



**NOTICE OF DECISION  
SIENNA LANE II - 4 LOT SHORT PLAT - PSHP2016-00132**

**Project Description:** The applicant would like to subdivide 1 lot, approximately 1.37 acres into 4 lots. The property is zoned R-4. There are no critical areas.

The applicant (CR HOME BUILDERS LLC) applied for the above project on May 06, 2016; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on May 16, 2016. On May 23, 2016, the City issued a Notice of Application / SEPA, which identified a public comment period from May 23, 2016 through June 13, 2016. The City of Sammamish issued a decision on November 23, 2016 and public notice has been provided via: mailed notice to property owners within 1000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been Approved with Conditions.

**Applicant:** CR HOME BUILDERS LLC

**Public Comment Period:** 05/23/2016 through 06/13/2016

**Project Location:** The project site is located at the southern end of 215<sup>th</sup> Place SE, i.e., Sienna Lane Plat.

**Tax Parcel:**  
0424069065

**Address:**  
N/A

**Existing Environmental Documents:** Arborist Report dated May 8, 2016, SEPA Checklist dated May 8, 2016, Wetland Investigation dated May 8, 2016, Geotechnical Report dated May 8, 2016 and Technical Information Report (drainage) date August 25, 2016.

**Public Hearing:** A Public Hearing is not required for this project.

**Other Permits:** Site development, final plat, building permits

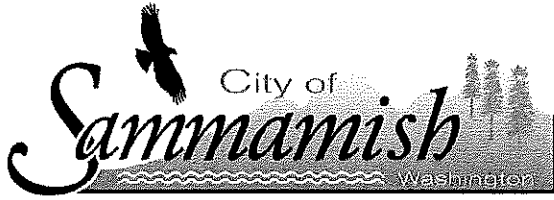
**SEPA Review:** SEPA Exemption, Per WAC 197-11-800 (6)(2)(d)

**Appeal Period:** November 23, 2016 through December 14, 2016

**Staff Member Assigned:** Emily Arteche  
(425) 295-0500  
earteche@sammamish.us

*Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*



**Findings / Conclusions / Decision**  
**Sienna Lane II- 4 lot Short Plat**  
**PSHP2016-00132**

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<b>APPLICANT:</b>	<b>CR Home Builders, LLC</b> <b>14410 Bel Red Road</b> <b>Bellevue, WA 98007</b>
<b>PARCEL NUMBER:</b>	<b>0424069065</b>
<b>SHORT PLAT DECISION:</b>	<b>Approved with Conditions</b>
<b>DATE OF DECISION:</b>	<b>November 23, 2016</b>
<b>SEPA DETERMINATION:</b>	<b>SEPA Exempt, WAC 197-11-800 (6)</b>

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**INTRODUCTION**

This proposed short plat is an extension of the existing Sienna Lane Subdivision. The property is located directly south of SE 20<sup>th</sup> Street along 215<sup>th</sup> Place SE. The applicant is proposing to extend the road to the west should that property develop. No future roadway connections exist to the east or to the south.

The applicant applied for a street variation for local road standards. The proposed interior local road improvements would consist of a 28-foot-wide road section rather than the standard 36-foot-wide road. The proposed local road would match that of the existing section of 215<sup>th</sup> Place SE serving the Sienna Lane Subdivision.

Public comments were received from an adjacent property owner who was seeking more information on the following: weekend construction hours of operation, drainage setbacks and the existing cul-de-sac, i.e., extension of 215<sup>th</sup> Place SE. The applicant replied to public comment on August 25, 2016 and explained that construction hours on weekends include 9 AM to 6 PM, that elevation final grading may be higher than that of the existing neighboring yard but drainage will be collected and directed to the detention pond, and that future homes will not be built at the fence line. Eastside Fire and Rescue reviewed the project and approved the turnaround in Sienna Lane staying in its current configuration to service the proposed short plat Sienna Lane II.

## **FINDINGS**

### General Description / Property Characteristics:

1. The site is located off of SE 20th Street in Sammamish. More generally, the site is located in the NW ¼ of Section 4, Township 24 N, Range 6 E, Willamette Meridian. The site consists of a single vacant parcel totaling approximately 1.37 acres.
2. The site contains no critical areas.
3. The applicant seeks to subdivide a parcel (1 to 4 lots) determined to be separate lots as defined by SMC 19A.04.280 and at least five years have passed since the recording of any prior short subdivisions.
4. The subject property is bounded on all sides by existing single family residences. The underlying parcel is vacant. Each lot within the short subdivision, as conditioned, will have acceptable access to a public street conforming to applicable street standards.
5. Preliminary drainage plans identify two separate drainage areas for the proposed subdivision. The natural discharge for each of the proposed built out areas is identified to match the release rates at identical locations to existing conditions. Proposed treatment facilities include avoidance of any disturbance of existing natural vegetation for the southwest portion of the short subdivision. The stormwater runoff from the rest of the subdivision will be collected and conveyed to a large wetpond located in Tract A, and then released into the adjacent City of Sammamish piped storm drainage system. The proposed plat lies within the Pine Lake Creek sub-basin, which discharges to Lake Sammamish via Pine Lake Creek. The proposed plat is subject to Level 3 Flood Problem Flow Control and Sensitive Lake Water Quality Treatment in accordance with the 2009 *King County Surface Water Design Manual (KCSWDM)*.
6. Traffic concurrency was issued for a 4-lot subdivision with no existing residence on April 5, 2016. Upon issuance of traffic concurrency, a deposit of ten percent (10%) of the traffic impact fees was paid in the amount of \$5,681.71 on May 6, 2016.
7. 215th Place SE is classified as a local road. The applicant proposes to extend the existing road, sidewalk, curb, and gutter (constructed under the Sienna Lane subdivision) in kind into the proposed subdivision and terminate after a 90° bend to the west end of the site. No new temporary or permanent turnaround is proposed. The proposed road cross section matches all standards for a local road other than a 28-foot wide pavement. The proposal does not match the standard local road cross section.
8. Eastside Fire and Rescue reviewed and approved the existing turnaround in Sienna Lane Subdivision in its current configuration to service the proposed Sienna Lane II short plat.

9. On May 6, 2016 the Plator requested a street variation from Interim Public Works Standards pertaining to minimum standards for Local Road Standards per PWS FIG01-05.
10. On November 15, 2016 the Plator revised the request for a street variation.
11. On November 22, 2016 the City accepted the roadway extension proposed with a variation of the pavement width reduction from 36 feet to 28 feet.

Zoning / Project Review:

1. A short subdivision consists of a map showing the general layout of streets and alleys, lots, tracts, and other elements of a short subdivision consistent with the requirements of SMC chapters 19A.04 (Administration); 19A.12. (Subdivisions and Short Subdivisions), and RCW chapter 58.17 (Plats-Subdivisions-Dedications), with which this application complies as conditioned. The preliminary plat is the basis for approval or disapproval of the subdivision's general layout. SMC Title 19A, Chapters 19A.04, 19A.082, and 19A.12 provide the decision criteria applicable to granting preliminary plat approval.
2. SMC 19A.04.310 defines a short subdivision as: "the division or redivision of land into nine or fewer lots, tracts, parcels or sites for the purpose of sale, lease or transfer of ownership."
3. Short Plats are Type 2 decisions that are subject to the Community Development Director's decision per SMC 20.05.020.
4. The applicant submitted a short plat application on May 6, 2016, deemed complete on May 16, 2016.
5. The applicant requested a short subdivision of approximately 1.37 acres into 4 lots. A copy of the application is attached hereto as Exhibit A, and is incorporated herein by this reference.
6. The subject parcel, is zoned R-4 (Residential 4 unit/acre). The surrounding parcels are also zoned R-4.
7. Access to proposed new lots will be from 215<sup>th</sup> Place SE.
8. On May 23, 2016, a Notice of Application was sent to all required public agencies, interested parties, and property owners within 500 feet of the property. The public comment period for the proposal ran for 21 days until June 13, 2016.
9. SMC 21A.25.030 (A) Density and Dimensions – R-4 standards include lot widths of 30 feet, setbacks (interior 5 feet, street 10 feet), and base height (35 feet). In the R-4 zone a 55% impervious surface coverage is required.
10. Issaquah School District reviewed and approved the proposed short subdivision on May 22, 2016 with identification of a school bus stop at 215<sup>th</sup> Avenue SE and SE 20<sup>th</sup> Street.

11. Sammamish Plateau Water & Sewer District (SPWSD) issued water and sewer certificates of availability on April 12, 2016 and reviewed the applicant's site development plan dated October 25, 2016 with no additional comments on preliminary plan sheets.

SEPA Review / Determination:

12. The subject site was not part of any previously recorded short plat and is SEPA Exempt under WAC 197-11-800 (6) (d).

ANALYSIS/CONCLUSIONS:

The following conclusions are based on the findings set forth herein above, applicant provided information, and the contents of the project file. Accordingly, the City of Sammamish Department of Community Development concludes:

1. **RCW 58.17.110: Approval or disapproval of subdivision and dedication -- Factors to be considered -- Conditions for approval -- Finding -- Release from damages.** A proposed subdivision and dedication shall not be approved unless the City, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication.

If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

**Staff response:** *Safe walking conditions for students who only walk to and from school. School age children residing in Sienna Lane II will attend Creekside Elementary, Pine Lake Middle, and Skyline High Schools. Children will walk to the elementary school and be bused to the middle and high schools. The school bus stop is directly across SE 20th Street from the subject property. Sidewalks exist on the north side of SE 20th Street to the elementary school.*

*The Plator has made appropriate provisions for other areas of public health, safety, and the general welfare of the citizens who will live in the proposed short plat. Water and sewer will be served to the newly created lots. The public use and*

*interest will be served by the platting of such subdivision including the extension of 215<sup>th</sup> Place SE and the dedication of land for the road. Road improvements will provide for 28 feet of pavement, sidewalks, curb, and gutter.*

**2. SMC Chapter 14A.15 Street Impact Fees**

The City shall collect impact fees, based on the rates in SMC 14A.15.110, from any applicant seeking development approval from the City for any development with the City, where such development requires the issuance of a building permit.

***Staff Response:** Traffic concurrency was issued for a 4-lot subdivision with no existing residence on April 5, 2016. Upon issuance of traffic concurrency, a required deposit of ten percent (10%) of the traffic impact fees was paid in the amount of \$5,681.71 on May 6, 2016.*

**3. SMC Chapter 14A.20.110 Parks and recreational facilities impact fee rates**

The park and recreational facilities impact fees are based upon a schedule of impact fees which is adopted for each type of development activity that is subject to impact fees and which specifies the amount of the impact fee to be imposed for each type of system improvement.

***Staff Response:** Currently the existing lot is vacant. All newly created lots will be required to pay the park impact fees in effect at the time of residential building permit issuance.*

**4. SMC Chapter 15.05.050 Surface water system development charge authorized**

The director of community development is authorized to collect a surface water system development charge.

***Staff Response:** The new residential dwelling units will be required to pay the surface water development charge at the time of building permit submittal.*

**5. SMC Chapter 16.05 Construction Codes**

The purpose of the codes and regulations adopted by this title is to regulate building and construction within the City and to protect the public health, safety, and welfare of the general public.

***Staff Response:** Building plans for the proposed lots will be reviewed at the time of permit submittal for compliance with this code.*

**6. SMC Chapter 19A.08.060 Review for conformity with other codes, plans and policies**

Applications for approvals pursuant to this title shall be reviewed in accordance with the applicable procedures set forth in this title and SMC Title 20. A preliminary subdivision, short subdivision or binding site plan may be approved, approved with conditions or denied based on findings in accordance with City, special district and state rules, regulations, plans and policies including, but not limited to:

(1) Chapter 43.21C RCW (SEPA)

(2) Chapter 58.17 RCW (Subdivisions), including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school

- (3) Chapters 36.70A and 36.70B RCW (Growth Management and Project Review).
- (4) SMC Title 13 (Surface Water Management)
- (5) SMC Titles 14 and 14A (Public Works and Transportation, Public Facilities)
- (6) SMC Title 16 (Buildings and Construction),
- (7) SMC Title 19A (Land Division)
- (8) SMC Title 20 (Administrative Procedures/Environmental Policy)
- (9) SMC Title 21A (Development Code)
- (10) SMC Title 21B (Town Center),
- (11) SMC Title 23 (Code Enforcement),
- (12) SMC Title 25 (Shoreline Management),
- (13) City of Sammamish Public Works Standards
- (14) Administrative rules adopted pursuant to Chapter 2.55 SMC.
- (15) King County board of public health rules and regulation,
- (16) Applicable water/sewer district requirements,
- (17) City of Sammamish Comprehensive Plan
- (18) City of Sammamish Stormwater Comprehensive Plan
- (19) SMC Title 27A (Financial Guarantees)
- (20) This title.

**Staff Response:** *The proposed action is exempt from environmental review as specified in WAC 197-11-800(6)(d).*

*Safe walking conditions for students who only walk to and from school. School age children residing in Sienna Lane will attend Creekside Elementary, Pine Lake Middle, and Skyline High Schools. Children will walk to the elementary school and be bused to the middle and high schools. The school bus stop is directly across SE 20th Street from the subject property. Sidewalks exist on the north side of SE 20th Street to the elementary school.*

*The proposed plat lies within the Pine Lake Creek sub-basin, which discharges to Lake Sammamish via Pine Lake Creek. The proposed plat is subject to Level 3 Flood Problem Flow Control and Sensitive Lake Water Quality Treatment in accordance with the 2009 King County Surface Water Design Manual (KCSWDM).*

*The Plator will provide an extension of the existing road; 215<sup>th</sup> Place SE including right-of-way dedication to the City. Frontage improvements will include, curb, gutter, and sidewalks. The public use and interest will be served by the platting of such subdivision and dedication of right-of-way.*

*Water and sewer will be served to the newly created lots. The Plator has taken appropriate provisions to have the project reviewed and approved by Sammamish Plateau Water and Sewer District.*

*The net site area equals 1.05 acres with a maximum density of 4 dwelling unit per acre. The total allowed units is 4.2 or 4 units.*

*The City zoning and comprehensive plan designations are both R-4, 4 units per acre for this property.*

**7. SMC Chapter 19A.08.100 Public street rights-of-way**

The City engineer shall have the authority to make determinations under this section whether dedication or deeding of right-of-way is required. Right-of-way widths shall comply with current public works standards. Dedication or deeding to the City of right-of-way or a portion thereof for public streets shall be required within or along the boundaries of all binding site plans, subdivisions and short subdivisions or of any lot or lots within them, under the following circumstances, where facts support that such dedication is reasonably necessary as a result of the impact created by the proposed development.

*Staff Response: 215<sup>th</sup> Place SE is classified as a local road and the applicant will need to complete the extension of this street including frontage improvements and dedicate this ROW to the City.*

**8. SMC Chapter 19A.08.110 Limitations within future road corridors**

In order to allow for the development of future road corridors that would complete the public circulation system or that would provide a sole source of access for an abutting property, the City may limit improvements within specific areas of a proposed binding site plan, subdivision or short subdivision. These limitations may preclude the construction of buildings, driveways, drainage facilities or other improvements within the specified areas.

*Staff response: Once the properties to the west and northwest develop/subdivide, 215<sup>th</sup> Place SE is stubbed to allow these future road connections to occur and create a circulation thru the parcels to the west and northwest of the subject property.*

**9. SMC Chapter 19A.08.120 Public trail rights-of-way**

In conformance with SMC 21A.30.200, a dedication, deeding or easement to the City for public trail purposes shall be required where a binding site plan, subdivision, or short subdivision or portion thereof is located on properties that include trail corridors shown within an adopted City parks or trails plan. The trail corridor dedication, deeding, or easement shall be in an appropriate location and of sufficient width and dimension to meet the requirements of SMC 21A.30.210 and the trails, bikeways and paths plan.

*Staff response: This project is not located within a trail corridor or in an adopted trails, bikeways and paths plan.*

**10. SMC Chapter 19A.08.130 Adequacy of access**

Each lot within the subdivision, short subdivision, or binding site plan shall have acceptable access conforming to the current public works standards.

*Staff Response: Public Works has approved the application as shown in Exhibit B attached hereto and incorporated herein by this reference. Extension of 215<sup>th</sup> Place SE from the existing Sienna Lane Subdivision is shown in Exhibit C attached hereto and incorporated herein by this reference.*

**11. SMC Chapter 19A.12.020 Preliminary approval of short subdivisions and subdivisions – Filing of final plat or final short plat Preliminary short subdivision**



approval shall be effective for a period of 60 months. If any condition is not satisfied and/or the final plat or short plat is not recorded within the approval period, the subdivision or short subdivision shall be null and void.

**Staff response:** *The plat will be conditioned to require the recording of the final short plat within 60 months of preliminary approval.*

12. **SMC Chapter 20.15.040 SEPA Categorical exemptions and threshold determinations** The City of Sammamish adopts the standards and procedures specified in WAC 197-11-300 through 197-11-390 and 197-11-800 through 197-11-890 for determining categorical exemptions and making threshold determinations.

**Staff response:** *Based on the submitted application and available information, the proposed action is exempt from environmental review as specified in WAC 197-11-800(6)(d).*

13. **SMC Chapter 21A.25.070 Density Calculations** The allowable number of dwelling units or lots (base density) shall be computed by multiplying the net site area by the applicable residential density of the zone. Site area used for base density excludes sensitive areas and their buffers, as well as property to be used as streets.

**Staff Response:** *The site area is 1.37 acres. The property is zoned R-4, which has a density of four units per acre. The net site area is 1.05 acres. The calculation yields 4 dwelling units.*

14. **SMC Chapter 21A.30.140 On-site recreation space required** Single family residential developments of more than 4 units shall provide recreation space, excluding sensitive areas.

**Staff Response:** *On-site recreation space is not required since the project does not exceed the 4 lot thresh-hold requirement.*

15. **SMC Chapter 21A.35.210 Tree retention requirements, Ordinance 02015-390** All new short plats of 2 lots shall retain significant trees subject to the following standards:

(c) R-4 and R-6 Zoned Lots. A minimum of 35 percent of the significant trees shall be retained within areas unconstrained by environmentally critical areas and associated buffers.

**Staff Response:** *The entire site contains 80 significant trees. Per SMC the applicant is required to retain 35% or 28 trees. The applicant applied 21A.27.270(4) Incentives to comply with the 35% retention requirement. 6 trees located on site have been identified as part of a continuous canopy. A total of 11.5 trees are retention credits. Total retained trees equal 34.5 trees.*

16. **SMC Chapter 21A.60 Development Standards-Adequacy of Public Facilities and Services** All new development proposals including any use, activity, or structure allowed by SMC 21A.20 that requires City approval shall be adequately served by the following facilities and services prior to the time of occupancy, recording, or

other land use approval, as further specified in this chapter:

- (a) Sewage disposal (21A.60.030)
- (b) Water supply (21A.60.040)
- (c) Surface water management (21A.60.050)
- (d) Streets and access (21A.60.060 and 070)
- (e) Fire protection service 21A.60.080)
- (f) Schools (21A.60.090)

All new development proposals shall include a certificate of water availability and/or certificate of sewer availability to demonstrate compliance with this chapter and other provisions of the SMC, the City of Sammamish interim comprehensive plan, and the Growth Management Act.

**Staff response:** *The Plator submitted water and sewer certificates of availability from Sammamish Plateau Water & Sewer District which were approved on April 12, 2016. Eastside Fire and Rescue (ESFR) approved the application with conditions on May 24, 2016 and again on November 1, 2016. The applicant is required to comply with the City of Sammamish Stormwater Management Comprehensive Plan, as well as drainage requirements in the 2009 King County Surface Water Design Manual (KCSWDM) and the addendum to the 2009 King County Surface Water Design Manual.*

*Safe walking conditions for students who only walk to and from school. School age children residing in Sienna Lane II will attend Creekside Elementary, Pine Lake Middle, and Skyline High Schools. Children will walk to the elementary school and be bused to the middle and high schools. The school bus stop is directly across SE 20th Street from the subject property. Sidewalks exist on the north side of SE 20th Street to the elementary school*

**17. SMC Chapter 21A.105 School Impact Fees** The provisions of this chapter for the assessment and collection of impact fees are adopted pursuant to Chapter 82.02 RCW to ensure that adequate public school facilities and improvements are available to serve new development.

**Staff Response:**

Pursuant to Sammamish Municipal Code (SMC) 14A.15.020(6) and 14A.25.030(2), final plat and building permit applicants must declare, at the time of such application, their desired option for the payment of impact fees. The applicant must declare at final plat application as to which option they intend to choose for the timing of payment associated with school impact fees for the Issaquah School District plus administrative fees.

**18. SMC Title 25 Shoreline Management**

**Staff Response:** *Not applicable. The lot is located outside the shoreline jurisdiction.*

**SUMMARY**

**Preliminary short subdivision (short plat) approval shall be granted by the City only if the applicant demonstrates that all criteria enumerated within**

**ANALYSIS/CONCLUSIONS are met. The short plat map received by the City and stamp dated November 15, 2016 is hereby conditionally approved.**

**DECISION/CONDITIONS**

On November 23, 2016 the City of Sammamish Department of Community Development approved the preliminary short plat. Approval of this application is based upon, in part, this staff report and the file contents. The decision is subject to the following conditions of approval:

***General Conditions:***

1. The Plator shall comply with all City, state, and federal rules and regulations in effect on May 6, 2016 (the date of complete application). Such rules and regulations include, but are not limited to: RCW 58.17; SEPA (RCW Ch. 43.21C) as implemented by SMC 20.15; SMC Title 21A, Zoning; SMC Title 13, Surface Water Management; SMC 14.01 Street Standards; SMC 19A.12, Subdivisions and Short Subdivisions; Administrative rules adopted to implement any such code or ordinance provision and; conformance with applicable private restrictions and covenants.
2. The Plator or subsequent owner(s) shall comply with the payment of street impact fees, impact fees for park and recreational facilities, and school impact fees in accordance to SMC Chapters 14A.15, 14A.20, and 21A.105, respectively.
3. The short plat shall be developed in substantial conformance with the Conceptual Site, Grading and Storm Drainage plan date stamp received on August 25, 2016 subject to applicable conditions enumerated herein. A copy of the said site plans are attached hereto as Exhibit C.
4. Per SMC 19A.12.020, preliminary plat approval will be effective for a period of 60 months. If any condition is not satisfied and/or the final plat or short plat is not recorded within the approval period, the subdivision or short subdivision shall be null and void.

***Site Development Permit Special Conditions:***

5. 215th Place SE is classified as a local road with 50-feet of existing right-of-way. Extension of this street into the plat shall be provided consistent with a local road standard and as approved by variation from the City Engineer.

***Concurrent with or Prior to Final Plat:***

6. Frontage improvements on 215th Place SE shall be fully installed and approved;
7. Driveways shall be completed prior to the final plat. Any joint use driveways shall be bonded for or constructed under the Site Development permit;

***Conditions to appear on the Face of the Final Plat:***

8. Unless located within a recreation tract and public easements provided, all Surface Water Management Facilities required for this subdivision shall be contained within a

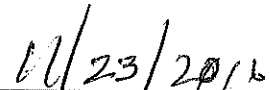
separate tract of land and shall be dedicated to the City of Sammamish for maintenance and operation. Language to this effect shall be shown on the face of the final plat.

9. Covenant and easement language pertaining to individual lot and tracts with flow control BMPs shall be shown on the face of the final plat. Public Works shall approve the specific language prior to final plat.
10. *"Maintenance of all landscape strips along 215th Place SE shall be the responsibility of the Homeowners Association or adjacent property owners. Under no circumstances shall the City bear any maintenance responsibilities for landscaping strips created by the plat."*
11. *"Maintenance of illumination along all local and private roads shall be the responsibility of the Homeowners Association or jointly shared by the owners of the development."*
12. *"All building permits shall be subject to 2009 King County Surface Water Design Manual Appendix C to determine the best management practices for all surface water runoff. All connections of roof drains shall be constructed and approved prior to final building inspection approval."*

***Prior to City Acceptance of Improvements:***

13. All items in the final acceptance construction punch list shall be addressed and accepted by the City;
14. Prior to acceptance into the Maintenance and Defect period, project close-out documents including as-builts and final corrected TIR shall be submitted to Public Works for approval;

  
By: Emily Arteche, Sr. Planner  
For: Jeff Thomas, Director of Community Development

  
Date

**Exhibit List:**

- A. Land Use Application
- B. Public Works Final Recommendations
- C. Site Development Plans
- D. General Standard Plan Notes