

City of Bothell

Notice of Decision

Permit type: Type II Preliminary Short Plat

Decision: Approved with Attached Conditions

Issue date: January 20, 2022

Permittee: Scale Design NW
Curtis Bigelow curtisb@scaledesignnw.com
2216 13th Ave E
Seattle, WA 98102

Project case: SUB2021-18034

Project name: Venn Five fka (10322 Bothell Townhomes)

Project location: 10320 and 10322 NE 185th St. Bothell WA 98011

Project description: Preliminary approval is granted to subdivide 5 townhome units within a single building into fee simple lots using the short subdivision method. A Site Plan Review (SPR) land use entitlement has already been approved for the following:

Construction of a single three-story building containing five (5) townhome type units with vehicular access off of the Alley to the north. Pedestrian access is available along the “frontage” of the complex from NE 185th St.

Other permits approved under this decision: None

Code titles applicable to this decision: Bothell Municipal Code Titles 11, 12, 14, 17, 18

Environmental documents that evaluated the proposed project: Drainage Report, Site Plan Review Entitlement plan set, Grading and Civil Plan Set, Geotechnical Report, SEPA Checklist and Planned Action Determination

Appeal rights: Pursuant to Section 11.14.005 BMC, the city’s final decision on this application may be appealed by a party of record with standing to the city’s Hearing Examiner. Such appeal must be filed within 14 days of issuance of this decision.

Project Information: Project files, plans and documents are available for viewing and/or copying (at the requestor’s cost). To view records or request copies of documents please submit Public Records request via City [website](#). Arrangements to view the documents will be made once the request is completed and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011.

Notice: Per RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Engineering Conditions of Preliminary Approval
Venn 5 Short Plat
10322 NE 185th Street
Case #SUB2021-18034

General conditions of Approval:

1) Where utility easements are required, they shall be a minimum width of 15 feet and unobstructed. All easements for public utilities shall be recorded with King County.

2) All work shown on the approved construction drawings must be completed and accepted by the City. All requirements of the approved site plan review are included in the approved construction plans.

STORM DRAINAGE

3) The drainage design for the project must comply with the current Bothell Surface Water Design Manual.

Detailed design plans for both interim and permanent stormwater management shall be submitted for review and approval. The design shall be in conformance with Chapter 4 - *Bothell Surface Water Design Manual* of the Bothell Standards. The plans shall conform to Section 1-9.2.6 of the Bothell Standards. The submittal shall include a Technical Information Report (TIR) per the Bothell Standards. In addition, all recommendations of the geotechnical engineering study in regards to surface and subsurface drainage shall be incorporated into the final detailed design.

Each lot within the subdivision shall be provided with an individual stub to connect to the storm drainage system. These stubs will be placed at the proper elevation to provide positive drainage into the storm system.

GRADING AND TEMPORARY EROSION CONTROL

4) Detailed design plans for grading and erosion control shall be submitted for review and approval. The design shall be in conformance with Chapter 2 - *Grading and Land Alteration* of the Bothell Standards. The plans shall conform to Sections 1-9.2.3 and 1-9.2.4 of the Bothell Standards. Significant site grading shall be carried out during the dry summer and fall months or at such time as approved by the Department of Community Development and Public Works.

STREET IMPROVEMENTS

5) Frontage improvements are required per the approved site plan review and construction drawings. Right-of-way dedications are needed consistent with the approved site plan review and the approved construction drawings.

6) The access off of the public alley must be a minimum of 20 feet wide pavement.

Prior to issuance of any short plat construction permits, the applicant shall provide the following:

7) The applicant shall obtain all required permits and bonds as specified in the Bothell Municipal Code for the particular activity. All fees and charges shall be paid. The applicant shall post a performance bond or other surety acceptable to the City for 120% of the cost of the TESCP and for all work located in the public right-of-way prior to issuance of any construction permits. Itemized costs and material breakdowns shall be submitted for each bond. All bonds shall be in a form approved by the City Attorney.

Prior to the commencement of any grading or construction activity, the applicant shall:

8) Provide proof of insurance in compliance with the current City requirements, naming the City of Bothell and its agents as an additional insured.

9) Pay all permit fees and charges associated with this project.

10) Obtain all required permits including but not limited to grading and right-of-way.

11) Attend a pre-construction meeting with the City of Bothell a minimum of 48 hours in advance of commencement of construction.

12) Ensure that an approved TESC plan has been implemented to the satisfaction of the City's Construction Inspector. The TESC measures shall be maintained throughout the duration of the construction phase.

13) Install a temporary, all weather parking area on-site to accommodate construction employees' and contractors' vehicles, or make alternate off-site arrangements for said temporary parking. Said parking area may be re-sized and/or moved as required as construction progresses. In no case shall construction or project related parking be allowed to occur on any public right-of-way.

Prior to recording of the final short plat, the applicant shall complete the following:

14) All development improvements shall be constructed and accepted by the City of Bothell or the applicant shall post a performance bond or other surety acceptable to the City for 120% of the cost of all the onsite work, temporary erosion control and for all work located in the public right-of-way prior to issuance of any construction permits. Itemized costs and material breakdowns shall be submitted for each bond. All bonds shall be in a form approved by the City Attorney.

15) The face of the final short plat map shall include language which defines any ingress/egress/utility easements. The language must define the ownership and the cost sharing arrangement for any common drainage facilities.

At building permit plan submittal (if separate from the short plat infrastructure phase), the applicant shall submit the following:

16) Pursuant to Bothell Standards, a Temporary Erosion and Sedimentation Control Plan (TESCP) must be submitted for review and approval by the City Engineer. Said TESCP facilities shall be fully constructed and approved by the City inspector prior to any site grading. Said TESCP measures shall be maintained throughout the entire construction phase. Significant site grading shall only be carried out during the dry summer and fall months or at such time as approved by the Department of Public Improvements in writing.

Prior to issuance of any building permits, the applicant shall:

17) All traffic impact fees shall be paid for each of the new dwelling units in accordance with the requirements and procedures of applicable municipal code

18) Pay parks mitigation fees per city ordinance.

19) Install and have operational all fire hydrants, water mains and access roads.

20) Show proposed driveway grades on all building permit submittals.

Prior to release of the performance bond, the applicant shall:

21) The City shall be supplied with digital as-builts for the improvements made for all stormwater systems, roadway construction and for all work constructed within the public right-of-way.

22) Complete construction of all street and utility improvements conditioned above. Improvements must be inspected and approved by the City's Construction Inspector.

23) Post a maintenance bond, or other surety acceptable to the City, for 10% of the value of the performance bond. All bonds shall be on a standard City of Bothell form.

Prior to release of any maintenance bonds:

24) All public improvements, street landscaping, and common area facilities shall be inspected and be found to be in good repair and operation at the time of inspection. All maintenance conditions shall be approved and accepted prior to release of maintenance bonds.