

ORDINANCE NO. 360

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
APPROVING A PRELIMINARY FORMAL SUBDIVISION FOR
NINETEEN LOTS AND THREE PRIVATE LAND TRACTS LOCATED
AT 14515 WHITMAN AVENUE NORTH.**

WHEREAS, owners of certain properties, with parcel number 2827100076, have filed a preliminary long plat application for nineteen building lots and two open space tracts and one access tract located at 14515 Whitman Avenue North; and

WHEREAS, on July 1, 2004, a public hearing on the application for the preliminary long plat was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on July 1 2004, the Planning Commission recommended approval of the preliminary long plat and entered findings of fact and conclusions based thereon in support of that recommendation; and

WHEREAS, the City Council does concur with the Findings and Recommendation of the Planning Commission, specifically that the preliminary long plat of certain properties, located at 14515 Whitman Avenue North (with parcel number 2827100076) is consistent with both the City of Shoreline Comprehensive Plan and Development Code and is appropriate for this site;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE DO
ORDAIN AS FOLLOWS:**

Section 1. Findings. The Findings and Conclusion on Project No. 201310, as set forth in Part I, Planning Commission Findings, Conclusion and Recommendation dated July 29, 2004, attached hereto as Exhibit A are hereby adopted.

Section 2. Preliminary Formal Subdivision Adoption. The Whitman Avenue Townhomes Preliminary Long Plat, Project No. 201310, as further described and depicted in Exhibit B attached hereto is hereby adopted subject to the conditions set forth in Part II, Planning Commission Findings, Conclusion and Recommendation dated July 29, 2004 and attached hereto as Exhibit A.

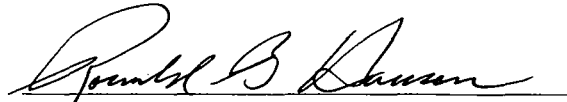
Section 3. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this ordinance, or the application of such provision to other persons or circumstances, shall not be affected.

Section 4. Effective Date. This ordinance shall go into effect five days after passage

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and publication of the title as a summary of this ordinance.

PASSED BY THE CITY COUNCIL ON AUGUST 23, 2004.




Mayor Ronald B. Hansen

ATTEST:



Sharon Mattioli, MMC
City Clerk

APPROVED AS TO FORM:



Ian Stevers
City Attorney

Date of Publication: August 28, 2004
Effective Date: September 2, 2004

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FINDINGS, CONCLUSIONS AND RECOMMENDATION OF THE CITY OF SHORELINE PLANNING COMMISSION

Whitman Avenue Townhomes Preliminary Long Plat Review, Project No. 201310

Summary –

After reviewing and discussing the Whitman Avenue Townhomes Preliminary Long Plat proposal on July 1, 2004 the City of Shoreline Planning Commission did find and conclude that the application is in compliance with applicable codes and therefore unanimously recommended approval of such action with conditions.

I. FINDINGS AND CONCLUSIONS

1. PROJECT SITE CHARACTERISTICS

- 1.1 The project site is approximately 23,445 square feet in size and consists of one lot at 14515 Whitman Avenue North (Tax Parcel No. 2827100076).
- 1.2 An existing seven unit multifamily complex at the project site is accessed from Whitman Avenue North.
- 1.3 The existing density is 13.0 units per acre.
- 1.4 The project site slopes very gradually from west to east, approximately 3.8%.
- 1.5 Three significant trees are located at the project site, one of which is located near the front lot line and the other two are located in the center area.

2. NEIGHBORHOOD CHARACTERISTICS

- 2.1 The project site is located in the Westminster Triangle Neighborhood near the northwest corner of North 145th Street and Whitman Avenue North.
- 2.2 The immediate neighborhood on Whitman Avenue North is characterized by multi-family developments. One block to the east on Aurora Avenue North, there is a large number of varying of commercial developments. The new Interurban Trail is one-half block to the west, accessed from North 145th Street.
- 2.3 Aurora Avenue North is classified as a State Route. North 145th Street is classified as a Principal Arterial. Whitman Avenue North is classified as a Residential Street.

3. COMPREHENSIVE PLAN LAND USE DESIGNATION AND POLICY SUPPORT

- 3.1 The Land Use Map, Figure LU-1 designates the project site for Mixed Use. This designation is applied to stable and developing areas and is intended to encourage the development of pedestrian oriented places, with architectural interest that integrate a wide variety of retail, office and service uses with residential uses.

- 3.2 LU23 - Ensure land is designated to accommodate a variety of types and styles of residences adequate to meet the growth of 1,600 to 2,400 new housing units and the future needs of Shoreline citizens.
- 3.3 H1 - Encourage a variety of residential design alternatives that increase housing opportunities in a manner that is compatible with the character of existing residential and commercial development throughout the city.
- 3.4 H6 - Encourage compatible infill development on vacant or underutilized sites.

4. REGULATORY AUTHORITY

- 4.1 Shoreline Municipal Code (SMC) 20.30.060 requires preliminary long plats to be processed as a quasi-judicial or "Type-C" action. Type-C actions require an open record public hearing and review by the Planning Commission, who then forwards a recommendation to the City Council for final approval.
- 4.2 Other applicable regulatory controls are set forth in the SMC as follows:
 - SMC 20.30 – Procedures and Administration
 - SMC 20.40 – Zoning and Use Provisions
 - SMC 20.50 – General Development Standards
 - SMC 20.60 – Adequacy of Public Facilities
 - SMC 20.70 – Engineering and Utilities Development Standards

5. PROCEDURAL HISTORY

- 5.1 The proposal consisting of the Preliminary Long Plat application and State Environmental Policy Act (SEPA) checklist were received on May 14, 2004.
- 5.2 The proposal was determined to be complete for processing on May 25, 2004.
- 5.3 A Consolidated Notice of Application and Notice of Public Hearing for the proposal was issued on May 27, 2004 with request for public comment ending on June 11, 2004.
- 5.4 A SEPA Threshold Determination of Nonsignificance (**Attachment C**) for the proposal was issued on June 16, 2004 with the administrative appeal ending on June 30, 2004.

6. PUBLIC COMMENT

- 6.1 Public Comment – There was no written public comment received for this proposal. One oral public comment was received during the Planning Commission Public Hearing that expressed concern regarding the ability to turn left (east) from Whitman Avenue North onto North 145th Street. Staff noted that this proposal did not meet the threshold to require a traffic impact study, but that the Public Works Department Neighborhood Safety Program can assist the customer with this concern.

7. ZONING DESIGNATION, DENSITY AND PERMITTED USES

- 7.1 The project site is zoned as Residential – 48 units per acre (R-48).
- 7.2 The proposed density is 35.3 units per acre.
- 7.3 SMC 20.40.120 sets forth zero lot line town homes as a permitted use in the R-48 Zoning District.

8. SITE DEVELOPMENT STANDARDS

- 8.1 R-48 Lot Size - Pursuant to SMC 20.50.020(A)(1)(2), the nineteen zero lot line town home lots propose to reduce minimum lot size of 2,500 square feet to a lot size range of 528 square feet to 660 square feet. Building setbacks may also be reduced to provide a usable building area.

- 8.2 Open Space – Two private land tracts are proposed for open space with landscaping. Combined, the total area of open space will need to meet the calculation requirements of SMC 20.50.160 and be clearly delineated on the Landscape Plan. If the nineteen units each have two bedrooms, a total of 2,470 square feet of open space is required. If the nineteen units each have three bedrooms, a total of 3,230 square feet of open space is required. These private land tracts will be owned and maintained by the nineteen zero lot line town home lots.
- 8.3 Significant Tree Removal – All three significant trees located at the project site are proposed to be removed as depicted by the Tree Removal Plan (**Attachment D**), thereby exceeding the minimum tree retention requirement of 20% or one trees as set forth in SMC 20.50.350. SMC 20.50.350(B) provides the following criteria for granting an exception to this standard, provided that an additional four trees are planted for each significant tree removed that would otherwise count towards the minimum tree retention requirement:
- Criteria #1 – There are special circumstances related to the size, shape, topography, location or surroundings of the subject property.
Staff Analysis – The subject property is located in an area zoned to promote higher density types of development – specifically 48 units per acre.
 - Criteria #2 - Strict compliance with the provisions of this Code may jeopardize reasonable use of the property.
Staff Analysis – Although the subject property could still be developed while retaining any one significant tree, the location of any one of these significant trees would require eliminating an undetermined number of units from the proposal, thereby reducing the development density from 35.3 units per acre. The subject property is zoned to promote higher density types of development – specifically 48 units per acre.
 - Criteria #3 – Proposed vegetation removal, replacement, and any mitigation measures are consistent with the purpose and intent of the regulations.
Staff Analysis – The proposal must comply with all requirements of SMC 20.50.350(B) including mitigation measures of planting four trees of certain size for each significant tree removed that would otherwise count towards the minimum retention percentage.
 - Criteria #4 – The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity.
Staff Analysis – There is no evidence that granting this exception would be detrimental to the public welfare or injurious to other property in the vicinity.
The Landscaping Plan will need to demonstrate compliance with this minimum tree retention exception.
- 8.4 Parking and Access – SMC Table 20.50.390A requires that a minimum of two off street parking spaces per unit be provided for single family attached units. A proposed 5,616 square foot private land tract for access will be owned and maintained by the nineteen zero lot line town home lots. Separate pedestrian walkway access is proposed for all lots from the public street frontage.
- 8.5 Landscaping – SMC 20.50.490 requires Type II landscaping in building setbacks for multi-family residential development adjacent to multi-family and/or commercial zoning. The Landscaping Plan will need to demonstrate compliance with this Type II landscaping requirement.

9. Adequacy of Public Facilities

- 9.1 Water Supply – Seattle Public Utilities has issued Water Availability Certificates (**Attachment E**) for the proposal.
- 9.2 Sewer Service – Ronald Wastewater District has issued Sewer Availability Certificates (**Attachment F**) for the proposal.
- 9.3 Fire Protection – The Shoreline Fire Department has reviewed and approved the preliminary plat for site access and fire lane distance.
- 9.4 Traffic Capacity – An estimated average of 10.5 p.m. peak hour trips will be generated by this proposal, well below the traffic study requirement threshold of 20 p.m. peak hour trips as set forth in SMC 20.60.140(A).

10. Engineering and Utility Development Standards

- 10.1 Storm Water Management – The City of Shoreline Public Works Department has preliminarily approved the Drainage Plan (**Attachment G**) for the proposal.
- 10.2 Utility Undergrounding – SMC 20.70.470(A)(3) requires the undergrounding of utilities when new residential lots are created.
- 10.3 Frontage Improvements – The proposal will require the installation of frontage improvements on Whitman Avenue North subject to the design standards of the Engineering Development Guide. Frontage improvements built to these design standards on Whitman Avenue North will require land in addition to the right-of-way, as it is not wide enough. Therefore, the developer will need to dedicate the eastern most 6' of the existing lot to the City of Shoreline pursuant to SMC 20.70.050 or the applicant will need to enter an easement agreement for the eastern most 6' of the existing lot with the City of Shoreline pursuant to SMC 20.70.230.

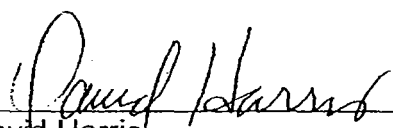
II. RECOMMENDATION

Based on the aforementioned Findings and Conclusions, the Planning Commission unanimously recommends approval of the Whitman Avenue Townhomes Preliminary Long Plat proposal, Project No. 201310 with the following conditions:

- 1. In the sizes described and depicted by Attachment B, a maximum of nineteen lots and three private land tracts, one for access (Joint Use Tract B) and two for open space (Joint Use Tracts A and C) shall be created. The sizes and the assigned addresses for the lots shall be shown on the face of the Final Plat. The delineation and sizes of all private land tracts shall be declared on all plans submitted for the Site Development Permit and also shown on the face of the Final Plat.
- 2. Owners shall be required to establish and maintain in force and effect, a Covenant for a Homeowner's Association. The Association is to be held with undivided interest by the nineteen zero lot line town home lots (described as lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19) in this subdivision. The Homeowner's Association (owners of the parcels having legal access therefrom and their heirs, assigns or successors) is to be responsible for maintaining, repairing and/or rebuilding of: (1) Private Land Tracts for open space (Joint Use Tracts A and C) and all other common areas; (2) Private Land Tract for access (Joint Use Tract B); (3) Landscaping in all common areas; and (3) Infrastructure and utilities not dedicated to the City of Shoreline. The Homeowner's Association shall also be responsible for prevention of temporary or permanent encroachment of structures or equipment (e.g., boats, recreational vehicles) into the right-of-way and into other public areas.

3. A maximum of nineteen zero lot line town homes are permitted as proposed by Attachment B.
4. The following language shall be shown on the face of the Final Plat, "Any further proposed subdivision or adjustment to the lot lines within this plat must use all lots of this plat for calculation of the density and dimensional requirements of the Shoreline Municipal Code."
5. Developer shall have a Site Development Permit reviewed and approved by the City of Shoreline that includes (a) all onsite engineering and utility installation, (b) the delineation and sizes of all private land tracts, (c) all onsite landscaping, including the Type II landscaping requirement and specifications and (d) all required tree replacement and specifications for the tree retention exception. The completion of this work shall be secured by a plat performance financial guarantee.
6. Developer shall dedicate the eastern most 6' of the existing lot to the City of Shoreline or the applicant will need to enter an easement agreement for the eastern most 6' of the existing lot with the City of Shoreline as described and depicted in Attachment B, which shall be become effective upon recording of the Final Plat.
7. Developer shall have a Right-of-Way Use Permit for frontage improvements reviewed and approved by the City of Shoreline that includes (a) pedestrian sidewalk, (b) planting strip, (c) non-glare street lighting and (d) curb and gutters for installation on Whitman Avenue North adjacent to the project site. The completion of this work shall be secured by a plat performance financial guarantee.
8. Developer shall meet any required conditions established by the Seattle Public Utilities Water Availability Certificates in Attachment E.
9. Developer shall meet any required conditions established by the Ronald Wastewater District Sewer Availability Certificates Attachment F.

City of Shoreline Planning Commission



 David Harris
 Chairperson

7-29-2004

 Date



SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

PRELIMINARY FORMAL SUBDIVISION

PROJECT INFORMATION


DATE OF ISSUANCE: June 16, 2004
PROJECT NUMBER: 201310
PROJECT LOCATION: 14515 Whitman Avenue North
PROJECT DESCRIPTION: Subdivide one existing parcel into nineteen parcels proposed for single family zero lot line town homes. Associated improvements include landscaping, street frontage improvements and storm water drainage improvements.
PROJECT APPLICANT: Noland Homes L.L.C.
ZONING DESIGNATION: Residential Forty Eight Units per Acre (R-48)
COMPREHENSIVE PLAN DESIGNATION: Mixed Use
APPEAL DEADLINE: June 30, 2004 at 5:00 p.m.

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340. The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment and that an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the submitted SEPA Environmental Checklist, the preliminary formal subdivision application, technical information reports and other information on file at the City of Shoreline. This information is available for public review upon request at no charge.

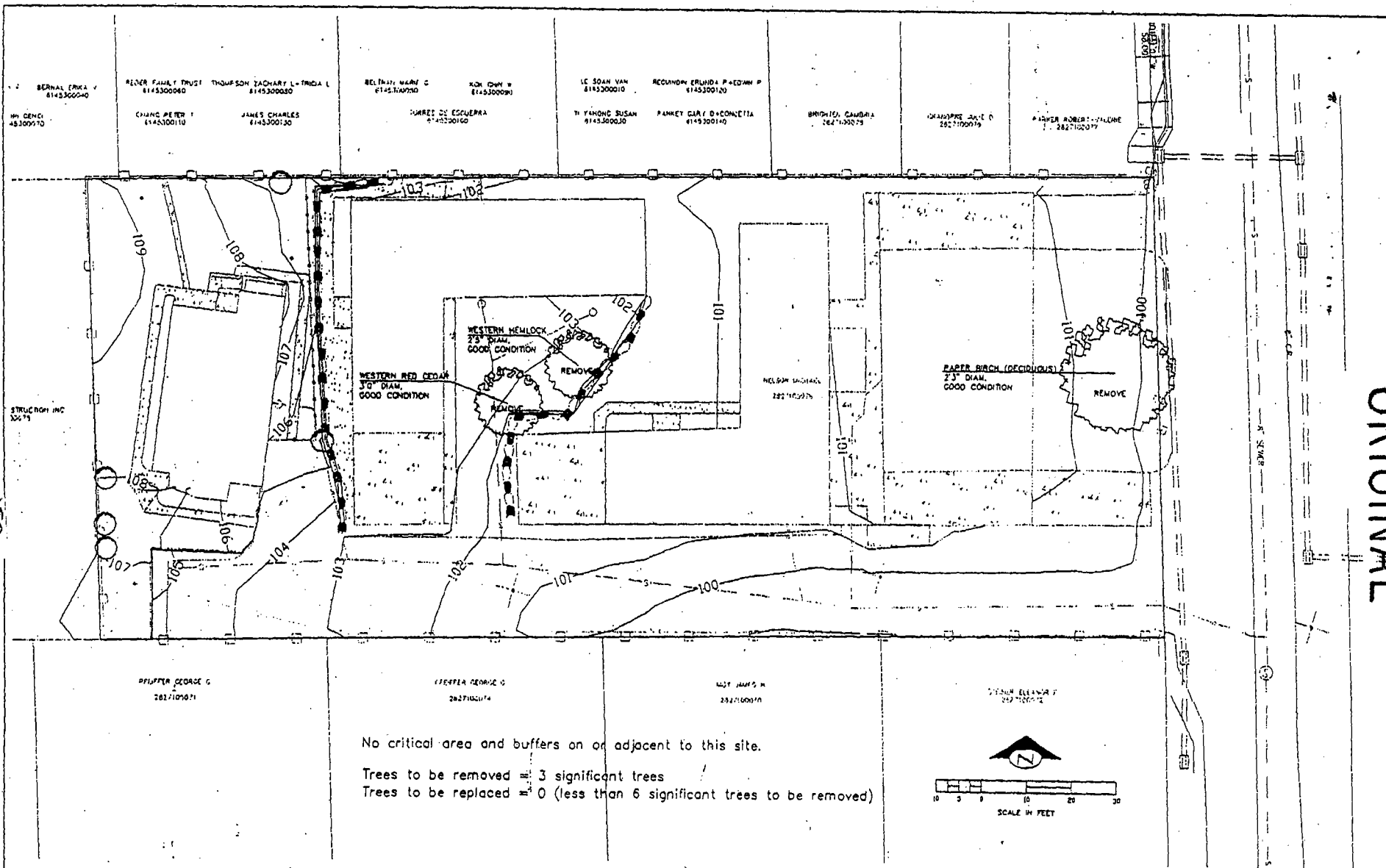
PUBLIC COMMENT AND APPEAL INFORMATION

There is no additional comment period for this DNS. The optional DNS process as specified in WAC 197-11-355 is being used. The Consolidated Notice of Application and Notice of Public Hearing issued on May 27, 2004 stated the intent of the City of Shoreline to issue a DNS for this proposal using the optional process. Appeals of this DNS must comply with the Shoreline Municipal Code (SMC) general provisions for land use hearings and appeals and be received by the City of Shoreline on or before June 30, 2004 at 5:00 p.m. The accompanying appeal fee is \$373.00. For questions, please contact Paul MacCready, Project Manager or Jeff Thomas, Senior Planner at 206-546-1811, or write to: City of Shoreline Planning and Development Services, 17544 Midvale Avenue North, Shoreline, WA 98133.

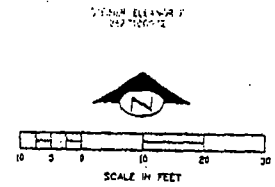

Jeff Thomas, Senior Planner – City of Shoreline Planning & Development Services

June 16, 2004
Date

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No critical area and buffers on or adjacent to this site.
 Trees to be removed = 3 significant trees
 Trees to be replaced = 0 (less than 6 significant trees to be removed)



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FILE NAME: N080401-DT1_L0.dwg

PLOTTED: May 04, 2004 - 12:21pm

PROJECT NAME	DATE	BY	CHK	DATE
DESIGNED BY	05/04/04	DLG	DLG	05/04/04
CHECKED BY	05/04/04	DLG	DLG	05/04/04
DATE OF REV	05/04/04	DLG	DLG	05/04/04
REV	05/04/04	DLG	DLG	05/04/04
REV	05/04/04	DLG	DLG	05/04/04
REV	05/04/04	DLG	DLG	05/04/04
REV	05/04/04	DLG	DLG	05/04/04
REV	05/04/04	DLG	DLG	05/04/04
REV	05/04/04	DLG	DLG	05/04/04
REV	05/04/04	DLG	DLG	05/04/04

KDD Environmental (Civil) Transportation Land Survey & ASSOCIATES, INC.
 2825 S. 148th St. P.O. Box 6666
 Seattle, Washington 98148
 206.829.0100 Fax: 206.374.2432
 kdd@kddassociates.com



PETER BORODITS ARCHITECTS
 1000 2nd Avenue, Suite 1700
 Seattle, WA 98101

SUBMITTAL: SITE DEVELOPMENT PERMIT
 DATE: _____
 APPROVED FOR CONSTRUCTION: _____ DATE: _____
 THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE THESE DRAWINGS ARE CITY RECEIVED. THE USER SHALL BE RESPONSIBLE FOR ANY CHANGES, DELETIONS, OR MODIFICATIONS. SHOULD CONSTRUCTION BE DELAYED BEYOND THIS PERIOD, THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN RELATION TO THEIR ACCURACY OR COMPLETION.

14515 WHITMAN AVENUE N.
 HOLLAND HOMES
 3400 FREEMONT AVENUE NORTH
 SEATTLE, WA 98103
TREE RENTION/CRITICAL AREA PLAN



Seattle Public Utilities

WATER AVAILABILITY CERTIFICATE

for Property 14515 Whitman Ave N City Shoreline

Developer Michael, Laura Nelson

Date Recd by SPU 4/16/04 SPU Map/Kroll 214.3 DCLU Project SH - BP

Approved; Permit for building or land use may be approved at this time. Property owner may order water service after meeting all service requirements. No change to the water distribution system is needed. (see Water Service Requirements)

Approved; Permit for building or land use may be approved at this time. Property owner has contracted with Seattle Public Utilities and paid fees in preparation for extending, replacing or altering the existing water distribution system. (see Water Service Requirements)

Not Approved; Permit for building or land use should NOT be approved at this time. The following changes to the water distribution system are required; please call (206) 684-5976.

Design of approximately _____ feet of _____-inch diameter DIP water main in _____ extending from _____ to _____ including approximately _____ standard fire hydrant(s).
Installation of approximately _____ feet of _____-inch diameter DIP water main in _____ extending from _____ to _____ to cross the full frontage of the legal parcel(s) described above, including _____ standard fire hydrant(s).
Design and installation of _____

Prepared by JE CERTIFIED by Janya Elder Date 4/16/04
Water Availability Certificate ID No. 2004-0419 shall be valid for no more than 18 months from the date of certification. Changes after certification date may alter requirements. Fireflow or other Seattle Fire Department requirements may alter water availability at any time. Water availability requirements will change if existing system cannot support desired water service.

EXISTING WATER SYSTEM INFORMATION

Water service: None Size 1 " Type PI Meter In Out
 Size _____ " Type _____ Meter In Out
 Size _____ " Type _____ Meter In Out

Pressure zone 590 Static 52 psi Recommended design pressure is 20 psi less than static pressure.

Proximity of fire hydrant 145 feet meets does not meet standards
to the South

Rate of flow at peak demand at test hydrant at 20 psi for 2 or more hours
 Less than 500 gpm (approx _____) 2000-2999 gpm
 500-999 gpm 3000-3999 gpm
 1000-1999 gpm 1800 gpm 4000 gpm or more
Based on flow test hydraulic modeling result
hydrant to the North of property can provide 950 gpm

standard substandard water main is available to serve in _____

Whitman Ave N 8" CIP CL22 1970

Distance of main to W margin of street is 30 feet
Public ROW width is 40 feet. unimproved ROW

The water system is in conformance with a County approved water comprehensive plan and has water right claims sufficient to provide service.
The proposed project is within Seattle's water utility service area.

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APR 20 2004

KDD & ASSOCIATES, PLLC

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WATER SERVICE REQUIREMENTS:

Property 14515 Whitman Ave N WAC ID No. 2004-0419

New Meter Location Whitman Ave N

If the legal parcel is shortplatted prior to approval for occupancy after final inspection of the building permit, then separate meters will be required for each legally described parcel. This may necessitate the installation of a water main by the developer. One meter will serve the domestic water needs of a single legal parcel.

The property owner is responsible for the installation, maintenance and liability of the service line from the City union near the meter to the building served. New service piping from City union to the building must be inspected by SPU prior to covering. Call (206) 684-5800 for an inspection.

For new water services, Property owner must sign SPU's Application and Agreement for Water Service, pay all connection, service, and other charges, and submit the legal description of the property to be served. Apply for service at 700 5th Avenue, 31st Floor. The time between the service order and installation varies depending on workload, service size and type. Wait times can be 30-90 days; call (206) 684-5800 for the current projected wait time.

Backflow Prevention Assembly(ies) on private property may be required. SPU and KCHD (King County Health Dept) are the administrative authorities engaged in a joint program identifying actual and potential cross-connections between the public water supply and possible sources of contamination. The control of cross-connections is accomplished by (1) Premises isolation: SPU protects of the public water supply by requiring backflow protection at the water service connection; and (2) In-Premises Isolation: KCHD protects the water supply within the premises. All backflow assemblies used must be on the current WSDOH approved list. To either schedule inspection of your system after assemblies have been installed and tested, or if you have questions concerning backflow prevention, please call the appropriate administrative authority as follows: SPU (206) 684-3536, or KCHD (206) 233-5135.

Three copies of an approved Street Use Plan are required when ordering service within the CBD (Central Business District)

Payments are due for:

New service connection(s) and meter for property to be served

Charges for retiring or re-establishing existing water service

Property owner must pay either a Special 'Tap Charge,' or a Connection Charge due when ordering water service.

King County right-of-way, or water main-hydrant permit

Payment of charges for WA State DOT right-of-way permit. Water Availability is subject to WA State DOT permit whenever service is to be provided from a water main within a State-owned street.

Easement through private property is required for private service lines as follows:

Underground piping from the City union to the building must be either type K or L copper, or Ipex Kitec (PE-AL-PE) and fittings.

PRV (pressure-reducing valve) on private property is required. The Uniform Plumbing Code requires a PRV when water pressure is 80 psi or greater.

Pump on private property is recommended.

No change in water service has been requested at this time of review

CERTIFICATE OF SEWER AVAILABILITY

Attachment 1

This certificate provides the Department of Health and Development Services Group with information necessary to evaluate development



Do not write in this box

number _____ name _____

Building Permit Preliminary Plat or PUD Short Subdivision Rezone or other _____

APPLICANT'S NAME: Jinny Son

PROPOSED USE: Multi-Family Townhomes Development

LOCATION: 14515 Whitman Ave N.

SEWER AGENCY INFORMATION

Sewer service will be provided by side sewer connection only to an existing 6" or Main size sewer adjacent feet from the site and the sewer system has the capacity to serve the proposed line.

OR

Sewer service will require an improvement by the sewer system of:

(1) _____ feet of sewer trunk or lateral to reach the site; and/or (2) the construction of a collection system on the site; and/or (3) other (describe):

2. a. The sewer system improvement is in conformance with a City approved sewer comprehensive plan OR

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

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

b. Annexation or BRB approval will be necessary to provide service.

4. Service is subject to the following:

a. Connection charge: Will be due. See attachment.

b. Easement(s): Will be needed.

c. Other: See attachment.

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

Ronald Wastewater District

Jesse Peterson

Agency Name

Signatory Name

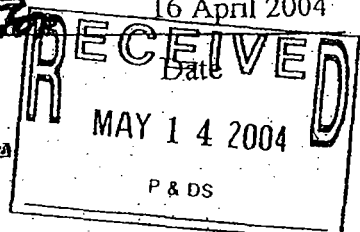
Technical Support Specialist

Jesse Peterson

16 April 2004

Title

Signature



201310

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Dated: 16 April 2004

For Applicant: Jinny Son

Sewer service is available contingent upon the owner meeting all District requirements under our Rules and Regulations, Res. 90-11 as amended, and any other District policies pertinent to the particular project. We have reviewed the applicant's request and noted some conditions below. A more comprehensive review during the application process may reveal other conditions to be met.

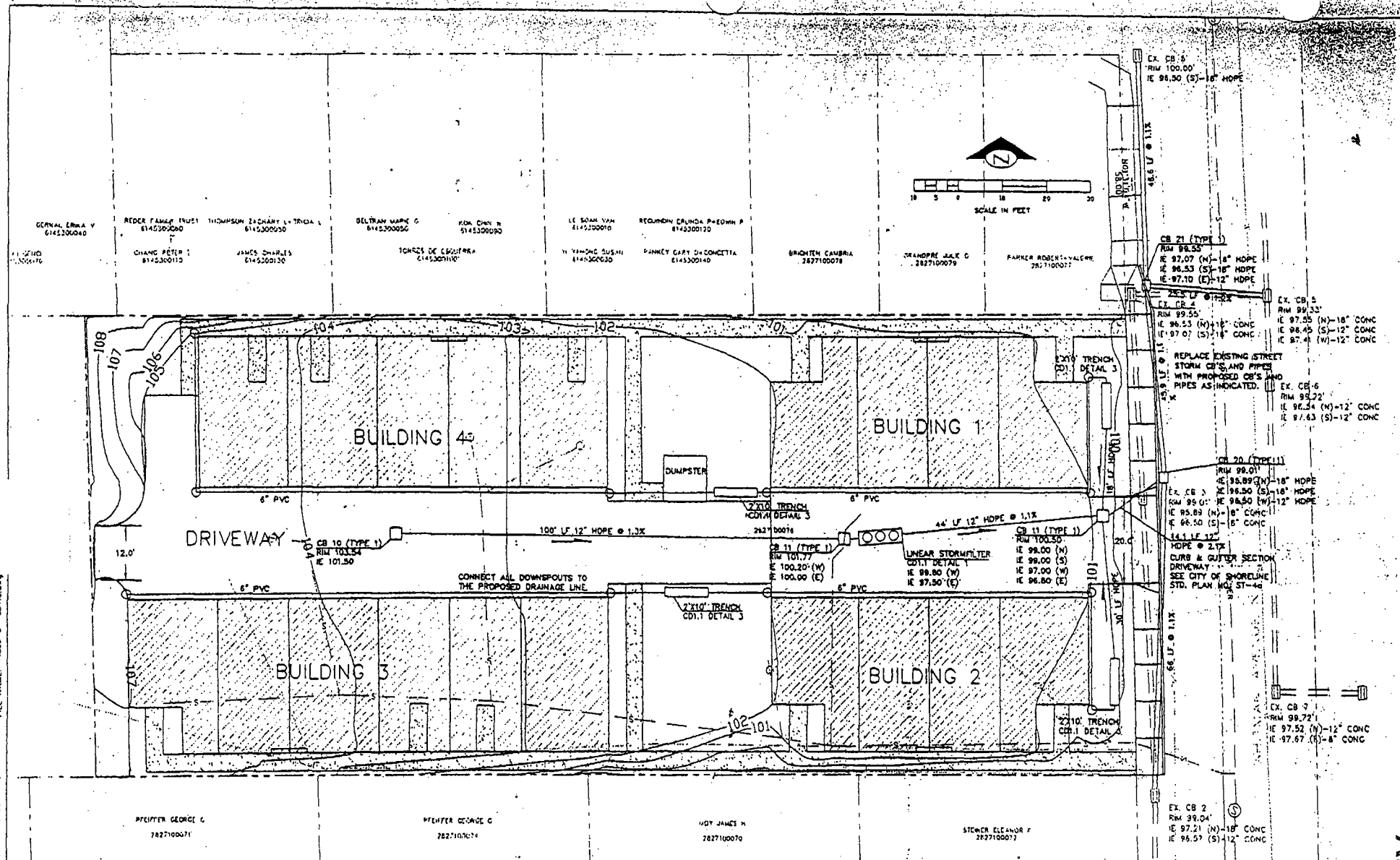
4. c. Other

- Applicable District permits, fees, plan review and approval.
- All new connections, additional connections, or revised connections are subject to Metro Capacity Charge. Questions: contact Metro Community Relations at 296-1450.
- Connections are subject to Ronald Wastewater District General Facilities Charge and/or Local Facilities Charge as outlined in Res. 91-04.
- Approved/Recorded short plat or lot line adjustment submitted to District with side sewer permit application.
- Addition encroaches on existing side sewer. Check with Local Plumbing Agency regarding current plumbing regulations.
- Rezone may impact our sewer facility and require future upgrading of our facilities. You will be responsible for all costs (FOR ALL APARTMENT AND CONDO REQUESTS).
- This project requires a developer (mainline) extension. Developer to complete application and submit fees.
- May require saddle on main and right of way permits.
- May require Department of Fisheries approval and permit.
- Hold Harmless (Indemnification) required.
- Cap off of existing sewer required prior to demolition of any structure. Permit and inspection is required. NOTE: Unit will remain in billing until cap off is completed per District specifications.
- Easement will be required on District form and must be returned to District for recording along with appropriate fee. Easement must be submitted prior to issuance of any permits.

THIS IS NOT A PERMIT

Prepared by Jesse Peterson
Jesse Peterson

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NO.	DATE	BY	FOR	DESCRIPTION
1	01/15/07	J. SCHWARTZ	REV	REVISED
2	01/15/07	J. SCHWARTZ	REV	REVISED
3	01/15/07	J. SCHWARTZ	REV	REVISED
4	01/15/07	J. SCHWARTZ	REV	REVISED
5	01/15/07	J. SCHWARTZ	REV	REVISED
6	01/15/07	J. SCHWARTZ	REV	REVISED
7	01/15/07	J. SCHWARTZ	REV	REVISED
8	01/15/07	J. SCHWARTZ	REV	REVISED
9	01/15/07	J. SCHWARTZ	REV	REVISED
10	01/15/07	J. SCHWARTZ	REV	REVISED
11	01/15/07	J. SCHWARTZ	REV	REVISED
12	01/15/07	J. SCHWARTZ	REV	REVISED
13	01/15/07	J. SCHWARTZ	REV	REVISED
14	01/15/07	J. SCHWARTZ	REV	REVISED
15	01/15/07	J. SCHWARTZ	REV	REVISED
16	01/15/07	J. SCHWARTZ	REV	REVISED
17	01/15/07	J. SCHWARTZ	REV	REVISED
18	01/15/07	J. SCHWARTZ	REV	REVISED
19	01/15/07	J. SCHWARTZ	REV	REVISED
20	01/15/07	J. SCHWARTZ	REV	REVISED

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 Seattle, WA 98107
 206.461.1111

SUBMITTAL: SITE DEVELOPMENT PERMIT DATE: _____
 APPROVED FOR CONSTRUCTION: _____ DATE: _____
 THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 90 DAYS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONAL DETAILING, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS PERIOD. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY OR DAMAGE TO THEIR JURISDICTION OF SHORELINE.

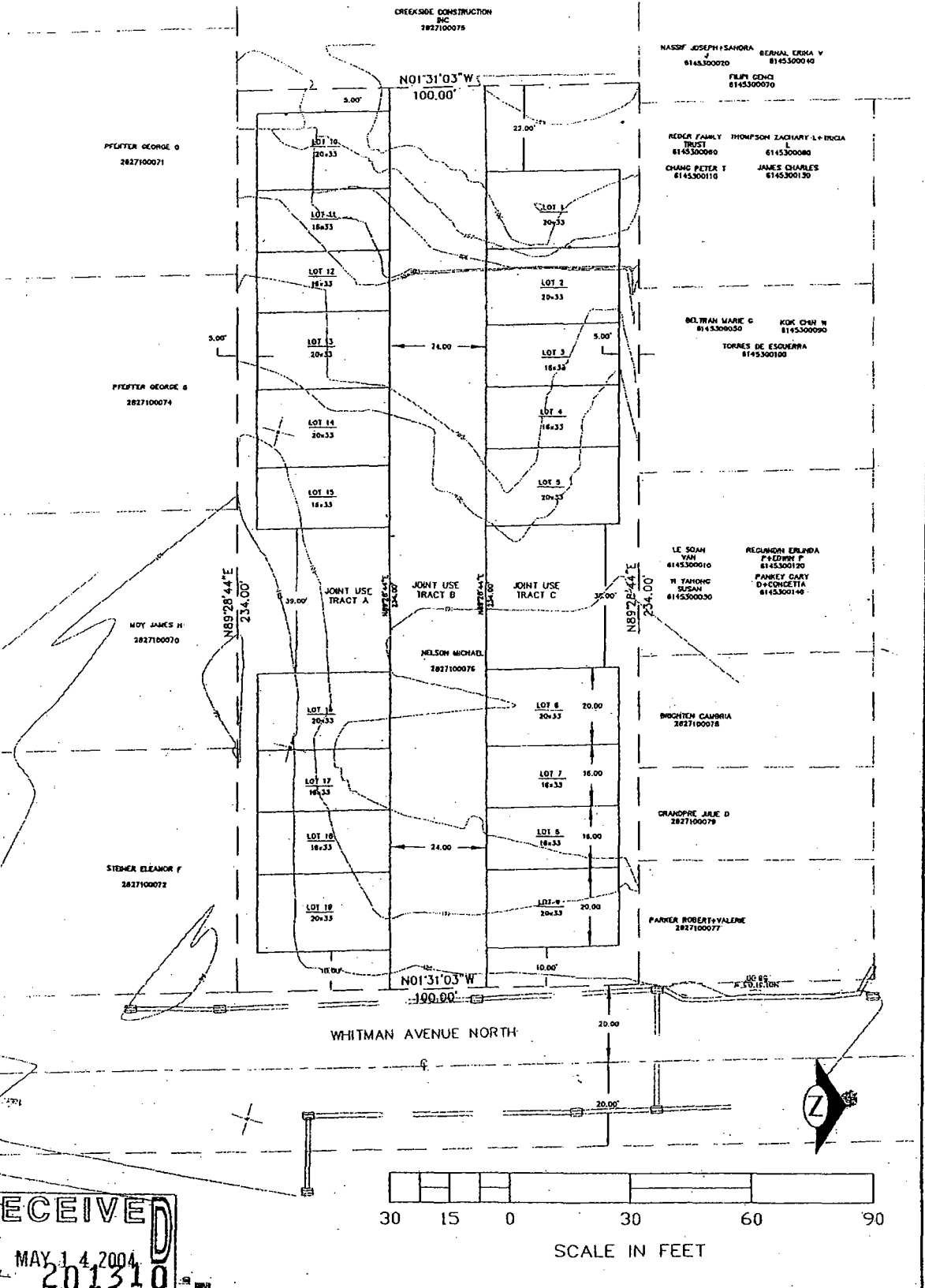
14515 WHITMAN AVENUE N.
 MOLAND HOMES
 3400 FREMONT AVENUE NORTH
 SEATTLE, WA 98102
DRAINAGE PLAN

Attachment C

**WHITMAN TOWN HOMES PRELIMINARY LONG PLAT
STAFF RECOMMENDED CONDITIONS OF APPROVAL**

1. In the sizes described and depicted by Attachment B, a maximum of nineteen lots and three private land tracts, one for access (Joint Use Tract B) and two for open space (Joint Use Tracts A and C) shall be created. The sizes and the assigned addresses for the lots shall be shown on the face of the Final Plat. The delineation and sizes of all private land tracts shall be declared on all plans submitted for the Site Development Permit and also shown on the face of the Final Plat.
2. Owners shall be required to establish and maintain in force and effect, a Covenant for a Homeowner's Association. The Association is to be held with undivided interest by the nineteen zero lot line town home lots (described as lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19) in this subdivision. The Homeowner's Association (owners of the parcels having legal access therefrom and their heirs, assigns or successors) is to be responsible for maintaining, repairing and/or rebuilding of: (1) Private Land Tracts for open space (Joint Use Tracts A and C) and all other common areas; (2) Private Land Tract for access (Joint Use Tract B); (3) Landscaping in all common areas; and (3) Infrastructure and utilities not dedicated to the City of Shoreline. The Homeowner's Association shall also be responsible for prevention of temporary or permanent encroachment of structures or equipment (e.g., boats, recreational vehicles) into the right-of-way and into other public areas.
3. A maximum of nineteen zero lot line town homes are permitted as proposed by Attachment B.
4. The following language shall be shown on the face of the Final Plat, "Any further proposed subdivision or adjustment to the lot lines within this plat must use all lots of this plat for calculation of the density and dimensional requirements of the Shoreline Municipal Code."
5. Developer shall have a Site Development Permit reviewed and approved by the City of Shoreline that includes (a) all onsite engineering and utility installation, (b) the delineation and sizes of all private land tracts, (c) all onsite landscaping, including the Type II landscaping requirement and specifications and (d) all required tree replacement and specifications for the tree retention exception. The completion of this work shall be secured by a plat performance financial guarantee.
6. Developer shall dedicate the eastern most 6' of the existing lot to the City of Shoreline or the applicant will need to enter an easement agreement for the eastern most 6' of the existing lot with the City of Shoreline as described and depicted in Attachment B, which shall become effective upon recording of the Final Plat.
7. Developer shall have a Right-of-Way Use Permit for frontage improvements reviewed and approved by the City of Shoreline that includes (a) pedestrian sidewalk, (b) planting strip, (c) non-glare street lighting and (d) curb and gutters for installation on Whitman Avenue North adjacent to the project site. The completion of this work shall be secured by a plat performance financial guarantee.
8. Developer shall meet any required conditions established by the Seattle Public Utilities Water Availability Certificates in Attachment E.
9. Developer shall meet any required conditions established by the Ronald Wastewater District Sewer Availability Certificates Attachment F.

SE 1/4 of SW 1/4, SECTION 18, TOWNSHIP 26, RANGE 4. E.



RECEIVED
 MAY 14 2004
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 P.A.D.S.

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 ISLAND HOMES
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 RELIMINARY PLAT DRAWING