



DEVELOPMENT SERVICES GROUP


SUBMITTAL REQUIREMENTS FOR SHORT PLAT/SHORT SUBDIVISION PRELIMINARY APPROVAL

PURPOSE: A **Short Plat/Short Subdivision** is any subdivision of four (4) or less lots, containing four acres or less. The purpose of Short Plat/Short Subdivision application review is to ensure that a proposed land division is designed and developed in accordance with the City of Mercer Island's adopted rules and standards. The proposal must be consistent with the protection of the public health, safety, welfare and aesthetics, and provide for adequate public services and infrastructure.

EARLY CONSULTATION: Prior to submitting an application, the applicant should informally discuss the proposed development with the Development Services Group (City Engineer, Development Engineer, Fire Marshal, Arborist, and Planner). The Development Services Group will provide general assistance and information on the City's land use requirements and standards. The applicant should have preliminary information such as site plans, topography, access and other site development information available for staff to efficiently assist the applicant.

APPLICATION TIMES: We encourage all applicants to bring in one copy of the application package for informal review by our permit counter staff prior to formal application and fee payment in order to ensure all the information is complete. This should be done prior to making the requested number of copies. Applications will be accepted at the Mercer Island City Hall, 9611 SE 36th Street, between 8AM and 4PM Monday, Tuesday, Thursday and Friday and between 10AM and 4PM on Wednesday. You may want to call ahead to see how busy the permit counter staff is that day. Please allow for 20 to 30 minutes for application screening. Due to the screening and processing time required, messengered applications cannot be accepted for processing.

COMPLETE APPLICATION REQUIRED: The city cannot accept an application that does not have all of the following items. In order to accept your application, each of the following must be submitted to permit counter staff at the same time. The required material should be assembled into packets with one of each required item in five of the sets; the remaining six sets shall have one of each remaining item. All plans and attachments must be folded to a size not exceeding 8½" X 14" for storage in a legal size folder. If you have received a written waiver of a submittal item(s), please submit this form in lieu of any submittal item not provided.



Critical Areas: If **Critical Areas (Critical Slopes, Watercourses, Shorelines and Wetlands)** are located within or adjacent to the proposed Short Plat the required setback from each shall be located on site by a licensed surveyor and stacked/flagged in a highly visible manner so that staff can identify the location and extent of the Critical Area(s) and setback(s) on site visits.

Affidavit of Installation of Public Information Sign(s): The applicant will be required to fill out and sign a form attesting that the required public information sign(s) have been installed in accordance with City Code requirements. The applicant is required to install the public notice sign for a minimum of 10 days prior to a determination being made on the short plat proposal. Staff will contact the applicant when they need to pick up the public notice sign from the City and sign the affidavit.

ATTACHMENTS: Please fold all plans and attachments to a size not exceeding 8½" x 14" for storage in a legal-size folder.

APPLICATION MATERIALS:

1. **Development application cover form:** Please provide the original, plus ten (10) copies (11 total) of the COMPLETED Development Application cover sheet. Applications must have signatures of ALL current property owners listed on the Title Report. The legal parcel numbers of all properties involved must be listed on the application form.

2. **Plat Certificate:** Please provide five (5) copies of a current Plat Certificate which has been obtained from a Title Company documenting ownership and listing all encumbrances. The Plat Certificate must be current within thirty (30) days of filing the application. If the Plat Certificate references any recorded document (i.e. easements, dedications, covenants), five (5) copies of the referenced recorded documents must also be provided.

3. **Fees:** The application must be accompanied by the required application filing fee (see Development Application for fees). We cannot accept checks for over the total fee amount.

4. **Legal Documents:** Please provide five (5) copies of each of the following documents (if applicable):

- Proposed restrictive covenants
- Draft deeds to City for any land to be dedicated
- Proposed easements

5. **Project Narrative:** Please provide eleven (11) copies of a clear and concise written description and summary of the proposed project, including the following:

- Project name, size and location of site;
- Zoning designation of the site and all adjacent properties;
- Current use of the site and any existing improvements;
- Special site features (i.e. wetlands, water bodies, critical slopes, trees);
- Proposed use of the property and scope of the proposed development (i.e. height, square footage, lot coverage, parking, access, etc.);
- Proposed off-site improvements (i.e. installation of sidewalks, fire hydrants, sewer main, etc.);
- Total estimated construction cost and estimated fair market value of the proposed project;
- Estimated quantities and type of materials involved if any fill or excavation is proposed;
- A proposed time schedule for land clearing, excavation, filling, land restoration, and the implementation of erosion control in connection with the installation and construction of any streets or other access ways, storm drainage facilities, or other improvements within the subdivision;
- Number, type and size of trees to be removed (list all trees over four (4) inches in diameter, measured twenty-four (24) inches from the ground)
- Explanation of any land to be dedicated to the City; and
- Proposed number and size (net and gross) of the new lots.

6. **Neighborhood Detail Map:** Please provide five (5) copies of a map drawn at a scale of one inch equals one hundred feet (1"= 100') or one inch equals two hundred feet (1"= 200'). This map shall show the location of the subject site relative to the property boundaries of the surrounding parcels within approximately one thousand feet (1000'), or approximately two thousand five hundred feet (2,500') for properties over four (4) acres, and identifying the subject site with a darker perimeter line than that of the surrounding properties.

This map will be used to identify the site location on public notices and to review compatibility with surrounding land uses. The map shall also show: the property's lot lines, existing land uses, building outlines, north arrow (oriented to the top of the plan sheet), graphic scale used for the map, and street names for all streets shown.

Kroll Map Company (206-448-6277) produces maps that may serve this purpose or the applicant may use the King County Assessor's maps as a base for the Neighborhood Detail Map. Additional information (i.e. land uses and building outlines for adjacent sites) will need to be added by the applicant.

7. Short Plat/Subdivision Plan: Please provide eleven (11) copies (**not mylar at this time**) of a fully dimensioned plan, drawn at a scale of one inch equals forty feet (1" = 40') on an eighteen inch by twenty four inch (18" x 24") plan sheet (or other size or scale approved by the Development Services Group Director) and include the following information:

- Name of the proposed Short Plat and space for the future City file number (e.g. Hart Short Plat SUB0001-010);
- Names, addresses, telephone numbers, signatures and stamps of the engineer, and licensed land surveyor;
- Legal description of the property (existing and proposed lots);
- Date, graphic scale, and north arrow oriented to the top of the paper/plan sheet;
- Vicinity map (a reduced version of the "Neighborhood Detail Map" as defined above);
- A drawing of the subject property with all existing and proposed property lines dimensioned;
- Identify all monuments found (section corners, street monuments, property corner markers, etc.) and show ties to these monuments on the drawings;
- Distance to the nearest fire hydrant as measured along roads;
- Location of the subject site with respect to the nearest street intersections (including intersections opposite the subject property), alleys and other rights-of-way, within or adjacent to the short plat;
- Identify a Building Pad¹ for each proposed lot (must be exclusive of all setbacks, right-of-ways, and critical areas; no cross section dimension shall be less than 20 feet and old growth or specimen trees must be preserved);
- Location of proposed vehicular access to each identified building pad. Access to the building pad must be provided by a road or driveway with less than 20% slope;
- Names, locations, widths and other dimensions of existing and proposed streets, alleys, easements, utilities, storm drainage facilities, parks, open spaces and reservations, within or adjacent to the proposed short plat (show the full extent of any necessary off-site easements);
- Contours and elevations at minimum two-foot (2') vertical intervals to the extent necessary to predict drainage characteristics of the property. This must be a current survey completed by a Washington Licensed Surveyor. Approximate, estimated contour lines shall be extended at least one hundred feet (100) beyond the boundaries of the proposed short plat;
- Location and dimensions of any existing and proposed structures, existing on-site trees, docks, existing or proposed fencing or retaining walls, free-standing signs, easements, adjoining ownership, and the distance from all structures to the property line;
- Location of existing conditions on or adjacent to the site which could hinder development, such as walls, steep slopes or encroachments;

¹ The Building Pad is the area of land on each proposed lot, which describes an acceptable location for structures to be placed. The Building Pad must be delineated on all approved short plats. Building Pads must be exclusive of setbacks, right-of-ways and Critical Areas; no cross-section dimension shall be less than 20 feet and old growth or specimen trees must be preserved. Site coverage within the designated Building Pad is controlled by the total impervious surface limits for each lot determined by lot slope calculations.
<http://www.mercergov.org/files/ShortPlatPreliminary.pdf>

- Where applicable, joint ownership/maintenance agreements; Location of all Critical Areas (watercourse corridors, shorelines, wetlands and critical slopes). All critical slopes must be shown on the recorded mylar;
- Calculate Lot Slope for each lot (lowest elevation of the lot is subtracted from the highest elevation and the resulting number is divided by the horizontal distance between these two points, and the resulting product is multiplied by 100);
- Calculate Net Lot Area for each lot (Net Area = lot area minus ingress/egress easements and roadways). Net Lot Area must meet minimum lot size for the zone;
- If there are existing structures or impervious surfaces on any lot, show calculations for Lot Coverage and Gross Floor Area for each existing and proposed lot;
- Clearly indicate if existing structures and impervious surfaces are to remain or will be removed during site development;
- Other information as may be required as determined by the Subdivision Committee (City Engineer, Planner, and Development Services Director); and
- A legend listing the following must be included on the first sheet of the plat plan:
 - Short Plat name;
 - Proposed number of lots;
 - Zoning of the subject site;
 - Proposed square footage for each lot (net and gross areas);
 - Lot slope calculations for each lot; and
 - Property owner(s) name, address, and telephone number.

Critical Areas: If Critical Areas (Critical Slopes, Watercourses, Shorelines, Wetlands) are located within or adjacent to the proposed Short Plat, the required setback from each shall be located on site by a licensed surveyor and staked/flagged in a highly visible manner so that DSG staff can identify the specific location and extent of the Critical Area(s) and setback(s) on site visits.

8. Topography Map: *(This may be merged with the Short Plat Plan.)* Please provide eleven (11) copies of a topographical map showing the existing land contours using vertical intervals of not more than two (2) feet, completed and signed by a Washington Licensed Surveyor. For any existing buildings, the map shall show the finished floor elevations of each floor of the building. Critical Slopes² exceeding 30% must be labeled and delineated by a clearly visible hatching. **Note:** Where site walls or building pads exist, the slope of the 40 foot increment directly above and below the wall must be calculated. Existing walls may be removed, based on the recommendations of a licensed geotechnical engineer and concurrence of the City Engineer, if they are the reason that the increment exceeds 30%.

ATTACHMENTS: Please fold all plans and attachments to a size not exceeding 8½" x 14" for storage in a legal-size folder.

9. Geotechnical Report (except when waived by the City Engineer after a formal written request is received from the applicant): Five (5) copies of a site specific geotechnical and soils report prepared by a geotechnical engineer is required for all development projects. The report must demonstrate that the proposed short plat will not compromise the public's health, safety and welfare. (see attached minimum report requirements)

² A Critical Slope is determined by measuring the vertical rise over any 40-foot horizontal run for a specific area that results in a percentage of 30% or more. The Critical Slope Hazard Area includes the area of land that extends 10 feet from the top and the toe of the slope. Critical slopes may cross property lines.

10. **Grading Plan, Detailed:** (Required if the proposed grade differential on-site will exceed 24" and/or if the amount of earth to be disturbed exceeds 50 cubic yards.) Please provide eleven (11) copies (if applicable) of a twenty two inch by thirty-four inch (22" x 34") plan drawn by a State of Washington Licensed Engineer at a scale of one inch to forty feet (1" to 40') (horizontal feet) and one inch to ten feet (1" to 10') (vertical feet) (or other size plan sheet or scale approved by the Development Services Group) clearly indicating the following:

- Graphic scale and north arrow;
- Dimensions of all property lines, easements, and abutting streets;
- Location and dimensions of all on-site structures and the location of any structures within twenty five feet (25') of the subject property or which may be affected by the proposed work;
- Accurate existing contour lines drawn at two foot (2') or less, intervals showing existing ground and details of terrain and area drainage to include surrounding off-site contours within one hundred feet (100') of the site;
- Finished contours drawn at two foot (2') intervals as a result of proposed site grading;
- Location of any watercourses, including natural drainage systems perennial and intermittent streams and the presence of bordering vegetation; delineate the twenty-five foot (25') watercourse corridor³;
- Setback areas and any areas not to be disturbed;
- Finished contours drawn at two foot (2') intervals as a result of proposed site grading, clearly indicate limits of clearing;
- Proposed drainage channels and related construction with associated underground storm lines sized and connections shown;
- Location of all significant trees;

General notes addressing the following (may be listed on cover sheet):

- Area in square feet of the entire property;
- Areas of work in square feet;
- The number of cubic yards of soil to be added, removed, and relocated;
- Type and location of fill origin, and destination of any soil to be removed from site, including the foundation areas;
- Finished floor elevation(s) of all structures, existing and proposed (if known); and
- A statement indicating the method to be followed on erosion control and restoration of land during and immediately following the construction period of plat improvements.

ALL LAND FILL OR EXCAVATION OF 100 CUBIC YARDS OR GREATER THROUGHOUT THE TOTAL LIFETIME OF THE FILL OR EXCAVATION MAY REQUIRE THE COMPLETION OF A SEPA ENVIRONMENTAL CHECK LIST AND THRESHOLD DETERMINATION PRIOR TO A GRADING PERMIT BEING ISSUED.

11. **Street profiles:** Please provide eleven (11) copies. The plans should show the profiles and grades of each street, together with typical cross sections indicating width of pavement, location and width of sidewalks, trails, bike lanes, ditches, swales, etc., and location of any utility mains.

12. **Tree Location, Cutting/Land Clearing (tree inventory) Plan:** This is required if ANY trees or vegetation are to be removed or altered (if no trees or vegetation will be altered, please state so in your project narrative). Please provide eleven (11) copies of a plan, based on finished grade, drawn to scale with the northern property line at the top of the paper clearly showing the following:

- All property boundaries and adjacent streets;

³ Watercourse Corridor – an area of land measured from the centerline of a watercourse on each side. The width of the corridor is 25 feet measured horizontally from centerline to the edge of the corridor. No grading or construction activity may occur within the Watercourse Corridor without Planning Commission approval.

- o Location of all areas proposed to be cleared;
- o Types and sizes of vegetation to be removed, altered or retained. This requirement applies to all trees greater than four (4") inches in diameter (measured 24" from the ground);
- o Future building sites and drip lines of any trees which will overhang/overlap a construction line; and
- o Location and dimensions of property lines, rights-of-ways, utility lines, and easements.

If significant old growth or specimen trees are identified by the City Arborist for preservation, a tree preservation plan will be required to demonstrate what measures will be implemented to protect the trees from construction activities during site improvement and construction.

No tree cutting/land clearing is permitted until the Tree Removal and Restoration Plan has been given approval by the City Arborist and a tree cutting, clearing and grading permit obtained.

13. Wetlands Delineation Map and Wetlands Classification Study: (REQUIRED IF ANY WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY OR WITHIN 25 FEET OF THE SUBJECT PROPERTY.) Please provide eleven (11) copies of the map and five (5) copies of the study including an analysis of the type and extent of wetlands prepared by a wetland specialist based upon a field investigation using the procedure found in the 1987 Federal Interagency Committee for Wetland Delineation Federal Manual for Identifying and Delineating Jurisdictional Wetlands or later adopted identification and delineation methodology. Note: Wetlands of less than 2,500 square feet are exempt from City regulation. However, this exemption does not cover applicable state and/or federal permit requirements. Applicant with identified probable wetlands should contact the Army Corps of Engineers.

14. Plan Reductions: Please provide one (1) eleven by seventeen (11" x 17") reduction of each full size plan sheet including elevations, landscape plans, conceptual utility plan, site plan, and neighborhood detail map. Also, please provide one (1) eight and one-half by eleven inch (8 ½" x 11") reduction of the Neighborhood Detail Map. This will be used by staff to prepare public information notices. Because these reductions are used to provide the public with information about the project, they need to yield legible photocopies. Please ensure that the reduced neighborhood Detail Map is legible.

15. Variance Request (if applicable): Application for a zoning variance of any type (i.e. lot width, setbacks, work on sensitive slopes, right-of-way encroachment, etc.) must be submitted in writing with the completed Short Plat application. Applications that do not specifically identify that a Variance is required will be denied.

The Planning Commission or staff may approve a variance if the applicant has adequately shown that undue hardship may be created as a result of strict compliance with the provisions of the City Ordinance.

No Variance may be approved unless the Planning Commission, Hearing Examiner or staff finds:

- a. No use **variance** shall be allowed;
- b. There are special circumstances applicable to the particular **lot** such as the size, shape, topography, or location of the **lot**; the **trees, ground cover**, or other physical conditions of the **lot** and its surroundings; or factors necessary for the successful installation of a **solar energy system** such as a particular orientation of a **building** for the purposes of providing solar access;
- c. The granting of the **variance** will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated;
- d. The granting of the **variance** will not alter the character of the neighborhood, nor impair the appropriate use or **development** of adjacent property; and
- e. The **variance** is consistent with the policies and provisions of the Comprehensive Plan and the Development Code.

SHORT PLAT/SUBDIVISION REVIEW PROCESS:

General Time Frame: The applicant should anticipate that the time frame for Mercer Island's Short Plat/Subdivision review process is approximately forty-five (45) days from the date the application is accepted as complete by the Development Services Group. The review time will exceed forty-five (45) days if the Director, Staff Planner, or City Engineer determines that the plat should be reviewed by the Planning Commission, or if an appeal or reconsideration request is filed. Once the City has given preliminary approval on a plat, the applicant has one (1) year to install all required improvements and to comply with any conditions of approval. When all improvements and/or conditions have been completed, the plat may be recorded.

Public Notice: Once a Short Plat/Subdivision application package has been accepted and is determined complete for initial review, the Development Services Group mails notices to property owners within 300 feet of the project site. The applicant is required to install a 2-foot x 3 foot Notice Board provided by the City at the site. The sign must be visible to the public right-of-way and posted for a minimum of 10 days. A \$50 dollar deposit is required for the use of the City's Public Notice Board and will be refunded when the Notice Board has been returned to the City.

Review Process: The Development Services Group will route the proposed Short Plat/Subdivision to all necessary City departments, jurisdictions or agencies who may have an interest in the application. When a proposed Short Plat/Subdivision is located adjacent to the right-of-way of a State highway, or within 200 feet of Lake Washington, notice of the application will be given to the appropriate governmental agency.

After receiving comments from City staff, other government agencies wishing to comment, and the public, the DSG Director, Staff Planner and City Engineer will make a decision to give preliminary approval on the plat or to deny the proposal. The decision to approve, conditionally approve or deny the preliminary Short Plat/Subdivision proposal will be mailed to the applicant and all parties of record.

APPEAL/RECONSIDERATION PROCESS FOR ADMINISTRATIVE SHORT PLAT/SUBDIVISION DECISIONS:

Reconsideration: Any party may request that the City reconsider any action taken, if it is found by the Staff or the applicant believes that new information has come to light not readily discoverable prior to the approval. If, in the opinion of the City Planner or Engineer, any material misrepresentation of fact is found that might have affected the action taken by the City, the approval will be reversed. The City Planner or Engineer may also take the matter to the Planning Commission and ultimately the Plat, if recorded, could be voided. In case of denial of the request for reconsideration by the staff, an appeal can be made to the Planning Commission. Within fourteen (14) days of the staff's denial, new information can be presented during the Planning Commissions consideration of the appeal.

Appeal: The decision of the staff shall be final, unless an appeal by an aggrieved party is filed with the City Clerk within fourteen (14) days of the date of the City's decision. The Planning Commission will set a hearing date for the appeal at the next available meeting unless an extension thereto is agreed to in writing by the applicant.

After the appeal hearing, the Planning Commission may take whatever further action as is deemed proper. The Planning Commission's written decision on the appeal will be mailed to all parties of record within thirty (30) days from the date of the appeal hearing.

An appeal may be filed without first requesting reconsideration; however, it must be filed within 14 days of the original Short Plat/Subdivision decision.

PLAT IMPROVEMENTS: *(Please ask the permit counter staff for a copy of the Plat Improvement handout.)* Roadways, water, sewer and storm drainage facilities shall be constructed in accordance with City Standards and the requirements of the City Engineer. The applicant/developer shall install all plat improvements prior to recording of the final mylar plat. All plat improvements shall be installed prior to the issuance of a building permit for construction. Prior to the commencement of plat improvements, including clearing and grading *all* requisite permits shall have been obtained and a pre-construction conference conducted with City staff and all contractors and subcontractors for the project. Construction of Plat improvements requires monitoring by a licensed Civil Engineer experienced in soils geology and mechanics.

AS-BUILT DRAWINGS: The developer shall submit as-built engineering drawings of all utility lines, drain stubs, water service lines, and detailed side sewer stubs or connections to the municipal sewage collection system for each lot. The as-built drawings shall be submitted to the City Engineer for review and approval prior to recording the final mylar.

DEFERRAL OR WAIVER OF REQUIRED IMPROVEMENTS: If a developer wishes to defer or request waiver of certain on-site or off-site improvements, (i.e. landscaping, stormwater detention, curbs or sidewalks), written application with full and complete engineering drawings shall be submitted to the City Engineer. The applicant shall state the reasons why such delay is necessary. If approval is granted, security in the form of a cash bond, assignment of funds, certified check or other type of security acceptable to the City, shall be furnished to the City of Mercer Island in an amount equal to a minimum of 150 percent of the estimated cost of the required improvements. The City Engineer must accept and establish the bond amount. Time Limits: Such security shall list the exact work that shall be performed by the applicant and shall specify that all of the deferred improvements shall be completed within the time specified by the City Engineer, and if no time is so specified, then not later than one year.

RECORDING OF THE FINAL SHORT PLAT: Once the improvements have been installed and approved and the applicant has furnished the Development Services Group with written confirmation of the approval (and /or a deferral certificate has been obtained) and any conditions of the preliminary short plat approval have been met, copies of the plat mylar will be circulated for the required signatures. (The applicant is required to provide two mylars and four blue-line copies to the City for final approval. The applicant should submit a copy of final plat for review by City staff prior to bringing in the mylars and copies for final approval.) The applicant should allow for up to two weeks for City staff to review and sign the mylars. When all signatures have been obtained, the City will transmit the mylar via US mail to King County for recording or the applicant may indicate that they would like to personally deliver the mylars to King County for recording. (There is an additional fee required by King County depending on the number of pages recorded.) **Lots cannot legally be sold until the Short Plat/Subdivision has received its recording number.**

EXPIRATION OF THE SHORT PLAT: Once the preliminary short plat has been approved by the City, the applicant has one (1) year to install (or defer) all required improvements and to comply with any conditions of approval. When all improvements and/or conditions have been completed, the plat may be recorded. A Short Plat/Subdivision which has not been recorded within one (1) year after its administrative preliminary approval shall expire, becoming null and void. The City may grant a single one (1) year extension, if the applicant submits the request in writing before the expiration of the preliminary approval. In order to revitalize an expired short plat, a new application must be submitted to the Development Services Group.

It is the responsibility of the subdivider to monitor the expiration date.

Always verify with the Development Services Group that you have the latest revision of this handout. Pending and upcoming legislation may require additional information to be submitted. In the future, recent ESA listings may require biological assessments of all proposed developments.

Geotechnical Investigation and Evaluations

Part One – Site Information

A. ***Address of Project***

B. ***Type of Project***

1. ___ Short Plat
2. ___ Long Plat
3. ___ Lot Line Revision

C. ***General Project Description***

D. ***Geologic Information***

1. Provide a site plan using a current site survey as a base map. Show the location of proposed streets, ingress/egress easements, utility easements, sewer and stormwater facilities and retaining walls, building pads, and other development features. The location of test borings and test pits shall also be shown.
2. Provide a cut section(s) through the parcel which best represents and indicates original and proposed final grades. The section(s) shall indicate, to the extent known, the composition of surface and subsurface soils stratification and groundwater features. The section(s) shall include profiles beyond the property lines where necessary to evaluate impacts to adjacent properties. The section(s) shall show the proposed profile of the retaining walls, rockeries, or cuts pertaining to the subdivision.
3. Descriptions and plans for existing and new subsurface utilities needed to serve the subdivision, including but not limited to telephone, cable TV, electric, gas, water, and their related appurtenances.
4. Description of existing sanitary sewer and storm drainage facilities on or adjacent to the site.
5. The location of subsurface conditions, including geology, soil/bedrock stratigraphy, groundwater conditions, and engineering characteristics. This may be shown in the site sections.
6. Laboratory test results
7. Exploration logs.
8. Landslide history including review of City files.

Part Two – Determination of Geologic Hazards

Geologic hazard areas are characterized by lot slope, soil type, geologic material, and groundwater which may combine to create problems with slope stability, erosion, and water quality during and after construction or during natural events such as earthquakes or excessive rainstorms. Based on site information, the geotechnical engineer must reach one of the following conclusions regarding the property being proposed for development and must support that conclusion:

A. Adequate information indicates that a geologic hazard is present or that there is a high likelihood for the presence of a geologic hazard. Indicate the specific surface and subsurface features that, by themselves or in combination with the proposed development support this determination.

B. Adequate information indicates that no geologic hazard is present or that there is little likelihood for the presence of a geologic hazard. Indicate the specific surface and subsurface features that, by themselves or in combination with the proposed development support this determination.

C. Available information to evaluate the likelihood of a geologic hazard is inadequate. Clearly indicate what additional steps will be taken to obtain sufficient information or to mitigate potential geologic hazards or impacts.

Part Three – Geotechnical Report Checklist

A. Critical Area: Indicate the type and location of all Critical Areas on the site.

B. Site Stability: Address the stability of each lot and building pad. Include a statement addressing relative risks at each stage of construction for the subdivision, landslide potential relating to adjacent land, and specific measures which reduce the risk of slope instability to a level suitable for construction and long term slope stability. This may include measures included below.

C. Grading and Earthwork: State compaction and fill material requirements, use of site soils as fill/backfill, imported fill/backfill requirements, and height and inclination of slopes.

D. Foundation Work: State general recommendations for foundation type and construction practices for each building pad. If a significant geologic hazard exists, the best available foundation practices will be recommended and conditioned on the plat.

E. Lateral and Static Design Requirements: Lateral earth pressure for retaining walls or earth cuts required for the subdivision.

F. Surface and Subsurface Drainage: State recommendations on drainage material requirements and erosion/sediment control requirements for the subdivision construction. If a significant geologic hazard exists, a recommendation for restriction of wet weather construction or limitations which mitigate potential risks from surface and subsurface water runoff shall be included.

G. Monitoring: Describe the recommended construction and post-construction monitoring and observations related to geotechnical considerations such as survey stakes, inclinometers, and piezometers to monitor slopes during and after construction.

H. Retaining Systems: Design of retaining systems and such protective measures as rockeries, crib walls, and ecology block walls.