 foot lanes and 8 foot shoulders. If curbs are used, shoulder may be reduced to 4 feet.
2. To meet the City's complete street standards, the new internal roadway shall be designed to meet the residential access roadway per City code 4 6 060. The new internal roadway shall be a 53 foot right of way, with 26 feet of pavement, curb, gutter, an 8 foot planter strip, a 5 foot sidewalk and LED street lighting installed along both sides of the street. One side of the road must be marked NO PARKING.

3. Sidewalk should be continued south side of the roadway front of lot 24 to lot 27, lot 34 to lot 45, and common area to match existing sidewalk to Molasses creek sidewalk.
4. A traffic analysis dated December April 1, 2015 was provided by TENW. The traffic study is required to include all impacted intersections: SE Renton Maple Valley RD/ 140TH Way SE, SE Renton Maple Valley RD/ Molasses Creek East Access, and Molasses Creek West Access/ 140TH Way SE. The proposed 45 lot subdivision would generate approximately 321 new weekday daily trips, with 27 new trips occurring during the weekday AM peak hour (5 entering, 22 exiting) , and 31 new trips occurring during weekday PM peak hour (21 entering, 10 exiting).

5. Primary streets/intersection impacted by this development are:
a) SE Renton Maple Valley RD/ 140TH Way SE
b) SE Renton Maple Valley RD/ Molasses Creek East Access
c) Molasses Creek West Access/ 140TH Way SE

6. Increased traffic created by the development will be mitigated by payment of transportation impact fees of approximately $53,137.80.

7. Mailbox locations shall be approved by the Post Office.

8. LED street lighting meeting the residential lighting standards will be required per City of Renton Standards.

9. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

10. The maximum width of single loaded garage driveway shall not exceed nine feet (9') and double loaded garage driveway shall not exceed sixteen feet (16').

11. The subject property is within the well field Capture Zone/Aquifer area Zone II. The project must comply with special requirement # 6 (Aquifer Protection Area) per City of Renton Amendment to King County Storm water design manual.

General Comments
1. 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.

2. 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.

3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

4. A separate street lighting plan shall be included with the civil drawings.

5. All utilities serving the site are required to be undergrounded.

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

Recommendations: Environmental Impact Comments:
1. Fire impact fees are applicable at the rate of $495.10 per unit. This fee is paid at time of building permit issuance.

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

PLAN - Planning Review - Land Use

Version 2 | December 16, 2015

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

2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District.
3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 24 through 26. Not 17 feet as proposed.

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

If applicable, a subdivision with fee simple lots requires that the internal roadway to be made public. Therefore, the roadway design must comply with the residential access road standards of the Renton Municipal Code (RMC 4 6 060 Street Standards).

If applicable, update the Traffic Assessment prepared by Transportation Engineering Northwest (TENW) to reevaluate the change in access classification at the SR 169 / Road A intersection.

Redesign the project into condominiums in order to retain private roads throughout the project OR provide a public access roadway to each segregated fee simple lots as part of the plat redesign, such that a direct connection from the internal public roadway is made to SR 169/Maple Valley Highway.

Police Plan Review Comments **Contact:** Holly Trader | 425-430-7519 | htrader@rentonwa.gov

Recommendations: Minimal impact on police services.

Technical Services Comments **Contact:** Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: CC&Rs: Comments previously from Bob Mac Onie on 05/15/2015
Elliott Farms is identified as a Short Plat in the Recitals this is incorrect.

Comments are the same previously from Bob Mac Onie on 05/15/2015
Note the City of Renton land use action number and land record number, LUA15 000242 and LND 10 0523, 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. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

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.

Provide sufficient information to determine how the plat boundary was established.

Include a statement of equipment and procedures used, per WAC332 130 100.

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city at final plat submittal. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do note encroachments.

Remove from the “LEGEND” block all tree items, utilities facilities and mailbox references, but do include in said “LEGEND” block the

symbols and their details that are used in the plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.

Do not show building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

Do not make references to density and zoning information on the final plat drawing.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

Include the following blocks:
TRACT NOTES
A 'Tract' is land reserved for specified uses, including, but not limited to reserve tracts, recreation, open space, critical areas, surface water retention, utility facilities and access. Tracts are not considered building sites for the purposes of residential dwelling.
Tract '998' is a Storm Drainage tract; upon the recording of this plat, Tract 'A' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). An easement is hereby granted and conveyed to the City of Renton over, under and across Tract '998' is a wetland management and critical area tract and is subject to a Native Growth Protection Easement. 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 Tract '998' previously owned by the HOA and have the attendant financial and maintenance responsibilities.
Tract '999' is an Access, Landscape, Recreation, Open Space and Pedestrian Access tract; upon the recording of this plat, Tract '999' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). Maintenance of all improvements and landscaping on said Tract '999' shall be the responsibility of the HOA. 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 Tract '999' previously owned by the HOA and have the attendant financial and maintenance responsibilities.
Development, alteration, or disturbance within the tract is prohibited except for purposes of habitat enhancement as part of an enhancement project which has received prior written approval from the City and except for required maintenance of the utilities located within the tracts that is granted written City of Renton authorization and conducted using best available science.

Tract 999 should be segregated into at least two separate tracts, one for access and the other of Landscaping, Recreation and Open Space.

NATIVE GROWTH PROTECTION EASEMENT
The Native Growth Protection Easement (NPGE) on this Plat identifies critical areas steep slopes & wetlands. The creation of the

PLAN - Planning Review - Land Use

Version 2 | December 16, 2015

Technical Services Comments	**Contact:** Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Easement conveys to the public a beneficial interest in the land within the Easement Area. This interest shall be for the purpose of preserving native vegetation for the control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The Easement imposes upon all present and future owners and occupiers of the Easement area enforceable on behalf of the public by the City of Renton, to leave undisturbed all trees and other vegetation within the Easement area. The vegetation within the Easement area may not be cut, pruned covered by fill, removed or damaged without express written permission from the City of Renton.

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

PLAN - Planning Review - Land Use

Version 3 | April 22, 2016

Planning Review Comments	**Contact:** Clark Close | 425-430-7289 | cclose@rentonwa.gov
A covenant would be required to be placed on the face of the plat to vacate the parcels direct public access to SR 169 when a future access to a public road can be achieved either through the existing Molasses Creek Condominiums (parcel no. 5568900000) road network or via a redevelopment of the Molasses Creek parcel. Public access from Elliott Farms subdivision to SR 169 would be required to provide channelization (right in/right out only) from Road B to SR 169.	
A subdivision with fee simple lots requires that the internal roadway to be made public. Therefore, the roadway design must comply with the residential access road standards of the Renton Municipal Code (RMC 4 6 060 Street Standards).	
Submit an approved right in/right out (RIRO) channelization plan from WSDOT.	

Engineering Review Comments	**Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov
1. 1 ft maintenance strip is to be located behind ROW (typ)	
2. Taper landscaping across frontage of lot 18. Align lot 17 with roadway. Shift backyard boundaries as applicable for these lots.	
3. Terminate sidewalk at lot 18 and join to pedestrian path through development.	
4. Provide mailbox location and vehicular access/parking to mailbox.	

Fire Review - Building Comments	**Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov
Recommendations: Environmental Impact Comments: 1. Fire impact fees are applicable at the rate of $495.10 per unit. This fee is paid at time of building permit issuance. Code Related Comments: 1. Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code. 2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District. 3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 5 through 13. Not 16 feet as proposed.	

PLAN - Planning Review - Land Use

Version 4 |

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

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Multi family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. The applicant will be required to comply with all the code requirements of RMC 4 3 050 Critical Areas. This includes, but is not limited to, placing the critical area within a Native Growth Protection Easement, providing fencing and signage.
6. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
7. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
8. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Engineering Review Comments **Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

1. 1 ft maintenance strip is to be located behind ROW (typ)

Recommendations: I have reviewed the application for the Elliott Farms at 14207 Maple Valley Hwy (APN('s) 2223059004) and have the following comments:
EXISTING CONDITIONS
Water Water service is provided by the City of Renton.
Sewer Wastewater service is provided by the City of Renton.
Storm The existing properties do not contain stormwater facilities. There are stormwater mains located in Maple Valley Hwy.
CODE REQUIREMENTS
WATER
1. The applicant has provided a water availability certificate from Cedar River Water & Sewer District. A copy of the approved water plan from Cedar River Water & Sewer District shall be provided to the City prior to approval of the Utility Construction Permit.
SEWER
1. The applicant has provided a sewer availability certificate from Cedar River Water & Sewer District. A copy of the approved water plan from Cedar River Water & Sewer District shall be provided to the City prior to approval of the Utility Construction Permit.
SURFACE WATER
1. A surface water development fee of $1,485.00 per new single family dwelling unit will apply. The project proposes the addition of 45 new residences. The estimated total fee is $66,825.00. This is subject to final design and payable prior to issuance of the utility construction permit.
2. A drainage report, dated April 10, 2015, was submitted by Barghausen Consulting Engineers, Inc. with the site plan application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core requirements and special requirements have been discussed in the provided drainage report.
3. The existing site is currently undeveloped with remnants from an existing farm, including partially buried building foundations and concrete slabs. The site topography is generally flat with a steep slope in the southwest corner of the site, which also contains a wetland with a 50 foot that will remain undisturbed. A portion of the runoff from the existing site drains to the wetland. The remaining portion of the site drains into a roadside ditch along Maple Valley Hwy (WA 169), where flows are conveyed west.
4. A geotechnical report, dated February 25, 2015, completed by Terra Associates, Inc., for the site has been provided. The field study included eight exploration pits on the 6.07 acre site. These exploration pits were dug up to 15 feet in native soils. Groundwater/seepage

Engineering Review Comments **Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

was observed in five of the eight test pits. The seepage occurred below depths of about five feet. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project design and construction. Geotechnical recommendations presented in this report discount the use of full infiltration due to the underlying dense glacial till soil.

5. The project site is located within the Lower Cedar River drainage basin and the flowpath from the project site discharge point is less than a half mile to the 100 year floodplain of the Cedar River and qualifies for the direct discharge exemption in accordance with Section 1.2.3.1 of the City Amendments to the KCSWDM and must adhere to all requirements thereof.

Staff Comments:

i. The conveyance system analysis provided in the preliminary Technical Information Report (TIR) does not provide a complete analysis of the system to the outfall in the Cedar River in accordance with the requirements for the direct discharge exemption as outlined in Section 1.2.3 of the 2009 KCSWDM. Applicant shall provide a complete conveyance system analysis, including new conveyance pipes within the proposed development and existing conveyance pipes from the development boundary to the outfall in the Cedar River. Applicant shall demonstrate the outfall and existing conveyance system is adequately sized to support the added run off from the development.

6. The development is required to provide basic water quality treatment prior to discharge. The development is proposing to convey surface water to an existing water quality facility (wetpond), located at the southwest corner of the WA 169 and 140th Way SE intersection. As stated in the drainage report, the existing off site wetpond was built and sized for several divisions of Cedarwood projects, Molasses Creek Condominiums, areas of the WSDOT right of way, as well as the proposed Elliot Farms project.

Staff Comments:

i. The applicant shall complete a level 3 downstream analysis verifying capacity of the existing wetpond and conveyance system.

ii. The applicant shall provide a copy of the as built plans and final drainage report(s) used to build the Cedarwood Water Quality Pond.

7. No downstream flooding or erosion issues were identified in the drainage report.

Additional Staff Comments:

i. A Construction Stormwater Permit from Department of Ecology is required.

ii. A Stormwater Pollution Prevention Plan is required to be submitted with the construction permit application.

TRANSPORTATION

1. The proposed development fronts Maple Valley Hwy (WA 169) along the north property lines. Maple Valley Hwy (WA 169) is classified as a Principal Arterial Road and is a Washington State Highway. Frontage improvements along Maple Valley Hwy (WA 169) will be required and are subject to design review and approval by WSDOT. This may include dedication of right of way for future planned widening of Maple Valley Hwy (WA 169) to accommodate six (6) 12 foot lanes and 8 foot shoulders. If curbs are used, shoulder width may be reduced to 4 feet. Existing right of way (ROW) width is approximately 150 feet. Per City code 4 6 060, half street improvements shall include a pavement width of 88 feet (44 feet from centerline), a 0.5 foot curb, an 8 foot planting strip, an 8 foot sidewalk, street trees and storm drainage improvements. However, the City's transportation group has determined and will support an alternate standard to match the established standard street section for Maple Valley Hwy (WA 169). The City established standard street section for Maple Valley Hwy (WA 169), which shall be installed by the developer as part of the proposed development, will allow retention of the existing curb line. Developer will be required to install 6 foot planting strips and 5 foot sidewalks behind the existing curb along the frontage of Maple Valley Hwy (WA 169).

Staff Comments:

i. Applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4 9 250C5d.

ii. The posted speed limit of Maple Valley Hwy (WA 169) is 50 mph along this section of Maple Valley Hwy (WA 169). The City defers to American Association of State Highway and Transportation Officials (AASHTO) standard clear zones, which provide the same, or similar, clear zone requirements as WSDOT. The required clear zone would preclude the developer from being able to install street trees and street lighting along the frontage of Maple Valley Hwy (WA 169) as part of the development. A request for modification or a fee in lieu would be required to not install the street trees and street lighting along Maple Valley Hwy (WA 169) as part of the platting process of Elliott Farms.

2. The proposal includes a new internal roadway providing direct access via Maple Valley Hwy (WA 169) to the north and access through the existing access easement through the existing private lane at Molasses Creek Condominiums (MCC) to the west. The applicant has proposed a street modification to provide a paved roadway width of 20 feet with 5 foot sidewalks and 8 foot planter strips along one side of the roadway. Sidewalks and planter strips alternate between the north side of the roadway and the south side of the roadway in order to provide pedestrian access to the pathways used to connect common areas.

Staff Comments:

i. Emergency services access within 150 feet of all homes via a 20 foot paved roadway is required. As such, parking is not allowed along the internal access road proposed for the project.

3. The proposal includes three (3) 16 foot wide alleys. Alley 1 provides access to lots 24 26, Alley 2 provides access to lots 5 13, and

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Version 4 |

Engineering Review Comments **Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Alley 3 provides access to lots 1 4.
i. Applicant shall submit a modification request for approval by City of Renton Fire Prevention for 16 foot alley access roads to lots 1 13 and 24 26.
ii. If the modification request is approved, sprinkler systems would be required for each of the lots accessed from the 16 foot alleys.
4. ADA access ramps shall be installed at all street crossings. Ramps are not shown at the crossing between lots 33 and 34 and at the crossing located at the west end of the development.
5. Street lighting and street trees are required to meet current city standards. Lighting plans were not submitted with the land use application and will be reviewed during the construction utility permit review.
6. A traffic analysis dated April 1, 2015, was provided by Transportation Engineering Northwest (TENW). The site generated traffic volumes were calculated using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, (2009). The traffic analysis is required to include all impacted intersections: Maple Valley Hwy (WA 169)/140th Way SE, Maple Valley Hwy (WA 169)/Molasses Creek East Access, and Molasses Creek West Access/140th Way SE. Based on the calculations provided, the proposed development would average 321 new daily vehicle trips. Weekday peak hour AM trips would generate 27 new vehicle trips, with 22 vehicles exiting and 5 vehicles entering the site. Weekday peak hour PM trips would generate 31 new vehicle trips, with 21 vehicles entering and 10 vehicles exiting the site.
7. A supplementary traffic analysis, dated December 11, 2015, was provided by TENW in order to provide an updated analysis of the project assuming a new access to Maple Valley Hwy (WA 169). Traffic volumes remained unchanged from the preliminary analysis previously noted. The estimated distribution of project traffic was based on existing traffic patterns and were generally distributed as follows:
- 50 percent to/from the west on Maple Valley Hwy (WA 169)
- 30 percent to/from the east on SE Renton Maple Valley Hwy (WA 169)
- 20 percent to/from the south on 140th Way SE

As detailed in the report the proposed project is not expected to lower the levels of service of the surrounding intersections included in the traffic study. Direct public access to and from the site via Maple Valley Hwy (WA 169) shall be channelized to provide right in/right out access only. Increased traffic created by the development will be mitigated by payment of transportation impact fees.
8. Refer to City code 4 4 080 regarding driveway regulations. Driveways shall be designed in accordance with City standard plans 104.1 and 104.2.
9. Payment of the transportation impact fee is applicable on the construction of the development at the time of application for the building permit. The current rate of transportation impact fee is $1,546.31 per dwelling unit for condominiums. The project proposes the addition of 45 new residences. The estimated total fee is $69,583.95. Traffic impact fees will be owed at the time of building permit issuance. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.
10. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.
GENERAL COMMENTS
1. Adequate separation between utilities shall be provided in accordance with code requirements.
a. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.
4. All 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.

2. Taper landscaping across frontage of lot 18. Align lot 17 with roadway. Shift backyard boundaries as applicable for these lots.

3. Terminate sidewalk at lot 18 and join to pedestrian path through development.

4. Provide mailbox location and vehicular access/parking to mailbox.

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

Recommendations: Environmental Impact Comments:
1. Fire impact fees are applicable at the rate of $495.10 per unit. This fee is paid at time of building permit issuance.

Code Related Comments:
1. Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code.
2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as

PLAN - Planning Review - Land Use

Version 4 |

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

they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District.

3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 5 through 13 and 24 through 26. Not 16 feet as proposed. Turning radius to Alley 2 does not meet code either.

Clark Close

From: Randy Matheson <randy.matheson@rentonschools.us>
Sent: Wednesday, May 06, 2015 7:41 AM
To: Sabrina Mirante
Cc: Clark Close
Subject: RE: City of Renton Notice of Short Plat & School Information Request - Elliott Farms Preliminary Plat - LUA15-000242, ECF, PP, SA-H, MOD

Answers in red below.

Randy Matheson, Executive Director, Community Relations Renton School District | 300 SW 7th Street, Renton WA 98057 | 425.204.2345 | randy.matheson@rentonschools.us | www.rentonschools.us |

From: Sabrina Mirante [mailto:SMirante@Rentonwa.gov]
Sent: Tuesday, May 5, 2015 5:27 PM
To: Randy Matheson
Cc: Clark Close
Subject: City of Renton Notice of Short Plat & School Information Request - Elliott Farms Preliminary Plat - LUA15-000242, ECF, PP, SA-H, MOD

SCHOOL INFORMATION REQUEST

Subject: Elliott Farms Preliminary Plat
LUA15-000242, ECF, PP, SA-H, MOD

The City of Renton's Department of Community and Economic Development (CED) has received an application for a short plat located at the SW corner of the intersection of NE 9th St and Anacortes Ave NE. Please see the attached Notice of Application for further details.

In order to process this application, CED needs to know which Renton schools would be attended by children living in residences at the location indicated above. Please fill in the appropriate schools on the list below and return this letter to my attention, City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, Washington 98057 or fax to (425) 430-7300, **by May 19 , 2015**.

Elementary School: Tiffany Park Elementary School (school bus transportation provided)

Middle School: Nelsen Middle School (school bus transportation provided)

High School: Lindbergh High School (school bus transportation provided)

Will the schools you have indicated be able to handle the impact of the additional students estimated to come from the proposed development? Yes YES No_____

Any Comments:_____

_____

Exhibit 29

The Planning Division
1055 South Grady Way
Renton, WA 98055

To Whom It May Concern,

I am an original Molasses Creek Condominium owner. Part of the beauty of the property was that we had deer roaming through the valley that SR 169 runs along – and the beautiful nature trail to bike and run along. The 25 year easement of the property next to it along with the old white farm house were other attributes that led me to purchase the property. I know that as cities and towns grow you must find places to put new residents AND land owners and construction companies like to prosper, however it is such a pity to continue to remove the beautiful places that the suburbs of Seattle are known for… I challenge the city council of Renton to put a stop to the continued spread of residential units and to not approve the Elliot Farms Preliminary Plan (LVA15-000242).

The traffic on the exit for SR-169 from I-405 has already at its exceeded the last fix and the rest of the residents living out even into Black Diamond already have an unsupportive infrastructure. Please take this into account when reaching your decision – the traffic in the Renton-Maple Valley area is unacceptable and the infrastructure is not going to be upgraded due to the price and limited space along the Cedar River.

Please put a stop to more housing until Renton itself has utilized its already rundown capacity. I suggest that these builders create something more complimentary and useful for the city – like a community supported farm on that parcel. Not something that will call approximately 90 more cars in that stretch of road. I understand that the city would enjoy more property taxes coming in but there must be another way to stop the wheel that is turning our town into something unrecognizable.

Please honor your current residents. There is something extremely annoying about receiving constant deals in the post from Comcast/Cox – weekly even daily some weeks. Instead of sending me offers to spend more on new services why can't companies send a thanks and a discount for staying with their company and stop sending adverts … like a business I believe a city/town/county has the responsibility to keep its current residents happy before attracting new. Please say no to building on parcel #2223059004.

Kind Regards,

Emily O'Meara

"Growth for the sake of growth is the ideology of the cancer cell."
— Edward Abbey, *The Journey Home: Some Words in Defense of the American West*

Exhibit
30

May 17, 2015

City of Renton, CED
Planning Division
1055 South Grady Way
Renton, WA 98057

Project Name: Elliott Farms Preliminary Plat
Land Use Number: LUA15-000242, ECF, PP, SA-H, MOD
Project Location: SR-169 East of 140th Way SE

Clark H. Close,

I am writing as a concerned citizen of Renton and as the president of the Molasses Creek Home Owner's Association. Molasses Creek (a community of 146 townhouses and condominiums) is located directly adjacent to the proposed building site. I would like to be on record as supporting the development of the above listed project. However, I am adamantly opposed to the easement through the existing main entrance of Molasses Creek.

I am aware that a document exists giving the property developer the right to this easement. In 2000, when the easement was granted, this type of easement made sense. It is **not** appropriate now due to the horrific traffic patterns that already exist surrounding our property. The easement would funnel an additional 90 vehicles (and foot traffic) through an entrance that is already difficult to maneuver.

Many times during my commute home, I try to use this Molasses Creek entrance, and I have to wait in the left-turn lane for up to five minutes just to be close enough to the property to turn left. Additional traffic will only exacerbate this problem.

It is the Molasses Creek Board's proposal that the City of Renton grant permission for the planned emergency entrance (off SR 169) to be used as the main entrance into the new development, instead of being used only as an emergency-vehicle entrance.

I would like to be a party of record to receive further information on this proposed project. I am also interested in attending and speaking on behalf of Molasses Creek HOA at any public hearing where this project will be on the agenda.

Respectfully submitted,

Stan Harrison
Molasses Creek HOA Board President
15150 140th Way SE, Unit T-201
Renton, WA 98058

(206) 399-4288
stanjava@yahoo.com

Exhibit
31

Denis Law
Mayor

City of Renton

May 22, 2015

Community & Economic Development Department
C.E."Chip"Vincent, Administrator

Stan Harrison
Molasses Creek HOA Board President
15150 140th Way SE, Unit T-201
Renton, WA 98058

SUBJECT: ELLIOTT FARMS PRELIMINARY PLAT COMMENT RESPONSE LETTER LUA15-000242, ECF, PP, SA-H, MOD

Dear Mr. Harrison:

Thank you for your comments related to the Valley Vue Preliminary Plat; dated May 17, 2015 wherein you raised concerns regarding the proposed project. Your letter/email will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

The applicant, Brixton Homes LLC, has only made application for Preliminary Plat, Environmental Review and Street Modification for the subject development and a decision has yet to be made. You received a notice soliciting public comment and these comments are used to help City staff complete a comprehensive review which will continue over the coming month(s). At this time, however, the application has been placed on hold in order to complete an evaluation of alleys.

As part of your letter you stated that you were in support of the project, yet adamantly opposed to the existing road, landscape, parking, emergency turnaround and utility easement agreement (Recording No. 20000201000940), which was granted by Molasses Creek, Inc. to Lancaster / Cedarwood, Inc. through the existing main entrance of Molasses Creek Condominiums. Before making any recommendations, City staff will complete a full review of the traffic impacts including the submitted Traffic Assessment that was prepared by Transportation Engineering NorthWest (TENW).

Thank you for interest in this project and if you have any further questions please contact me at 425-430-7289 or cclose@rentonwa.gov. Thank you.

Sincerely,

Clark H. Close

Clark H. Close
Associate Planner

cc: File LUA15-000242, ECF, PP, SA-H, MOD

May 17, 2015

Mr. Clark H. Close
Associate Planner CED
Planning Division
6th floor Renton City Hall
1055 South Grady Way
Renton, WA 98057

Re: Elliott Farms Preliminary Plat – LUA15-000242

Dear Mr. Close.

Thank you for your time to address concerns about the upcoming construction to property neighboring my home at Molasses Creek Condominiums.

Strictly as a private homeowner and not representing any formal body or group related to the Molasses Creek Condominiums, I am writing to ask that the City of Renton seek and then report on specific information about the property before construction begins on the plat east and adjacent to Molasses Creek, currently to be named Cedarwood.

Among other concerns, I believe the projected transportation impact is considerably more complicated than stated and requires greater study for the development of an alternative plan.

The project as I understand it is on a temporary hold while alleys are discussed, so the time for further research should be available.

The following pages summarize my primary concerns.

I look forward to reading more about the status of the inquiry.

Thank you for your assistance.

Sincerely,

Deirdre Thierry
Molasses Creek Homeowner

Exhibit 32

SR 169

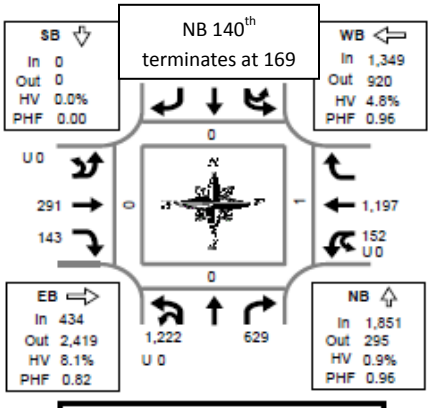
From Wikipedia: Every year the Washington State Department of Transportation (WSDOT) conducts a series of surveys on its highways in the state to measure traffic volume. This is expressed in terms of average annual daily traffic (AADT), which is a measure of traffic volume for any average day of the year. In 2009, WSDOT calculated that as many as 43,000 cars used the highway near Blaine Drive near Renton and as few as 6,600 cars used the highway about 7 mi (11 km) from the southern terminus.[3] The entire highway is listed on the WSDOT List of Highways of Statewide Significance,[4] which marks this portion of the highway as critical to connecting major communities in the state

43,000 cars is a fairly high number of vehicles - even in 2009 - for a roadway where traffic flow is regulated by street lights rather than on and off ramps. Paraphrasing the Renton CED's Level of Service Options Phase 1 Summary, might this corridor or route not be expected to meet the travel-distance index used in Renton and then be considered for mitigation or improvement? This travel route - between roughly 140th Way SE and I-405 on SR169 intersections is short (just over 2 miles), but still would not produce travel times that could be compared with the City's current LOS methodology. And, if there are considerations in the formulation stages for SR169 at the 140th intersection, how might the limited entrance proposed for this size property impact those plans?

Traffic on State Route 169 has increased significantly since the opening of Molasses Creek in 1999, and construction completion in 2000. In fact, the WSDOT's Route Development Plan showed a 66% increase in traffic volumes in the Renton area as of 2004. At that time, there was mention of widening to 6 lanes including HOV lanes for SR169 from Jones Road to 140th Way SE and 140th Way SE to SE Maplewood Avenue. And east of there, to 4-5 lanes from SR 516 to Jones Road (196th Avenue SE) and out to Maple Valley to ease some of the bottleneck that exists in a town which, between 2010 and 2013, grew from 22,684 to 24,804.

INGRESS/EGRESS AT MOLASSES CREEK

It was disappointing to read that the Traffic Assessment submitted for this project was on a date - Wednesday, February 11, 2015 - so close to the President's Day holiday weekend and winter school break. The document does provide several good images which help explain the difficulties currently facing predominately working residents in this area that will be exacerbated by a projected increase of 90 more vehicles on a concentrated lot. (See Attachment A – Response to LOS Analysis and Attachment B – Response to Traffic Safety Assessment.)



ALTERNATIVE EASEMENT

The project developer states that the owner of the farmhouse at 14355-14573 SE Renton Maple Valley Highway/14235 Maple Valley Highway with easement to SR169 and might be shared refuses to negotiate easement rights to create an alternative entrance to this new property. If farmhouse lane cannot even become the emergency exit so the otherwise ER exit may be an entrance, I request specifics about the last dates of inquiry with the farmhouse owner and the extent of the conversation. If the owner of that farmhouse were communicated with back in 1999, things might have changed in 15+ years. Equally, if the farmhouse owner presented conditions under which they would entertain an arrangement, but the developer does not wish

to advance due only to price, the homeowners of Molasses Creek and future Cedarwood are being taken advantage of, seemingly with the City of Renton's permission. The developer added that there was also a barrier to that easement that would require significant effort and funds to retire as another reason the existing easement is not viable. Based on the view from the ground and in photographs, the barrier is non-existent except for a burm directly in front of the farmhouse that is not in play.

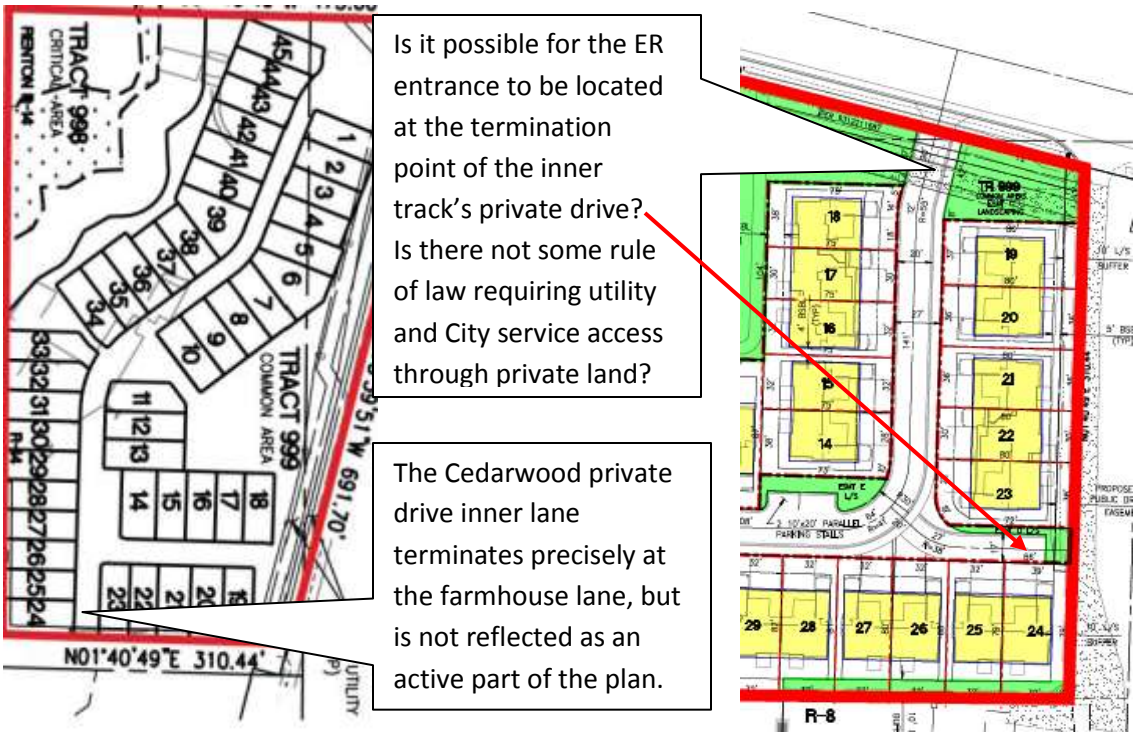
I believe the concerns about traffic in and around Molasses Creek today are reason enough for more thorough questions and answers before proceeding.

View of farmhouse entrance lane to the left of preliminary Cedarwood plat.

Bollards and bushes are the only barriers separating Molasses Creek from the farmhouse access lane.

Overhead showing the existing lane where the new Cedarwood design terminates. The layout of homes along the private internal drive hint at a plan exists to one day connect with Pioneer Place.

A closer look at the farmhouse shows the only existing barrier between the farmhouse lane and the Cedarwood plat is right outside the farmhouse, so not interfering with the lane should an additional exit be created. And, if the view or privacy, or the farmhouse owner's access to 169 be the primary concerns, terminating the property with the ER entrance should eliminate those worries.



PARKING

Molasses Creek currently has a serious overcrowding problem and insufficient parking spaces for existing residents and their guests. According to the preliminary plan, for 45 new family dwellings, 10 guest parking spaces are to be added, including 1 handicapped access spot. It is not clear whether parking will be allowed in front of the dwellings in addition to individual driveways, but there is currently no such parking at Molasses Creek except for spaces on the roundabout which are very much needed for current homeowners. There is a lot of green space including a lovely gravel walking path and active play area on the preliminary plan that might reasonably be reconsidered to provide for the cars of new family dwellings and their anticipated guests. Or even an alternate ER exit.

SIGNAGE
Did the arrangement the City of Renton made with the developer in 2008 include any amendment to the use of Molasses Creek's entryway to post signs for either selling or announcement of Cedarwood? The original CC&R's presented to Molasses Creek homeowners gave the developer rights to utilize our property, but at that time, the name for any expansion was to remain Molasses Creek. I understand there was a decision to change the name of the property, and through some private discussion provide for a separate Homeowner Association, but how will this affect signage for Molasses Creek? Will there be two additional signs to maintain at a single entrance? Will the new owners need to explain to their guests that they must look for the Molasses Creek signage to access Cedarwood? Will there be Cedarwood signs going up at the connection line between the two properties and who maintains additional signage?

Molasses Creek boasts a sign on each side of the SR 169 entrance/exit. How will Cedarwood's existence be communicated for visitors and vendors?

CRIME
Several members of the Molasses Creek community have raised concerns about construction site related crime that, per Renton Police Department, routinely increases burglaries and thefts to neighboring homes and businesses. Though we cannot force the developer and contractors to take out insurance policies to ease the concerns of anticipated victims nor hire guards to patrol the areas, we have made RPD aware of the situation and will track incidents that occur during the period of construction. Citizen public criticism of the developer and its contractors and sub-contractors may be our only recourse, but, the developer's less than proactive and supportive view of Molasses Creek suggests that we be prepared to utilize the tools available.

There is also concern that the nature of the expansion inviting more family sized units, which could require significant changes to the rest of the property where the majority of residents are adults. The introduction of a sizable number of toddlers to teenagers will mean changes to Molasses Creek that are not yet known. While bringing young people into the area is supported, multi-age communities require very different House Rules to be in place for the safety and enjoyment of all homeowners.

ATTACHMENT A – RESPONSE TO LOS ANALYSIS

STATED

SE Renton Maple Valley Rd/140th Way SE – This is a major signalized intersection with a five lane section at the eastbound and westbound approaches, and a five-lane section at the northbound approach. The current geometry is expected to remain for future conditions.

ACTUAL

4 lanes - 2 left turn only from NB 140th to WB169, plus 1 right turn only from NB 140th to EB 169; and

2 SB 140th plus 1 merge lane from EB 169.

4 lanes – 2 WB 169 plus 1 left turn only that feeds from the turn island running the median of 169.

2 EB 169 that carry through past 140th Way SE.

Even if flexible bollards were put in place to better define or limit the left turn from WB169 to SB140th to leave open the turn island for access by Molasses Creek and other residents, the traffic line would still encroach upon travelers aiming to cross 140th and continue WB on 169. However, cars making that left turn generally due run opposite of the greater amount of traffic during peak morning or evening commute times.

STATED

SE Renton Maple Valley Rd/Molasses Creek East Access – This access is a two-way stopped controlled intersection. The eastbound and westbound movements along SE Renton Maple Valley Rd operate as free movements. The northbound movement is stop controlled and supports full access. This intersection will serve as one of two access locations for the proposed site. The current geometry is expected to remain for future conditions.

ACTUAL

Free movement is relative. To turn westbound onto 169 from this exit, assessment of cars traveling eastbound on 169 past 140th *and* cars turning eastbound onto 169 from 140th is necessary, in addition to monitoring cars using the turn island to access the left turn lane heading SB140th. It's a race to catch the signal light by people who will honk at you for holding them up when you're trying to gain access from the turn island into WB169 traffic. Judging the speed of all cars using the lanes and the island before making a move is not for the faint of heart.

STATED

140th Way SE/Molasses Creek West Access – This access a two-way stopped controlled intersection. The westbound movement is stop controlled while the northbound and southbound movements operate free. The westbound approach is restricted to allow right in and right out only movements; no left turns are permitted southbound along 140th Way SE. This intersection is anticipated to serve as the second access location for the proposed site. The current geometry is expected to remain for future conditions.

ATTACHMENT A – RESPONSE TO LOS ANALYSIS

ACTUAL

The volume of cars in the two northbound 140th lanes that are held at the light before proceeding westbound onto 169 causes a backup that can proceed up 140th near to SE 154th Place. To exit Molasses Creek most mornings requires not blocking the right turn lane for northbound 140th cars onto eastbound 169 that are traveling briskly down a steep grade plus negotiating entry into a line of cars competing for access to a crowded SR 169. 169 is often backed up to 152nd Avenue SE where the convergence of cars coming down from the Highlands and in from Maple Valley and Black Diamond intersect. Being so close to the left turn at 140th means some cars use the island turn lane all the way back from 149thAvenue SE. Drivers from Molasses Creek, Pioneer Place and the apartments at 169 and 140th, the Preserve at Cedar River, are all impacted and should all be involved in the traffic study.

The results of the LOS analysis shown in Tables 2 and 3 indicate that the study intersections are expected to operate at acceptable levels (LOS D or better) during the AM and PM peak hours in 2017 without or with the proposed Elliott Farm residential development.

"Acceptable levels" generally differs depending upon whether or not the writer is living within the environment come 2017. Maple Valley, a Competitive Community and even Black Diamond, Rural by Design, have studied transportation for their expanding cities. To remain Ahead of the Curve, Renton is investigating several transportation issues, but I see few relating to the problem of SR169, the highest growth corridor in Renton that most definitely could be affected by the proposed entrance and exit design for Cedarwood.

ATTACHMENT B RESPONSE TO TRAFFIC SAFETY ASSESSMENTS

STATED

The proposed site will share vehicle access locations with the existing and adjacent Molasses Creek residential development. Collision records nearest to study area were obtained for documentation purposes. Collision records in the study area were reviewed for the three-year period from January 1, 2012 to December 31, 2014.

ACTUAL

The truth is that many people circle around, heading to 149th Avenue SE to make a "U" turn after waiting and not succeeding exiting at either the 140th or the 169th access points from Molasses Creek, or head to the Highlands at 152nd preferring to travel back down the other end. Others are willing to start late for work after peak traffic is past rather than risk a collision.

We sincerely ask that you use your knowledge of driving conditions to imagine how the All Traffic Data supplied numbers translate into a daily commute.

2/11/15 during a 60 minute period between – 6:30am and 7:30am

- 629 cars turned Right off NB 140th onto EB 169, speeding up as they rounded the corner.
- Meanwhile, 152 cars turned Left onto SB 140th while 291 cars and trucks carried through 140th EB on 169.
- Imagine it is winter with Daylight Savings Time in effect, and headlights are coming at you from all sides.
- You are called upon to judge the speed of each car coming from each direction, including within the turn island before attempting egress from Molasses Creek onto WB 169.
- Now, here comes a school bus stopping right at the ingress corner of EB 169 and Molasses Creek to pick up the kids for school. Can't run around them, but there goes your window.
- Meantime, cars are behind you also anxiously looking to exit the property and make their way to work.

Currently, there are a handful of homes east of the roundabout that maintains order for cars entering and exiting Molasses Creek. Imagine there are now 25 cars added to the traffic around the roundabout. Will there be speed bumps and yield signs added or will there be a race to reach the exit first knowing how long it can take to leave the property

METRO ON SR169

As mentioned above, Metro currently offers some express bus service during peak commute hours between Maple Valley and downtown Seattle that travels SR169. Folks traveling the entire line look forward to a 2+ hour morning and evening commute. Walking from Molasses Creek involves crossing at 140th to an unsheltered stop at 152nd during the winter months or to the Maplewood Golf Course during spring and summer (the trail winds alongside a dark Cedar River below 169 to reach the stop west of Molasses Creek). Though this provides for a healthy 15 minute walk, crossing at 140th and 169th to walk to the bus stop can be dangerous given the speed with which drivers take the right turn at 169. Drivers

often do not expect anyone to be walking, so it is with great care someone trying to use public transportation must utilize the crosswalks.

To continue with the earlier imagined commute.

- You left your garage at 7:10am and waited for a safe opening in the traffic.
- Because the traffic at 140th is thick, you know traffic will be a crawl all the way past I-405 where you eventually aim to reach the Renton Transit Center.
- You are hopeful a tenant from Metropolitan Place at RTC will depart late to make a parking space available for you in the Transit Only parking lot.
- Following your 20-30 minute drive from 169 + 140th to the RTC, you debate taking the 101 local bus weighing whether the extra 15 minutes it takes to route through the city will offset waiting for the express bus to make it to the RTC.
- You opt to wait for the 143 that will be 20 minutes late and full, meaning standing room only all the way to Seattle.
- Of course, you could take the Rapid Ride F line from RTC to the Tukwila link station. That's another 35 minute bus ride to the station but then, assuming you make the connection, you have the peace of knowing that you will arrive downtown Seattle in another 30 minutes.

Except during winter and Spring breaks, due to the back ups in traffic, the bus usually runs at least 15-20 minutes behind because of the volume of traffic and the stoplight sequencing along 169.

Molasses Creek

Photos taken while car not in motion.

Sign says we're approaching 140th Way SE.

If not for the trucker who let me in at 7:20am on 5/10/15, I would never have exited Molasses Creek. But then we sat in our cars and waited 4 lights before we were able to cross 140th Way SE. There was no traffic emergency on 169 all the way through to I-405, and I-405 North and South were running their usual pace. Yet it still took 30 minutes from actually exiting Molasses Creek to reach the RTC.

2 miles of traffic means no one's going anywhere fast.

Denis Law
Mayor

City of Renton

May 22, 2015

Community & Economic Development Department
C.E."Chip"Vincent, Administrator

Deirdre Thierry
15150 140th Way SE # M105
Renton, WA 98058

SUBJECT: ELLIOTT FARMS PRELIMINARY PLAT COMMENT RESPONSE LETTER LUA15-000242, ECF, PP, SA-H, MOD

Dear Dee:

Thank you for your comments related to the Valley Vue Preliminary Plat; dated May 17, 2015 wherein you raised concerns regarding the proposed project. Your letter/email will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

The applicant, Brixton Homes LLC, has only made application for Preliminary Plat, Environmental Review and Street Modification for the subject development and a decision has yet to be made. You received a notice soliciting public comment and these comments are used to help City staff complete a comprehensive review which will continue over the coming month(s). At this time, however, the application has been placed on hold in order to complete an evaluation of alleys.

As part of your letter you elaborated on the following items: 1) traffic volumes on SR 169; 2) ingress/egress at Molasses Creek Condominiums; 3) existing road, landscape, parking, emergency turnaround and utility easement agreement (Recording No. 20000201000940); 4) alternate access to the farmhouse lane to SR 169; 5) parking; 6) signage; 7) crime; 8) traffic safety; 9) bus service; and 10) commute information. Before making any recommendations, City staff will complete a full review of the traffic impacts including the submitted Traffic Assessment that was prepared by Transportation Engineering NorthWest (TENW), on- and off-site impacts, access and circulation, along with several other review criteria to ensure quality development consistent with City goals and policies.

Thank you for interest in this project and if you have any further questions please contact me at 425-430-7289 or cclose@rentonwa.gov. Thank you.

Sincerely,

Clark H. Close

Clark H. Close
Associate Planner

cc: File LUA15-000242, ECF, PP, SA-H, MOD

Clark Close

From: Karen Bonaudi <kbonaudi@earthlink.net>
Sent: Thursday, March 03, 2016 6:34 PM
To: Clark Close
Subject: RE: from Molasses Creek

Again, thanks.
Karen

From: Clark Close [mailto:CClose@Rentonwa.gov]
Sent: Thursday, March 03, 2016 4:45 PM
To: 'Karen Bonaudi'
Subject: RE: from Molasses Creek

Karen,

The only noise walls WSDOT has "planned" in the generally vicinity is approximately 1 mile east of the site on the north side of SR 169. This project is currently un-funded with no real time-frame for completion. There is nothing immediately surrounding the Molasses Creek property.

Thanks,

Clark H. Close
Senior Planner
City of Renton
425-430-7289

From: Karen Bonaudi [mailto:kbonaudi@earthlink.net]
Sent: Wednesday, March 02, 2016 3:01 PM
To: Clark Close
Subject: RE: from Molasses Creek

Thank you, Clark. I want to reiterate that we are not advocating for a wall—we already have a privacy fence, a landscaped berm and trees—between the property and 169. I do, however need to follow-up on the query.

Thanks again,
Karen

From: Clark Close [mailto:CClose@Rentonwa.gov]
Sent: Wednesday, March 02, 2016 2:24 PM
To: 'Karen Bonaudi'
Subject: RE: from Molasses Creek

Karen,

See responses below.

Thanks,

Exhibit 33

Clark H. Close
Senior Planner
City of Renton
425-430-7289

From: Karen Bonaudi [mailto:kbonaudi@earthlink.net]
Sent: Monday, February 15, 2016 1:42 PM
To: Clark Close
Subject: from Molasses Creek

Hello Clark,
Two brief queries:
I have been asked if there is any chance of a noise wall going up between 169 and the Molasses Creek property.
I am against it myself, but some residents who live on the road are complaining of increased traffic noise.

The City is unaware of a noise wall going up between SR 169 and Molasses Creek. My plan reviewer is checking with WSDOT (who is responsible for road improvements on State Routes) and has not been very successful on getting a response (hence my delayed response). We will continue to reach out to WSDOT in order to provide a more thorough response to your inquiry.

Thank you for keeping me on the Party(ies) of Record list.
Has any date or estimate of one been set for a public meeting on the Elliott Farms project?

No. The applicant is working towards designing a channelization plan from the site to SR 169.

Thanks,
Karen Bonaudi
kbonaudi@earthlink.net
509-989-9292

Clark Close

From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Monday, June 01, 2015 1:25 PM
To: Clark Close
Subject: RE: Elliott Farms Preliminary Plat, LUA15-000242, ECF, PP, SA-H, MOD, Notice of Application and Proposed Determination of Non-Significance, Mitigated (DNS-M)

Thanks for the update Clark!

Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: Clark Close [mailto:CClose@Rentonwa.gov]
Sent: Friday, May 15, 2015 10:51 AM
To: Karen Walter
Subject: RE: Elliott Farms Preliminary Plat, LUA15-000242, ECF, PP, SA-H, MOD, Notice of Application and Proposed Determination of Non-Significance, Mitigated (DNS-M)

Karen,

The project has been placed on hold for redesign. We will address your comments following the project resubmittal.

Thanks,

Clark H. Close
Associate Planner
City of Renton
425-430-7289

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Tuesday, May 12, 2015 10:41 AM
To: Clark Close
Subject: Elliott Farms Preliminary Plat, LUA15-000242, ECF, PP, SA-H, MOD, Notice of Application and Proposed Determination of Non-Significance, Mitigated (DNS-M)

Clark,

We have reviewed the proposed Elliott Farms Preliminary Plat project referenced above. While not clearly noted in the NOA/proposed MDNS materials, the project will also include the wetland mitigation buffer from parcel 3423059202 from the Lennon Critical Areas Alternation Exception project (CAEX14-0008). We had several comments about the Lennon CAEX project which we are including as part of the Elliott Farms Project since we have yet to receive responses and all concerns are outstanding. We would appreciate the City's responses to the applicable comments.

We also have some additional comment regarding the wetland mitigation proposed on this project site:

1. Who will actually be responsible for the wetland mitigation work both in the short and long term?

Exhibit 34

2. How does the Elliott Farms project intend to minimize intrusions into the mitigation area, including nighttime lighting?

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: Karen Walter
Sent: Monday, April 06, 2015 11:00 AM
To: 'Johnson, Josh'
Cc: 'Gillen, Nick'; Murphy, Michael
Subject: RE: Lennon Critical Areas Alteration Exception, CAEX14-0008, Notice of Application

Josh,

Thank you for sending us the applicant's responses to King County for the proposed Lennon Critical Areas Alteration Exception project. As you know, this project is seeking a critical areas exception permit from King County to impact a Category 1 wetland buffer on parcel #3423059202 and mitigate for these impacts offsite at parcel #2223059004 along SR 169 by enhancing buffer along a Category II wetland per Renton's code. The impact site involves a Category 1 wetland that is part of the headwaters for Molasses Creek, a tributary to the Cedar River. The mitigation site is wetland that is located between Molasses and Madsen Creek subbasins along the Cedar River valley floor.

Per the NOA, the project proposes to remove 15 or so trees from the impact site. We never got specific information regarding the species or sizes as request; however, the arborist's memo dated 10/20/2014 indicates most of the trees are 8 to 30 inches in diameter from the existing coniferous forest. The applicant proposes to plant 2.76 trees to each tree removed per the December 16 2014 memo (Altmann Oliver, LLC). The biggest problem we see with the project is that a Category I wetland (as classified by King County and WDOE's rating system) buffer impacts are being mitigated at what is described as a Category 2 wetland per Renton's regulations. There are differences between King County and Renton's critical areas regulations so a direct comparison of impacts to mitigation is difficult. For example, Renton's current Critical Areas Code does not use WDOE's classification system; therefore, Renton's classification system is not directly comparable to King County's. Ideally, the mitigation site would be reassessed using King County's wetland rating system so that the two wetlands could be compared directly.

If one assumes that this Category 2 mitigation wetland would be classified as a Category II wetland using WDOE's wetland rating and classification system, then the next step is to compare any differences between wetland buffer regulations. Per King County's CAO, a Category II wetland requires a standard buffer of 100-200 feet wide. Similarly, a Category III wetland per King County's CAO requires a 75-125 foot wide buffer. Either of these King County wetland buffer requirements are larger than the 50' buffer for Category 2 wetlands in Renton. The reduced wetland mitigation buffer is further compounded by the drawings submitted to King County and Renton (see Sheet 3/7 in packet) which indicate that the applicant will also seek to permit a multi-family project (tentatively named "Elliott Farm Preliminary Plat 45-lots") immediate adjacent to the mitigation wetland. If so, this future development project would reduce the opportunity to expand the wetland mitigation buffer so that it is at least equal the same area to that which would be required for a Category II wetland under King County's CAO. We are left with a difference in impacts to wetland types as well as reduced mitigation value.

It seems that in this case, it would be better to use King County's Mitigation Reserves Program/In Lieu to mitigate for the Category I wetland buffer impacts as there is higher potential to restore wetland buffer for a different Category 1 wetland within the County's receiving sites in the Cedar River watershed than what is proposed.

For what is proposed, the mitigation site should also be required to monitor and maintain the mitigation site for a minimum of 5 years, particularly given the existence of reed canary grass and Japanese knotweed in the Cedar River Valley. It is our understanding that King County, not Renton, will requiring monitoring and demonstration that the mitigation site is placed into a protective tract. We would appreciate copies of all monitoring reports generated for this project.

We appreciate the opportunity to provide comments to this project. Please note that if we have received responses and information sooner, we would have provided our comments sooner, too. If you have any questions, let me know.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: Johnson, Josh [mailto:Josh.Johnson@kingcounty.gov]
Sent: Wednesday, April 01, 2015 1:04 PM
To: Karen Walter
Subject: RE: Lennon Critical Areas Alteration Exception, CAEX14-0008, Notice of Application

Karen,

Take a look through the attached PDF and let me know if it answers your questions.

Josh

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Wednesday, April 01, 2015 12:07 PM
To: Johnson, Josh
Subject: FW: Lennon Critical Areas Alteration Exception, CAEX14-0008, Notice of Application

Josh,
In yesterday's mail, we received King County's Notice of Land Use Decision for the Lennon project referenced above. I have checked our records and cannot find any responses to our timely submitted comments below. Can you see if the King County responded to us and if so, please send them? If not, can we get responses to our comments prior to the comment/appeal deadline.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: Karen Walter
Sent: Friday, June 13, 2014 11:06 AM
To: 'Claussen, Kimberly'
Cc: Gillen, Nick; 'Simone Oliver'
Subject: FW: Lennon Critical Areas Alteration Exception, CAEX14-0008, Notice of Application

Ms. Claussen,
We have received and reviewed the Critical Areas study for the proposed Lennon single family residence Critical Areas Alteration Exception project referenced. We have several comments as noted below:

1. Per Sheet 2 of the proposed project drawings, the new house and driveway will be build within the regulated 185' wide, Category 1 wetland. Per this site plan, approximately 15 or so trees will be removed. It appears that there is an existing

tree inventory for this site that was completed. If so, we would like a copy as we would like to know the species and sizes of the trees that will be removed for this project. The buffer is generally described as a coniferous forest in the Critical Areas Study dated August 29, 2013 but no further details are provided in the copy we received.

2. For the mitigation site, there should be a separate wetland assessment that describes the wetland category and the existing buffer conditions on this wetland to determine the adequacy of the proposed offsite wetland buffer mitigation.

3. More information is needed regarding the applicant's interest and ownership on the mitigation site and how the mitigation area will be protected in perpetuity as Sheet 4 of the plans show a subdivision adjacent to the mitigation site where it is currently undeveloped per IMAP and Google Earth.

4. A wetland mitigation buffer monitoring should be done for at least 5 years to ensure that the buffer surviving and functioning and is not overrun by non-native and invasive species. We request copies of all monitoring reports generated for this project.

We appreciate the opportunity to review this proposal and look forward to the County/applicants' responses. Please let me know if you have any questions.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

-----Original Message-----
From: Simone Oliver [mailto:Simone@altoliver.com]
Sent: Thursday, June 12, 2014 9:04 PM
To: Karen Walter
Cc: rick@tranquillityak.com
Subject: RE: Lennon Critical Areas Alternation Exception, CAEX14-0008, Notice of Application

Hi Karen - attached is the CAEX plan for the onsite area and the offsite mitigation and the critical areas study for the onsite parcel. We can't shift the site alteration area east as that is offsite and a county owned stormwater facility. Let me know if you have any questions.

Thanks!

Simone

-----Original Message-----
From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Thursday, June 12, 2014 12:11 PM
To: simone@altoliver.com
Subject: FW: Lennon Critical Areas Alternation Exception, CAEX14-0008, Notice of Application

Hi Simone,
Can you send us the Critical Areas Study for this project ASAP??? The County has a comment deadline of June 13 and I would like to be able to meet the deadline without having to request an extension.

Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

-----Original Message-----
From: Claussen, Kimberly [mailto:Kimberly.Claussen@kingcounty.gov]
Sent: Thursday, June 12, 2014 11:23 AM
To: Karen Walter
Cc: Simone Oliver (Simone@altoliver.com); Gillen, Nick
Subject: FW: Lennon Critical Areas Alternation Exception, CAEX14-0008, Notice of Application

Thank you for your comments. Please contact the applicant's consultant Simone Oliver at Altmann Oliver Associates (425-333-4535) to obtain available electronic copies of documents. Otherwise, you may view the information contained in the alteration file at DPER Records M-T, Th-Fri
7:30-11:30 & 1-3. Thank you.

-----Original Message-----
From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Wednesday, June 11, 2014 4:20 PM
To: Claussen, Kimberly
Cc: Casey, Laura
Subject: Lennon Critical Areas Alternation Exception, CAEX14-0008, Notice of Application

Ms. Claussen,
We are reviewing the Notice of Application for the proposed Critical Areas Alteration Exception and need additional information. Specifically, we would like a copy of the Critical Areas Study by Altmann Oliver referenced in the Notice of Application and details regarding the proposed off-site
mitigation on a parcel within the City of Renton's jurisdiction. From a
review of the parcel in IMAP, it appears there may be an opportunity to shift the building permit to the east farther away from the Category I wetland and its buffer and potentially reduce impacts to these areas.
Hopefully, the Critical Areas Study will provide information to explain why the site is proposed in its current configuration.

We prefer electronic copies if available. If not, please have a hard copy sent to the address below.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

CITY OF Renton

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER:	LUA15-000242, ECF, PP, SA-H, MOD
APPLICANT:	Patrick O. Lennon and Todd Levitt
PROJECT NAME:	Elliott Farms Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review approval and a Street Modification for a 45-lot subdivision for the future construction of attached two- and three-unit buildings. The 6.07-acre site is located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). On June 16, 2016, the applicant submitted revised plat plan that would divide the parcel into 45 residential lots and 8 tracts that would result in a net density of 9.7 dwelling units per acre. The tracts include 47,911 square feet (SF) of critical areas, 60,731 SF of open space and 4,915 SF for alleys. The proposed fee simple lots would range in size from 2,217 SF to 3,939 SF with an average lot size of 2,586 SF. Primary access to the development would be via a managed public road access from Maple Valley Highway (SR 169) that runs through the development and connects to an existing private lane at Molasses Creek Condominiums (MCC). Secondary access to the lots would be available through the existing private road due to the existing private easement through MCC. The scope of the project is to mimic the adjacent condominium development as contemplated by the Pre-Annexation Agreement and Aqua Barn Annexation in 2008.

The site is currently undeveloped and contains moderate landslide hazards and a Category II wetland with a 50-foot buffer. The site is in the Cedar River drainage basin and outside the 100-year floodplain limits. Stormwater will be conveyed to the existing water quality pond that was constructed as part of the Plat of Elliott Farms and MCC, located west of 140th Way SE.

Soils consist of Newburg Silt Loam (Ng) with a small area of Alderwood and Kitsap (AkF). Approximately 9,000 cubic yards of cut would spread on the finished lots and/or exported off-site and approximately 20,000 cubic yards of fill material would be imported for the project. The site contains 114 significant trees. The project will remove 31 viable evergreen and deciduous trees within the development area. All 74 significant trees in the wetland and buffer will remain. The project will replant 97 trees onsite.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Assessment, Arborist Report, Wetland Delineation, Letter of Understanding of Geologic Risk, and a Geotechnical Engineering Study with the application.

PROJECT LOCATION:	SR 169 East of 140th Way SE (APN 222305-9004)
LEAD AGENCY:	City of Renton Environmental Review Committee Department of Community & Economic Development

Exhibit 35

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

CITY OF Renton

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 29, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: **JULY 15, 2016**

DATE OF DECISION: JULY 11, 2016

SIGNATURES:

Gregg Zimmerman, Administrator Public Works Department	Date	Mark Peterson, Administrator Fire & Emergency Services	7/15/16 Date
Kelly Beymer, Administrator Community Services Department	7/11/16 Date	C.E. "Chip" Vincent, Administrator Department of Community & Economic Development	7/15/16 Date

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM) MITIGATION MEASURES AND ADVISORY NOTES

PROJECT NUMBER: LUA15-000242, ECF, PP, SA-H, MOD

APPLICANT: Patrick O. Lennon and Todd Levitt

PROJECT NAME: Elliott Farms Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review approval and a Street Modification for a 45-lot subdivision for the future construction of attached two- and three-unit buildings. The 6.07-acre site is located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). On June 16, 2016, the applicant submitted revised plat plan that would divide the parcel into 45 residential lots and 8 tracts that would result in a net density of 9.7 dwelling units per acre. The tracts include 47,911 square feet (SF) of critical areas, 60,731 SF of open space and 4,915 SF for alleys. The proposed fee simple lots would range in size from 2,217 SF to 3,939 SF with an average lot size of 2,586 SF. Primary access to the development would be via a managed public road access from Maple Valley Highway (SR 169) that runs through the development and connects to an existing private lane at Molasses Creek Condominiums (MCC). Secondary access to the lots would be available through the existing private road due to the existing private easement through MCC. The scope of the project is to mimic the adjacent condominium development as contemplated by the Pre-Annexation Agreement and Aqua Barn Annexation in 2008.

The site is currently undeveloped and contains moderate landslide hazards and a Category II wetland with a 50-foot buffer. The site is in the Cedar River drainage basin and outside the 100-year floodplain limits. Stormwater will be conveyed to the existing water quality pond that was constructed as part of the Plat of Elliott Farms and MCC, located west of 140th Way SE.

Soils consist of Newburg Silt Loam (Ng) with a small area of Alderwood and Kitsap (AkF). Approximately 9,000 cubic yards of cut would spread on the finished lots and/or exported off-site and approximately 20,000 cubic yards of fill material would be imported for the project. The site contains 114 significant trees. The project will remove 31 viable evergreen and deciduous trees within the development area. All 74 significant trees in the wetland and buffer will remain. The project will replant 97 trees onsite.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Assessment, Arborist Report, Wetland Delineation, Letter of Understanding of Geologic Risk, and a Geotechnical Engineering Study with the application.

PROJECT LOCATION: SR 169 East of 140th Way SE (APN 222305-9004)

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Terra Associates, Inc. dated February 25, 2015 or an updated report submitted at a later date.
2. The applicant shall remove the existing concrete foundation(s) within the wetland buffer and restore the affected areas by planting trees and shrubs within the 50-foot standard wetland buffer by hand and without heavy machinery. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.
3. The applicant shall submit the final drainage report(s) used to build the Cedarwood water quality pond, including the original design, to the City of Renton Plan Reviewer prior to construction permit issuance.
4. A professional archaeological survey of the project area shall be conducted prior to ground disturbance. The results of the professional archaeological survey shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.
5. If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found, all construction activity shall stop and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeological and Historic Preservation.
6. The applicant shall record a covenant on the face of the plat to vacate the plats direct public access to SR 169 when a future access to a public road can be achieved either through Molasses Creek Condominium (parcel no. 5568900000) road network or via a redevelopment of the Molasses Creek parcel.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

ADVISORY NOTES TO APPLICANT

LUA15-000242

Application Date: April 13, 2015
Name: Elliott Farms

Site Address: 14207 Maple Valley Hwy
Renton, WA 98058-8120

PLAN - Planning Review - Land Use

Version 1 | July 29, 2015

Police Plan Review Comments **Contact:** Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on Police Services

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

Recommendations: Environmental Impact Comments:

1. Fire impact fees are applicable at the rate of $495.10 per unit. This fee is paid at time of building permit issuance.

Code Related Comments:

1. Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code.
2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District.
3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 24 through 26. Not 17 feet as proposed.

Technical Services Comments **Contact:** Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: CC&Rs: Bob Mac Onie 05/15/2015
Elliott Farms is identified as a Short Plat in the Recitals this is incorrect.

Recommendations: Preliminary Plat: Bob Mac Onie 5/15/2015
Note the City of Renton land use action number and land record number, LUA15 000242 and LND 10 0523, 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. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

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.

Provide sufficient information to determine how the plat boundary was established.

Include a statement of equipment and procedures used, per WAC32 130 100.

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city at final plat submittal. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do note encroachments.

Remove from the “LEGEND” block all tree items, utilities facilities and mailbox references, but do include in said “LEGEND” block the symbols and their details that are used in the plat drawing.

Do not include a utility provider’s block, an owner’s block, an engineer/surveyor block and an architect block.

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Technical Services Comments **Contact:** Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Do not include any references to use, density or zoning on the final submittal

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.

Do not show building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

Do not make references to density and zoning information on the final plat drawing.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

Include the following blocks:
TRACT NOTES
A 'Tract' is land reserved for specified uses, including, but not limited to reserve tracts, recreation, open space, critical areas, surface water retention, utility facilities and access. Tracts are not considered building sites for the purposes of residential dwelling.
Tract '998' is a Storm Drainage tract; upon the recording of this plat, Tract 'A' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). An easement is hereby granted and conveyed to the City of Renton over, under and across Tract '998' is a wetland management and critical area tract and is subject to a Native Growth Protection Easement. 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 Tract '998' previously owned by the HOA and have the attendant financial and maintenance responsibilities.
Tract '999' is an Access, Landscape, Recreation, Open Space and Pedestrian Access tract; upon the recording of this plat, Tract '999' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). Maintenance of all improvements and landscaping on said Tract '999' shall be the responsibility of the HOA. 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 Tract '999' previously owned by the HOA and have the attendant financial and maintenance responsibilities.
Development, alteration, or disturbance within the tract is prohibited except for purposes of habitat enhancement as part of an enhancement project which has received prior written approval from the City and except for required maintenance of the utilities located within the tracts that is granted written City of Renton authorization and conducted using best available science.

Note: Tract 999 should be segregated into at least two separate tracts, one for access and the other of Landscaping, Recreation and Open Space.

NATIVE GROWTH PROTECTION EASEMENT
The Native Growth Protection Easement (NPGE) on this Plat identifies critical areas steep slopes & wetlands. The creation of the Easement conveys to the public a beneficial interest in the land within the Easement Area. This interest shall be for the purpose of preserving native vegetation for the control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The Easement imposes upon all present and future owners and occupiers of the Easement area enforceable on behalf of the public by the City of Renton, to leave undisturbed all trees and other vegetation within the Easement area.

PLAN - Planning Review - Land Use

Version 1 | July 29, 2015

Technical Services Comments	**Contact:** Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov
The vegetation within the Easement area may not be cut, pruned covered by fill, removed or damaged without express written permission from the City of Renton. All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.	

Community Services Review Comments	**Contact:** Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov
Recommendations: A. ENVIRONMENTAL IMPACT COMMENTS (from Community Services) 1. Parks Impact Fee per Ordinance 5670 applies. 2. Street Trees: Space street trees 40 feet on center, not 30 feet on center. 30 Feet to street lights or further. Playground exists at new entrance.	

PLAN - Planning Review - Land Use

Version 2 | December 16, 2015

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

Recommendations: 1. Parks Impact fee per Ordinace 5670 applies.

Recommendations: 2. Trees shall be spaced 40 feet on center, 30 feet from street lights, 6 feet from fire hydrants, waterlines, and sewerlines, 10 feet from driveway approaches, 40 feet from traffic signs (stop, yield, etc.) and intersections without signs. Use only small maturing street trees if overhead electric wires exist. Other landscape trees shall also be small maturing species where overhead utilities exist.

Engineering Review Comments **Contact:** Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

Recommendations: 8 13 2015
EXISTING CONDITIONS:
WATER: Water service will be provided by the Cedar River Water and Sewer District.
SEWER: Sewer service will be provided by the Cedar River Water and Sewer District.
STORM: There is conveyance/structure system at NE corner of the subject property..
STREETS: There are no frontage improvements.

CODE REQUIREMENTS

Water
Water service will be provided by Cedar River Water and Sewer District. A Water availability certificate will be required.

Sewer
1. Sewer service will be provided by Cedar River Water and Sewer District. A Sewer availability certificate will be required.

Surface Water

1. There is conveyance/structure system at NE corner of the subject property.

2. A drainage plan and drainage report dated April 10, 2015 was submitted by Barghausen Consulting Engineers. The proposed 45 lot subdivision, zoned R 14, 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. The 6.07 acre site is located within the Lower Cedar River basin. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Site Condition. Surface water runoff created by this development will be collected through a series of new catch basins and pipe systems in the new roadways in two drainage basins. One basin will be drained to the existing conveyance system in Molasses Creek and the other one will drain to a proposed 24 inch conveyance system along the project fronting WA 169. Flow control is not required for this project as the project is within half mile with Cedar River and can direct discharge to Cedar River per City of Renton Amendment to King County Storm water design manual section 1.2.3.1, provided that the direct discharge exemption requirements, as described in the City Amendments to the 2009 KCSWDM, are met. The drainage report must include the level 3 conveyance capacity analysis of the downstream system to the outlet for the total tributary area to the outfall as required by the 2009 KCSWDM amended by City Of Renton to demonstrate that there is sufficient capacity in the existing and proposed storm system and that the approval of direct discharge will not cause flooding. Water quality is required for this Development and developer is intending to use existing off site wet pond for water quality. The off site wet pond was built by previous development. Water quality treatment for the Elliot Farm's development must be provided per the 2009 King County Storm Water Design Manual. Applicant must provide a copy of the drainage report that was initially developed for the cottonwood, molasses creek and the proposed Elliot farm's developments that sized and approved the water quality pond by King County.
3. A geotechnical report, dated February 25, 2015 was submitted by Terra Associates, Inc. The field study included eight exploration pits on the 6.07 acre site. These exploration pits were dug up to 15 feet in native's soil. Ground water/seepage was observed in 5 of the eight test pits. The seepage occurred below depths of about five feet. Soil types encountered are glacially derived and alluvial. The glacial and alluvial soils have low permeability and would not be a suitable receptor soil for discharge of development stormwater using infiltration/retention facilities.
4. Surface water system development fee is $0.540 per square foot of new impervious surface, but not less than $1012. This is payable prior to issuance of the construction permit.
5. A Construction Stormwater Permit from Department of Ecology is required if clearing and grading of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

Transportation/Street

PLAN - Planning Review - Land Use

Version 2 | December 16, 2015

Engineering Review Comments **Contact:** Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

1. Frontage improvements along SR 169 will be required and are subject to design review and approval by WSDOT. This may include dedication of right of way for future planned widening of SR 169 to accommodate 6, 12 foot lanes and 8 foot shoulders. If curbs are used, shoulder may be reduced to 4 feet.
2. To meet the City's complete street standards, the new internal roadway shall be designed to meet the residential access roadway per City code 4 6 060. The new internal roadway shall be a 53 foot right of way, with 26 feet of pavement, curb, gutter, an 8 foot planter strip, a 5 foot sidewalk and LED street lighting installed along both sides of the street. One side of the road must be marked NO PARKING.

3. Sidewalk should be continued south side of the roadway front of lot 24 to lot 27, lot 34 to lot 45, and common area to match existing sidewalk to Molasses creek sidewalk.
4. A traffic analysis dated December April 1, 2015 was provided by TENW. The traffic study is required to include all impacted intersections: SE Renton Maple Valley RD/ 140TH Way SE, SE Renton Maple Valley RD/ Molasses Creek East Access, and Molasses Creek West Access/ 140TH Way SE. The proposed 45 lot subdivision would generate approximately 321 new weekday daily trips, with 27 new trips occurring during the weekday AM peak hour (5 entering, 22 exiting) , and 31 new trips occurring during weekday PM peak hour (21 entering, 10 exiting).

5. Primary streets/intersection impacted by this development are:
a) SE Renton Maple Valley RD/ 140TH Way SE
b) SE Renton Maple Valley RD/ Molasses Creek East Access
c) Molasses Creek West Access/ 140TH Way SE

6. Increased traffic created by the development will be mitigated by payment of transportation impact fees of approximately $53,137.80.

7. Mailbox locations shall be approved by the Post Office.

8. LED street lighting meeting the residential lighting standards will be required per City of Renton Standards.

9. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

10. The maximum width of single loaded garage driveway shall not exceed nine feet (9') and double loaded garage driveway shall not exceed sixteen feet (16').

11. The subject property is within the well field Capture Zone/Aquifer area Zone II. The project must comply with special requirement # 6 (Aquifer Protection Area) per City of Renton Amendment to King County Storm water design manual.

General Comments
1. 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.

2. 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.

3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

4. A separate street lighting plan shall be included with the civil drawings.

5. All utilities serving the site are required to be undergrounded.

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

Recommendations: Environmental Impact Comments:
1. Fire impact fees are applicable at the rate of $495.10 per unit. This fee is paid at time of building permit issuance.

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

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

2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District.
3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 24 through 26. Not 17 feet as proposed.

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

If applicable, a subdivision with fee simple lots requires that the internal roadway to be made public. Therefore, the roadway design must comply with the residential access road standards of the Renton Municipal Code (RMC 4 6 060 Street Standards).

If applicable, update the Traffic Assessment prepared by Transportation Engineering Northwest (TENW) to reevaluate the change in access classification at the SR 169 / Road A intersection.

Redesign the project into condominiums in order to retain private roads throughout the project OR provide a public access roadway to each segregated fee simple lots as part of the plat redesign, such that a direct connection from the internal public roadway is made to SR 169/Maple Valley Highway.

Police Plan Review Comments **Contact:** Holly Trader | 425-430-7519 | htrader@rentonwa.gov

Recommendations: Minimal impact on police services.

Technical Services Comments **Contact:** Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: CC&Rs: Comments previously from Bob Mac Onie on 05/15/2015
Elliott Farms is identified as a Short Plat in the Recitals this is incorrect.

Comments are the same previously from Bob Mac Onie on 05/15/2015
Note the City of Renton land use action number and land record number, LUA15 000242 and LND 10 0523, 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. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

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.

Provide sufficient information to determine how the plat boundary was established.

Include a statement of equipment and procedures used, per WAC332 130 100.

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The lot addresses will be provided by the city at final plat submittal. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do note encroachments.

Remove from the “LEGEND” block all tree items, utilities facilities and mailbox references, but do include in said “LEGEND” block the

symbols and their details that are used in the plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal

If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.

Do not show building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

Note all easements, covenants and agreements of record on the plat drawing.

The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director .

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

Do not make references to density and zoning information on the final plat drawing.

If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

Include the following blocks:
TRACT NOTES
A 'Tract' is land reserved for specified uses, including, but not limited to reserve tracts, recreation, open space, critical areas, surface water retention, utility facilities and access. Tracts are not considered building sites for the purposes of residential dwelling.
Tract '998' is a Storm Drainage tract; upon the recording of this plat, Tract 'A' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). An easement is hereby granted and conveyed to the City of Renton over, under and across Tract '998' is a wetland management and critical area tract and is subject to a Native Growth Protection Easement. 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 Tract '998' previously owned by the HOA and have the attendant financial and maintenance responsibilities.
Tract '999' is an Access, Landscape, Recreation, Open Space and Pedestrian Access tract; upon the recording of this plat, Tract '999' is hereby granted and conveyed to the Elliot Farms Home Owners Association (HOA). Maintenance of all improvements and landscaping on said Tract '999' shall be the responsibility of the HOA. 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 Tract '999' previously owned by the HOA and have the attendant financial and maintenance responsibilities.
Development, alteration, or disturbance within the tract is prohibited except for purposes of habitat enhancement as part of an enhancement project which has received prior written approval from the City and except for required maintenance of the utilities located within the tracts that is granted written City of Renton authorization and conducted using best available science.

Tract 999 should be segregated into at least two separate tracts, one for access and the other of Landscaping, Recreation and Open Space.

NATIVE GROWTH PROTECTION EASEMENT
The Native Growth Protection Easement (NPGE) on this Plat identifies critical areas steep slopes & wetlands. The creation of the

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Technical Services Comments	**Contact:** Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Easement conveys to the public a beneficial interest in the land within the Easement Area. This interest shall be for the purpose of preserving native vegetation for the control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The Easement imposes upon all present and future owners and occupiers of the Easement area enforceable on behalf of the public by the City of Renton, to leave undisturbed all trees and other vegetation within the Easement area. The vegetation within the Easement area may not be cut, pruned covered by fill, removed or damaged without express written permission from the City of Renton.

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

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Version 3 | April 22, 2016

Planning Review Comments	**Contact:** Clark Close | 425-430-7289 | cclose@rentonwa.gov
A covenant would be required to be placed on the face of the plat to vacate the parcels direct public access to SR 169 when a future access to a public road can be achieved either through the existing Molasses Creek Condominiums (parcel no. 5568900000) road network or via a redevelopment of the Molasses Creek parcel. Public access from Elliott Farms subdivision to SR 169 would be required to provide channelization (right in/right out only) from Road B to SR 169.	
A subdivision with fee simple lots requires that the internal roadway to be made public. Therefore, the roadway design must comply with the residential access road standards of the Renton Municipal Code (RMC 4 6 060 Street Standards).	
Submit an approved right in/right out (RIRO) channelization plan from WSDOT.	

Engineering Review Comments	**Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov
1. 1 ft maintenance strip is to be located behind ROW (typ)	
2. Taper landscaping across frontage of lot 18. Align lot 17 with roadway. Shift backyard boundaries as applicable for these lots.	
3. Terminate sidewalk at lot 18 and join to pedestrian path through development.	
4. Provide mailbox location and vehicular access/parking to mailbox.	

Fire Review - Building Comments	**Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov
Recommendations: Environmental Impact Comments: 1. Fire impact fees are applicable at the rate of $495.10 per unit. This fee is paid at time of building permit issuance. Code Related Comments: 1. Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code. 2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District. 3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 5 through 13. Not 16 feet as proposed.	

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Version 4 |

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

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Multi family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. The applicant will be required to comply with all the code requirements of RMC 4 3 050 Critical Areas. This includes, but is not limited to, placing the critical area within a Native Growth Protection Easement, providing fencing and signage.
6. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
7. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
8. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Engineering Review Comments **Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

1. 1 ft maintenance strip is to be located behind ROW (typ)

Recommendations: I have reviewed the application for the Elliott Farms at 14207 Maple Valley Hwy (APN('s) 2223059004) and have the following comments:
EXISTING CONDITIONS
Water Water service is provided by the City of Renton.
Sewer Wastewater service is provided by the City of Renton.
Storm The existing properties do not contain stormwater facilities. There are stormwater mains located in Maple Valley Hwy.
CODE REQUIREMENTS
WATER
1. The applicant has provided a water availability certificate from Cedar River Water & Sewer District. A copy of the approved water plan from Cedar River Water & Sewer District shall be provided to the City prior to approval of the Utility Construction Permit.
SEWER
1. The applicant has provided a sewer availability certificate from Cedar River Water & Sewer District. A copy of the approved water plan from Cedar River Water & Sewer District shall be provided to the City prior to approval of the Utility Construction Permit.
SURFACE WATER
1. A surface water development fee of $1,485.00 per new single family dwelling unit will apply. The project proposes the addition of 45 new residences. The estimated total fee is $66,825.00. This is subject to final design and payable prior to issuance of the utility construction permit.
2. A drainage report, dated April 10, 2015, was submitted by Barghausen Consulting Engineers, Inc. with the site plan application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core requirements and special requirements have been discussed in the provided drainage report.
3. The existing site is currently undeveloped with remnants from an existing farm, including partially buried building foundations and concrete slabs. The site topography is generally flat with a steep slope in the southwest corner of the site, which also contains a wetland with a 50 foot that will remain undisturbed. A portion of the runoff from the existing site drains to the wetland. The remaining portion of the site drains into a roadside ditch along Maple Valley Hwy (WA 169), where flows are conveyed west.
4. A geotechnical report, dated February 25, 2015, completed by Terra Associates, Inc., for the site has been provided. The field study included eight exploration pits on the 6.07 acre site. These exploration pits were dug up to 15 feet in native soils. Groundwater/seepage

Engineering Review Comments **Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

was observed in five of the eight test pits. The seepage occurred below depths of about five feet. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project design and construction. Geotechnical recommendations presented in this report discount the use of full infiltration due to the underlying dense glacial till soil.

5. The project site is located within the Lower Cedar River drainage basin and the flowpath from the project site discharge point is less than a half mile to the 100 year floodplain of the Cedar River and qualifies for the direct discharge exemption in accordance with Section 1.2.3.1 of the City Amendments to the KCSWDM and must adhere to all requirements thereof.

Staff Comments:

i. The conveyance system analysis provided in the preliminary Technical Information Report (TIR) does not provide a complete analysis of the system to the outfall in the Cedar River in accordance with the requirements for the direct discharge exemption as outlined in Section 1.2.3 of the 2009 KCSWDM. Applicant shall provide a complete conveyance system analysis, including new conveyance pipes within the proposed development and existing conveyance pipes from the development boundary to the outfall in the Cedar River. Applicant shall demonstrate the outfall and existing conveyance system is adequately sized to support the added run off from the development.

6. The development is required to provide basic water quality treatment prior to discharge. The development is proposing to convey surface water to an existing water quality facility (wetpond), located at the southwest corner of the WA 169 and 140th Way SE intersection. As stated in the drainage report, the existing off site wetpond was built and sized for several divisions of Cedarwood projects, Molasses Creek Condominiums, areas of the WSDOT right of way, as well as the proposed Elliot Farms project.

Staff Comments:

i. The applicant shall complete a level 3 downstream analysis verifying capacity of the existing wetpond and conveyance system.

ii. The applicant shall provide a copy of the as built plans and final drainage report(s) used to build the Cedarwood Water Quality Pond.

7. No downstream flooding or erosion issues were identified in the drainage report.

Additional Staff Comments:

i. A Construction Stormwater Permit from Department of Ecology is required.

ii. A Stormwater Pollution Prevention Plan is required to be submitted with the construction permit application.

TRANSPORTATION

1. The proposed development fronts Maple Valley Hwy (WA 169) along the north property lines. Maple Valley Hwy (WA 169) is classified as a Principal Arterial Road and is a Washington State Highway. Frontage improvements along Maple Valley Hwy (WA 169) will be required and are subject to design review and approval by WSDOT. This may include dedication of right of way for future planned widening of Maple Valley Hwy (WA 169) to accommodate six (6) 12 foot lanes and 8 foot shoulders. If curbs are used, shoulder width may be reduced to 4 feet. Existing right of way (ROW) width is approximately 150 feet. Per City code 4 6 060, half street improvements shall include a pavement width of 88 feet (44 feet from centerline), a 0.5 foot curb, an 8 foot planting strip, an 8 foot sidewalk, street trees and storm drainage improvements. However, the City's transportation group has determined and will support an alternate standard to match the established standard street section for Maple Valley Hwy (WA 169). The City established standard street section for Maple Valley Hwy (WA 169), which shall be installed by the developer as part of the proposed development, will allow retention of the existing curb line. Developer will be required to install 6 foot planting strips and 5 foot sidewalks behind the existing curb along the frontage of Maple Valley Hwy (WA 169).

Staff Comments:

i. Applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4 9 250C5d.

ii. The posted speed limit of Maple Valley Hwy (WA 169) is 50 mph along this section of Maple Valley Hwy (WA 169). The City defers to American Association of State Highway and Transportation Officials (AASHTO) standard clear zones, which provide the same, or similar, clear zone requirements as WSDOT. The required clear zone would preclude the developer from being able to install street trees and street lighting along the frontage of Maple Valley Hwy (WA 169) as part of the development. A request for modification or a fee in lieu would be required to not install the street trees and street lighting along Maple Valley Hwy (WA 169) as part of the platting process of Elliott Farms.

2. The proposal includes a new internal roadway providing direct access via Maple Valley Hwy (WA 169) to the north and access through the existing access easement through the existing private lane at Molasses Creek Condominiums (MCC) to the west. The applicant has proposed a street modification to provide a paved roadway width of 20 feet with 5 foot sidewalks and 8 foot planter strips along one side of the roadway. Sidewalks and planter strips alternate between the north side of the roadway and the south side of the roadway in order to provide pedestrian access to the pathways used to connect common areas.

Staff Comments:

i. Emergency services access within 150 feet of all homes via a 20 foot paved roadway is required. As such, parking is not allowed along the internal access road proposed for the project.

3. The proposal includes three (3) 16 foot wide alleys. Alley 1 provides access to lots 24 26, Alley 2 provides access to lots 5 13, and

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Engineering Review Comments **Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Alley 3 provides access to lots 1 4.
i. Applicant shall submit a modification request for approval by City of Renton Fire Prevention for 16 foot alley access roads to lots 1 13 and 24 26.
ii. If the modification request is approved, sprinkler systems would be required for each of the lots accessed from the 16 foot alleys.
4. ADA access ramps shall be installed at all street crossings. Ramps are not shown at the crossing between lots 33 and 34 and at the crossing located at the west end of the development.
5. Street lighting and street trees are required to meet current city standards. Lighting plans were not submitted with the land use application and will be reviewed during the construction utility permit review.
6. A traffic analysis dated April 1, 2015, was provided by Transportation Engineering Northwest (TENW). The site generated traffic volumes were calculated using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, (2009). The traffic analysis is required to include all impacted intersections: Maple Valley Hwy (WA 169)/140th Way SE, Maple Valley Hwy (WA 169)/Molasses Creek East Access, and Molasses Creek West Access/140th Way SE. Based on the calculations provided, the proposed development would average 321 new daily vehicle trips. Weekday peak hour AM trips would generate 27 new vehicle trips, with 22 vehicles exiting and 5 vehicles entering the site. Weekday peak hour PM trips would generate 31 new vehicle trips, with 21 vehicles entering and 10 vehicles exiting the site.
7. A supplementary traffic analysis, dated December 11, 2015, was provided by TENW in order to provide an updated analysis of the project assuming a new access to Maple Valley Hwy (WA 169). Traffic volumes remained unchanged from the preliminary analysis previously noted. The estimated distribution of project traffic was based on existing traffic patterns and were generally distributed as follows:
- 50 percent to/from the west on Maple Valley Hwy (WA 169)
- 30 percent to/from the east on SE Renton Maple Valley Hwy (WA 169)
- 20 percent to/from the south on 140th Way SE

As detailed in the report the proposed project is not expected to lower the levels of service of the surrounding intersections included in the traffic study. Direct public access to and from the site via Maple Valley Hwy (WA 169) shall be channelized to provide right in/right out access only. Increased traffic created by the development will be mitigated by payment of transportation impact fees.
8. Refer to City code 4 4 080 regarding driveway regulations. Driveways shall be designed in accordance with City standard plans 104.1 and 104.2.
9. Payment of the transportation impact fee is applicable on the construction of the development at the time of application for the building permit. The current rate of transportation impact fee is $1,546.31 per dwelling unit for condominiums. The project proposes the addition of 45 new residences. The estimated total fee is $69,583.95. Traffic impact fees will be owed at the time of building permit issuance. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.
10. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.
GENERAL COMMENTS
1. Adequate separation between utilities shall be provided in accordance with code requirements.
a. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.
4. All 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.

2. Taper landscaping across frontage of lot 18. Align lot 17 with roadway. Shift backyard boundaries as applicable for these lots.

3. Terminate sidewalk at lot 18 and join to pedestrian path through development.

4. Provide mailbox location and vehicular access/parking to mailbox.

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

Recommendations: Environmental Impact Comments:
1. Fire impact fees are applicable at the rate of $495.10 per unit. This fee is paid at time of building permit issuance.

Code Related Comments:
1. Comments based on no fire sprinkler systems, no fire alarm systems and construction per the International Residential Code.
2. The preliminary required fire flow for this proposed development is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the proposed buildings. Existing hydrants can be counted toward the requirement as long as

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

they meet current code, including 5 inch storz fittings. A water availability certificate is required from Cedar River Water and Sewer District.

3. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. All roads shall be a minimum 20 feet wide including road to lots 5 through 13 and 24 through 26. Not 16 feet as proposed. Turning radius to Alley 2 does not meet code either.

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

M E M O R A N D U M

DATE:	July 27,2016
TO:	Clark Close, Senior Planner
FROM:	Brianne Bannwarth, Development Engineering Manager
SUBJECT:	**Traffic Concurrency Test – Elliott Farms; File No. LUA15-000242**

The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review, and a Street Modification for a 45-lot subdivision for the future construction of attached two- and three-unit buildings. The 6.07-acre site is located along SR-169 between 140th Way SE and 145th Ave SE within the Residential-14 zoning district (APN 2223059004). The subdivision of 45 residential lots and 8 tracts would result in a net density of 9.7 dwelling units per acre. The tracts include 47,911 sf of critical areas, 60,731 sf of open space and 4,915 sf for alleys. The fee simple lots would range in size from 2,217 sf to 3,939 sf with an average lot size of 2,586 sf. Primary access to the development would be via a managed public road access from SR 169 that runs through the development and connects to an existing private lane at Molasses Creek Condominiums. Secondary access to the lots would be available through the existing private lane to 140th Way SE and SR 169.

The proposed development would generate approximately 321 net new average weekday daily trips. During the weekday AM peak hour, the project would generate approximately 27 net new trips (5 inbound and 22 outbound). During the weekday PM peak hour, the project would generate approximately 31 net new trips (21 inbound and 10 outbound). The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Exhibit 36

Traffic Concurrency Test Criteria	**Pass**
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	

Evaluation of Test Criteria

Implementation of citywide Transportation Plan: As shown on the attached citywide traffic concurrency summary, the city's investment in completion of the forecast traffic improvements are at 130% of the scheduled expenditure through 2016.

Within allowed growth levels: As shown on the attached citywide traffic concurrency summary, the calculated citywide trip capacity for concurrency with the city adopted model for 2016 is 79,588 trips, which provides sufficient capacity to accommodate the 321 additional trips from this project. A resulting 79,267 trips are remaining.

Project subject to transportation mitigation or impact fees: The project will be subject to transportation impact fees at time of building permit for each new building.

Site specific street improvements to be completed by project: The project will be required to complete all internal and frontage street improvements for the building prior to occupancy. Any additional off-site improvements identified through SEPA or land use approval will also be completed prior to final occupancy.

Background Information on Traffic Concurrency Test for Renton

The City of Renton Traffic Concurrency requirements for proposed development projects are covered under Renton Municipal Code (RMC) 4-6-070. The specific concurrency test requirement is covered in RMC 4-6-070.D, which is listed for reference:

> ***D. CONCURRENCY REVIEW PROCESS:***
>
> ***1. Test Required:*** *A concurrency test shall be conducted by the Department for each nonexempt development activity. The concurrency test shall determine consistency with the adopted Citywide Level of Service Index and Concurrency Management System established in the Transportation Element of the Renton Comprehensive Plan, according*

to rules and procedures established by the Department. The Department shall issue an initial concurrency test result describing the outcome of the concurrency test.

2. Written Finding Required: *Prior to approval of any nonexempt development activity permit application, a written finding of concurrency shall be made by the City as part of the development permit approval. The finding of concurrency shall be made by the decision maker with the authority to approve the accompanying development permits required for a development activity. A written finding of concurrency shall apply only to the specific land uses, densities, intensities, and development project described in the application and development permit.*

3. Failure of Test: *If no reconsideration is requested, or if upon reconsideration a project fails the concurrency test, the project application shall be denied by the decision maker with the authority to approve the accompanying development activity permit application.*

The Concurrency Management System established in the Transportation Element on page XI-65 of the Comprehensive Plan states the following:

Based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation, development will have met City of Renton concurrency requirements.

CITY OF RENTON

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION

AFFIDAVIT OF SERVICE BY MAILING

On the 21st day of June, 2016, I deposited in the mails of the United States, a sealed envelope containing **ReNotice of Application and acceptance** documents. This information was sent to:

Name	Representing
Agencies	See Attached
Ivana Halvorson, Barghausen	Applicant
Todd Levitt, Cedar River Lightfoot	Owner
Patrick Lennon	Owner
300' Surrounding Property Owners	See attached
Parties of Record	See attached

(Signature of Sender): _____

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Sabrina Mirante** signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 21, 2016

Holly Powers
Notary Public in and for the State of Washington

Notary (Print): Holly Powers
My appointment expires: August 24, 2017

Project Name:	Elliott Farms Preliminary Plat
Project Number:	LUA15-000242, ECF, PP, SA-H, MOD

Exhibit 37

CITY OF Renton

RE-NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: June 21, 2016

LAND USE NUMBER: LUA15-000242, ECF, PP, SA-H, MOD

PROJECT NAME: Elliott Farms Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat, Hearing Examiner Site Plan, SEPA Environmental Review approval and a Street Modification for a 45 lot subdivision for the future construction of attached two and three unit buildings. The 6.07 acre site is located along SR 169 between 140th Way SE and 145th Ave SE within the Residential 14 zoning district (APN 2223059024). On June 16, 2016, the applicant submitted revised plat plan that would be divided the parcel into 45 residential lots and 8 tracts that would result in a net density of 8.64 dwelling units per acre. The tracts include 47,911 square feet (1.1) of critical areas, 42,738 SF of open space and 4,015 SF for alleys. The proposed fee simple lots would range in size from 2,237 SF to 3,919 SF with an average lot size of 2,586 SF. Primary access to the development would be via a managed public road access from Maple Valley Highway (SR 169) that runs through the development and connects to an existing private road at Molasses Creek Condominiums. Secondary access to the lots would be available through the existing private road due to the existing private easement through the Molasses Creek Condominium. The scope of the project is to mirror the adjacent condominium development as contemplated by the Pre Annexation Agreement and Aqua Barn Annexation in 2008.

The site is currently undeveloped and contains moderate landslide hazards and a Category II wetland with a 50 foot buffer. The site is in the Cedar River drainage basin and outside the 100 year floodplain limits. Stormwater will be conveyed to the existing water quality pond that was constructed as part of the Plat of Elliott Farms and Molasses Creek Condominiums, located west of 140th Way SE.

The project is bordered by Elliott Farms Plat with a small area of Undeveloped and Rural (AR). Approximately 9,000 cubic yards of fill will spread on the finished lots and/or exported off site and approximately 20,000 cubic yards of fill material would be imported for the project. The site contains 114 significant trees. The project will remove 31 visible evergreen and deciduous trees within the development area. All 14 significant trees in the wetland and buffer will remain. The project will replant 87 trees onsite.

PROJECT LOCATION: 14207 Maple Valley Hwy

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.229, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14 day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: April 13, 2016

NOTICE OF COMPLETE APPLICATION: May 5, 2016

APPLICANT/PROJECT CONTACT PERSON: Irene Halverson / Barghausen Consulting Engineers / 18215 72nd Ave S / Kent, WA 98032 / 425-251-6222

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057

Name/File No. Elliott Farms Preliminary Plat / LUA15-000242, ECF, PP, SA-H, MOD

NAME _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO. _____

CITY OF Renton

Permits/Review Requested:	Environmental (SEPA) Review, Preliminary Plat, Hearing Examiner Site Plan, Street Modification
Other Permits which may be required:	Building Permit, Construction Permit, Sign Permit
Requested Studies:	Critical Area Report, Technical Information Report, Traffic Impact Assessment, Arborist Report, Wetland Delineation, Letter of Understanding of Geologic Risk, Geotechnical Engineering Study
Location where application may be reviewed:	Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057
CONSISTENCY OVERVIEW: Zoning/Land Use:	The subject site is designated COMP-RHD on the City of Renton Comprehensive Land Use Map and R-14 in the City's Zoning Map
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations	The project will be subject to the City's SEPA ordinance, RMC 4-3-110A; 4-1-050; 4-4; 4-6-060; 4-7; 4-9 and other applicable codes and regulations as appropriate
Used For Project Mitigation:	The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.
Proposed Mitigation Measures:	• *Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Terra Associates, Inc. dated February 25, 2015 or an updated report submitted at a later date.* • *The applicant shall remove the existing concrete foundation(s) within the wetland buffer and restore the affected area by planting trees and shrubs within the 50-foot standard wetland buffer by hand and without heavy machinery. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.* • *The applicant shall submit the final drainage report(s) used to build the Cedarwood water quality pond, including the original design, to the City of Renton Plan Reviewer prior to final plat approval.* • *If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found, all construction activity shall stop and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeological and Historic Preservation.*

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on July 5, 2016. If you are interested in attending the future public hearing, please contact the Planning Division at (425) 430-6578 for the date and time. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No. Elliott Farms Preliminary Plat / LUA15-000242, ECF, PP, SA-H, MOD

NAME _____

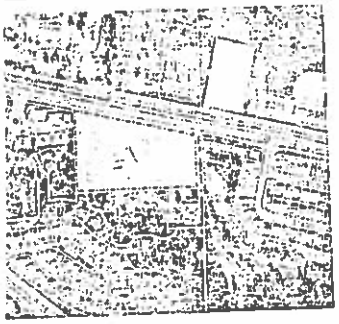
MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO. _____

CITY OF Renton

lose, Senior Planner; Tel: (425) 430-7289; Email:

BER WHEN CALLING FOR PROPER FILE IDENTIFICATION



RECEIVED

CERTIFICATION

I, CLARK H. CLOSE, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 6/21/16 Signed: Clark H. Close

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

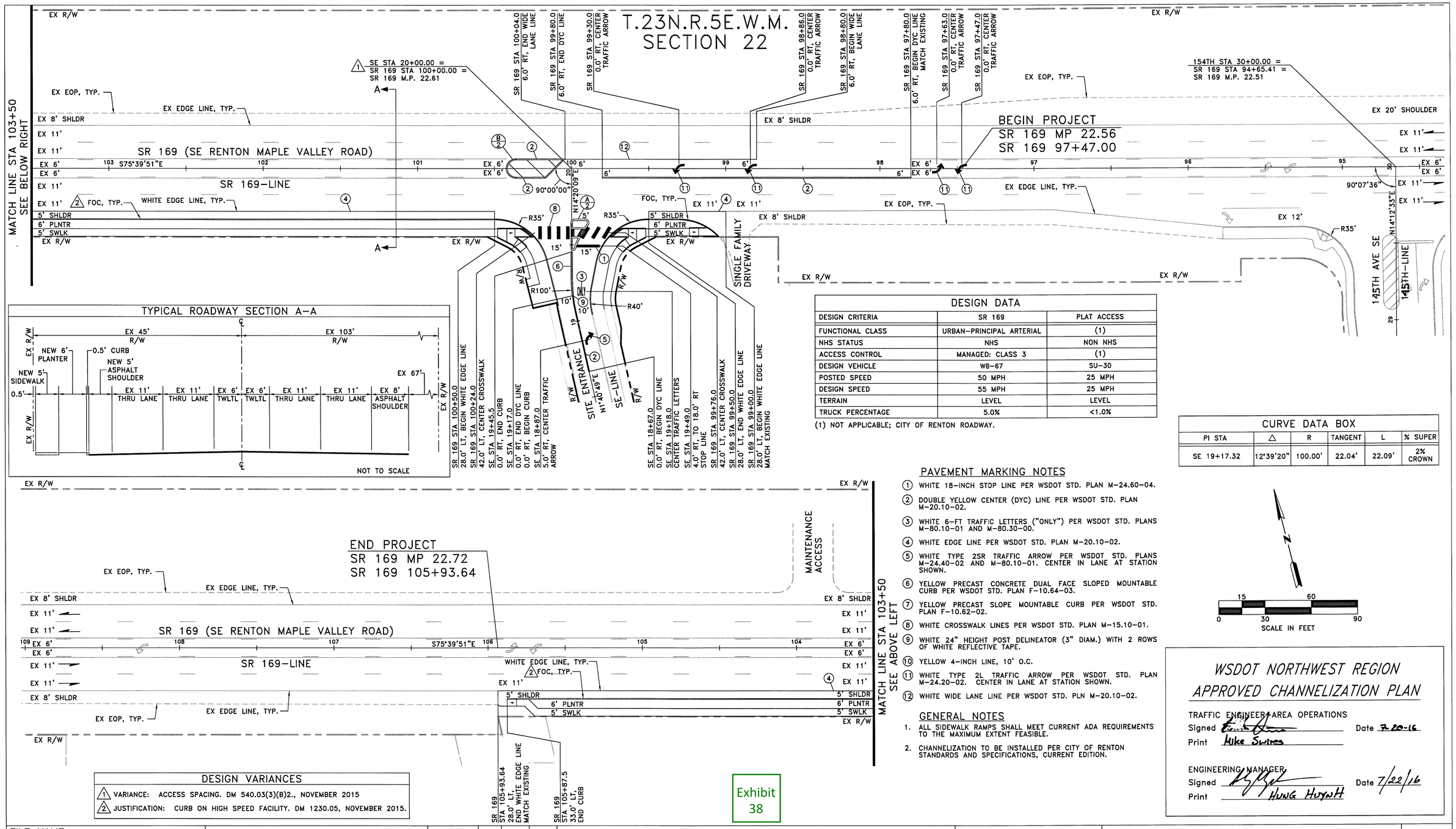
I certify that I know or have satisfactory evidence that Clark H. Close signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 21, 2016

Notary Public in and for the State of Washington

Notary (Print): Nancy Powers

My appointment expires: August 29, 2017



DESIGN DATA

DESIGN CRITERIA	SR 169	PLAT ACCESS
FUNCTIONAL CLASS	URBAN-PRINCIPAL ARTERIAL	(1)
NHS STATUS	NHS	NON NHS
ACCESS CONTROL	MANAGED: CLASS 3	(1)
DESIGN VEHICLE	WB-67	SU-30
POSTED SPEED	50 MPH	25 MPH
DESIGN SPEED	55 MPH	25 MPH
TERRAIN	LEVEL	LEVEL
TRUCK PERCENTAGE	5.0%	<1.0%

(1) NOT APPLICABLE; CITY OF RENTON ROADWAY.

CURVE DATA BOX

PI STA	△	R	TANGENT	L	% SUPER
SE 19+17.32	12°39'20"	100.00'	22.04'	22.09'	2% CROWN

PAVEMENT MARKING NOTES

1. WHITE 18-INCH STOP LINE PER WSDOT STD. PLAN M-24.60-04.
2. DOUBLE YELLOW CENTER (DYC) LINE PER WSDOT STD. PLAN M-20.10-02.
3. WHITE 6-FT TRAFFIC LETTERS ("ONLY") PER WSDOT STD. PLANS M-80.10-01 AND M-80.30-00.
4. WHITE EDGE LINE PER WSDOT STD. PLAN M-20.10-02.
5. WHITE TYPE 2SR TRAFFIC ARROW PER WSDOT STD. PLANS M-24.40-02 AND M-80.10-01. CENTER IN LANE AT STATION SHOWN.
6. YELLOW PRECAST CONCRETE DUAL FACE SLOPED MOUNTABLE CURB PER WSDOT STD. PLAN F-10.64-03.
7. YELLOW PRECAST SLOPE MOUNTABLE CURB PER WSDOT STD. PLAN F-10.62-02.
8. WHITE CROSSWALK LINES PER WSDOT STD. PLAN M-15.10-01.
9. WHITE 24" HEIGHT POST DELINEATOR (3" DIAM.) WITH 2 ROWS OF WHITE REFLECTIVE TAPE.
10. YELLOW 4-INCH LINE, 10' O.C.
11. WHITE TYPE 2L TRAFFIC ARROW PER WSDOT STD. PLAN M-24.20-02. CENTER IN LANE AT STATION SHOWN.
12. WHITE WIDE LANE LINE PER WSDOT STD. PLN M-20.10-02.

GENERAL NOTES

1. ALL SIDEWALK RAMPS SHALL MEET CURRENT ADA REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE.
2. CHANNELIZATION TO BE INSTALLED PER CITY OF RENTON STANDARDS AND SPECIFICATIONS, CURRENT EDITION.

DESIGN VARIANCES

1. VARIANCE: ACCESS SPACING. DM 540.03(3)(B)2., NOVEMBER 2015
2. JUSTIFICATION: CURB ON HIGH SPEED FACILITY. DM 1230.05, NOVEMBER 2015.

Exhibit 38

SCALE IN FEET: 0, 15, 30, 60, 90

WSDOT NORTHWEST REGION
APPROVED CHANNELIZATION PLAN

TRAFFIC ENGINEER-AREA OPERATIONS
Signed _____ Date 7-20-16
Print Mike Swines

ENGINEERING MANAGER
Signed _____ Date 7/22/16
Print HUNG HUYNH

FILE NAME			
TIME			
DESIGNED BY: ROLETTO			
ENTERED BY: DUBREUIL/ROLETTO			
CHECKED BY: BICKET			
PROJ. ENGR.: BICKET			
REGIONAL ADM.	REVISION	DATE	BY

REGION NO.	STATE
10	WASH

JOB NUMBER

CONTRACT NO.

TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue, WA 98004
Office (425) 889-6747
Project Contact: Glen DuBreuil
Phone: 425-250-0582

CHRISTOPHER T. BICKET STATE OF WASHINGTON 35635 REGISTERED PROFESSIONAL ENGINEER 7-13-16

SR 169 M.P. 22.56 TO 22.72

ELLIOTT FARMS PLAT
SR 169
CHANNELIZATION PLAN

RENTON/KING COUNTY JULY 2016

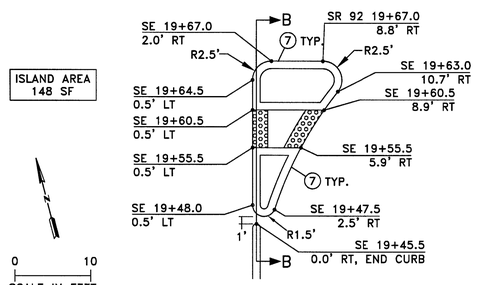
CH1

SHEET 1 OF 2 SHEETS

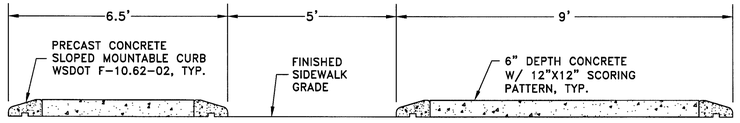
Drawer 236 Sequence 08

T.23N.R.5E.W.M.
SECTION 22

(A/2) ISLAND DETAIL A

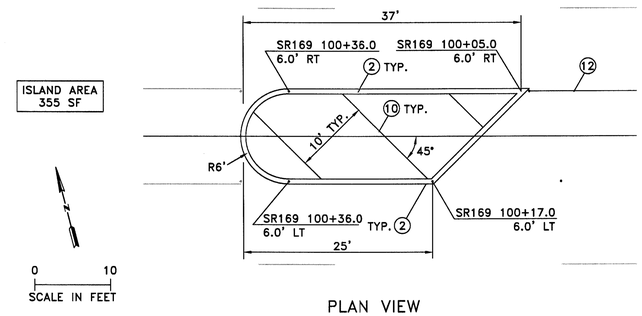


PLAN VIEW



SECTION B–B
N.T.S.

(B/2) ISLAND DETAIL B



PLAN VIEW

PAVEMENT MARKING NOTES

ONLY NOTES USED ON THIS SHEET SHOWN. SEE SHEET CH1 FOR COMPLETE LIST OF PAVEMENT MARKING NOTES.

(2) DOUBLE YELLOW CENTER (DYC) LINE PER WSDOT STD. PLAN M-20.10-02.

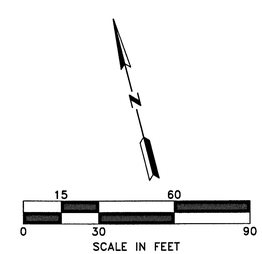
(7) YELLOW PRECAST SLOPE MOUNTABLE CURB PER WSDOT STD. PLAN F-10.62-02.

(10) YELLOW 4-INCH LINE, 10' O.C.

(12) WHITE WIDE LANE LINE PER WSDOT STD. PLN M-20.10-02.

GENERAL NOTES

1. ALL SIDEWALK RAMPS SHALL MEET CURRENT ADA REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE.
2. CHANNELIZATION TO BE INSTALLED PER CITY OF RENTON STANDARDS AND SPECIFICATIONS, CURRENT EDITION.



WSDOT NORTHWEST REGION
APPROVED CHANNELIZATION PLAN

TRAFFIC ENGINEER–AREA OPERATIONS
Signed _____ Date 3-20-16
Print Mike Swines

ENGINEERING MANAGER
Signed _____ Date 7/22/16
Print HUNG HUYNH

FILE NAME				REGION NO.	STATE
TIME				10	WASH
				JOB NUMBER	
DESIGNED BY: ROLETTO					
ENTERED BY: DUBREUIL/ROLETTO				CONTRACT NO.	
CHECKED BY: BICKET					
PROJ. ENGR.: BICKET					
REGIONAL ADM.	REVISION	DATE	BY		

TENW
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Transportation Planning | Design | Traffic Impact & Operations
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CHRISTOPHER T. BICKET
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
7-13-16

SR 169 M.P. 22.56 TO 22.72

ELLIOTT FARMS PLAT
SR 169
CHANNELIZATION PLAN

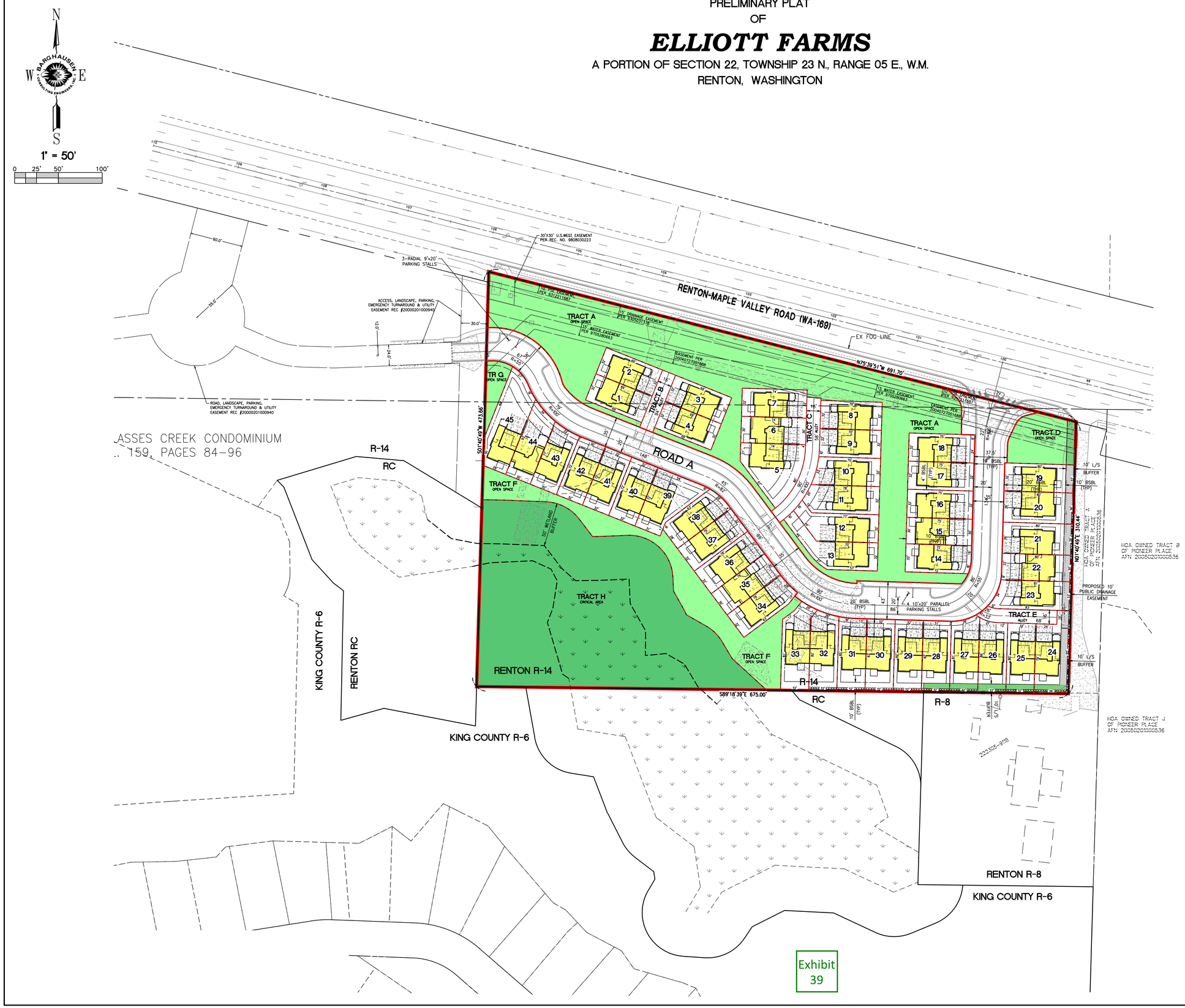
RENTON/KING COUNTY JULY 2016

CH2

SHEET 2 OF 2 SHEETS

Drawer 236 Sequence 08

PRELIMINARY PLAT
OF
ELLIOTT FARMS
A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.
RENTON, WASHINGTON



LOT AREA TABLE

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	2220	24	3330
2	2217	25	2557
3	2217	26	2610
4	2220	27	2698
5	3657	28	2610
6	2232	29	2628
7	2377	30	2646
8	2249	31	2674
9	2250	32	2821
10	2364	33	3029
11	2656	34	2458
12	2824	35	2296
13	2980	36	2445
14	2390	37	2445
15	2263	38	2379
16	2406	39	3145
17	2407	40	2302
18	2406	41	2302
19	2567	42	2302
20	2847	43	2365
21	2847	44	2530
22	2415	45	3939
23	2852		
TOTAL LOT AREA	116,374 SF		2.67 AC.
AVERAGE LOT AREA	2,586 SF		

TRACT TABLE

TRACT	USE	AREA (S.F.)
A	OPEN SPACE	43898
B	ALLEY	1125
C	ALLEY	2405
D	OPEN SPACE	4033
E	ALLEY	1385
F	OPEN SPACE	11396
G	OPEN SPACE	1404
H	CRITICAL AREA	47911
TOTAL TRACT AREA	113,557 SF (2.61 AC)	

HOUSE AREA
OPEN SPACE AREA
CRITICAL AREA
PROPOSED LOT LINE
PROPOSED ROW LINE
BOUNDARY LINE

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
2	6/8/16	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 2/1/16
1	7/23/15	AJ	JH	JH	REVISED PER CITY COMMENTS DATED 5/5/15
-	4/13/15	AJ	JH	JH	PRELIMINARY PLAT SUBMITTAL

Title: PRELIMINARY PLAT OF *ELLIOTT FARMS*

For: CEDAR RIVER LIGHTFOOT, LLC AND LENNON INVESTMENTS, INC.

HAL P. GRUBB — STATE OF WASHINGTON — 23975 — REGISTERED PROFESSIONAL ENGINEER

Scale: Horizontal 1"=50' Vertical N/A

Designed JH
Drawn AJ
Checked JH
Approved JH
Date 2/11/15

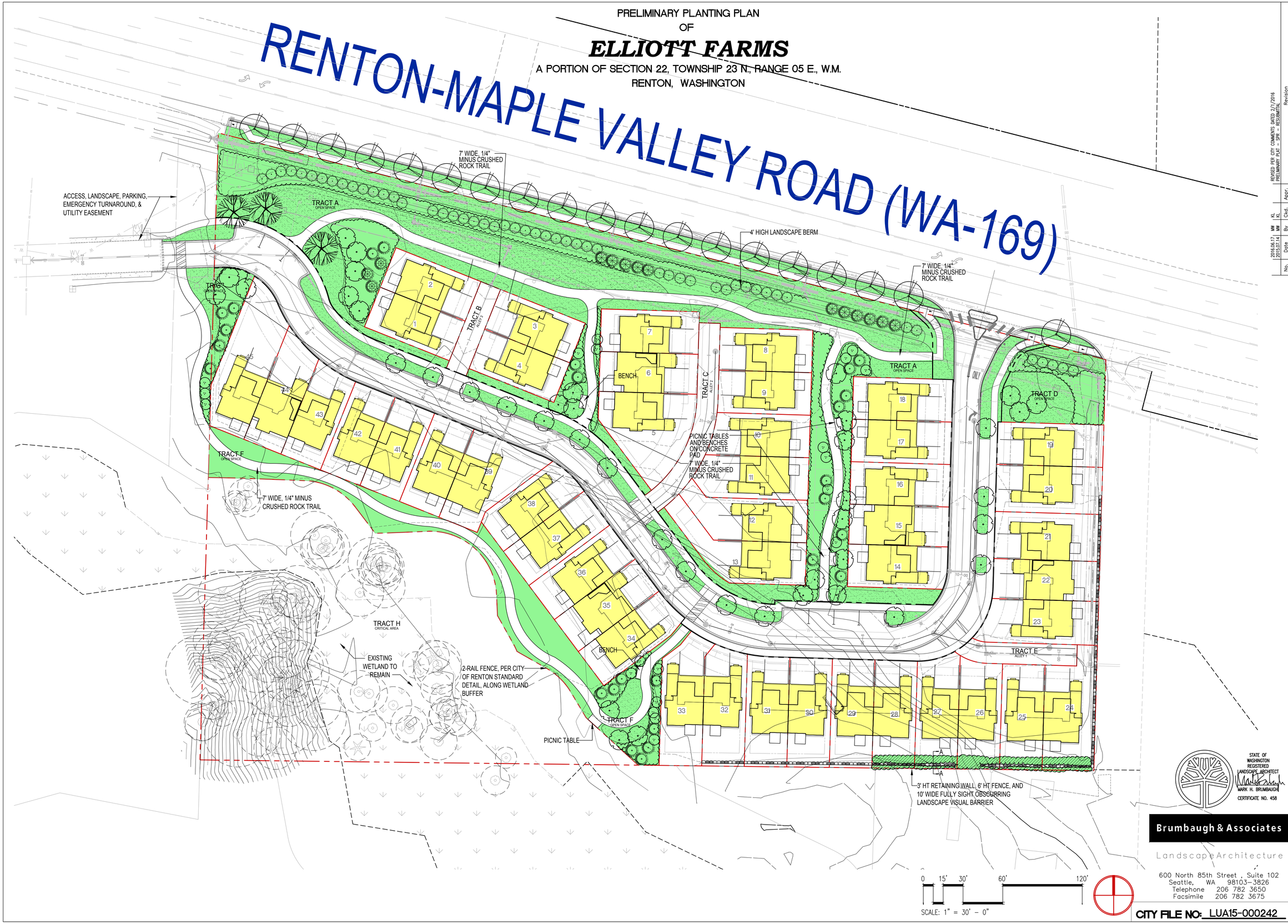
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15734

Sheet 2 of 7

File:P:\15000s\15734\preliminary\15734-pp.dwg Date/Time:6/15/2016 11:47 AM Scale:1" = 1' AJONES Xref: ----

PRELIMINARY PLANTING PLAN
OF
ELLIOTT FARMS
A PORTION OF SECTION 22, TOWNSHIP 23 N., RANGE 05 E., W.M.
RENTON, WASHINGTON



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MARK H. BRUMBAUGH
CERTIFICATE NO. 458

Brumbaugh & Associates
Landscape Architecture
600 North 85th Street , Suite 102
Seattle, WA 98103-3826
Telephone 206 782 3650
Facsimile 206 782 3675

CITY FILE NO: LUA15-000242

No.	Date	By	Ckd.	Appr.	Revision
2	2016.06.17	MW	KL		REVISED PER CITY COMMENTS DATED 2/1/2016
1	2015.07.14	MW	KL		PRELIMINARY PLAT - SPR - RESUBMITTAL

Title: PRELIMINARY PLANTING PLAN OF ELLIOTT FARMS

For: BRIXTON HOMES, LLC
14410 BELL-RED ROAD, SUITE 200
BELLEVUE, WA 98007
CONTACT: KRISTEN LUNDQUIST

Scale: Horizontal 1"=30' Vertical N/A

Designed MW
Drawn MW
Checked KL
Approved
Date 4/13/15

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 2015-11ELL
Sheet 1 of 2

ELEVATION NOTES

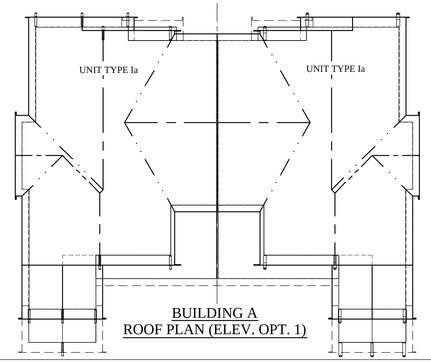
- E-1 ASPHALT COMP SHINGLES
- E-2 2x8 BARGE BOARD W/1x2 TRIM @ GABLE ENDS
- E-3 5/4"x6" FASCIA BOARD @ EAVES
- E-4 5" ALUM. GUTTER PRIME & PAINT GUTTER AND DOWNSPOUTS
- E-5 2x8 BAND BUILDER. FLASH @ TOP CONT.
- E-6 DECORATIVE ROOF BRACKET PER DETAIL
- E-7 DECORATIVE CORBEL BRACKET PER DETAIL
- E-8 BOARD & BATTEN SIDING 16" HARDIE PANELS W/1"x3" BATTS SPACED @16" o.c. (VERIFY COLOR W/ BUILDER)
- E-9 "HARDIBOARD" SHINGLES PER ELEV. INSTALL PER MFR SPECS. VERIFY COLOR w/BUILDER (PROIVDE 5/4x4 TRIM AT OUTSIDE CORNERS, TYP.)
- E-10 "HARDIBOARD" BEVELED SIDING w/ 8" EXPOSURE PER ELEV. INSTALL PER MFR SPECS. (VERIFY COLOR W BUILDER)
- E-11 CEDAR CHANNEL SIDING w/ 8" EXPOSURE PER ELEV. INSTALL PER MFR SPECS. (VERIFY COLOR W BUILDER)
- E-12 SINGLE P.T. 6x6 POST WRAP TO 8'# @ ENTRY
- E-13 DBL. P.T. 6x6 POST WRAP TO 8'# @ ENTRY PROVIDE 1x8 CAP & BASE TRIM
- E-14 P.T. 6x6 POST W/ TAPERED COLUMN SURROUND AND BOXED BASE @ ENTRY (SIDING AND COLOR PER BUILDER)
- E-15 P.T. 6x6 POST W/ 12" BOXED COLUMN SURROUND. PROVIDE 1x8 CAP & BASE TRIM (SIDING AND COLOR PER BUILDER)
- E-16 DBL GLAZED WINDOWS PER WASH. STATE ENERGY STANDARDS. PROVIDE ALL "U" VALUES. WINDOW WRAP 4" WIDTH WOOD TRIM, HEAD AND JAMBS 1x3 SILL (FRONT ONLY). SLOPED TO DRAIN OVER 4" WIDE WOOD SILL TRIM
- E-17 2x4 TRIM BD. GARAGE ONLY BUILDER. FLASH @ TOP CONT. VERIFY COLOR W BUILDER
- E-18 5/4x4 CORNER TRIM PER DETAIL
- E-19 SHUTTER STYLE PER ELEVATIONS
- E-20 (FAUX) RECTANGULAR GABLE END VENT 4" WIDTH WOOD TRIM, HEAD AND JAMBS 4" WIDTH WOOD TRIM @ SILL
- E-21 (FAUX) TRIANGULAR GABLE END VENT WITH 1x6 VERTICAL TRIM & 2x8 HORIZIONTAL TRIM W/ "Z" FLASHING BELOW (TYP)
- E-22 CONCRETE STOOP MIN. 5'-0" DEEP AND 12" ABV. GRADE
- E-23 FINISH GRADE PER SITE PLAN

GRADE PLANE LOTS 41 & 42

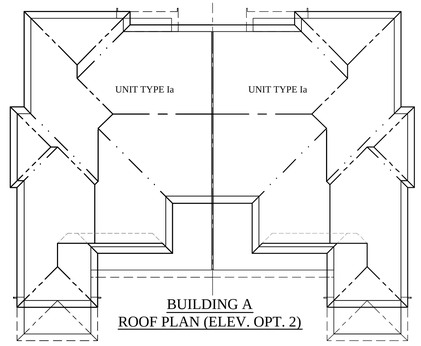
NORTH	(94.0+96.0)/2=95.0
EAST	(94.0+97.5)/2=95.75
SOUTH	(97.5+97.5)/2=97.5
WEST	(96.0+97.5)/2=96.75
	= 385/4 = 96.25 GRADE PLANE

GRADE PLANE LOTS 39 & 40

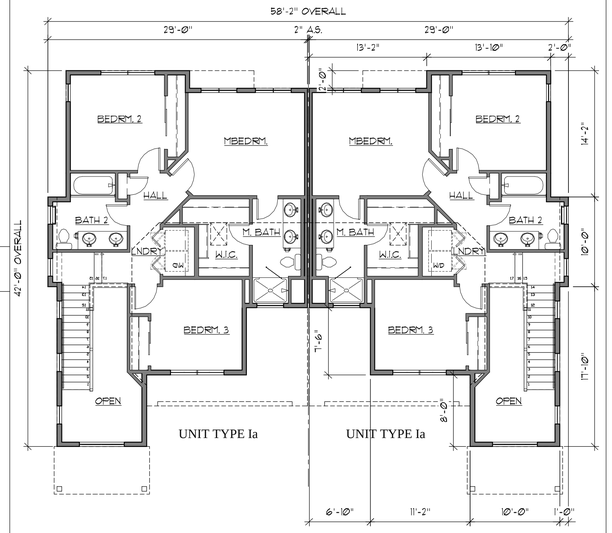
NORTH	(92.0+94.0)/2=93.0
EAST	(92.0+97.5)/2=94.75
SOUTH	(97.5+97.5)/2=97.5
WEST	(94.0+97.5)/2=95.75
	= 381/4 = 95.25 GRADE PLANE



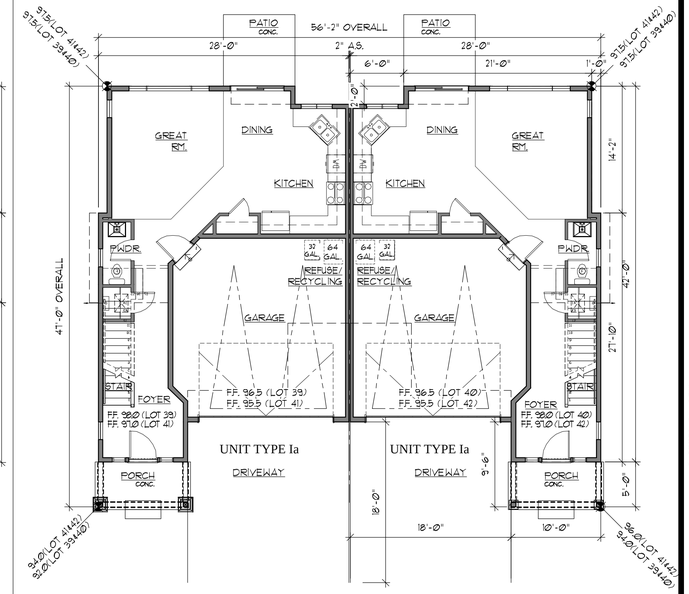
6 BUILDING 'A' ELEVATION OPT 2 ROOF PLAN
SCALE: 3/32" = 1'-0"



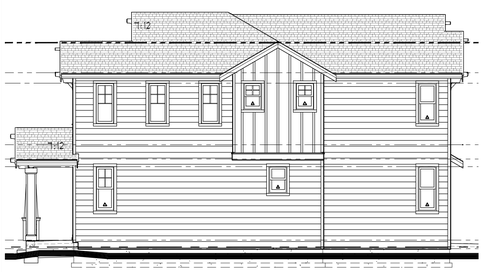
5 BUILDING 'A' ELEVATION OPT 2 ROOF PLAN
SCALE: 3/32" = 1'-0"



4 BUILDING 'A' SECOND FLOOR BUILDING PLAN (LOTS 39-42)
SCALE: 1/8" = 1'-0"

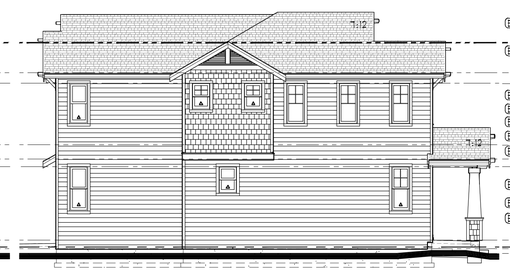


3 BUILDING 'A' FIRST FLOOR BUILDING PLAN (LOTS 39-42)
SCALE: 1/8" = 1'-0"

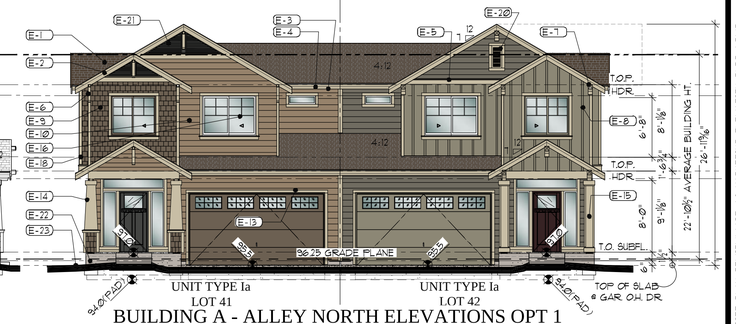


UNIT TYPE Ia
LOT 42
BUILDING A - EAST ELEVATION OPT. 1

UNIT TYPE Ia
LOT 42
UNIT TYPE Ia
LOT 41
BUILDING A - SOUTH ELEVATIONS OPT. 1



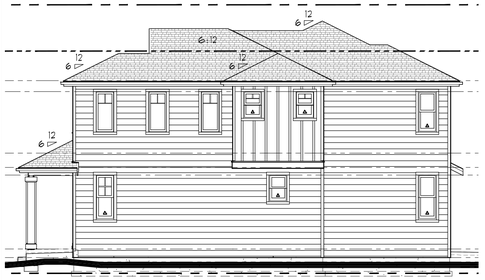
UNIT TYPE Ia
LOT 41
BUILDING A - WEST ELEVATIONS OPT. 1



UNIT TYPE Ia
LOT 41
UNIT TYPE Ia
LOT 42
BUILDING A - ALLEY NORTH ELEVATIONS OPT 1

Body 1: SW 9049 Monterey Tan	Body 1: SW 9042 Woodland
Body 2: SW 9059 Tobacco	Body 2: SW 6172 Hardware
Trim: SW 6149 Relaxed Khaki	Trim: SW 6149 Relaxed Khaki
Accent: SW 7069 Iron Ore	Accent: SW 2724 Black Cherry

2 BUILDING 'A' ELEVATION OPTION 1 (LOT 41 & 42)
SCALE: 1/8" = 1'-0"

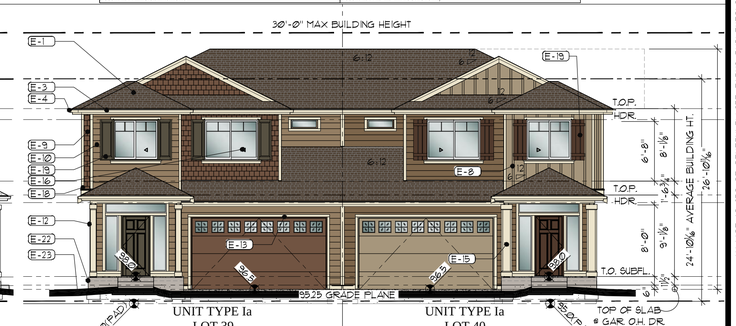


UNIT TYPE Ia
LOT 40
BUILDING A - WEST ELEVATION OPT. 2

UNIT TYPE Ia
LOT 40
UNIT TYPE Ia
LOT 39
BUILDING A - SOUTH ELEVATIONS OPT. 2

Exhibit 40

UNIT TYPE Ia
LOT 39
BUILDING A - EAST ELEVATIONS OPT. 2



UNIT TYPE Ia
LOT 39
UNIT TYPE Ia
LOT 40
BUILDING A - ALLEY NORTH ELEVATIONS OPT 2

Body 1: SW 6102 Portabella	Body 1: SW 6105 Tea Chest
Body 2: SW 6068 Brevity Brown	Body 2: SW 2827 Colonial Revival Stone
Trim: SW 2829 Classical White	Trim: SW 2829 Classical White
Accent: SW 7069 Enduring Bronze	Accent: SW 6069 French Roast

1 BUILDING 'A' ELEVATION OPTION 2 (LOTS 39 & 40)
SCALE: 1/8" = 1'-0"

GMS Architectural Group
1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.644.1446 - Fax 644.1921
office@gmsarch.com
Architecture ◆ Design ◆ Planning
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ELLIOTT FARMS

PROJECT ADDRESS: 14207 MAPLE VALLEY HWY
RENTON, WASHINGTON

CLIENT: BRIXTON HOMES, LLC
14410 BEL-RED ROAD, SUITE 200
BELLEVUE, WASHINGTON 98007
CONTACT: TODD LEVITT PH: 425-644-2323

X:\1427-12 IRC_SF-RENTON\ELLIOTT FARMS DUPLEXES\SHEETS\DDS_SITE PLAN REVIEW\1427-4.0 MARKETING ELEVATION-BLDG A.DWG

BUILDING 'A' Elevations & Building Plans (Unit Type Ia)

Date: 04-10-15
Drawn: RAG
Job # : 1427
Revisions:

A 2.1

ELEVATION NOTES

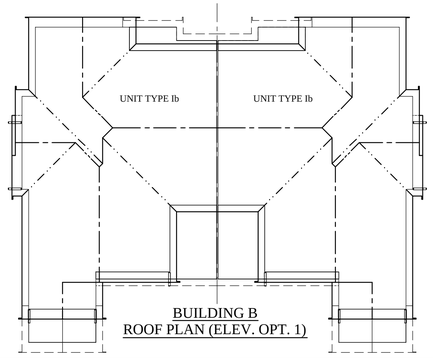
- E-1 ASPHALT COMP SHINGLES
- E-2 2x8 BARGE BOARD W/1x2 TRIM @ GABLE ENDS
- E-3 5/4"x6" FASCIA BOARD @ EAVES
- E-4 5" ALUM. GUTTER PRIME & PAINT GUTTER AND DOWNSPOUTS
- E-5 2x8 BAND BUILDER. FLASH @ TOP CONT.
- E-6 DECORATIVE ROOF BRACKET PER DETAIL
- E-7 DECORATIVE CORBEL BRACKET PER DETAIL
- E-8 BOARD & BATTEN SIDING 16" HARDIE PANELS W/1"x3" BATTS SPACED @16" o.c. (VERIFY COLOR W/ BUILDER)
- E-9 "HARDIBOARD" SHINGLES PER ELEV. INSTALL PER MFR SPECS. VERIFY COLOR w/BUILDER (PROVIDE 5/4x4 TRIM AT OUTSIDE CORNERS, TYP.)
- E-10 "HARDIBOARD" BEVELED SIDING w/ 8" EXPOSURE PER ELEV. INSTALL PER MFR SPECS. (VERIFY COLOR W BUILDER)
- E-11 CEDAR CHANNEL SIDING w/ 8" EXPOSURE PER ELEV. INSTALL PER MFR SPECS. (VERIFY COLOR W BUILDER)
- E-12 SINGLE P.T. 6x6 POST WRAP TO 8'# @ ENTRY
- E-13 DBL. P.T. 6x6 POST WRAP TO 8'# @ ENTRY PROVIDE 1x8 CAP & BASE TRIM
- E-14 P.T. 6x6 POST W/ TAPERED COLUMN SURROUND AND BOXED BASE @ ENTRY (SIDING AND COLOR PER BUILDER)
- E-15 P.T. 6x6 POST W/ 12" BOXED COLUMN SURROUND. PROVIDE 1x8 CAP & BASE TRIM (SIDING AND COLOR PER BUILDER)
- E-16 DBL GLAZED WINDOWS PER WASH. STATE ENERGY STANDARDS. PROVIDE ALL "U" VALUES. WINDOW WRAP 4" WIDTH WOOD TRIM, HEAD AND JAMBS 1x3 SILL (FRONT ONLY). SLOPED TO DRAIN OVER 4" WIDE WOOD SILL TRIM
- E-17 2x4 TRIM BD. GARAGE ONLY BUILDER. FLASH @ TOP CONT. VERIFY COLOR W BUILDER
- E-18 5/4x4 CORNER TRIM PER DETAIL
- E-19 SHUTTER STYLE PER ELEVATIONS
- E-20 (FAUX) RECTANGULAR GABLE END VENT 4" WIDTH WOOD TRIM, HEAD AND JAMBS 4" WIDTH WOOD TRIM @ SILL
- E-21 (FAUX) TRIANGULAR GABLE END VENT WITH 1x6 VERTICAL TRIM & 2x8 HORIZIONTAL TRIM W/ "Z" FLASHING BELOW (TYP)
- E-22 CONCRETE STOOP MIN. 5'-0" DEEP AND 12" ABV. GRADE
- E-23 FINISH GRADE PER SITE PLAN

GRADE PLANE LOTS 1 & 2

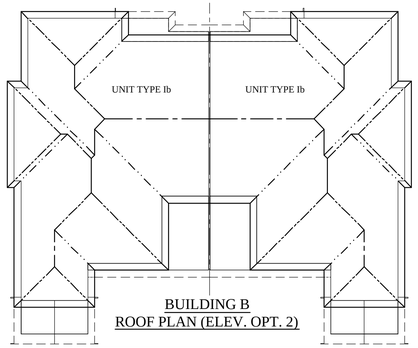
SOUTH	(91.75+91.5)/2=91.625
EAST	(91.5+90.0)/2+90.75
NORTH	(90.0+90.0)/2=90.0
WEST	(90.0+91.75)/2+90.875
	= 363.25/4 = 90.81 GRADE PLANE

GRADE PLANE LOTS 3 & 4

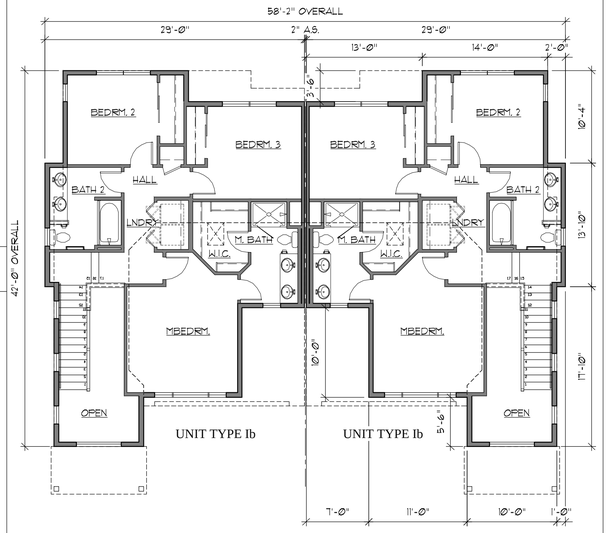
SOUTH	(92.0+91.0)/2=91.5
EAST	(91.0+90.0)/2=90.5
NORTH	(90.0+90.0)/2=90.0
WEST	(90.0+92.0)/2=91.0
	= 363.0/4 = 90.75 GRADE PLANE



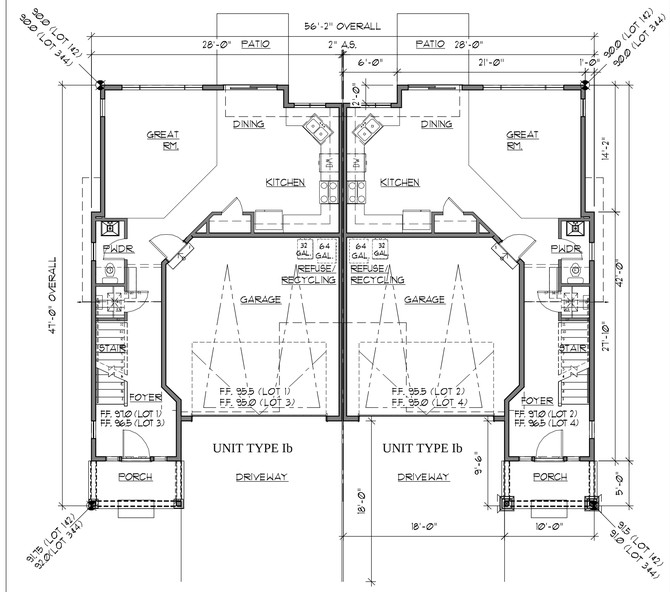
6 BUILDING 'B' ELEVATION OPT 2 ROOF PLAN
SCALE: 3/32" = 1'-0"



5 BUILDING 'B' ELEVATION OPT 2 ROOF PLAN
SCALE: 3/32" = 1'-0"

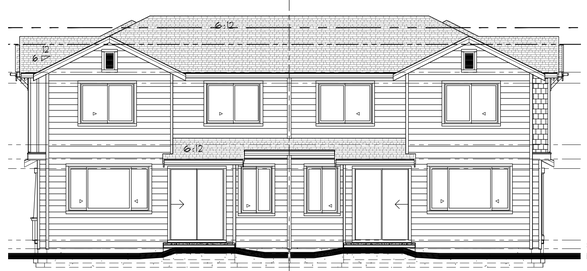


4 BUILDING 'B' SECOND FLOOR BUILDING PLAN (LOTS 1–4)
SCALE: 1/8" = 1'-0"

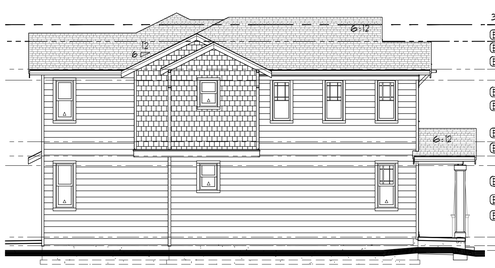


3 BUILDING 'B' FIRST FLOOR BUILDING PLAN (LOTS 1–4)
SCALE: 1/8" = 1'-0"

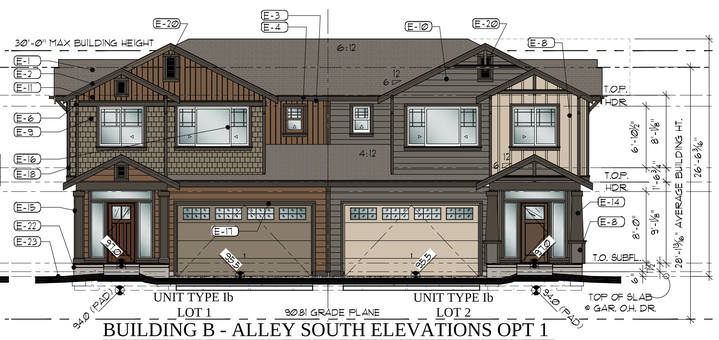
BUILDING B - EAST ELEVATION OPT. 1



BUILDING B - NORTH ELEVATIONS OPT. 1



BUILDING B - WEST ELEVATIONS OPT. 1



BUILDING B - ALLEY SOUTH ELEVATIONS OPT 1

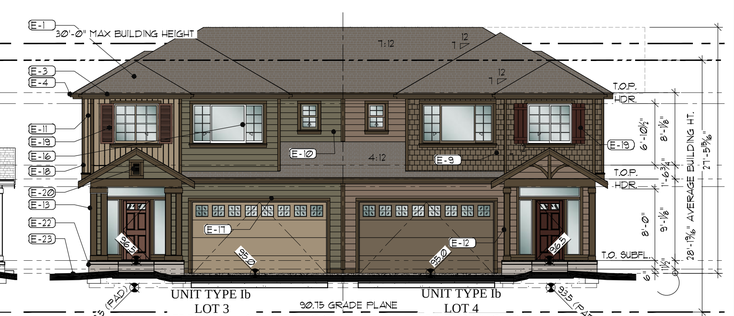
Body 1: SW 6089 Grounded	Body 1: SW 7025 Flagstone
Body 2: SW 7052 Warm Stone	Body 2: SW 7592 Urban Putty
Trim: SW 7020 Black Fox	Trim: SW 7020 Black Fox
Accent: SW 6048 Terra Brun	Accent: SW 7062 Rock Bottom

2 BUILDING 'B' ELEVATION OPTION 1 (LOTS 1 & 2)
SCALE: 1/8" = 1'-0"

BUILDING B - EAST ELEVATION OPT. 2

BUILDING B - NORTH ELEVATIONS OPT. 2

BUILDING B - WEST ELEVATIONS OPT. 2



BUILDING B - ALLEY SOUTH ELEVATIONS OPT 2

Body 1: SW 6173 Cocoon	Body 1: SW 7509 Tiki Hut
Body 2: SW 2079 Backpack Tan	Body 2: SW 7040 Smokehouse
Trim: SW 7041 Van Dyke Brown	Trim: SW 7041 Van Dyke Brown
Accent: SW 2167 Canyon Wall	Accent: SW 2838 Polished Mahogany

1 BUILDING 'B' ELEVATION OPTION 2 (LOTS 3 & 4)
SCALE: 1/8" = 1'-0"

GMS Architectural Group
1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.644.1446 - Fax 644.1921
office@gmsarch.com
Architecture ◆ Design ◆ Planning
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ELLIOTT FARMS
PROJECT ADDRESS: 1420T MAPLE VALLEY HWY
RENTON, WASHINGTON

CLIENT: BRIXTON HOMES, LLC
14410 BEL-RED ROAD, SUITE 200
BELLEVUE, WASHINGTON 98007
CONTACT: TODD LEVITT PH: 425-644-2323

X:\1427-12 RC-SF-RENTON-ELLIOT FARMS DUPLEXES\SHEETS\005-SITE PLAN REVIEW\1427-4.0 MARKETING ELEVATION-BLDG B.DWG

BUILDING 'B' Elevations & Building Plans (Unit Type Ib)

Date: 04-10-15
Drawn: RAG
Job #: 1427
Revisions:

A 2.2

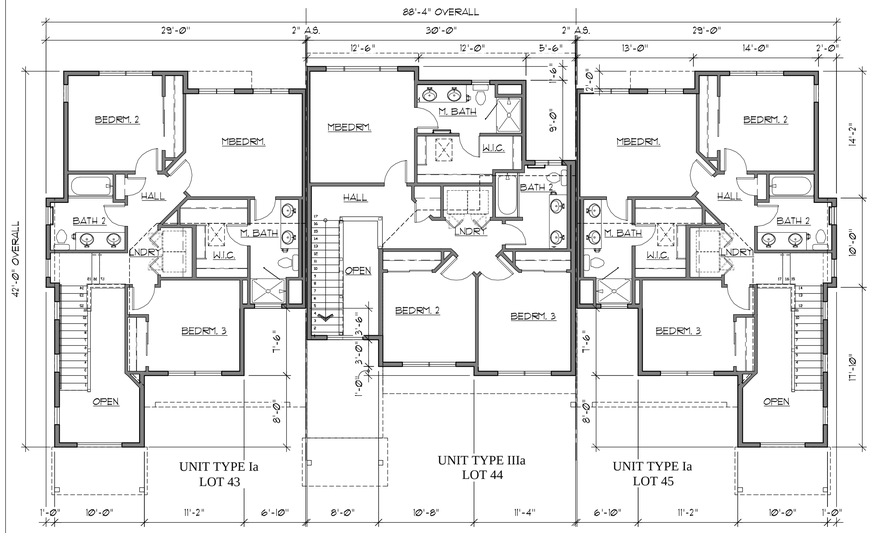
ELEVATION NOTES

- E-1 ASPHALT COMP SHINGLES
- E-2 2x8 BARGE BOARD W/1x2 TRIM @ GABLE ENDS
- E-3 5/4"x6" FASCIA BOARD @ EAVES
- E-4 5" ALUM. GUTTER PRIME & PAINT GUTTER AND DOWNSPOUTS
- E-5 2x8 BAND BUILDER. FLASH @ TOP CONT.
- E-6 DECORATIVE ROOF BRACKET PER DETAIL
- E-7 DECORATIVE CORBEL BRACKET PER DETAIL
- E-8 BOARD & BATTEN SIDING 16" HARDIE PANELS W/1"x3" BATTS SPACED @16" o.c. (VERIFY COLOR W/ BUILDER)
- E-9 "HARDIBOARD" SHINGLES PER ELEV. INSTALL PER MFR SPECS. VERIFY COLOR w/BUILDER (PROIVDE 5/4x4 TRIM AT OUTSIDE CORNERS, TYP.)
- E-10 "HARDIBOARD" BEVELED SIDING w/ 8" EXPOSURE PER ELEV. INSTALL PER MFR SPECS. (VERIFY COLOR W BUILDER)
- E-11 CEDAR CHANNEL SIDING w/ 8" EXPOSURE PER ELEV. INSTALL PER MFR SPECS. (VERIFY COLOR W BUILDER)
- E-12 SINGLE P.T. 6x6 POST WRAP TO 8"± @ ENTRY
- E-13 DBL. P.T. 6x6 POST WRAP TO 8"± @ ENTRY PROVIDE 1x8 CAP & BASE TRIM
- E-14 P.T. 6x6 POST W/ TAPERED COLUMN SURROUND AND BOXED BASE @ ENTRY (SIDING AND COLOR PER BUILDER)
- E-15 P.T. 6x6 POST W/ 12" BOXED COLUMN SURROUND. PROVIDE 1x8 CAP & BASE TRIM (SIDING AND COLOR PER BUILDER)
- E-16 DBL GLAZED WINDOWS PER WASH. STATE ENERGY STANDARDS. PROVIDE ALL "U" VALUES. WINDOW WRAP 4" WIDTH WOOD TRIM, HEAD AND JAMBS 1x3 SILL (FRONT ONLY) SLOPED TO DRAIN OVER 4" WIDE WOOD SILL TRIM
- E-17 2x4 TRIM BD. GARAGE ONLY BUILDER. FLASH @ TOP CONT. VERIFY COLOR W BUILDER
- E-18 5/4x4 CORNER TRIM PER DETAIL
- E-19 SHUTTER STYLE PER ELEVATIONS
- E-20 (FAUX) RECTANGULAR GABLE END VENT 4" WIDTH WOOD TRIM, HEAD AND JAMBS 4" WIDTH WOOD TRIM @ SILL
- E-21 (FAUX) TRIANGULAR GABLE END VENT WITH 1x6 VERTICAL TRIM & 2x8 HORIZIONTAL TRIM W/ "Z" FLASHING BELOW (TYP)
- E-22 CONCRETE STOOP MIN. 5'-0" DEEP AND 12" ABV. GRADE
- E-23 FINISH GRADE PER SITE PLAN

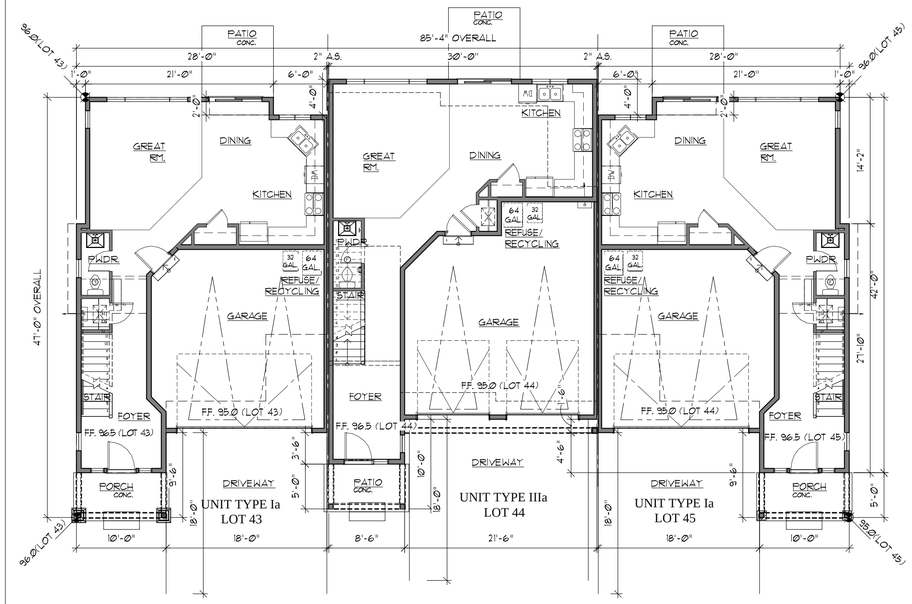
GRADE PLANE LOTS 43, 44 & 45

NORTH	(96.0+95.0)/2=95.5
EAST	(96.0+96.0)/2=96.0
SOUTH	(96.0+96.0)/2=96.0
WEST	(96.0+95.0)/2=95.5
	÷ 383/4 = 95.75 GRADE PLANE

6 ELEVATION LEGEND
SCALE: X" = 1'-0"

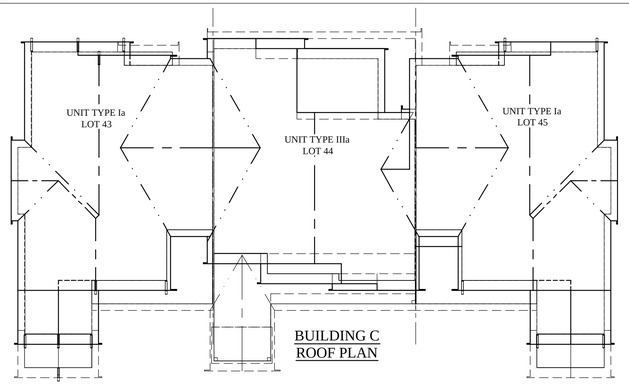


3 BUILDING 'C' SECOND FLOOR BUILDING PLAN (LOTS 43, 44 & 45)
SCALE: 1/8" = 1'-0"



2 BUILDING 'C' FIRST FLOOR BUILDING PLAN (LOTS 43, 44 & 45)
SCALE: 1/8" = 1'-0"

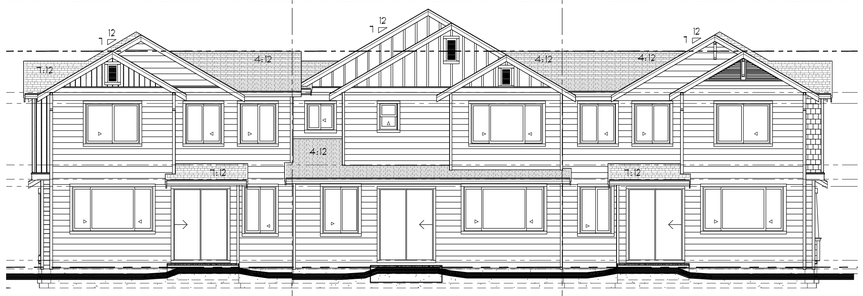
5 OPEN
SCALE: X" = 1'-0"



4 BUILDING 'C' ELEVATION ROOF PLAN
SCALE: 3/32" = 1'-0"

UNIT TYPE Ia
LOT 45

BUILDING C - WEST ELEVATION

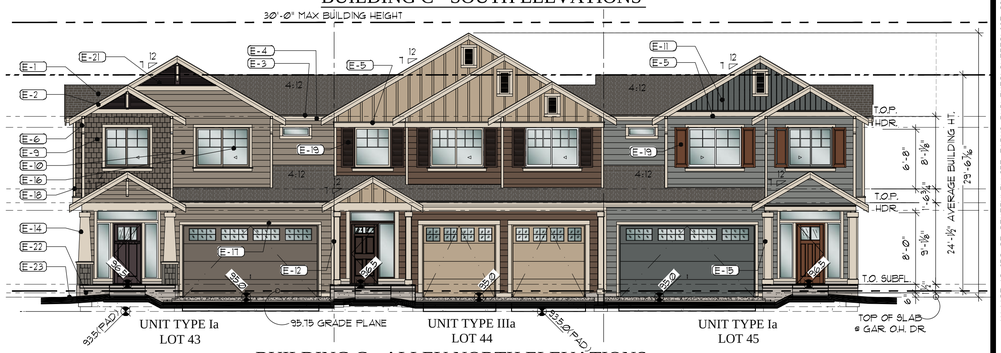


UNIT TYPE Ia
LOT 45
UNIT TYPE IIIa
LOT 44
UNIT TYPE Ia
LOT 43

BUILDING C - SOUTH ELEVATIONS

UNIT TYPE Ia
LOT 43

BUILDING C - EAST ELEVATIONS



BUILDING C - ALLEY NORTH ELEVATIONS

Body 1: SW 1027 River Pebble	Body 1: SW 5007 Lodge Brown	Body 1: SW 7069 Cityscape
Body 2: SW 9029 Caribou	Body 2: SW 7534 Outerbanks	Body 2: SW 2848 Roycroft Pewter
Trim: SW 7551 Canvas Tan	Trim: SW 7551 Canvas Tan	Trim: SW 7551 Canvas Tan
Accent: SW 7630 Raisin	Accent: SW 6006 Black Bean	Accent: SW 2727 Cardamom

1 BUILDING 'C' ELEVATION (LOTS 43, 44 & 45)
SCALE: 1/8" = 1'-0"

GMS Architectural Group
1804 136th Place NE Ste. 1
Bellevue Washington 98005
425.644.1446 - Fax 644.1921
office@gmsarch.com
Architecture ◆ Design ◆ Planning
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ELLIOTT FARMS
PROJECT ADDRESS: 1420T MAPLE VALLEY HWY
RENTON, WASHINGTON
CLIENT: BRIXTON HOMES, LLC
14400 BEL-RED ROAD, SUITE 200
BELLEVUE, WASHINGTON 98007
CONTACT: TODD LEVITT PH: 425-644-2323

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X:\1427.12 IRC_SF-RENTON-ELLIOT FARMS (DUPLEXES)\SHEETS\105-SITE PLAN REVIEW\1427-4.0 MARKETING ELEVATION-BLDG C.DWG

BUILDING 'C' Elevations & Building Plans (Unit Type Ia,IIIa)

Date: 04-10-15
Drawn: RAG
Job #: 1427
Revisions:

A 2.3

DRAFT

Entire Document Available Upon Request

RETURN ADDRESS:

Jami Balint
Cedar River Lightfoot, Inc.
14410 Bel-Red Road
Bellevue, WA 98007

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

DOCUMENT TITLE(S) (or transactions contained therein):

Covenants, Conditions, Restrictions, Easements and Reservations for Elliott Farms Home Owners Association

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

☐ Additional reference #s on page ___ of document(s)

GRANTOR(S) (Last name first, then first name and initials)

CEDAR RIVER LIGHTFOOT, INC.

☐ Additional names on page ___ of document

GRANTEE(S) (Last name first, then first name and initials)

ELLIOTT FARMS HOME OWNERS ASSOCIATION

☐ Additional names on page ___ of document

LEGAL DESCRIPTION (abbreviated: i.e., lot, block, plat or section, township, range)

PARCEL A OF K C BOUNDARY LINE ADJUSTMENT NO L95L0113 RECORDING NO 9510179023 BEING A PORTION OF GOV LOT 3 IN NE 1/4 OF SECTION 22-23-05 LY SLY OF SLY LINE OF RENTON MAPLE VALLEY HIGHWAY, SR 169, AND PORTION OF NW 1/4 OF SE 1/4 (BOUNDARY LINE ADJUSTMENT FOR CEDARWOOD P U D

☐ Additional legal is on page ___ of document

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

2223059004

☐ Assessor Tax #s not yet assigned

Exhibit 41

Renton
Entire Document Available Upon Request

DEVELOPMENT AGREEMENT PUBLIC HEARING
April 21, 2008

Development Agreement Cedar River Lightfoot Inc

The subject property, PID# 222305-9005, is a six-acre parcel with a two-story, five-bedroom home built in 1911. This 6-acre parcel is part of the proposed 397-acre New Life – Aqua Barn annexation. In 2007 Rick Lennon, property owner, requested Residential Medium Density (RMD) designation with Residential 14 (R-14) zoning, subject to a development agreement restricting development to no more than 45 dwelling units during the annual Comprehensive Plan amendment review cycle. The City Council approved this request in December 2007. The development agreement is now before the City for approval.

The subject 6-acre site was already reviewed by King County as Phase 2 of the Molasses Creek Condominium development project, although it is not yet vested. According to the applicant, a number of improvements have already been completed to allow this 6-acre parcel to be added to the existing condominium project to its west. These include the storm water control system of Phase 1 that was designed and constructed to serve both Phase 1 and Phase 2. All utilities (water, sewer, etc.) have been designed and constructed to serve Phase 2 and utility lines have already been extended to the western edge of PID# 222305-9004 to facilitate future connections. Phase 2 is planned and has been designed for approximately 45 units with a density comparable to that of Phase 1. The project was designed under King County zoning that allows a cluster form of multi-family and condominium development consistent with Renton's R-14 zone development standards.

RECOMMENDATION:

Authorize the Mayor to execute the proposed development agreement with Cedar River Lightfoot Inc. This agreement restricts the total number of units on the 6-acre site to 45 condominium units that are architecturally compatible with the character of Phase 1 of the Molasses Creek Condominium development.

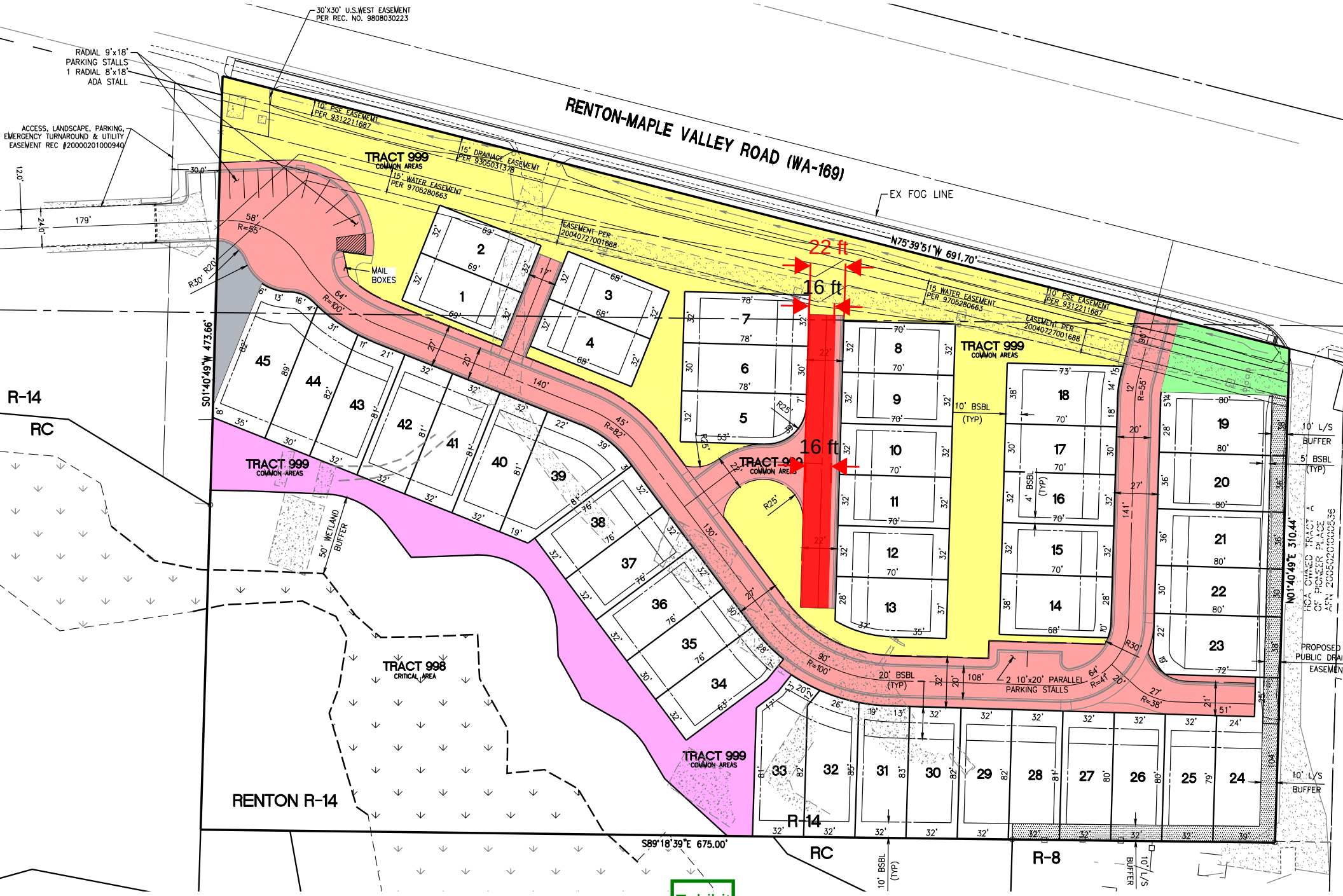
RENTON-MAPLE VALLEY ROAD (WA-169)
30'X30' U.S.WEST EASEMENT PER REC. NO. 9808030223
RADIAL 9'x18' PARKING STALLS 1 RADIAL 8'x18' ADA STALL
ACCESS, LANDSCAPE, PARKING, EMERGENCY TURNAROUND & UTILITY EASEMENT REC #20000201000940
10' PSE EASEMENT PER 9312211687
15' DRAINAGE EASEMENT PER 9305031378
15' WATER EASEMENT PER 9705280663
EASEMENT PER 20040727001688
EX FOG LINE
N75°39'51"W 691.70'
TRACT 999 COMMON AREAS
MAIL BOXES
22 ft
16 ft
16 ft
S01°40'49"W 473.66'
R-14
RC
TRACT 998 CRITICAL AREA
50' WETLAND BUFFER
RENTON R-14
S89°18'39"E 675.00'
R-8
10' BSBL (TYP)
20' BSBL (TYP)
2 10'x20' PARALLEL PARKING STALLS
10' L/S BUFFER
5' BSBL (TYP)
N01°40'49"E 310.44'
PROPOSED PUBLIC DRAI EASEMEN

Exhibit 43