

**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**



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

PROJECT NUMBER: LUA18-000665, PP, SA-A, CU-A, ECF, MOD

APPLICANT: Tom Redding, Encompass Engineering & Surveying / tredding@hotmail.com / 165 NE Juniper St, Suite 201, Issaquah, WA 98027

PROJECT NAME: Sapphire on Talbot

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat, Administrative Site Plan, Administrative Conditional Use Permit, SEPA Environmental Review approval, and a Street Modification for a 20-lot subdivision for the future construction of multi-family residential units at 4827 Talbot Rd S. The subject property is proposing two- and three-unit buildings with an increase in the maximum wall plate height up to 32 feet to allow for a third floor within the residences. The 1.69-acre site located along Talbot Rd S at S 48th St within the Residential-14 (R-14) zoning district (3123059022). The proposal includes 20 new fee simple lots, a 13,130 square foot open space/tree retention/stormwater tract, a 20-foot wide north-south alley, and a 47 to 53-foot wide east-west public road through the property. The residential lots would range in size from 1,620 square feet to 2,775 square feet with an average lot size of 1,989 square feet. The project would result in a net density of 15.2 dwelling units per net acre. The existing single family home and accessory buildings would be demolished. The design of the primary access road from Talbot Rd S would be via a modified limited residential access street until it meets the supplemental alleyway before widening to a residential access street. The alleyway crosses the residential access street and spans the full length of the property. The street modification request includes one-foot less right-of-way dedication on Talbot Rd S in order to match the existing street section.

Site soils consist of Alderwood (AgC) gravelly sandy loam at a depth of about 8 feet with advance outwash deposits from a depth of 8 feet to 13 feet. The advance outwash soils may support limited infiltration to go along with the proposed 33 ft by 60 ft stormwater detention vault. The existing site slopes to the west at 5 to 8 percent. Upon completion of the project, roughly 95 percent of the site is proposed to be graded with approximately 2,000 cubic yards of cut and approximately 4,000 cubic yards of fill material. The site contains 71 significant trees. The project is proposing to retain four (4) exiting trees in a combined tree retention tract and is also proposing 42 replacement trees onsite. The applicant has submitted a Geotechnical Engineering Report, Preliminary Technical Information Report, Wetland Reconnaissance, Wetland Review Letter, Arborist Report, Letter of Understanding of Geologic Risk, and Trip Generation Report.

PROJECT LOCATION: 4827 Talbot Rd S, Renton, WA 98055

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

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 February 1, 2019. 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: January 18, 2019

DATE OF DECISION: January 14, 2019

SIGNATURES:

DocuSigned by:

Gregg A. Zimmerman

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Gregg Zimmerman, Administrator
Public Works Department

1/15/2019 | 8:32 AM PST

Date

DocuSigned by:

Kelly Beymer, Administrator

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Kelly Beymer, Administrator
Community Services Department

Date

DocuSigned by:

Rick M. Marshall

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Rick M. Marshall, Administrator
Renton Regional Fire Authority

1/15/2019 | 10:12 AM PST

Date

DocuSigned by:

Chip Vincent

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C.E. Vincent, Administrator
Department Of Community & Economic Development

1/15/2019 | 10:43 AM PST

Date



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC Meeting Date:	January 14, 2019
Project File Number:	PR18-000391
Project Name:	Sapphire on Talbot
Land Use File Number:	LUA18-000665, PP, SA-A, CU-A, ECF, MOD
Project Manager:	Clark H. Close, Senior Planner
Owner:	Troy and Angela Schmeil, Sapphire Homes Inc., 16805 SE 43rd Ct, Bellevue, WA 98006
Applicant:	Tom Redding, Encompass Engineering & Surveying, 165 NE Juniper St, Suite 201, Issaquah, WA 98027
Contact:	Same as Applicant
Project Location:	4827 Talbot Rd S, Renton, WA 98055
Project Summary:	The applicant is requesting Preliminary Plat, Administrative Site Plan, Administrative Conditional Use Permit, SEPA Environmental Review approval, and a Street Modification for a 20-lot subdivision for the future construction of multi-family residential units at 4827 Talbot Rd S (APN 3123059022). The subject property is proposing two- and three-unit buildings with an increase in the maximum wall plate height up to 32 feet. The 1.69-acre site located along Talbot Rd S at S 48th St within the Residential-14 (R-14) zoning district. In addition to the 20 fee simple lots, the applicant is proposing a 13,130 square foot open space/tree retention/stormwater tract, a 20-foot wide north-south alley, and a 47 to 53-foot wide east-west public road through the property. The residential lots would range in size from 1,620 square feet to 2,775 square feet with an average lot size of 1,989 square feet and a density of 15.2 dwelling units per net acre. The existing single family home and accessory buildings would be demolished. Access to the project would be from Talbot Rd S and vehicular access to some of the lots would be provided from the internal alleyway. The street modification request includes one-foot less right-of-way dedication on Talbot Rd S in order to match the existing street section. The site contains 71 significant trees and the project is proposing to retain four (4) trees and replant the site with more than 50 new trees.
Exist. Bldg. Area SF:	1,820 SF
Site Area:	73,616 SF (1.69 acres)
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Preliminary Plat, Administrative Site Plan, Administrative Conditional Use Permit, SEPA Environmental Review approval, and a Street Modification for the subdivision of one parcel totaling 1.69 acres located at 4827 Talbot Rd S, within the SW ¼ of Section 31, Township 23 North, Range 5 East, in King County, Washington (*Exhibit 2*). The specific parcel number is 3123059022. The project site currently contains a vacant single-family residence, a detached garage, outbuildings, and an asphalt driveway. All existing structures and paved areas would be removed. The site is proposed to be subdivided into 20 new fee simple lots, an open space/tree retention/stormwater tract, a north-south alleyway, and public road through the property. The open space/tree retention/stormwater tract (Tract A) is proposing an infiltration vault, tree retention and open space in a large 13,130 square foot tract at the southwest portion of the project site.

The subject site is bordered by similar Residential-14 (R-14) zoning primarily occupied with condominium units. Located to the north and west of the site is S 48th St. S 48th St is a gated access road that only provides access to the 240 unit Ashburn Condominium property to the west of the subject parcel. Located to the east of the site is Talbot Rd S and Campen Springs Condominiums and to the south of the site is a single family residence that is being used as an early learning center (Learning Land II).

Table 1. Surrounding Land Use and Zoning

Location	Comprehensive Land Use	Zoning
Site	Residential High Density (RHD)	Residential-14 (R-14) Dwelling Units Per Net Acre
North	Residential High Density (RHD)	Residential-14 (R-14) Dwelling Units Per Net Acre
South	Residential High Density (RHD)	Residential-14 (R-14) Dwelling Units Per Net Acre
East	Residential High Density (RHD)	Residential-14 (R-14) Dwelling Units Per Net Acre
West	Residential High Density (RHD)	Residential-14 (R-14) Dwelling Units Per Net Acre

The 1.69-acre project site is located within the Residential-14 (R-14) dwelling units per net acre zoning classification. The overall net density of the project is 15.2 dwelling units per net acre ($20 / 1.32 \text{ net acres} = 15.2 \text{ du/acre}$) and the 20 lots would range in size from 1,620 to 2,775 square feet with an average lot size of 1,989 square feet (*Exhibit 2*).

The proposed development fronts Talbot Rd S on the east property line (*Exhibit 3*). Talbot Road South is a Collector Arterial Street with an existing right-of-way (ROW) width of 60 feet (60') as measured using the King County Assessor's Map. No frontage improvements (sidewalk, planter strip, and curb) currently exist along the property frontage. The street modification request includes one foot less ROW dedication on Talbot Rd S in order to match the existing street section. The following standards would be required in order to building out the modified half ROW section on Talbot Rd S: 0.5-foot curb, 8-foot planter, 8-foot sidewalk, and 2-foot clear at the back of sidewalk.

Access from Talbot Rd S to the development would be provided via a new 47- to 53-foot wide east-west public residential road or modified limited residential access street through the property. The location of the entrance would align with S 48th St across Talbot Rd S. The proposed internal residential access road would include a concrete vertical curb, gutter, sidewalk, and vegetated planter strip. An internal north-south alleyway is proposed to cross the residential access street and alley access would be provided to the townhomes facing east and west, which would run parallel to Talbot Rd S and perpendicular to the new public road. The minimum paved roadway width within the proposed alley is 20 feet to allow for emergency vehicle access and turnaround capability.

The developed site would collect and convey stormwater runoff to a stormwater vault for runoff control and water quality using the 2017 Renton Surface Water Design Manual (RSWDM) (*Exhibit 8*). Runoff would be controlled release to the Ashburn Condominium storm system.

The property includes 71 significant trees on-site, of which there are 51 viable significant trees. A significant tree is defined as a tree with a caliper of at least six inches (6"), or an alder or cottonwood tree with a caliper of at least eight inches (8"). The applicant is proposing to retain four (4) of the viable significant trees (*Exhibit 5*). The existing site topography is gently sloped in nature, generally descending from east to west at gradients of less than 10

percent (10%); with a total elevation changes of approximately 25 feet over the extent of the parcel. The steepest slope on the site is approximately 17 percent (17%). In general, the site is underlain by native, Vashon-aged glacial soils with surface topsoil. According to the Geotechnical Engineering Report prepared by Migizi Group, Inc. (*Exhibit 10*), the native soils encountered at the test pit locations included six to fourteen inches of topsoil overlying continuous glacial till soils through a depth of approximately 8 feet (8') below grade, being comprised of silty sand with some gravel, to silty sand. From a depth of 8 to 10 feet below existing grade, the test pits encountered advance outwash deposits. According to the SEPA Environmental Checklist (*Exhibit 16*), no surface indications or history of unstable soils were found in the immediate vicinity. The geotechnical study found that the proposed residential development is feasible from a geotechnical standpoint.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Migizi Group, Inc., dated October 11, 2017 (revised August 30, 2018), or an updated report submitted at a later date.

C. Exhibits

Exhibit 1:	Environmental Review Committee (ERC) Report
Exhibit 2:	Sapphire Preliminary Plat Plan
Exhibit 3:	Neighborhood Detail Map
Exhibit 4:	Boundary and Topographic Survey
Exhibit 5:	Tree Retention / Land Clearing (Tree Inventory) Plan
Exhibit 6:	Landscape Plan
Exhibit 7:	Preliminary Grading and Drainage Plan
Exhibit 8:	Preliminary Sewer and Water Plan
Exhibit 9:	Street Profiles and Cross Sections
Exhibit 10:	Geotechnical Engineering Report, prepared by Migizi Group, Inc., dated October 11, 2017 (revised August 30, 2018)
Exhibit 11:	Preliminary Technical Information Report (TIR), prepared by Encompass Engineering, dated October 29, 2018
Exhibit 12:	Arborist Report, prepared by American Forest Management, dated July 9, 2018
Exhibit 13:	Wetland Reconnaissance, prepared by The Watershed Company, dated June 11, 2015

- Exhibit 14:** Wetland Reconnaissance Letter, prepared by Sewall Wetland Consulting, Inc., dated May 6, 2016
- Exhibit 15:** Trip Generation Report, prepared by DN Traffic Consultants, dated September 28, 2018
- Exhibit 16:** SEPA Environmental Checklist, prepared on October 18, 2018
- Exhibit 17:** Public Comment letter
- Exhibit 18:** Staff Response to Public Comment
- Exhibit 19:** Advisory Notes to Applicant

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The applicant submitted a Geotechnical Engineering Report, prepared by Migizi Group, Inc. dated October 11, 2017 (revised August 30, 2018; *Exhibit 10*) with the project application. Given the topographic change across the roughly square-shaped site, grading activities would likely involve cuts and fills to establish the final design grades, as the site gently slopes from east to west at gradients of less than 10 percent (10%); with a total elevation change of approximately 25 feet (25') over the extent of the parcel (*Exhibit 4*). The preliminary plat street profiles and cross sections indicate some of the larger slopes, between 10 and 15 percent (10-15%), based on the finished road grades proposed for S 48th Ct (*Exhibit 9*). The study indicated that conventional spread footings would provide adequate support for the homes if the subgrade is properly prepared and foundation elements for the proposed residences would be constructed on medium dense or denser undisturbed native soils, or on structural fill bearing pads extending down to native soils. The geotechnical engineer estimates that adequate bearing soils would be encountered within two to three feet (2-3') of existing grade.

The applicant indicates that the estimated quantities for structural fill on-site would be approximately 2,000 cubic yards of cut and 4,000 cubic yards of fill. This grading would be required for the construction of required plat improvements and new multi-family residences. The submitted report describes the site as a Low Erosion Hazard area. Erosion control measures would need to be in place prior to starting grading activities on the site. Temporary erosion and sedimentation control measures would be implemented during construction including, but not limited to, Best Management Practices (BMPs) and temporary measures to control surface water runoff and groundwater during construction, such as sediment traps, rock construction entrance to provide a stable access to the entrance surface, and installing siltation control fencing around the work areas (*Exhibit 16*).

In September of 2017, a total of five (5) test pits (TP-1 through TP-5) were excavated across the project site with a rubber-tracked mini-excavator to approximate depths of 10 or 15 feet (10' or 15') below existing site grades. Topsoil and various organics were encountered within the upper 6 to 14 inches (6-14") of existing grades at the test pit (TP) locations. The test pit explorations revealed relatively consistent subgrade conditions across the project area, generally consisting of a surface mantle of sod/topsoil, underlain by native, Vashon-aged glacial soils through a depth of approximately eight feet (8') below existing grade, being comprised of silty sand with some gravel, to gravelly silty sand. As encountered on-site, glacial till soils were highly weathered and heavily mottled; indication poor surface drainage. From a depth of eight to ten feet (8-10') below existing grade, the termination depth of three of the subsurface explorations, the study encountered advance outwash deposits. Advance

outwash is typically comprised of densely consolidated, relatively clean, sands and gravel. Beyond thirteen feet (13') the soil transitioned to a more homogenous, relatively impervious, dense, silty sand with some gravel. During the subsurface exploration tests, no groundwater seepage was encountered. The study indicates that groundwater could rise higher than what was observed as a result of the test pits and given the topographic setting of the project area, the geotechnical engineer did not anticipate that the groundwater would rise high enough to adversely affect the proposed development. Seasonal perched groundwater would be encountered during periods of extended precipitation, given the presence of low permeability till soils along the subsurface.

The provided geotechnical report concluded that the construction of the proposed residential development is feasible from a geotechnical standpoint. The primary geotechnical considerations submitted in the geotechnical report include site preparation, spread footings, slab-on-grade floors, asphalt pavement, and structural fill. To mitigate for potential impacts the project proposal could have on the site resulting from project construction, staff recommends as a mitigation measure that the project construction comply with the recommendations found in the submitted geotechnical support prepared by Migizi Group, Inc., dated October 11, 2017 (revised August 30, 2018), or an updated report submitted at a later date.

Mitigation Measures: Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Migizi Group, Inc., dated October 11, 2017 (revised August 30, 2018), or an updated report submitted at a later date.

Nexus: State Environmental Policy Act (SEPA) Environmental Review; RMC 4-4-060 Grading, Excavation and Mining Regulations.

2. Air

Impacts: It is anticipated that some short-term air quality impacts could be associated with site work and building construction required to develop this site. Project development impacts during construction may include dust as a result of grading and exhaust from construction vehicles and equipment. Dust control would be mitigated through the use of temporary erosion control measures, watering or other measures to remediate impacts as needed. Long-term impacts would result from the net increase of vehicular traffic (*Exhibits 17 and 18*).

Mitigation Measures: No further mitigation required.

Nexus: Not applicable.

3. Water

a. Wetland, Streams, Lakes

Impacts: The applicant submitted a Wetland Reconnaissance, prepared by The Watershed Company (dated June 11, 2015; *Exhibit 13*) and a Wetland Reconnaissance Letter, prepared by Sewall Wetland Consulting, Inc. (dated May 6, 2016; *Exhibit 14*), with the project application. The Wetland Reconnaissance Report and Letter concluded that the wetland designation for the subject site and the Ashburn condominium property was a result of a man-made landscape pond. The hydrologic input to the wetland came from a man-made feature that was controlled by a water-flow control valve adjacent to Talbot Rd S. The flow was captured in a lined pond on the subject property, then discharged into a formerly mapped wetland on the Ashburn property. When the pond was removed the wetland on the Ashburn property dried up significantly, to the point where the wetland no longer satisfied all three wetland criteria. Based on the absence of wetlands, the applicant contends that there are no surface water bodies on or in the immediate vicinity of the site and that any future redevelopment of the subject property would be unencumbered by any potentially-regulated wetlands, fish and wildlife habitat, and/or associated buffers.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable.

b. Storm Water

Impacts: The applicant submitted a Preliminary Technical Information Report (TIR), prepared by Encompass Engineering & Surveying (dated October 29, 2018; *Exhibit 11*). Based on the City of Renton's flow control map, the site falls within the Flow Control Duration Standard area matching Forested Site Conditions and is within the Black River Drainage Basin. The development is subject to Full Drainage Review in accordance with the 2017 City of Renton Surface Water Design Manual (RSWDM). All nine (9) core requirements and all six (6) special requirements must be discussed in the Technical Information Report. The development would be required to provide flow control and enhanced basic water quality treatment prior to discharge. Project water quality treatment would consist of conveyance to a combined water quality/detention vault.

According to the TIR, the geological conditions encountered on-site are not conducive to full infiltration. The drainage report discusses the possibility of utilizing full infiltration in lieu of detention for the site flow control requirements. According to the TIR, flow control facilities would be designed to utilize the infiltration potential of lower soil lenses with an infiltration rate of 1.25 inches per hour. This is accomplished by using an infiltration vault in the southwest portion of the site that has been set aside for open space and tree retention. The infiltration vault would be equipped with an outlet structure that would mimic predevelopment flow rates for larger storms, while infiltrating 100% of most storm events. In the event the soils encountered on-site during construction do not actually provide infiltration, a strict detention vault would become necessary. The applicant would be required to submit infiltration testing, meeting the requirements outlined in Section 5.2 of the 2017 RSWDM at the time of civil construction permit application. The drainage report would also need to be updated to include the recommendations outlined in the infiltration testing report.

Appropriate on-site BMPs would be required to help mitigate the new runoff created by this development. A temporary erosion and sediment control (TESC) plan provides BMPs to be implemented during construction. The final drainage plan with BMPs and drainage report must be submitted with the civil construction permit application.

Separate structural plans would be required to be submitted for review and approval under a separate building permit for the detention and/or water quality vault. Special inspection from the building department is required (*Exhibit 19*).

All work proposed outside of the applicant's property would require a permanent drainage easement to be provided to the City and a temporary construction easement prior to any permits being issued.

It is anticipated that the City's currently adopted 2017 City of Renton Surface Water Design Manual would mitigate for any potential surface water impacts that could be generated by the project proposal, therefore no further mitigation is recommended at this time.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable.

4. Vegetation

Impacts: An Arborist Report was prepared by American Forest Management, dated July 9, 2018 (*Exhibit 12*), and submitted with the land use application. Nearly all vegetation is proposed to be removed or altered during construction, except for several significant trees in the southwest corner of the site where retention may be feasible. The Arborist Report listed 71 significant on-site trees. The

trees located on and around the site were inventoried as follows: black pine, pear, apple, Lombardi poplar, Oregon ash, black cottonwood, pacific willow, plum, Douglas fir, Leyland cypress, western red cedar, windmill palm, European paper birch, Lawson cypress, cherry, Zelkova, and elm. The majority of the trees were found to be in fair to good health. The minimum tree retention requirement is twenty percent (20%) in the Residential-14 (R-14) zone. Therefore, the applicant would be required to retain at least eleven (11) of the possible 53 viable significant trees on-site or provide replacement trees. After tree deductions (dangerous trees, trees proposed in public streets, and/or trees proposed in private access easements/tracts), the applicant is proposing to retain four (4) trees within the stormwater/open space/tree retention tract (Tract A) or (7) fewer than the amount required by code. Tract A is a proposed 13,130 square foot tract in the southwest corner of the development. The proposed tract contains four (4) significant apple trees that are proposed to be retained (Tree #4 – 23” Lombardi poplar, Tree #5 – 17” Lombardi poplar, Tree #6 – 18”, 20” Oregon ash, and Tree #7 – 21” – black cottonwood). These four (4) trees are classified by the arborist as “Good” or “Fair.” Per RMC 4-4-130, a replacement ratio of 12 caliper inches (12”) per tree is required for each tree less than the total required to be retained. All retained trees (i.e., protected trees) would be required to be protected during construction pursuant to RMC 4-4-130. The eight central components of tree protection include defining and protecting the drip line, erecting and maintaining a temporary six-foot high chain link construction fence with placards around the tree to be retained, protecting the tree from grade changes, keeping the area clear of impervious surface material, restricting grading within the drip line, providing three inches (3”) of bark mulch within the required fencing, retaining a certified arborist to ensure trees are protected from development activities, and alternate protection/safeguards as necessary.

The applicant is proposing to replant the subdivision with up to 57 new 1-1/2” or 2” caliper trees for a total of 92.5 caliper inches (*Exhibits 5 and 6*). Proposed replacement species of trees include shore pine, Akebono cherry, vine maple, and Armstrong maple. According the proposed landscaping plan, the majority of the replacement trees are proposed within the required frontage landscaping along the front of the lots or within the stormwater/open space/tree retention tract (Tract A). A final detailed landscape plan would be required to be submitted and approved prior to issuance of a civil construction permit.

Mitigation Measures: No further mitigation required.

Nexus Not applicable.

5. Environmental Health

a. Noise

Impacts: Noise impacts would primarily result from the clearing of the site, construction of the proposed infrastructure improvements and future construction of the new multi-family residences. The construction noise would be regulated through the City’s adopted noise level regulations per Chapter 8-7, RMC, *Noise Level Regulations* and RMC 4-4-030. The City’s construction standards limit haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division. Permitted work hours in or near residential areas are restricted to the hours between 7:00 am and 8:00 pm for new construction activities from Monday through Friday. Work on Saturdays is restricted to the hours between 9:00 am and 8:00 pm. No work is permitted on Sundays.

Temporary noise impacts are anticipated that would be commonly associated with new residential development.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable.

6. Transportation

Impacts: Primary access to the site would be provided via a new modified limited residential access street until it meets the supplemental alleyway before widening to a residential access street. The alleyway crosses the residential access street and spans the full length of the property, as shown in the preliminary plat plan (*Exhibit 2*). The new Residential Access Road (S 48th Ct) is approximately 262 feet in length from Talbot Rd S to the end of road. The applicant is proposing a reduced street section for a portion of the new public road, eliminating the required parking lane for a distance of approximately 100 feet at the entrance to the development. Thus, the proposed roadway would maintain a variable ROW width that begins with a ROW width of 47 feet (east of the alley) and widens to a ROW width of 53 feet (west of the alley). The new road and alley would create an on-site intersection that could be designed as a hammerhead turnaround that could be used for emergency services access, provided it meets turning radius requirements, including a 25-foot inside and 45-foot outside turning radius. The applicant is proposing to construct City's complete street standards for Limited Residential Access and Residential Access streets. As previously explained, S 48th Ct would include a minimum 47- to 53-foot wide ROW width, 20 to 26 feet of pavement, 8-foot wide landscaped planters, 5-foot wide sidewalks, and 0.5-foot wide curbs. This roadway section includes two (2) 10-foot travel lanes and one (1) 6-foot parking lane west of the alley. Slopes of S 48th Ct are proposed up to a 15 percent (15%) grade (*Exhibit 9*).

Alley access is proposed to the townhomes facing east and west, which would run parallel to Talbot Rd S and perpendicular to the new public road. The paved roadway width would maintain a minimum 20-foot wide pavement to allow for emergency vehicle access in the alley. No parking is allowed in the alleys. Located to the north of the alley is an access road (S 48th St) to the Ashburn Condominiums. An access easement would be required from the property owner(s) if a second access via S 48th St is desired as part of the proposed development. The south end of the alley would need to install a barricade (or equivalent) with a sign stating future alley or roadway extension.

Half-street frontage improvements are proposed along the property frontage of Talbot Rd S. Talbot Road S is classified as a Collector Arterial Road. Existing ROW width is approximately 60 feet. To meet the City's complete street standards for collector arterial streets, minimum ROW width is 94 feet, thus dedication of 17 feet of ROW would be required. The proposed development is subject to half-street frontage improvements which includes installation of a paved travel width of 41 feet, plus 8-foot wide parking on both sides, 0.5-foot wide curbs, 8-foot wide landscaped planters, 8-foot wide sidewalk, and 2 feet of clear width at back of sidewalk. The applicant is proposing to maintain the existing street section which includes a paved roadway width of 44 feet, 0.5-foot curb and gutter, and install a new 8-foot planter strip and a new 8-foot sidewalk on the west of the roadway along the project street frontage. The City's Public Works Transportation section and Economic Development section have reviewed Talbot Rd S and the surrounding area and transportation is recommending that a modified collector arterial street section is more suitable for the portion of Talbot Rd S adjacent to the site. The modified collector arterial street standard has a ROW width of 81 feet. The existing paved roadway width is 44 feet, consisting of two (2) 11-foot wide travel lanes, a 12-foot wide two-way left turn lane and two (2) 5-foot bike lanes. Beyond the paved roadway the street standard includes a 0.5-foot wide curb, an 8-foot wide planter, and an 8-foot wide sidewalk with 2 feet clear at back of sidewalk, along both sides of the pavement. Thus, 10.5 feet of ROW dedication would be required to install the recommended frontage improvements on Talbot Rd S.

A Trip Generation Report (TGR) was prepared by DN Traffic Consultants, dated September 28, 2018 (*Exhibit 15*), and submitted with the land use application. The site generated traffic volumes were calculated using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The TGR estimates the project to generate 133 daily trips, eight (8) AM peak trips and eleven (11) PM peak trips. The existing single-family residence is estimated to generate six (6) daily trips, one (1) AM peak trip and one (1) PM peak trip. Deducting these trips from the estimated trips

for Sapphire on Talbot results would result in a total of 127 daily trips, seven (7) AM peak hour and ten (10) PM peak hour trips. According to City staff's calculated projections, the proposed development would average 101 new daily vehicle trips, nine (9) weekday peak hour AM vehicle trips (with seven (7) vehicles leaving and two (2) vehicles entering the site) and thirteen (13) weekday peak hour PM vehicle trips (with eight (8) vehicles entering and five (5) vehicles exiting the site). Per City of Renton guidelines, a Traffic Impact Analysis (TIA) is only required for projects that generate 20 or more trips in either the AM or PM peak hour. Both calculations described above resulted in fewer than 20 or trips in either the AM or PM peak hour, thus a full TIA would not be required for this project. However, an updated TGR with the Civil Construction Permit Application would be required for review and approval by the Development Engineer given the values provided in the table do not appear to match values generated based on the 10th edition of the ITE Manual. These traffic volumes should be checked and verified by the traffic consultant prior to submittal.

As detailed in the traffic analysis, the proposed project is not expected to lower the levels of service of the surrounding intersections included in the traffic study. It is not anticipated that the proposed project would adversely impact the City of Renton's street system subject to the payment of code-required impact fees and the construction of code-required frontage improvements (*Exhibit 19*). The transportation impact fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.

A concurrency recommendation would be provided in the staff report to the Hearing Examiner 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. The development would have to meet the City of Renton concurrency requirements.

Mitigation Measures: No further mitigation required.

Nexus Not applicable.

7. Fire & Police

Impacts: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development subject to the construction of code-required improvements and the payment of code-required impact fees (*Exhibit 19*). Secondary access is required for complexes of three or more buildings that are more than 200 feet from a public street. Use of adjacent private streets is acceptable if proper easements are obtained.

Mitigation Measures: No further mitigation required.

Nexus Not applicable.


E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on February 1, 2019. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.

		CITY OF RENTON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT STAFF REPORT TO THE ENVIRONMENTAL REVIEW COMMITTEE EXHIBITS	
Project Name: Sapphire on Talbot		Land Use File Number: LUA18-000665, PP, SA-A, CU-A, ECF, MOD	
Date of Meeting January 14, 2019	Staff Contact Clark H. Close Senior Planner	Project Contact/Applicant Tom Redding Encompass Engineering & Surveying 165 NE Juniper St, Suite 201, Issaquah, WA 98027	Project Location 4827 Talbot Rd S, Renton, WA 98055

The following exhibits are included with the ERC Report:

- Exhibit 1:** Environmental Review Committee (ERC) Report
- Exhibit 2:** Sapphire Preliminary Plat Plan
- Exhibit 3:** Neighborhood Detail Map
- Exhibit 4:** Boundary and Topographic Survey
- Exhibit 5:** Tree Retention / Land Clearing (Tree Inventory) Plan
- Exhibit 6:** Landscape Plan
- Exhibit 7:** Preliminary Grading and Drainage Plan
- Exhibit 8:** Preliminary Sewer and Water Plan
- Exhibit 9:** Street Profiles and Cross Sections
- Exhibit 10:** Geotechnical Engineering Report, prepared by Migizi Group, Inc., dated October 11, 2017 (revised August 30, 2018)
- Exhibit 11:** Preliminary Technical Information Report (TIR), prepared by Encompass Engineering, dated October 29, 2018
- Exhibit 12:** Arborist Report, prepared by American Forest Management, dated July 9, 2018
- Exhibit 13:** Wetland Reconnaissance, prepared by The Watershed Company, dated June 11, 2015
- Exhibit 14:** Wetland Reconnaissance Letter, prepared by Sewall Wetland Consulting, Inc., dated May 6, 2016
- Exhibit 15:** Trip Generation Report, prepared by DN Traffic Consultants, dated September 28, 2018
- Exhibit 16:** SEPA Environmental Checklist, prepared on October 18, 2018
- Exhibit 17:** Public Comment letter
- Exhibit 18:** Staff Response to Public Comment
- Exhibit 19:** Advisory Notes to Applicant

RENTON FILE NO. LUA , PP
LND

PRELIMINARY PLAT SAPPHIRE ON TALBOT

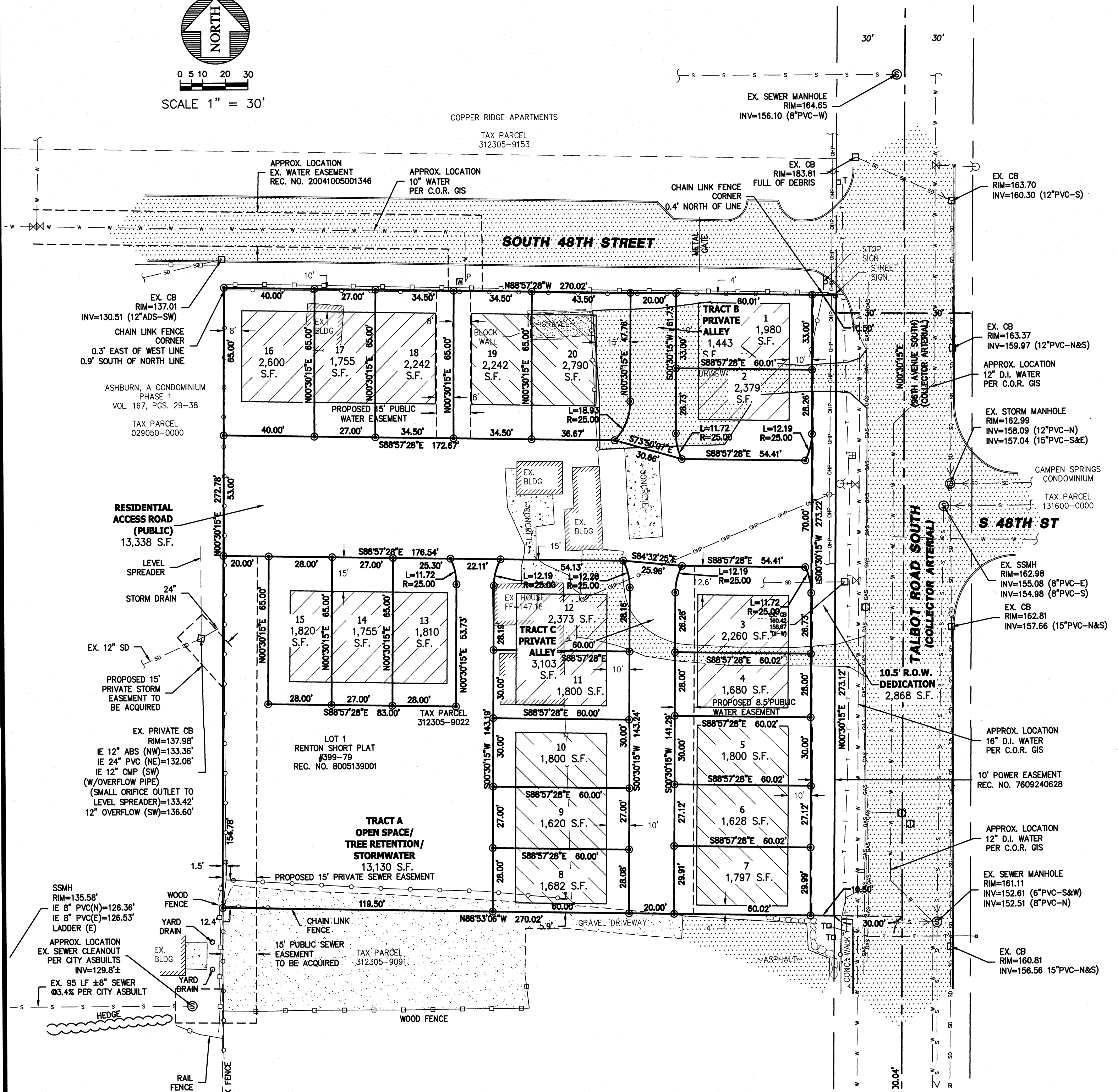
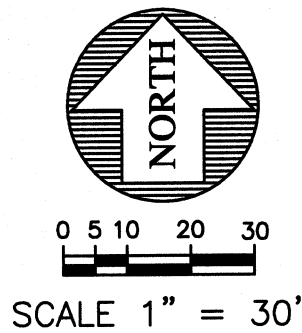
A TWENTY LOT PLAT

A PORTION OF THE NW 1/4 OF SE 1/4 OF SECTION 31, T. 23 N., R. 5 E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

VOL. PG.

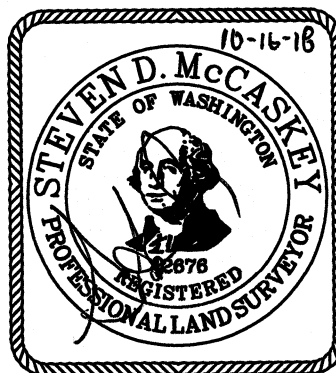


- SET REBAR AND CAP
LS# 42676
- SET MONUMENT PER C.O.R. SP PAGE: H031



TRACT EASEMENT NOTES

- PRIVATE ALLEY TRACT B IS SUBJECT TO A 20' PRIVATE STORM EASEMENT.
- PRIVATE ALLEY TRACT C IS SUBJECT TO 20' PRIVATE SEWER AND STORM EASEMENTS, AND PUBLIC WATER EASEMENT.



PREPARED BY

Encompass
ENGINEERING & SURVEYING

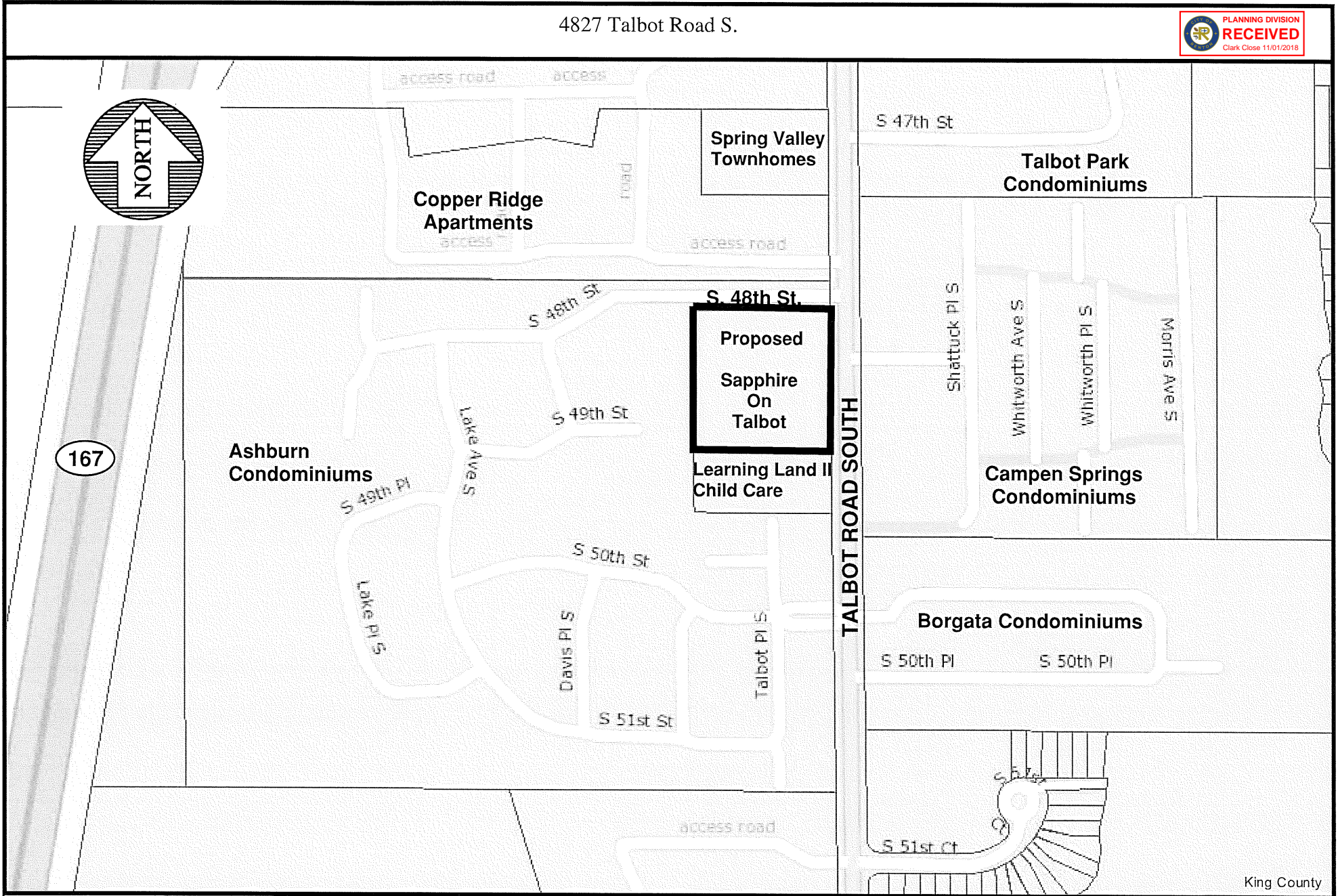
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

DRAWN BY: JEF JOB NO. 18615	CHECKED BY: SDM	DATE: 10/11/18 REV:	SHEET: 3 OF 3
--------------------------------	-----------------	------------------------	---------------

VOL.

PG.

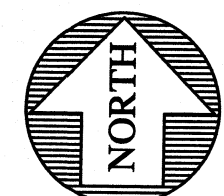
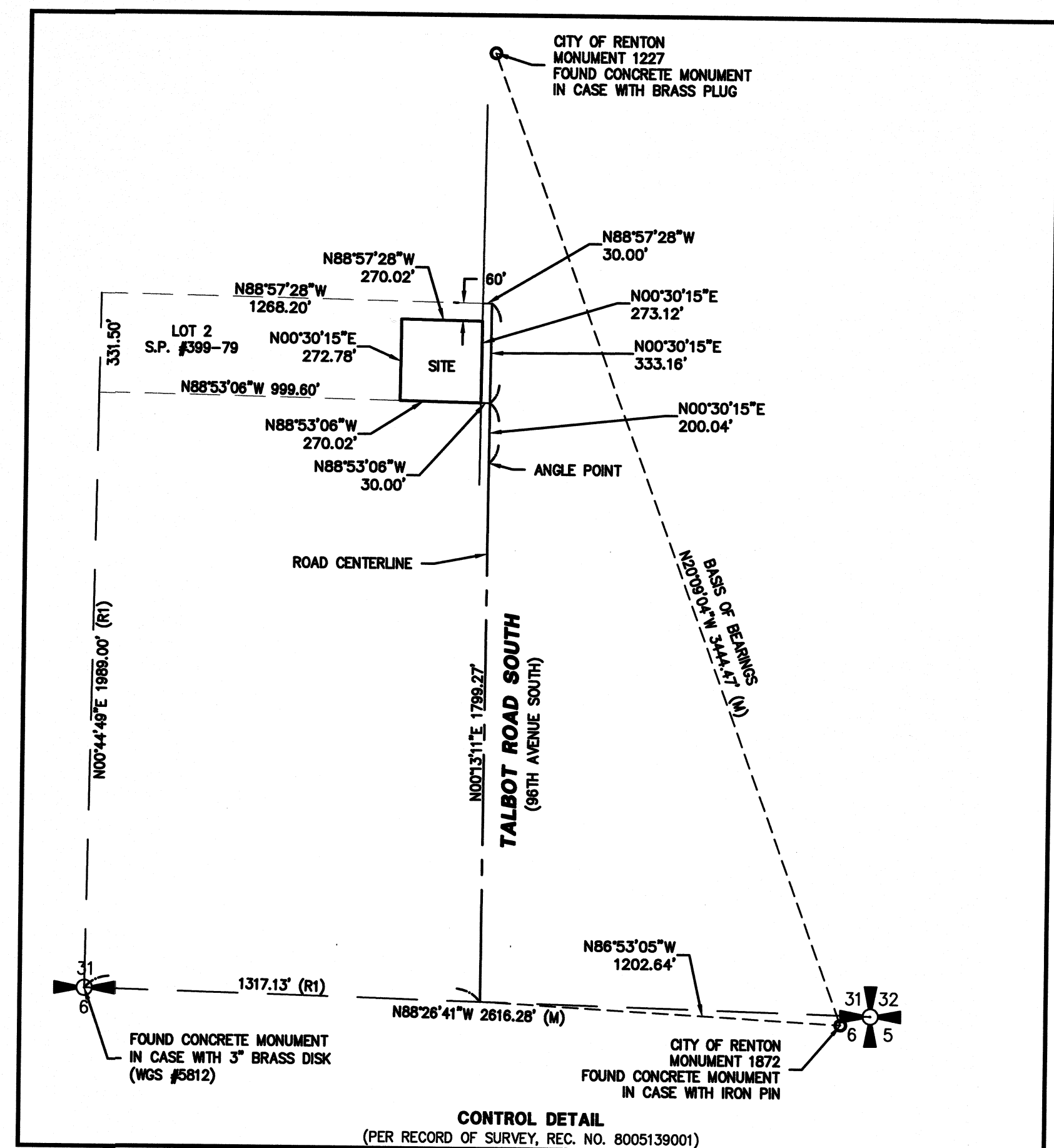
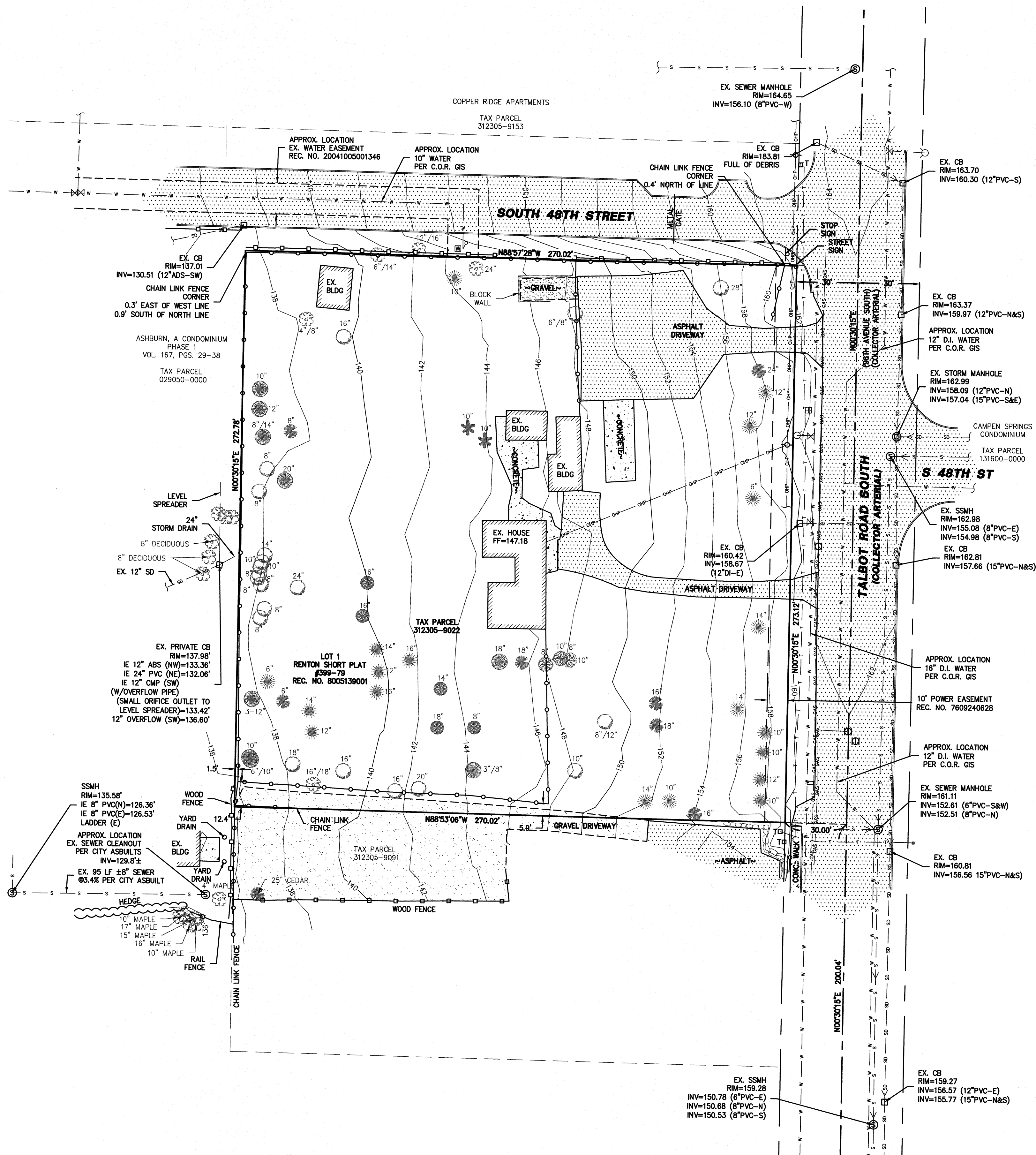
4827 Talbot Road S.



Sapphire on Talbot / Neighborhood Detail Map



NW 1/4 OF SE 1/4 OF SEC. 31, TWP. 23 N., RNG. 5 E., W.M.
CITY OF RENTON, STATE OF WASHINGTON



0 5 10 20 30
SCALE 1" = 30'

TAX PARCEL

312305-9022

HORIZONTAL DATUM

NAD 83/91 PER CITY OF RENTON CONTROL NETWORK

BASIS OF BEARINGS

N20°09'04"W BETWEEN CITY OF RENTON CONTROL MONUMENTS 1872 & 1227

VERTICAL DATUM

NAD 88

BENCHMARK

CITY OF RENTON CONTROL MONUMENT 1872
ELEVATION = 319.47 FEET

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS. MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

LEGAL DESCRIPTION

LOT 1, CITY OF RENTON SHORT PLAT NO. 399-79, RECORDED UNDER KING COUNTY RECORDING NUMBER 8005139001, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO

(PER RAINIER TITLE COMMITMENT NO. 722822RT, DATED JUNE 7, 1027)

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND POWER & LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE(S) RECORDING NO.: 7609240628 (SHOWN HEREON)

2. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, BUT OMITTING RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, CREED OR NATIONAL ORIGIN, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO. 8005139001.

3. DECLARATION OF RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF: RECORDING NO.: 8005130339

4. LATECOMERS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDING NO.: 9505080322 ASSIGNMENT AND CORRECTION OF LATECOMERS AGREEMENT RECORDED UNDER RECORDING NO. 9710140140.

5. TERMS, COVENANTS, CONDITIONS PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, AS CONTAINED IN INSTRUMENT: RECORDING NO. 20180113000151 REGARDING: SEWER LINES WITH APPURTENANCES (NOT ABLE TO PLOT LOCATION FROM DESCRIPTION IN DOCUMENT)

LEGEND

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER BLOWOFF
- WATER BOX
- MAILBOX
- GAS VALVE
- TELEPHONE RISER
- SIGN POST
- CATCH BASIN
- SEWER MANHOLE

- FIR TREE
- WILLOW TREE
- COTTONWOOD TREE
- CEDAR TREE
- MAPLE TREE
- LARCH TREE
- PINE TREE

- SD SD STORM LINE
- S S SEWER LINE
- W W WATER LINE
- GAS GAS GAS LINE
- T T TELEPHONE LINE
- OP- OP- OVERHEAD POWER LINE
- WOOD FENCE
- CHAIN LINK FENCE

- GRAVEL
- ASPHALT
- CONCRETE

4827 TALBOT ROAD S.
BOUNDARY & TOPOGRAPHIC SURVEY

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO. 18615
DATE 10/17/18
SCALE 1"=30'
DESIGNED
DRAWN DBM
CHECKED
APPROVED

SHEET 1 OF 1

A PORTION OF THE NW 1/4 OF SECTION 31, T.23N., R. 5E., W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON



TREE RETENTION CALCULATIONS

TREE RETENTION PER RMC 4-4-130

TOTAL NUMBER OF VIABLE TREES OVER 6" IN DIAMETER ON PROJECT SITE 65

DEDUCTIONS:	
- TREES IN PROPOSED PUBLIC STREETS:	11
- TREES IN PROPOSED PRIVATE ACCESS	1
EASEMENTS / TRACTS:	
- TREES IN CRITICAL AREAS AND BUFFERS:	0

ONSITE TREES SUB-TOTAL:	53	
TREES REQUIRED FOR RETENTION:	11	(53 TREES @ 0.2 = 10.6 TREES)
TREES RETAINED:	4	
TREES REQUIRING MITIGATION:	7	

REQUIRED REPLACEMENT INCHES: $(12) \times 7 = 84"$
 REQUIRED REPLACEMENT TREES: $84" / 2" = 42$ TREES (SEE LANDSCAPE PLAN FOR TYPE AND LOCATION OF REPLACEMENT TREES)

EXISTING TREES TO REMAIN

Sapphire Homes 4927 Talbot Road South		Renton, WA	TREE SUMMARY TABLE						Ben Mark, Bob Layton		Jul 3, 2018
Tree #	Species	DBH (in)	Height (ft)	North	South	East	West	Condition	Comments		
4	Lombardi poplar	23	110	14	14	14	12	Good	Typical		
5	Lombardi poplar	17	85	12	12	10	10	Good	Typical		
6	Oregon Ash	18, 20	85	14	18	16	16	Fair	Forked, crown dieback		
7	Black Cottonwood	21	94	20	20	20	20	Good	Typical		

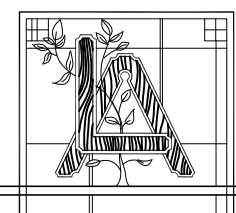
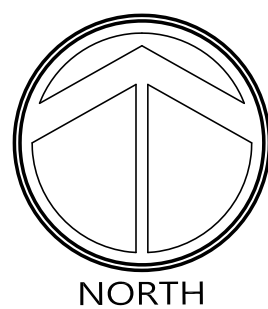
EXISTING TREES INFORMATION FROM:

AMERICAN FOREST MANAGEMENT
"ARBORIST REPORT" / DATED 7/9/2018
4827 TALBOT ROAD SOUTH
RENTON, WA.

EXISTING SIGNIFICANT TREES TO
BE REMOVED

— PROPERTY LINE

EXISTING SIGNIFICANT TREES TO REMAIN
TREE PROTECTION FENCE / SEE DETAIL ON
SHEET L-3
EXISTING SIGNIFICANT TREES DRIPLINE



1				
NO.	REVISION	BY	DATE	APPROVED

	SURVEYED:
	DESIGNED: BCL
	DRAWN: BCL
	CHECKED: BCL
R	APPROVED: BCL

SCALE:

1"=20'

ONE INCH

AT FULL SCALE

IF NOT ONE INCH



Planning/Building/Public Works Dept.

SAPPHIRE ON TALBOT
PRELIMINARY PLAT

PRELIMINARY TEXT

TREE RETENTION / LAND CLEARING
(TREE INVENTORY) PLAN

DATE:	10/16/2018
FIELDBOOK:	
PAGE:	
DRAWING NO:	53-2018
SHEET:	1-1 OF 3

EXHIBIT 5

SAPPHIRE ON TALBOT

SAPPHIRE ON TALBOT

A PORTION OF THE NW 1/4 OF SECTION 31,T.23N.,R. 5E.,W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

12' ASPHALT ACCESS DRIVE

SOUTH 48TH STREET

EXISTING LANDSCAPE

PROPERTY LINE

TRACT B
PRIVATE ALLEY

10' ON SITE LANDSCAPING AT
PUBLIC STREET FRONTAGES

FINAL DRIVEWAY LOCATIONS TO
BE DETERMINED

RESIDENTIAL
ACCESS ROAD
(PUBLIC)

SOUTH 48TH COURT

S 48TH S

12' ASPHALT ACCESS DRIVE

250 S.F. PRIVATE YARD SPACE,
MIN. 8' WIDTH, TYPICAL

DETENTION VAULT BELOW
GRADE

7000 S.F. COMMON OPEN SPACE
REQUIRED. 13,130 S.F. PROVIDED

TRACT A
OPEN SPACE/
TREE RETENTION

LAWN

TRACT C
PRIVATE ALLEY

TALBOT ROAD SOUTH
(COLLECTOR ARTERIAL)

PROPOSED SIDEWALK

PROPOSED PLANTER STRIP

PROPOSED STREET TREES / SEE SHEET
LA-3 FOR TYPE AND PLANTING DETAIL

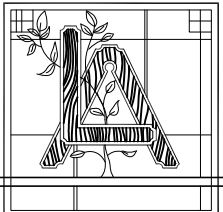
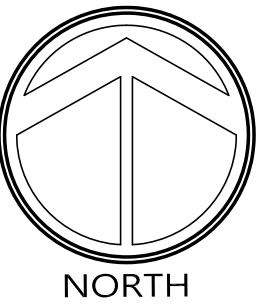
10' ON SITE LANDSCAPING AT
PUBLIC STREET FRONTAGES

EXISTING SIGNIFICANT TREES AND
VEGETATION TO REMAIN

EXISTING SIGNIFICANT TREES DRIPLINE

PROPERTY LINE

LOT LINES



Lane & Associates
Landscape Architecture

13802 26TH AVENUE N.W. TULALIP, WA. 98271 (425) 885-2319



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
BRUCE CAMERON LANE
CERTIFICATE No. 375

						SURVEYED:	
						DESIGNED:	BCL
						DRAWN:	BCL
						CHECKED:	BCL
						APPROVED:	BCL
1							
NO.	REVISION	BY	DATE	APPR			

SCALE:
1"=20'
ONE INCH
AT FULL SCALE
IF NOT ONE INCH
SCALE ACCORDINGLY



CITY OF
RENTON
Planning/Building/Public Works Dept.



IN COMPLIANCE WITH CITY OF RENTON STANDARDS

SAPPHIRE ON TALBOT
PRELIMINARY PLAT

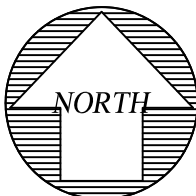
LANDSCAPE PLAN

DATE: 10/16/2018
FIELDBOOK:
PAGE:
DRAWING NO: 53-2018
SHEET: L-2 OF: 3

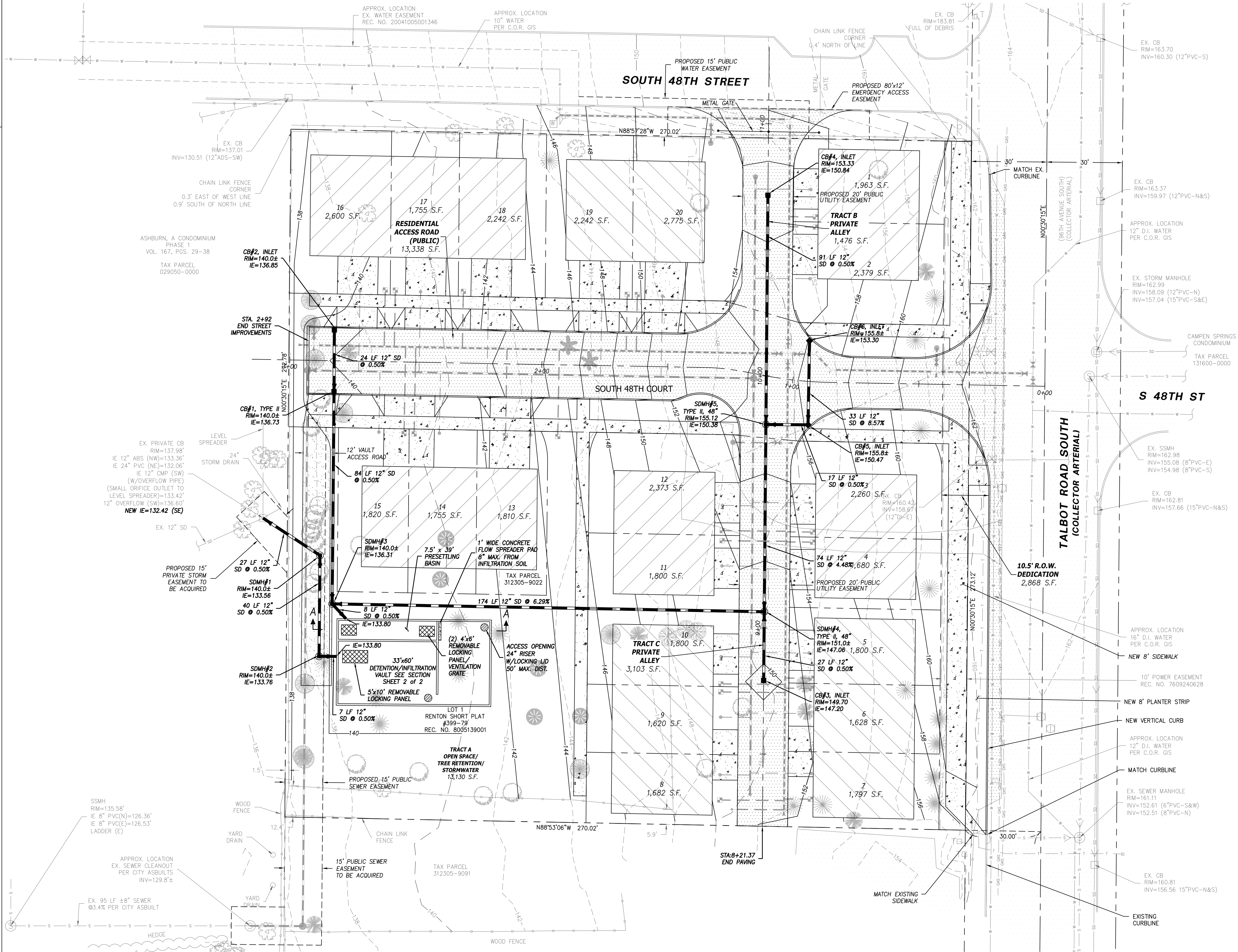
SAPPHIRE ON TALBOT



Know what's below.
Call before you dig.



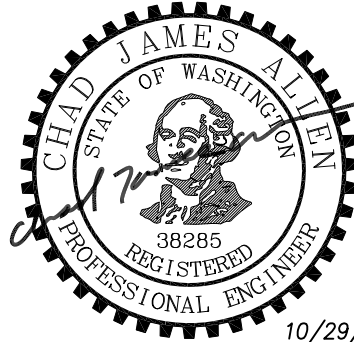
0 10 20
SCALE 1" = 20'



IN COMPLIANCE WITH CITY OF RENTON STANDARDS

Encompass
ENGINEERING & SURVEYING

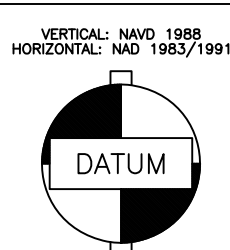
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419



NO.	REVISION	BY	DATE	APPR

SURVEYED:	SDM
DESIGNED:	EDM
DRAWN:	LFM
CHECKED:	EDM
APPROVED:	CJA

SCALE:
1"=20'
ONE INCH
AT FULL SCALE
IF NOT ONE INCH
SCALE ACCORDINGLY



CITY OF
RENTON

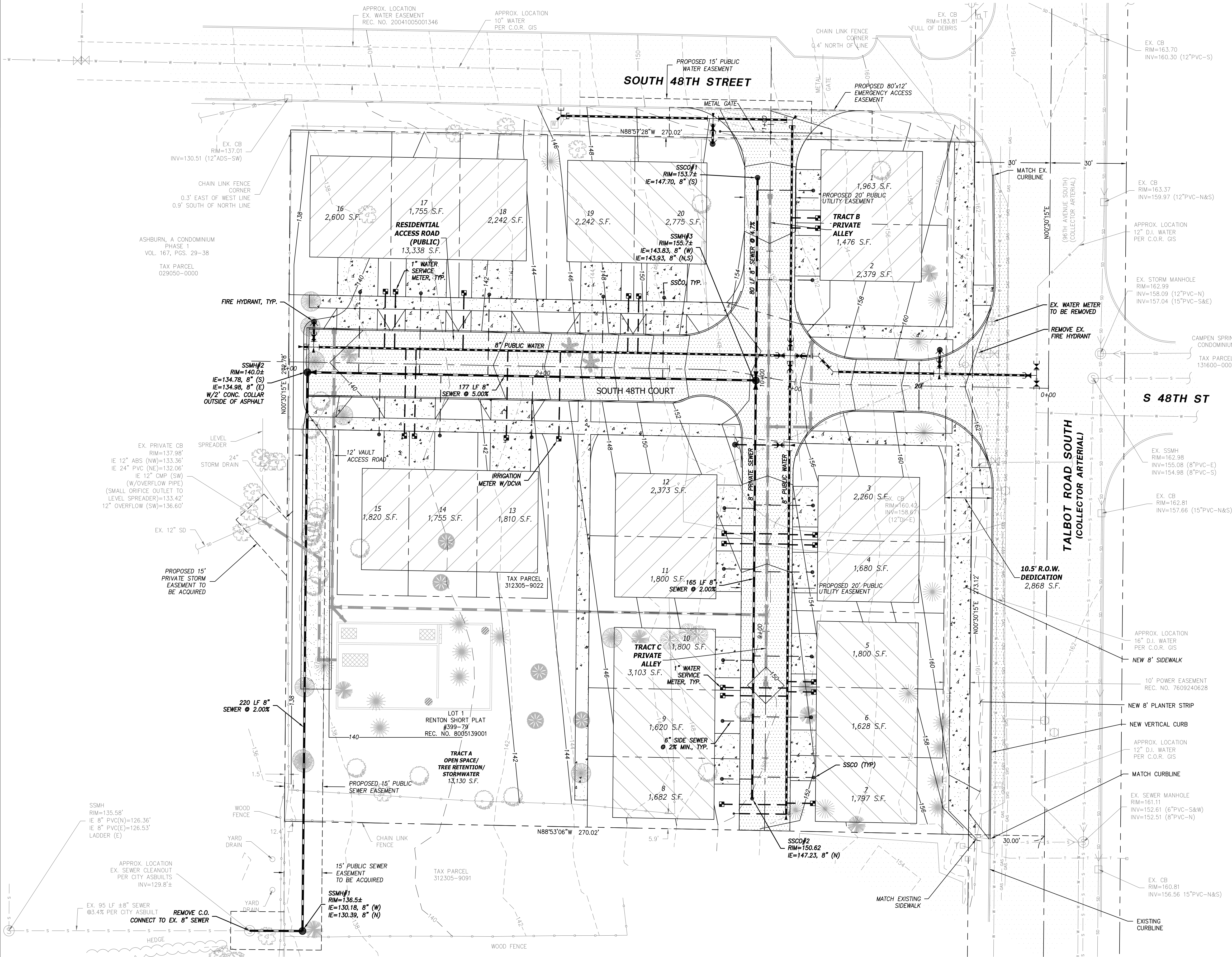
Planning/Building/Public Works Dept.

SAPPHIRE ON TALBOT
PRELIMINARY PLAT

PRELIMINARY GRADING & DRAINAGE PLAN

DATE:	10/29/18
FIELDBOOK:	N/A
PAGE:	N/A
DRAWING NO.:	18615
SHEET:	2 OF 4

SAPPHIRE ON TALBOT



Know what's below.
Call before you dig.



0 10 20
SCALE 1" = 20'

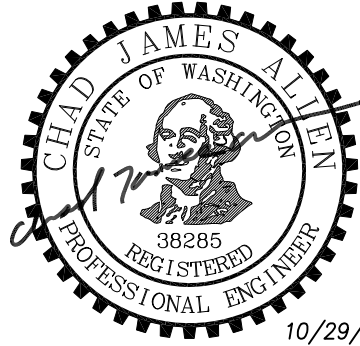
UTILITY NOTES

- SEWER AND WATER LINES SHALL HAVE 10' MIN. SEPARATION.
- ALL WATER METERS AND SEWER CLEANOUTS IN ROADS OR DRIVEWAYS SHALL HAVE TRAFFIC RATED LIDS

IN COMPLIANCE WITH CITY OF RENTON STANDARDS

Encompass
ENGINEERING & SURVEYING

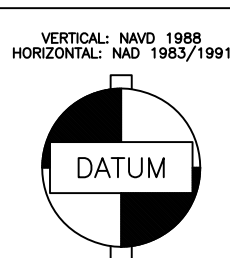
Western Washington Division
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407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419



NO.	REVISION	BY	DATE	APPR

SURVEYED:	SDM
DESIGNED:	EDM
DRAWN:	LFM
CHECKED:	EDM
APPROVED:	CJA

SCALE:	1"=20'
ONE INCH AT FULL SCALE IF NOT ONE INCH SCALE ACCORDINGLY	



CITY OF
RENTON

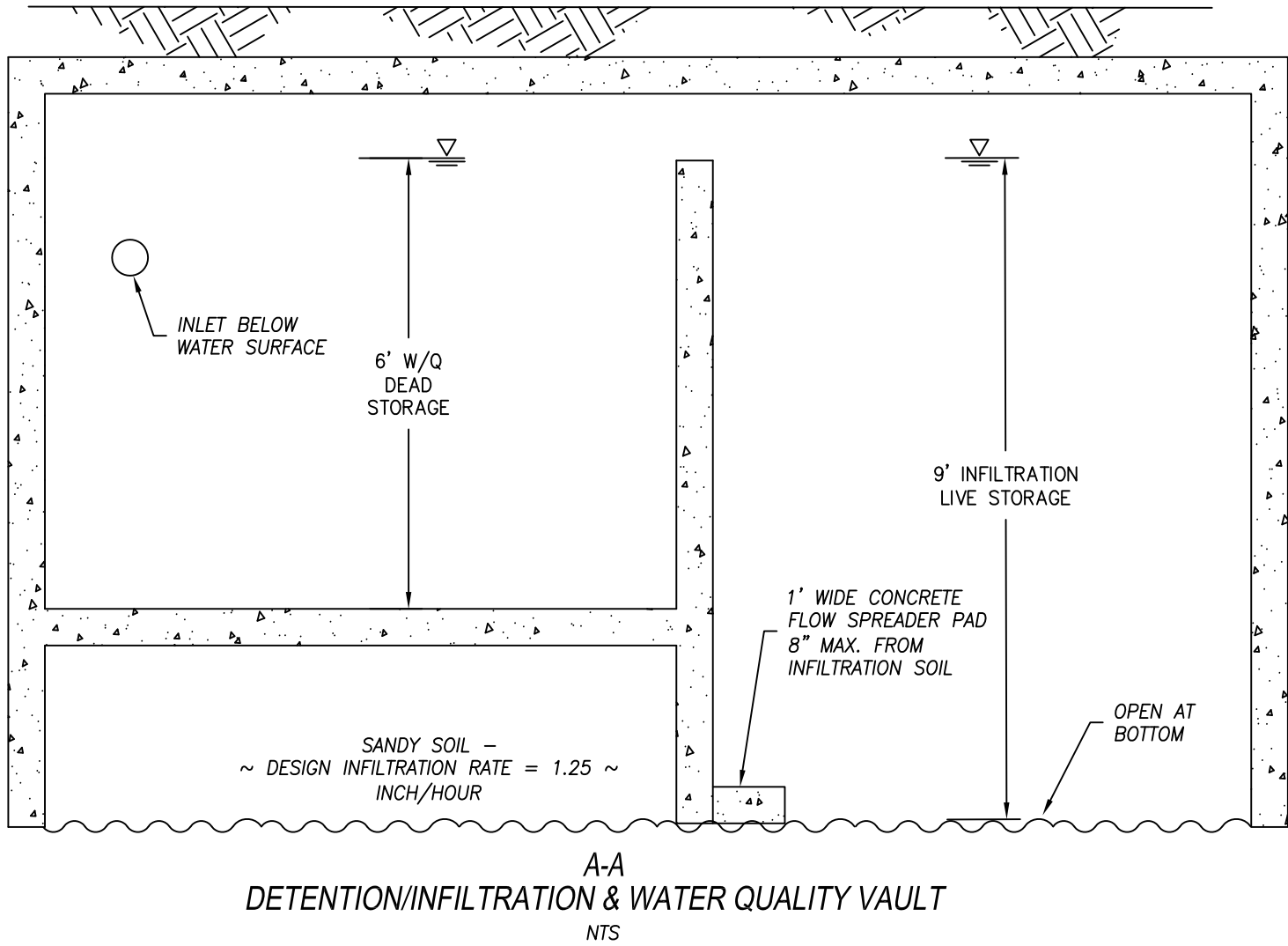
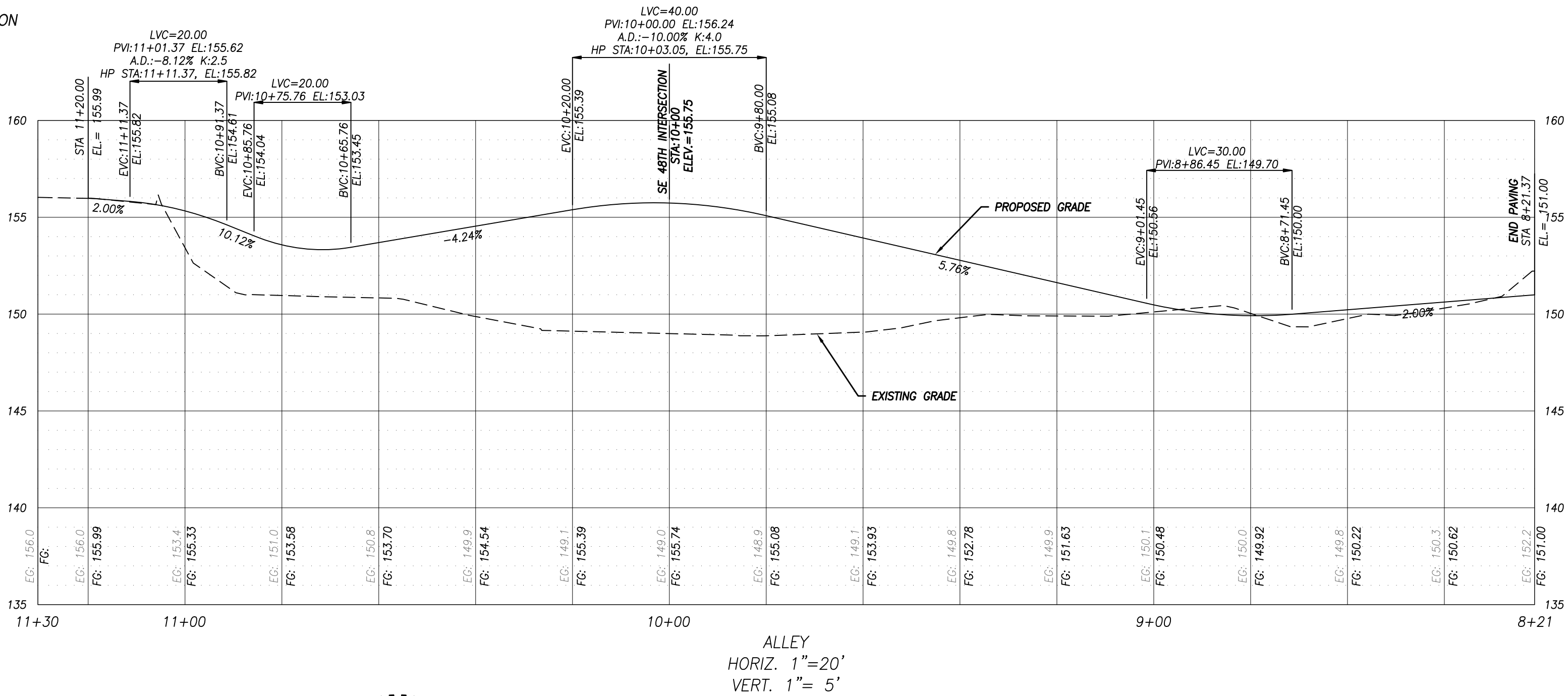
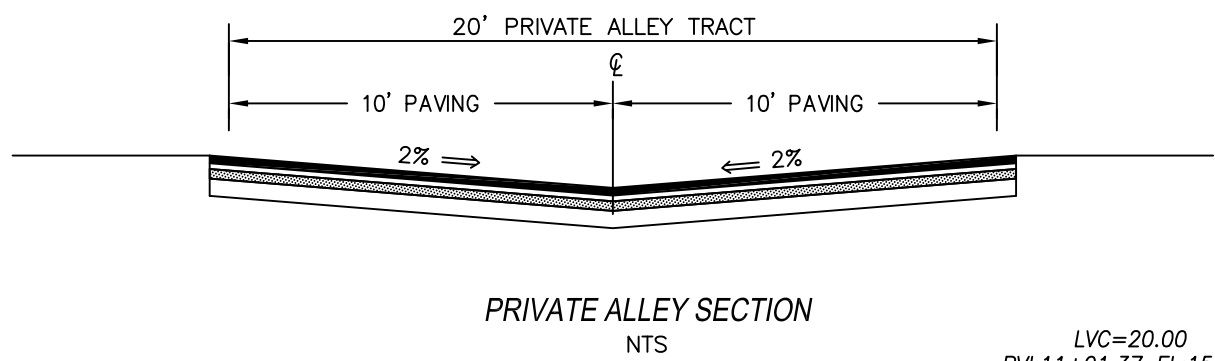
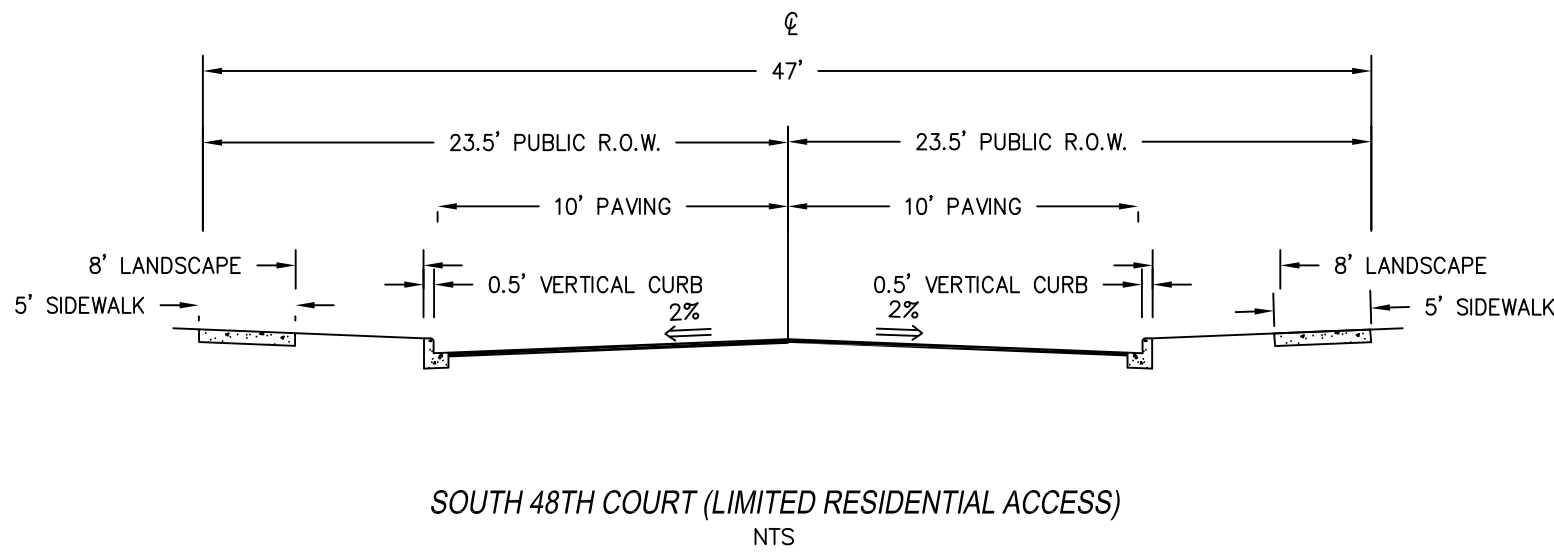
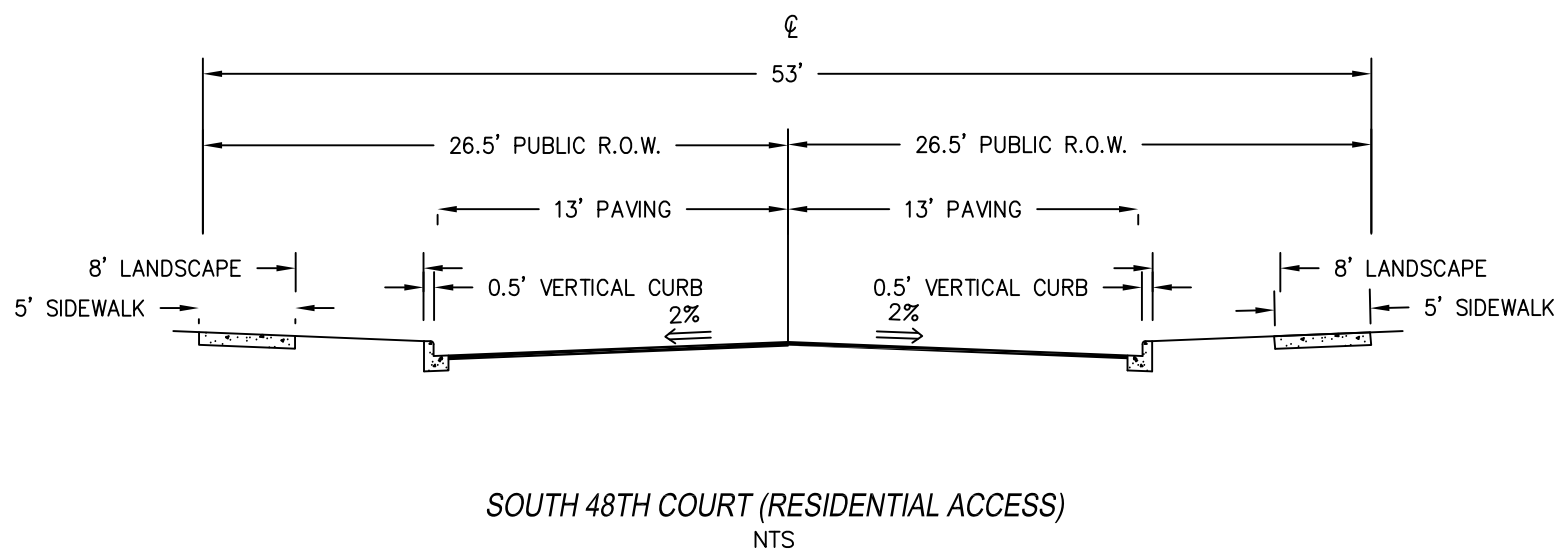
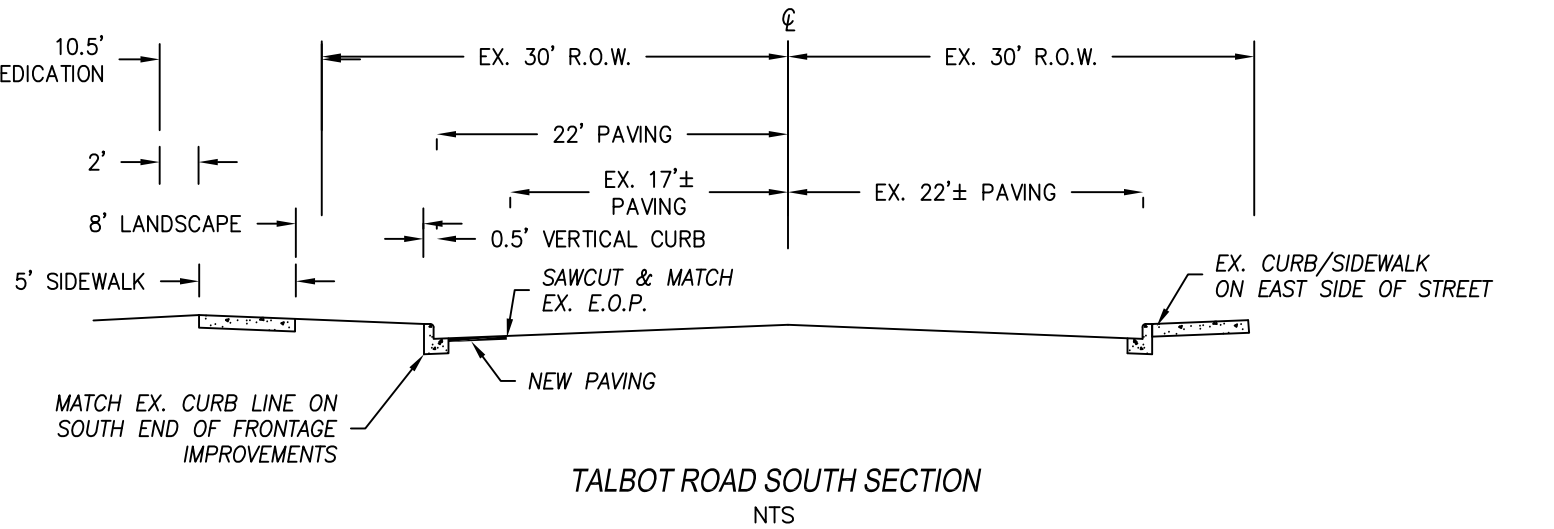
Planning/Building/Public Works Dept.

SAPPHIRE ON TALBOT
PRELIMINARY PLAT

PRELIMINARY SEWER & WATER PLAN

DATE:	10/29/18
FIELDBOOK:	N/A
PAGE:	N/A
DRAWING NO.:	18615
SHEET:	3 OF 4

SAPPHIRE ON TALBOT

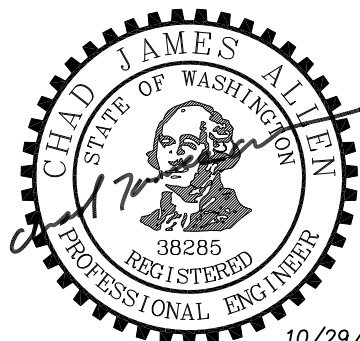


Know what's below.
Call before you dig.

IN COMPLIANCE WITH CITY OF RENTON STANDARDS

Encompass
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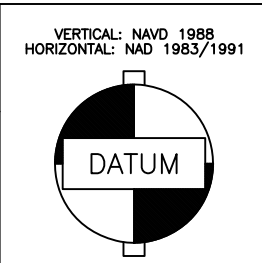
Western Washington Division
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Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419



NO.	REVISION	BY	DATE	APPR

SURVEYED:	SDM
DESIGNED:	EDM
DRAWN:	LFM
CHECKED:	EDM
APPROVED:	CJA

SCALE:
1"=30'
ONE INCH
AT FULL SCALE
IF NOT ONE INCH
SCALE ACCORDINGLY



CITY OF
RENTON

Planning/Building/Public Works Dept.

SAPPHIRE ON TALBOT
PRELIMINARY PLAT

STREET PROFILES AND CROSS SECTIONS

DATE:	10/29/18
FIELDBOOK:	N/A
PAGE:	N/A
DRAWING NO:	18615
SHEET:	4 OF 4



Geotechnical Engineering Report

Proposed Talbot Gardens Short Plat

4827 Talbot Rd S

Renton, Washington 98055

P/N 3123059022

October 11, 2017

Revised August 30, 2018



Sapphire Homes

Attention: Troy Schmeil

16834 SE 43rd St

Bellevue, Washington 98006

prepared by:

Migizi Group, Inc.

PO Box 44840

Tacoma, Washington 98448

(253) 537-9400

MGI Project P1389-T18



PRELIMINARY TECHNICAL INFORMATION REPORT

For

Sapphire on Talbot
4827 TALBOT RD S
Renton, WA 98055

October 29, 2018



Prepared by:
Edward D. Mecum

Encompass Engineering Job No. 18615

Prepared For:

Troy Schmeill
16805 SE 43rd Ct
Bellevue, WA 98006

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

www.EncompassES.net

EXHIBIT 11



**ARBORIST REPORT
for
Sapphire Homes Inc.
4827 Talbot RD S
Renton, WA**



July 9, 2018



June 11, 2015

Alun Vick
4827 Talbot Road S.
Renton, WA 98055

Re: 4827 Talbot Road Wetland Reconnaissance

The Watershed Company Reference Number: 150537

Dear Alun:

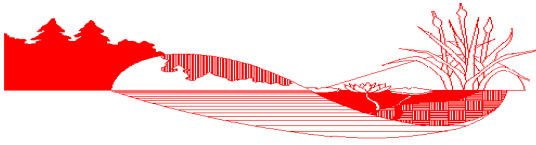
On June 3, 2015, I visited an area located on the Ashburn Condominiums property (Ashburn Property) directly west of your property located at 4827 Talbot Road S. in Renton, Washington. The purpose of the visit was to determine the approximate location of the mapped wetland boundary on the Ashburn Property. We understand you were given verbal permission to enter the property by the Ashburn HOA. This letter summarizes the findings of this study. The following attachments are included:

- Wetland Reconnaissance Sketch
- Wetland Determination Data Forms
- Sewall Wetland Consulting, Inc. Report

Methods

Public-domain information on the subject properties was reviewed for this study. These sources include USDA Natural Resources Conservation Service Soil maps, U.S. Fish and Wildlife Service National Wetland Inventory maps, Washington Department of Fish and Wildlife interactive mapping programs (PHS on the Web), City of Renton GIS mapping website (COR Maps), and King County's GIS mapping website (iMAP). An existing conditions report prepared for the Vick property was also reviewed as part of this study (*Vick/Wright Property Existing Conditions Stream Analysis Report*, Sewall Wetland Consulting, Inc., March 14, 2007) (Sewall Report).

The study area was evaluated for wetlands using methodology from the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version 2.0* (Regional Supplement) (US Army Corps of Engineers [Corps] May 2010). Wetland presence was determined on the basis of an examination of vegetation, soils, and hydrology. Only areas meeting the criteria set forth in the Regional Supplement were determined to be wetland. Soil, vegetation, and hydrologic parameters were sampled at several locations make the determination. Data



Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515



May 6, 2016

Alun Vick
4827 Talbot Road
Renton, WA 98055

RE: Review of site and Watershed June 11, 2015 report
City of Renton, Washington
SWC Job #16-110

Dear Alun,

I have reviewed the “4827 Talbot Road South Wetland Reconnaissance” report, dated 6/11/2015 prepared by The Watershed Company. I visited the site on February 11, and March 9, 2016 in the early part of the growing season that had a record high rainfall well above average.

My observations concur with those described in the June 11, 2015 Watershed reconnaissance letter. It appears that the removal of the pond and its water source on your property have resulted in the wetland on the Ashburn parcel to have dried up significantly. During my site visits no areas meeting wetland hydrology were found on your property or the area immediately to the west on the Ashburn site on these dates.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.

Ed Sewall
Senior Wetlands Ecologist PWS #212



Transportation Engineers and Planners
PO Box 547
Preston, Washington 98050



Memorandum

To: Troy Schmeil
Callidus Development

From: Gary A. Norris, PE, PTOE
DN Traffic Consultants

Date: September 28, 2018

Subject: Sapphire on Talbot
PRE18-000356

Re: Trip Generation Report

Summary

This memorandum was prepared in response to the City of Renton's comment memorandum letter dated June 7, 2018 regarding the Talbot Road Townhomes proposed development located at 4827 Talbot Road. The name of the development, however has been changed to "Sapphire on Talbot" as noted in the subject line. The review comment applicable to trip generation was identified as number 9 in the Transportation Section in the June 7, 2018 memo and is stated as follows:

9. *The applicant shall submit a Trip Generation Report based on the project's use and trip generation data from the 10th Edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE) with the site plan submittal. A Traffic Impact Analysis per City of Renton standards is required if the redevelopment generates new vehicular traffic exceeding 20 vehicles per hour in either the AM (6:00 – 9:00) or PM (3:00– 6:00) peak periods as determined by the Trip Generation Report. (Underline mine).*

Project Description

Development Proposal

The proposed "Sapphire on Talbot" townhome development is located at 4827 Talbot Road within the city of Renton. The subject property consists of one (1) parcel on the west side of Talbot Road South just south of South 48th Street. The project site totals 1.69 acres and is zoned Residential-14 (R-14) or



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Sapphire on Talbot**
2. Name of applicant: **Sapphire Homes, Inc.**

Clark Close

From: Patrick Haley <sgtjr@aol.com>
Sent: Wednesday, November 21, 2018 2:56 PM
To: Clark Close
Subject: PR18-000391 Sapphire on Talbot

Mr. Close,
Thank you for your notice regarding this 20 unit addition proposal on Talbot Road. As a resident of an adjacent property development, please add me to your list as a party of record.

Reading through the applicable documents, I don't see a traffic study or mitigation plan. As the traffic is already congested on this roadway 1/2+ miles mornings from S 43rd St south past S 51st Ct. Adding 20 buildings with an average of 2 vehicles per building is further adding to this challenge. Is this scheduled?

regards,
Patrick Haley
4908 Lake Ave S, Unit C
Renton, WA 98055
(612) 802-1833

Denis Law Mayor



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

November 28, 2018

Patrick Haley
4908 Lake Ave S, Unit C
Renton, WA 98055

SUBJECT: SAPPHIRE ON TALBOT COMMENT RESPONSE LETTER
LUA18-000665, PP, SA-A, ECF, MOD

Dear Mr. Haley:

Thank you for your comments related to Sapphire on Talbot Preliminary Plat (received November 21, 2018) wherein you raised a concern regarding AM traffic congestion along Talbot Rd S from S 43rd St to S 51st Ct (approx. ½ mile). Your comments will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

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

Sincerely,

A handwritten signature in blue ink that reads "Clark H. Close". The signature is fluid and cursive, with a long horizontal line extending to the right.

Clark H. Close
Senior Planner

**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**



ADVISORY NOTES TO APPLICANT

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 action.

Planning:

(Contact: Clark H. Close, 425-430-7289, cclose@rentonwa.gov)

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. New 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 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.
6. 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.
7. 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.

Development Engineering:

(Contact: Ann Fowler, 425-430-7382, afowler@rentonwa.gov)

1. See Attached Development Engineering Memo dated November 19, 2018.

Fire Authority:

(Contact: Corey Thomas, 425-430-7024, cthomas@rentonrfa.org)

Environmental Impact Comments:

1. Fire impact fees are applicable at the rate of \$829.77 per new residential unit. A credit is given if the existing house is demolished. This fee is paid at time of building permit issuance.

Code Related Comments:

1. The fire flow requirement for the center duplex building is 3,500 gpm. A minimum of four (4) fire hydrants are required. One within 150 feet and the others within 300 feet of the buildings.
2. Fire department apparatus access roadways are required within 150 feet of all points on the building. Fire access roads are required to be a minimum of 20 feet unobstructed width with turning radius of 25 feet inside and 45 feet outside minimum. Fire lane signage required for the onsite roadways. Roadways shall support a minimum of a 30-ton vehicle and 75-psi point loading. Maximum slope is 15% grade.
3. Secondary access is required for complexes of three or more buildings that are more than 200 feet from a public street. Use of adjacent private streets is acceptable if proper easements are obtained. **The proposed emergency access easements shown are not sufficient. S 48th St is a private road, the access easements shall cover all roadways all the way out to Talbot Rd S.**

Technical Services:

(Contact: Amanda Askren, 425-430-7369, aaskren@rentonwa.gov)

1. The gravel driveway and parking lot encroachment on the south side of the property would need to be addressed during the construction phase. There is concern about driveway access and setbacks for the new properties.

Community Services:

(Contact: Leslie Betlach, 425-430-6619, lbetlach@rentonwa.gov)

1. Parks Impact Fee applies as per adopted Ordinance.

Police:

(Contact: Cyndie Parks, 425-430-7521, cparks@rentonwa.gov)

1. No comments at this time.

Building:

(Contact: Craig Burnell, 425-430-7290, cburnell@rentonwa.gov)

1. Recommendations of the geotechnical report must be followed as a condition of building permits.



**DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT**

M E M O R A N D U M

DATE: November 19, 2018

TO: Clark Close, Planner

FROM: Ann Fowler, Civil Plan Reviewer

SUBJECT: **Utility and Transportation Comments for Sapphire on Talbot
4827 Talbot Road South
LUA 18-000665**

I have reviewed the application for the **Sapphire on Talbot** at **4827 Talbot Road South** (APN('s) 3123059022) and have the following comments:

EXISTING CONDITIONS

The site is approximately 1.69 acres in size and is rectangular in shape. The site is currently developed with an existing single family residence, detached garage, outbuilding, and an asphalt driveway. The remaining site is vegetated with grass, trees and shrubs. The site slopes to the west at approximately 5-8%.

- Water** Water service is provided by City of Renton. The site is in the Talbot Hill service area in the 350 hydraulic pressure zone.
- There is an existing 12-inch City water main located in Talbot Road South (see Water plan no. W-2158) that can deliver a maximum total flow capacity of 4,000 gallons per minute (gpm).
 - There is an existing 10-inch City water main located in South 48th Street (see Water plan no. W-2785) that can deliver a maximum total flow capacity of 1,900 gallons per minute (gpm).
 - There is an existing 16-inch City water main located in Talbot Road South (see Water plan no. W-0599) that cannot provide adequate water pressure for fire protection.
 - The approximate static water pressure is 81 psi at the elevation of 162 feet.
 - The site is located outside of an Aquifer Protection Area.
 - There is existing water service to the subject property:
 - One – 3/4-inch domestic water meter. If the service is abandoned or removed, it shall be capped at the main in accordance with City Standards.
- Sewer** Wastewater service is provided by the City of Renton.
- There is an existing 8-inch wastewater main located in Talbot Road South (see City plan no. S-2993).

- There is an existing 8-inch wastewater main located in the neighboring property to the southwest (see City plan no. S-2785). The cleanout begins approximately 40-feet south of the southwest site corner.
- There is an existing 8-inch wastewater main located in South 48th Street (a private street)(see City plan no. S-17409). The wastewater main begins at a cleanout approximately 120-feet northwest of the northwest site corner along the northern frontage of South 48th Street.

Storm The site currently contains a single family home with an asphalt parking area / driveway. The remainder of the site consists of lawn areas with numerous trees. The site slopes moderately away from Talbot Road S. There is no on-site conveyance system. There is also no conveyance system along the Talbot Road South property frontage. Drainage from the Talbot Road South frontage sheet flows onto the site. There is an existing storm drainage system in the east frontage of Talbot Road South (see City plan no. R-2993) which appears to discharge into the property frontage.

Streets The proposed development fronts Talbot Road South on the east property line. Talbot Road South is a Collector Arterial Street with an existing right of way (ROW) width of 60 as measured using the King County Assessor's Map. No frontage improvements currently exist along the property frontage.

The proposed development fronts South 48th Street on north property line. South 48th Street is classified as a private access street.

CODE REQUIREMENTS

WATER

1. The proposed water main improvements as shown on the composite utility civil plan submitted with the Land Use Application include the required 10-inch water main extension into the development, connecting to the existing 12-inch water main located in Talbot Road South and the existing 10-inch water main located in South 48th Street. Renton Fire Authority has determined that the preliminary fire flow demand for the proposed development is 2,250 gallons per minute. The following water system improvements are required:
 - a. ***The water main improvements as shown on the preliminary water plan prepared by Encompass Engineering & Surveying dated 10/29/18 which were submitted with the land-use application showed the new mains to be 8-inch in diameter. The minimum water main size required for fire flows above 1,000 gpm and up to 2,000 gpm is 10-inch in diameter.***
2. The following water main improvements are required to provide water service for domestic use and fire protection for the development per City Code and Development standards (RMC 4-6-010B) including, but not limited to:
 - a. Installation of on-site water mains, minimum 10-inch in diameter within the north/south and east/west interior access roads as shown on the preliminary water plans submitted with the land-use application. The new water mains shall be connected to the existing 12-inch water main in Talbot Rd S and also to the existing 10-inch water stub in S 48th St along the north property line.

- b. Installation of fire hydrants as required by Renton Fire Prevention. The number and location of the hydrants shall be determined based on the City's review of the final building and site plans.
 - c. If a fire sprinkler system is required, installation of a fire sprinkler stub with a detector double check valve assembly (DDVCA) for backflow prevention to the building. The DDVCA shall be installed in an outside underground vault per City standard plan no. 360.1 (or 360.2 depending on the size of the system). The DDVCA may be installed inside the building if it meets the conditions as shown on the City's standard plan 360.5 for the installation of a DDVCA inside a building.
 - d. Installation of a domestic water meter with a double check valve assembly (DCVA) behind the meter if the buildings are 3-story or more and/or if equipped with a fire sprinkler system.
3. Meter sizing shall be based on Uniform Plumbing Code meter sizing criteria.
4. A separate meter is required for landscape irrigation per COR Standard Plan 320.1. A double check valve assembly (DCVA) is required behind the meter per COR Standard Plan 340.8.
5. Please refer to City of Renton General Design and Construction Standards for Water Main Extensions as shown in Appendix J of the City's 2012 Water System Plan.
6. Water mains located outside of existing or proposed right-of-way will be required to be in public easement.
7. Each unit shall have a separate meter. The project proposes one 1-inch water service line and meter to each lot, for a total of twenty (20) new domestic water service lines and meters.
8. The development is subject to applicable water system development charges and meter installation fees based on the size of the water meters.
 - a. Water system development charges for each proposed 1-inch domestic water service is \$3,727.00 per meter or \$74,540.00 for (**Error! Reference source not found.**) 1-inch meters.
 - b. A redevelopment credit of the water system development charges in the amount of \$3,727.00 will be applied to the existing ¾-inch meters servicing the property(ies) if they are abandoned and capped at the main line or \$3,727.00 for (1) ¾-inch meters.
 - c. ***The total water SDC fee is \$70,813.00. This is payable at construction permit issuance.***
9. Drop-in meter fee is \$460.00 per meter. The total water drop-in meter fee is \$9,200.00 for (20) 1-inch meters. This is payable at issuance of the building permit.
10. The subject property is within the (Valley General) Hospital and South Talbot Hill Water Special Assessment District (SAD) #8406 as established by City ordinance #3790 with recording no. 8403260504. Since the preliminary fire flow demand is greater than 1,500 gpm, the following assessments will apply:
 - a. Area Charge of \$0.048 per square foot x 73,616 SF = \$3,533.57
 - b. Frontage Charge of \$18.00 per linear foot x 273.12 LF = \$4,916.16
11. Additional water system development charges and water meter charges will apply if a landscape irrigation meter is required and is based on the size of the meter.
12. The development is subject to applicable water system development charges (SDC's) and meter installation fees based on the number and size of the meters for domestic uses and for fire sprinkler use. The development is also subject to fees for water connections, cut and caps, and purity tests. Current fees can be found in the current Fee Schedule on the City's website. Fees that are current will be charged at the time of construction permit issuance or building permit issuance as applicable.

SEWER

1. The proposed sewer main improvements as shown on the composite utility civil plan submitted with the Land Use Application provides the required 8-inch sewer main extension to serve each row of townhomes. The sewer main shall be designed and constructed in accordance with City and Washington Department of Ecology standards. All new on-site sewer main shall be private.
2. Sewer main connections to City sewers located on adjacent parcels shall be located in a 15-foot wide utilities easement.
3. Direct vehicular access will be required to the connection point of on-site and off-site sewer at the southwest corner of the property.
4. Each new townhome building shall be served by an individual side sewer. All new side sewers shall be 6-inches. All side sewers shall flow by gravity to the main at a minimum slope of 2%. If a unit lot subdivision is formed, each new townhome unit shall be served by an individual side sewer.
1. The existing single family home is served by a private on-site septic system. The septic system shall be abandoned in accordance with King County Department of Health regulations and Renton Municipal Code when the home is removed.
2. The development is subject to applicable wastewater system development charges based on the size of the new domestic water to serve the project.
 - a. SDC fee for a 1-inch meter is \$2,837.00 per meter. The total fee is \$56,740 for (20) 1-inch meters.

SURFACE WATER

1. A geotechnical report, dated August 30, 2018, completed by Migizi Group, Inc. for the site has been provided. The submitted report describes the site is a Low Erosion Hazard area. Erosion control measures will need to be in place prior to starting grading activities on the site. The report needs to discuss the soil and groundwater characteristics of the site including infiltration potential and provide recommendations for project design and construction. Geotechnical recommendations presented need to be address within the project plans.
2. A Preliminary Drainage Plan and Technical Information Report (TIR), dated October 29, 2018, was submitted by Encompass Engineering & Surveying with the Land Use Application. Based on the City of Renton's flow control map, the site falls within the Flow Control Duration Standard area matching Forested Site Conditions and is within the Black River Drainage Basin. The development is subject to Full Drainage Review in accordance with the 2017 City of Renton Surface Water Design Manual (RSWDM). All nine core requirements and all six special requirements must be discussed in the Technical Information Report. The following stormwater improvements are required and shall be discussed within the TIR:
 - a. ***The development shall ensure that Core Requirement #1 "Discharge at the Natural Location" in the RSWDM is met.***
 - b. ***The final TIR shall provide a full Level 1 analysis to ensure that Core Requirement #2 "Offsite Analysis" in the RSWDM is met. Please provide a Level 1 analysis that includes all information regarding Task 1-4.***
 - c. ***Applicant shall include discussion of special requirement (SR) #6 in the final drainage report. SR #6 relates to the aquifer protection area, which is not applicable to this site, but it should be noted as such in the report.***
 - d. ***There is a storm drain line and catch basin located within the property frontage. Storm drainage improvements along Talbot Road South are not addressed in the Civil Plans or TIR. Storm drainage improvements along all public street frontages are required to***

conform to the City's street standards. New storm drain shall be designed and sized in accordance with the standards found in Chapter 4 of the 2017 Renton Surface Water Design Manual and shall account for the total upstream tributary area, assuming developed conditions for onsite tributary areas and existing conditions for offsite tributary areas.

3. The development is required to provide flow control and enhanced basic water quality treatment prior to discharge. Project water quality treatment will consist of conveyance to a combined water quality/detention vault.
 - a. ***The drainage report discusses the possibility of utilizing full infiltration in lieu of detention for the site flow control requirements. The applicant will be required to submit infiltration testing, meeting the requirements outlined in Section 5.2 of the 2017 RSWDM at the time of civil construction permit application. The drainage report shall be updated to include the recommendations outlined in the infiltration testing report.***
 - i. ***The vault and outlet structure sizing provided in the potential infiltration vault modeling analysis does not demonstrate compliance with Core Requirement #3 – Flow Control. If an infiltration facility is used on the project, the drainage report shall demonstrate compliance with Core Requirement #3 for the entire site.***
 - b. ***The drainage report does not currently demonstrate the project has met the requirements for enhanced basic water quality treatment. Compliance with Core Requirement #8 – Water Quality shall be demonstrated with the civil construction permit application.***
 - c. ***The conveyance pipes and storm water facilities shall be designed in accordance with the RSWDM that is current at the time of civil construction permit application.***
 - d. ***A maintenance access road from the public right-of-way is required to the public stormwater facilities in the proposed Tract A for "Open Space / Tree Retention / Stormwater" and shall be in accordance with the design requirements outlined in the RSWDM. The stormwater facilities located within Tract A will be maintained by the City. An easement over a portion of Tract A will be required for the City to access and maintain the stormwater facilities in Tract A. The lot owners within the subdivision shall have equal and undivided ownership and maintenance responsibility of Tract A, excluding the stormwater facilities contained therein.***
 - e. ***Any surfaces used in a "treatment trade" or "area swap", both untreated onsite and treated offsite areas, must be clearly identified within the plan set and in a TIR exhibit.***
4. Appropriate on-site BMPs will be required to help mitigate the new runoff created by this development. A preliminary drainage plan, including the application of on-site BMPs, has been included with the land use application. The final drainage plan and drainage report must be submitted with the civil construction permit application.
 - a. ***Final evaluation of the application of on-site BMPs to the maximum extent feasible will be completed during civil construction permit review. The applicant shall provide infiltration testing at the time of civil construction permit application. The applicant may be required to apply additional on-site BMPs in order to apply on-site BMPs to the maximum extent feasible. Any onsite impervious surfaces (including swapped areas) not served by the infiltration facility utilizing full infiltration are not exempt from the on-site BMP requirement by the Flow Control Facility Exemption in Section 1.2.9 of the RSWDM .***

5. Separate structural plans will be required to be submitted for review and approval under a separate building permit for the detention and/or water quality vault. Special inspection from the building department is required.
6. All work proposed outside of the applicant's property will require a permanent drainage easement to be provided to the City and a temporary construction easement prior to any permits being issued.
7. A Construction Stormwater General Permit from Department of Ecology will be required since grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.
8. A surface water development fee of \$0.718 per square foot of new impervious surface will apply. The fee is subject to final design and payable prior to issuance of the civil construction permit.

TRANSPORTATION

1. To meet the City's complete street standards, the following street improvements will be required to be installed by the developer for each of the following roads fronted by the development:

Talbot Road South

- To meet the City's complete street standards for **Error! Reference source not found.** streets, minimum ROW is 94 feet for three (3) lane roads. Dedication of 17 feet of ROW fronting the site will be required. Per City code 4-6-060, half street improvements shall include a pavement width of 57 feet (28.5 feet from centerline), a 0.5-foot curb, an 8-foot planting strip, an 8-foot sidewalk, street trees and storm drainage improvements.
- South of the site, a 44-foot wide pavement section has been established for Talbot Road South. The modified pavement section consist of 2 – 11-foot travel lanes, 1 – 12-foot two-way left turn lane, and 2 – 5-foot bike lanes. New curb and sidewalk along the site's Talbot Road S. frontage should tie into the existing curb and sidewalk south of the site. The established curb alignment shall be maintained. A street modification will need to be submitted with the land use submittal to use a pavement width of 44-feet instead of the required 57-feet. A right of way dedication of approximately 10.5-feet would be required to building out the modified half right of way section (0.5-foot curb, 8-foot planter, 8-foot sidewalk, and 2-foot clear at the back of sidewalk).
- The applicant has requested a street modification in order to modify the ROW width and/or street cross section to match the established street section for Talbot Road South.
 - a. City staff is recommending approval of the applicant's street modification request. Please see the Street Modification Criteria and Analysis for a complete summary of the request, staff analysis, and staff recommendation.

South 48th Street

- An access easement will be required from the property owner(s) if access via South 48th Street is desired as part of the proposed development.

New Public Streets

- Current City of Renton standards require a turnaround for dead-end streets greater than 150 feet. Dead-end streets up to 300 feet may utilize a hammerhead turnaround provided it meets the requirements for emergency services access, including a 25-ft inside and 45-ft outside turning radius. Reference RMC 4-6-060H. The hammerhead

turnaround shall have a design approved by the Administrator and Fire and Emergency Services.

- All new public streets for the development shall meet the minimum street standards as outlined in RMC 4-6-060F. Minimum standards for a residential access road requires a 53-foot right-of-way, 26-foot pavement width, 0.5-foot curb and gutter, 8-foot planter strips and 5-foot sidewalks on both sides of the street.
 - a. The applicant has proposed a reduced street section for a portion of the new public road, eliminating the required parking lane for a distance of approximately 100-feet at the entrance to the development.
 - b. City staff is recommending approval of the applicant's street modification request. Please see the Street Modification Criteria and Analysis for a complete summary of the request, staff analysis, and staff recommendation.
 - c. The applicant has proposed alley access to the townhomes facing east and west, which would run parallel to Talbot Road South and perpendicular to the new public road. Paved roadway width shall be 20-feet to allow for emergency vehicle access. No parking is allowed in the alleys.
- 2. Refer to City code 4-4-080 regarding driveway regulations.
 - a. A minimum separation of 5 feet is required between driveway and the property line.
 - b. Maximum driveway slopes shall not exceed 15%. Driveways exceeding 8% shall provide slotted drains.
 - c. The maximum width of single loaded garage driveway shall not exceed nine feet (9-ft) and double-loaded garage driveway shall not exceed sixteen feet (16-ft).
- 3. Per RMC 4-6-060, public street frontages along sites proposing more than four residential units are required to conform to the City's street lighting standards. A street lighting analysis and plan shall be submitted with the construction permit.
- 4. Corner lots on arterial Streets require a minimum curb radius of 35 feet.
- 5. ADA access ramps shall be installed at all street crossings. Ramps shall be shown at each intersection. Ramps shall be oriented to provide direct pedestrian crossings.
- 6. A traffic analysis dated September 28, 2018, was provided by DN Traffic Consultants. The site generated traffic volumes were calculated using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. Based on the calculations provided, the proposed development would average 101 new daily vehicle trips. Weekday peak hour AM trips would generate 9 new vehicle trips, with 7 vehicles leaving and 2 vehicles entering the site. Weekday peak hour PM trips would generate 13 new vehicle trips, with 8 vehicles entering and 5 vehicles exiting the site. 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. Increased traffic created by the development will be mitigated by payment of transportation impact fees.
 - d. The Trip Generation Report (TGR) references 21 townhomes. The application documents note only 20 townhomes. The applicant shall submit an updated TGR with the Civil Construction Permit Application for review and approval by the Development Engineer.**
 - e. The values provided in the table do not appear to match values generated based on the 10th edition of the ITE Manual and should be verified prior to submittal.**
- 7. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.
- 8. 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 \$2,822.61 per dwelling unit for duplexes/townhomes. The project proposes the addition of 19 new residences (20 new townhomes, 1 existing single family residence to be removed). The

estimated total fee is \$51,021.35, including a credit of \$5,430.85 for the existing home to be removed. 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.

9. Concurrency under separate cover, if applicable.

GENERAL COMMENTS

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