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CITY OF REDMOND
AUG 04 2014
HEARING EXAMINER
EX 3 FILE # 2014

00816

ORDINANCE NO. 2310

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S SEPTEMBER 18, 2006 RECOMMENDATION AS MODIFIED BY THE ORDER ON MOTION FOR RECONSIDERATION ISSUED ON OCTOBER 23, 2006 TO APPROVE WITH CONDITIONS THE WEXFORD GLEN PLANNED RESIDENTIAL DEVELOPMENT (FILE L050150), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Pacific Properties, herein referred to as applicant, submitted an application to develop a 16-lot, planned residential development (PRD) on 3.68 acres located at 16718 NE 122nd Street; and

WHEREAS, a planned residential development is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the planned residential development and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on August 21, 2006, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Wexford Glen Planned Residential Development (File L050150) and Preliminary Plat (L050149); and

WHEREAS, on September 18, 2006, the Hearing Examiner conditionally approved the Wexford Glen preliminary plat (L050149) and recommended approval of the Wexford Glen PRD (File L050150) subject to conditions; and

WHEREAS, on October 23, 2006, the Hearing Examiner issued a Order on the Motions for Reconsideration that were filed by the applicant and the City and amended his conditional approval of the Wexford Glen preliminary plat (L050149); NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Wexford Glen PRD dated September 18, 2006

Section 2. Approval. The City Council hereby approves the Wexford Glen PRD, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated September 18, 2006.

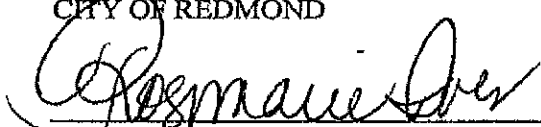
Section 3. Duties of Planning Director. The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the city in order to reflect the approval of the PRD as provided in this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

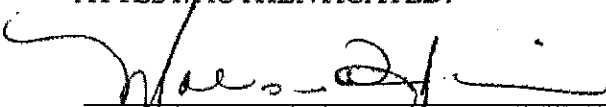
Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and

shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND


ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

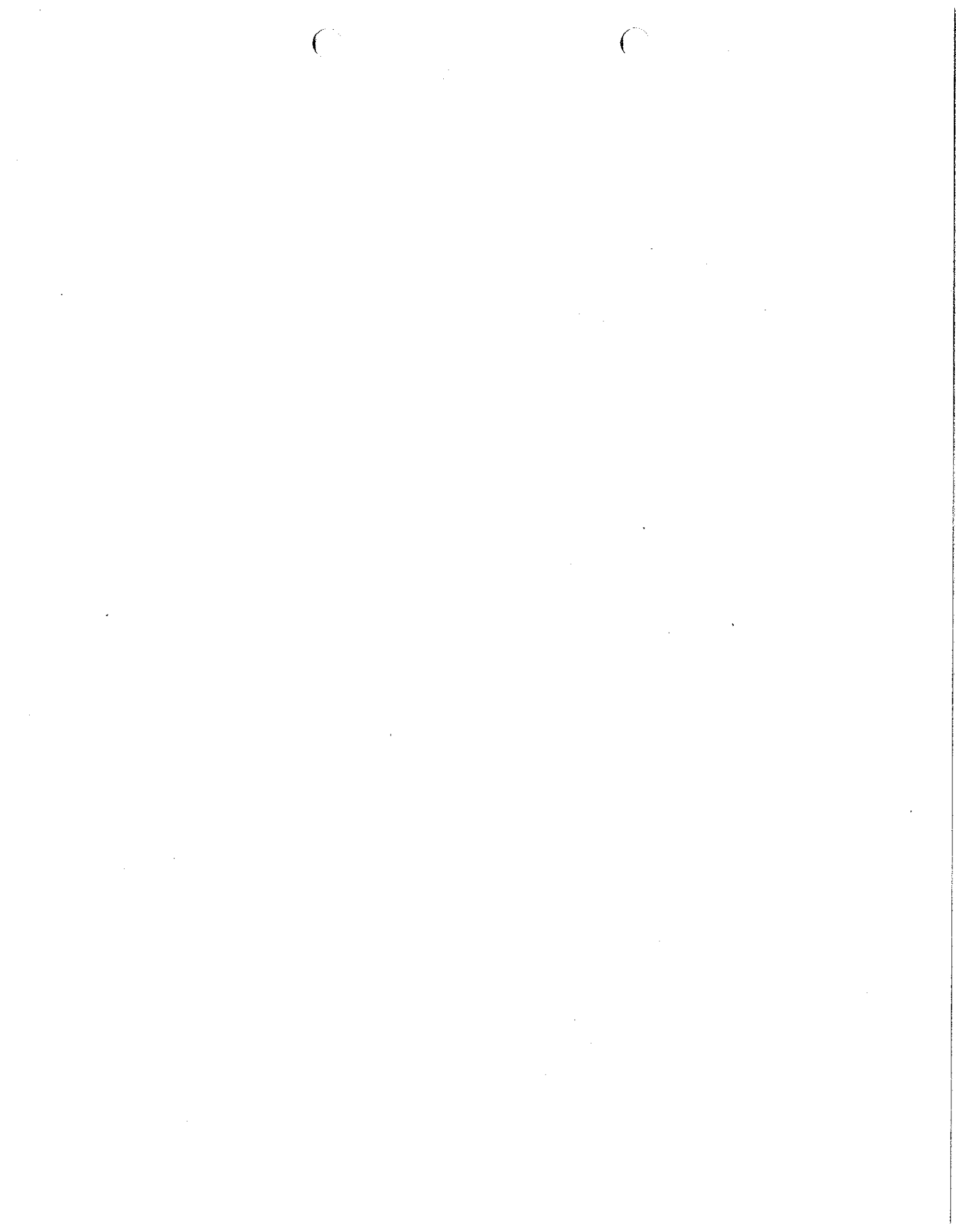

MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: 2310

November 15, 2006
November 21, 2006
November 21, 2006
November 27, 2006
December 2, 2006



1 **BEFORE THE HEARING EXAMINER FOR THE CITY OF REDMOND**

2		
3	IN THE MATTER OF THE)	File No: L050149, L050150
4	APPLICATION OF PACIFIC)	
5	PROPERTIES FOR APPROVAL OF THE)	FINDINGS OF FACT, CONCLUSIONS
6	WEXFORD GLEN PRELIMINARY)	OF LAW, DECISION, AND
7	PLAT AND PLANNED RESIDENTIAL)	RECOMMENDATION
8	DEVELOPMENT)	
9		<i>Wexford Glen PPL/PRD</i>

*Revised 10/23/06

11 **DECISION**

13 The Wexford Glen Preliminary Plat is **APPROVED**, subject to conditions and subject to
14 approval of the Planned Residential Development by the City Council.

16 **RECOMMENDATION**

17 The Hearing Examiner recommends that City Council **APPROVE** the Planned Residential
18 Development for the Wexford Glen Preliminary Plat.

20 **INTRODUCTION**

21 The application of Pacific Properties, Inc. for approval of the Wexford Glen Preliminary Plat and Planned
22 Residential Development (PRD) came on for hearing before Gordon F. Crandall, Hearing Examiner, on
23 August 21, 2006 at 7:00PM. Since preparation of the Technical Committee Report, the project has been
24 taken over from Maplewood Homes, Inc. by Pacific Properties, Inc., which was represented by William
25 Dunlap and assisted by Amy Kosterlitz, of Buck and Gordon, attorneys. Senior Planner, Steven Fischer,
26 presented the Technical Committee Report.

28 Testifying under oath were:

29 For the City:

30 Steven Fischer, Senior Planner

1 David Almond, Senior Transportation Engineer

2 Molly Johnson, Transportation Engineer

3
4 For the Applicant:

5 William Dunlap, Pacific Properties

6 Amy Kosterlitz, Attorney for Applicant

7 John Davies, Engineer, Mirai Transportation

8 Victor Bishop, Principal Engineer, Mirai Transportation

9
10 Public:

11 Mary O'Connell

12
13 The following exhibits were offered and admitted:

- 14
15 Exhibit A: Technical Committee Report dated August 21, 2006
16 Exhibit B: Staff Powerpoint Presentation
17 Exhibit C: Email from Lillian Cruz, LWSD, Withdrawal of SEPA Appeal
18 Exhibit D: Memorandum from Applicant Requesting Changes and Clarifications to the Staff Report
19 Exhibit E: Applicant's Legal Brief
20 Exhibit F: Applicant's Interim Walkway Plan Map
21 Exhibit G: Applicant's Memorandum of Traffic Analysis for 162nd Pl NE/124th Street
22 Exhibit H: Manual on Uniform Traffic Control Devices (MUTCD)
23 Exhibit I: Warrant Results, submitted by Mirai Transportation
24 Exhibit J: Pipeline and Future Development, submitted by Applicant
25 Exhibit K: MUTCD Signal Warrant Analysis
26 Exhibit L: Video/CD of 24-hour traffic on Proposed Intersection, by Mirai Transportation
27 Exhibit M: Trip Map of NE 124th St/162nd Pl NE, submitted by Staff
28 Exhibit N: Existing Approved and Projected Traffic on 162nd Pl NE/124th St submitted by Staff
29 Exhibit O: 2006 Existing AM/PM Peak Hour Traffic Volumes/116th Assemblage Development
30 Exhibit P: LOS Criteria for Signalized Intersections & LOS Summary/116th Assemblage

25 Applicant submitted a memorandum requesting changes and clarifications to the Technical
26 Committee Report (**Exhibit D**), together with a legal memorandum in support of the changes
27 (**Exhibit E**). The Hearing Examiner granted the City's request for an opportunity to respond to
28 these memoranda by Wednesday, August 30, 2006. On that date, the City submitted a
29 memorandum in response to Applicant's memorandum. (**Exhibit Q**) This was supplemented on
30 August 31, 2006 adding a third alternative to the transportation conditions. (**Exhibit R**)

1 Applicant was given until September 8th to reply to this memorandum and did so on that date.

2 (Exhibit S)The record was then closed.

3
4 From the foregoing, the Hearing Examiner makes these:

5
6 **FINDINGS OF FACT**

- 7 1. *Proposal.* Applicant proposes to sub-divide a 3.68 acre site into 16 single-family lots.
8 The site is located at 16718 NE 122nd Street across from the Prescott Glen development.
9 That subdivision was also proposed by Pacific Properties and the two plats are being
10 processed together. The site is generally flat. One existing building and its outbuildings
11 will be demolished. Some 26.8% of the site will be set aside in open space tracts and
12 open space on individual lots. Using the Planned Residential Development process
13 (PRD), Applicant proposes to reduce street width, lot area and setbacks, increase
14 maximum lot coverage and eliminate the five-foot easement on the perimeter and the 2.5
15 foot easement along interior property lines. A site plan is attached as Attachment A.
16
- 17 2. *Neighborhood-Zoning.* The site is in the North Redmond neighborhood and is designated
18 for Low-Moderate Residential land uses. It is zoned R-4. Surrounding land uses and
19 zoning are all single-family residential, R-4.
20
- 21 3. *Access.* Access to the site will be from NE 122nd Street. All homes will be accessed from
22 a public interior street. A walkway plan is required to provide a safe walking route for
23 students and other pedestrians to Norman Rockwell and Einstein Elementary Schools
24 south of NE 116th Street.
25
- 26 4. *SEPA.* A Determination of Non-Significance (DNS) for the proposal was issued on April
27 10, 2006. The Lake Washington School District (LWSD) appealed the DNS, but the
28 appeal was dismissed when Applicant agreed to pay school impact fees.
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5. *Impact Fees.* Applicant will pay impact fees for fire, transportation and parks, in amounts in effect when building permits are issued.

6. *NE 124th Street/167th Place NE Intersection.* The Technical Committee has proposed a condition which provides that the City will not issue building permits for the development until improvements to the intersection of NE 124th Street and 167th Place NE are made, including a left-turn lanes in NE 124th Street at the east and west approaches, and installation of a traffic signal, or in the alternative when 172nd Avenue NE between NE 116th Street and 128th Street, (including required traffic calming measures), is opened to traffic. Applicant has objected to this condition on grounds that the City lacks authority to impose the condition.

7. *Public Notice and Input.* Public notice of the application, the SEPA threshold determination, a neighborhood meeting and the public hearing was given as required by ordinance. One written comments was received prior to the hearing concerning whether the public notice had been properly posted. One person spoke at the public hearing, who stated that traffic observations in August would not be an accurate representation of traffic after school starts in September.

8. *Trees.* The site contains 121 significant trees, and Applicant proposes to preserve 36 of them or 36.% of the total.

9. *Utilities.* Applicant will provide for disposal of storm water which will be routed by a tight line system across NE 122nd Street to a detention pond in Prescott Glen. Water from that subdivision will be released into the ditch in NE 122nd Street. City water and sanitary sewer services are available, as well as telephone and electricity.

10. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

CONCLUSIONS OF LAW

- 1
- 2 1. The Hearing Examiner is authorized to conduct a hearing and make a decision on an
- 3 application for approval of a preliminary plat, RCDG 20F.30.40, and to make a
- 4 recommendation on an application for approval of a Planned Residential Development
- 5 (PRD). RCDG 20F.30.45.
- 6
- 7 2. RCDG 20D.180.110-020 sets forth the criteria for approval of a subdivision:
- 8 (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:
- 9 a. The proposal conforms to the goals, policies and plans set forth in RCDG
- 10 Title 20B;
- 11 b. The proposal conforms to the site requirements set forth in RCDG
- 12 20C.30.25-140, Site Requirements;
- 13 c. The proposal conforms to the requirements of this section and those set
- 14 forth in RCDG Title 20F and submittal requirements on file in the
- 15 Planning Dept;
- 16 d. The proposed street system conforms to the City of Redmond Arterial
- 17 Street Plan and Neighborhood Street Plans, and is laid out in such a
- 18 manner as to provide for the safe, orderly and efficient circulation of
- 19 traffic;
- 20 e. The proposed subdivision or short subdivision will be adequately served
- 21 with City approved water and sewer, and other utilities appropriate to the
- 22 nature of the subdivision or short subdivision;
- 23 f. The layout of lots, and their size and dimensions take into account
- 24 topography and vegetation on the site in order that buildings may be
- 25 reasonable sited, and that the least disruption of the site, topography and
- 26 vegetation will result from development of the lots;
- 27 g. Identified hazards and limitations to development have been considered in
- 28 the design of streets and lot layout to assure street and building sites are
- 29 on geologically stable soil considering the stress and loads to which the
- 30 soil may be subjected.

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3. The City Council may approve a PRD proposal if it meets the requirements of RCDG 20C.30.105 and the design of the development achieves two or more of a schedule of results listed in RCDG 20C.30.105-040 (Design Criteria). A PRD is permitted only in a residential zone, the primary use must be residential, and the process may not be applied to a single-family lot incapable of further subdivision so as to avoid its use when other processes are applicable. Development standards may be modified in a PRD.

4. The schedule of results for a Planned Residential Development is set forth in RCDG 20C.30.105-040:

- a. High quality architectural design, placement, relationship or orientation of structures;
- b. Achieving allowable densities for the subject property;
- c. Providing housing types that effectively serve the affordable housing needs of the community;
- d. Improving circulation patterns or the screening of parking facilities;
- e. Minimizing the use of impervious surfacing materials;
- f. Increasing open space or recreational facilities on-site;
- g. Landscaping, buffering, or screening in or around the proposed PRD;
- h. Providing public facilities;
- i. Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
- j. Incorporating energy efficient site design or building features;
- k. Providing for an efficient use of infrastructure.

5. Applicant must show that its proposal achieves two or more of these results. Staff has demonstrated that the proposal meets most if not all of the design criteria.

- 1 6. RCDG 20D.220.20-020 provides that all development proposals in Redmond shall be
2 adequately serviced by the following facilities and services prior to occupancy,
3 recording or other land use approval:
4 a. Sewage disposal
5 b. Water supply
6 c. Service water management
7 d. Streets, sidewalks, trails and access
8 e. Fire protection
9 f. Schools
10
11 7. The adequacy of sewer, water, surface water, streets, etc. and fire services for a
12 subdivision or PRD is determined by the Technical Committee. The school
13 concurrency finding for a subdivision or PRD is made by the Hearing Examiner.
14 RCDG 20D.220.20-090. The Examiner finds that payment of impact fees as agreed
15 will provide the District with sufficient resources to enable it to provide adequate
16 school facilities for students from the plat.
17
18 8. Applicant agreed to abide with the conditions proposed by the Technical Committee
19 with several exceptions (Exhibit D)
20 a. The maximum impervious surface allowed should be 70%
21 b. The pavement section should be modified to allow ATB (asphalt treated base)
22 as an alternative to asphalt pavement C.1E
23 c. An interim walkway plan should be introduced
24 d. The section prohibiting building permits until certain improvements are made
25 to the intersection of NE 124th Street and 162nd Place NE or until 172nd Avenue
26 NE was opened to traffic from NE 116th Street and NE 128th Street should be
27 deleted. Instead, Applicant offered to contribute a pro rate share of the cost of
28 the intersection improvements along with other developers in the area.
29 e. Finally, a condition related to landslide hazard areas should be deleted.
30

1 9. The Technical Committee has agreed to all of the proposed changes except the one
2 concerning intersection improvements.

3
4 10. Appellant argues that the City's condition exceeds the condition concerning
5 intersection improvements exceeds the City's authority because:

- 6 a. It is an impermissible attempt to re-open the DNS ;
7 b. The City issued a Certificate of Traffic Concurrence ;
8 c. A traffic signal at this location is not warranted.; and
9 d. The City cannot assess the entire cost of the signal, etc. on one developer
10 where the need is due to the cumulative effect of several developments.

11
12 11. The City asserts that there are at least 12 developments in this area that have been
13 approved for a total of 577 new homes, with 300 yet to be occupied. As a result, it
14 says, traffic volumes on the streets in the area will increase significantly. Traffic at
15 the subject intersection is expected to double, and a traffic signal there is clearly
16 warranted. The City states further that it is not relying upon its substantive authority
17 under SEPA but rather on RCDG 20D.210.20.090 (...the Director of Public Works
18 may require that all or any portion of the needed traffic control and safety markings,
19 signs, signals, street lights, turn lanes, and other devices be installed or funded...);
20 RCDG 20D.220.20-070 (The Technical Committee can condition its approval and
21 require ...off-site improvements); and RCW 58.17.110 (2) (A proposed subdivision
22 ...shall not be approved unless the City...makes written findings that (a) appropriate
23 provisions are made for ...streets, roads, alleys and other public ways...) The
24 proposed condition would provide that the City would not issue building permits
25 until the improvements are in place or until a proposal acceptable to the Director of
26 Public Works is in place to construct improvements soon after new homes will be
27 occupied by the development.

28 12. Applicant cites the case of *Castle Homes vs. Brier* 78 Wn. App. 95 (1994) in which
29 the court held that a City cannot impose mitigation fees for the purpose of funding
30 improvements that are not a direct consequence of the impacts of the development. In

1 addition, the local government has the burden of showing that the improvements are
2 reasonably necessary to mitigate the direct impact of the development. Holding that a
3 mitigation fee was improperly intended to address the cumulative impact of all new
4 subdivisions in the area, the court remanded the case for a re-determination of the
5 mitigation fee.

- 6
7 13. It is clear that the intersection improvements are needed here because of the
8 cumulative impacts of some 12 developments in the area for a total of 577 new
9 homes. Under *Castle Homes, supra*, however, the City cannot impose the entire
10 burden of intersection improvements on one or two developments. Applicant has
11 demonstrated that its traffic will only be a part of the cumulative impact of several
12 developments.

13
14 Four legal propositions come into play when a governmental agency seeks to impose
15 conditions on a development proposal. (1) It must identify a public problem and (2)
16 demonstrate that the development will create or exacerbate the problem. (3) The
17 condition must tend to solve or alleviate the problem, and finally (4) the condition
18 must be roughly proportionate to that part of the problem that is created or
19 exacerbated by the development. *City of Olympia vs. Drebeck*, 119 Wn. App 774
20 (2004) As proposed by the City, Applicant is to bear the entire burden of the
21 intersection improvements. Under *Castle Homes* and *Drebeck*, the condition exceeds
22 the City's authority and must not be imposed.

- 23
24 14. In order to satisfy these requirements, proposed condition III (B) 11(b) should be
25 deleted and replaced with the following:

26
27 To mitigate the project specific impacts of the project on this intersection,
28 Applicant shall make a pro rata contribution for the future construction of
29 improvements which may include a traffic signal and left turn lanes on the NE
30 124th Street approaches, as well as safety enhancements to the current 162nd Place

1 NE geometry. The contributions will be based on project trips as a percentage of
2 total trips generated by new development. Project trips and total trips will be
3 based on a screen line measurement taken at the south leg of 162nd Place NE at
4 NE 124th Street for design year 2022 or on such other basis as the Technical
5 Committee finds will fairly calculate the impact of the development on this
6 intersection.

7
8 15. In all other respects, the proposed Preliminary Plat and Planned Residential
9 Development should be approved. Staff has demonstrated that the proposal satisfies
10 the decision criteria for both the Preliminary Plat and a Planned Residential
11 Development.

12
13 16. Any findings of fact deemed to be a conclusion of law is hereby adopted as such.

14
15 **DECISION**

16
17 The preliminary plat of Wexford Glen is **APPROVED**, subject to conditions and subject
18 to approval of the Planned Residential Development by the City Council

19
20
21 **Done this 18th day of September, 2006**

22
23 /s/ Gordon F. Crandall

24 _____
25 **Gordon F. Crandall**
26 **Hearing Examiner**

27 ***Revised October 23, 2006 (Exhibits only in bold)**

28 Attachment A: Site Plan
29 Attachment B: Conditions of Approval
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PROCEDURE FOR RECONSIDERATION

Any interested person (party of record) may file a written Request for Reconsideration with the Hearing Examiner. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact. The final date for motion for reconsideration is **5:00 P.M. on October 3, 2006**, and should be sent to the **Office of the Hearing Examiner**, City of Redmond, MS: 3NFN 15670 NE 85th Street, PO Box 97010, Redmond, Washington, 98073-9710.

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NOTICE OF RIGHT OF APPEAL

You are hereby notified that the foregoing Findings of Fact, Conclusions, Decisions and Recommendations are the final action on this application subject to the right of appeal to the Redmond City Council. Appeal procedures are governed by RCDG 20F.30.40-110 (Ordinance 2118) to which the reader is referred for detailed instructions. The written appeal must be received by the **Redmond Permit Center** no later than **5:00 P.M. on October 3, 2006**, or **within 10 business days following final action by the Hearing Examiner if a request for reconsideration is filed.** Please include the application number on any correspondence regarding this case.

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FURTHER PROCEEDINGS

The foregoing Findings of Fact, Conclusions of Law, and Recommendation will be referred to the City Council. The City Council shall, at a closed record public meeting, consider and take final action on the application. The City Council will not accept new information, written or oral, on the application but shall consider only the complete record developed before the Hearing Examiner and his recommendation. The City Council shall either approve the application, with or without modifications, remand the application to the Hearing Examiner for additional review limited to specific issues, or deny the application. RCDG 20F.30.45-110

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The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation."

**ATTACHMENT A
SITE PLAN**

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ATTACHMENT B
CONDITIONS OF APPROVAL

I. Approved Plan Set and Supporting Material

A. The following table identifies those materials that are approved with conditions by this Notice of Decision. The "Date Received" is the date that is stamped as "Received" by the Redmond Permit Center.

<u>Item</u>	<u>Date</u> <u>Received</u>	<u>Notes</u>
Plan Set, Sheet P1-P11, EXH 1-2	10/11/2005	<i>and as conditioned herein.</i>
SEPA Checklist	3/31/2006	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 4/10/2006</i>
Architectural Elevations	7/11/2005	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	10/11/2005	<i>and as conditioned herein.</i>
Proposed Tree Preservation Plan, Sheet P12-13	10/11/2005	<i>and as conditioned herein.</i>
Stormwater Design	10/11/2005	<i>and as conditioned herein.</i>

II. PLANNING REQUIREMENTS

A. General

1. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to Attachment A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.
2. *An irrigation system within the planter strips along the internal streets shall be maintained by the Homeowners Association or by other means acceptable to the City of Redmond Parks Department.*
3. *Maintenance of landscaping installed within the street rights-of-way and landscape/open space tracts created by the Wexford Glen final plat shall be the*

1 responsibility of the Homeowners Association, including the landscaping installed
2 within the public street right-of-way along the site's NE 122nd Street frontage,
3 except that the City shall be responsible for maintenance of street trees along NE
4 122nd Street.

- 5 4. To ensure compliance with residential site standards, at the time that construction
6 drawings are submitted for Public Works Department review, the applicant shall
7 provide two (2) copies of the construction drawings, clearing/grading plan and tree
8 retention plan at a scale of 1" = 20' to the Planning Department.
- 9 5. A sign permit application must be submitted separately to the Planning Department
10 for review and approval prior to installation of any proposed entry/monumentation
11 signs for the subdivision (RCDG Section 20D.160.10-020).

12 B. Landscaping and Street Trees

- 13 1. Street trees are required as follows (RCDG Section 20D.80.10-140):

<u>Street</u>	<u>Species</u>	<u>Spacing</u>
NE 122 nd Street	European Hornbeam Carpinus Betulus Fastigate	30 feet on center
Internal Street	To be determined	To be determined

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19 2. Street trees shall be included throughout the plat as a component required for site
20 improvements within the plat as noted in condition 1 above. The size, spacing
21 and species shall be approved by the City of Redmond Planning Department in
22 accordance with applicable City Standards.
- 23
24 3. As part of the final plat approval the unimproved portion of the NE 122nd Street
25 frontage shall be landscaped from the property line to the north edge of the
26 planned curb line in accordance with the landscape plan to be approved by the
27 City of Redmond Planning Department.
- 28
29 4. Landscaping shall be coordinated with water/sewer lines and fire
30 hydrants/connections. Trees shall be planted a minimum of 8 feet from the
centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4

1 feet of clearance from the center of all fire hydrants/connections. Ground cover
2 may be planted within this radius.

- 3
4 5. *The following statement shall be included on the final plat mylar for each phase*
5 *of the subdivision and on all construction documents under the heading*
6 *“RESTRICTIONS”:*

7 *“Trees to be preserved have been designated in accordance with the approved*
8 *tree preservation plan on file with the City of Redmond Planning Department.*
9 *Designated trees which are damaged or destroyed shall be replaced in*
10 *accordance with RCDG Section 20D.80.20.”*

- 11
12 6. *The applicant shall obtain a Forest Practice Permit from the Washington State*
13 *Department of Natural Resources, if required, for the development after the City*
14 *of Redmond has approved the final landscape and tree retention plans.*

15 C. Miscellaneous

- 16 1. *As part of the Planned Residential Development, the following code shall be modified as*
17 *recommended by the Technical Committee:*

- 18 a. *The reduction in street standards as follows:*

19 *Internal streets are to be public and to be at a paved width of 28 feet with*
20 *type A-1 concrete curbing (vertical) and a five-foot sidewalk on both*
21 *sides. A 5-foot planting area shall separate the curb from the sidewalk.*

22 *Street improvements for the internal public streets will include*
23 *streetlights and underground utilities. A right-of-way width of 44 feet*
24 *with an additional 10-foot sidewalk and utility easement to be*
25 *established on either side.*

- 26 b. *The minimum Front Setback shall be 10-feet with the provision that garages shall be*
27 *setback 18-feet.*

28 c. *The minimum Side Street Setback shall be 10 feet.*

29 d. *The minimum Side/Interior Setback shall be 5 feet.*

30 e. *The average lot size shall be 5,784 square feet.*

f. *The maximum Lot Coverage shall be 45 percent.*

g. *Not require a 5 foot easement along the perimeter or a 2.5 foot easement along*
interior lot lines

h. *The maximum impervious surface allowed shall be 70 percent*

- 1
- 2 2. *The recommendations of the applicant's arborist, Greenforest, shall be*
- 3 *implemented in all situations where there is encroachment into the dripline of a*
- 4 *tree that has been determined to be saved.*
- 5
- 6 3. *The five snags shall be moved to either Tract G or Tract B to provide woodpecker*
- 7 *foraging habitat. If the existing snags are not able to be moved, a comparable*
- 8 *type of tree shall be located to one of these tracts to be converted to a foraging*
- 9 *habitat tree. This ratio shall be one habitat tree per snag.*
- 10
- 11 4. City of Redmond Park Department impact fees shall be assessed at the time of building
- 12 permit issuance for each residence. The fee in effect at the time of complete building
- 13 permit application shall apply.
- 14
- 15 5. *Restrictive covenants to be recorded against each phase of the property in conjunction*
- 16 *with a final plat for each phase of the subdivision shall include a statement notifying*
- 17 *property owners that all new construction of single-family homes in the Wexford Glen*
- 18 *plat shall comply with the approved Architectural Plans for the Wexford Glen plat on file*
- 19 *with the City of Redmond Planning Department.*
- 20
- 21 6. *The architectural elevations for the homes shall have trim around all windows and doors*
- 22 *(regardless of which elevation) and that all windows must be consistent or similar in style*
- 23 *as used on the front elevation.*
- 24
- 25 7. *In an attempt to anticipate potential future conflicts between grading and tree*
- 26 *retention, the "clearing limit line" will be included on the final tree retention*
- 27 *plan.*
- 28
- 29 8. *During clearing and grading, any tree roots that are encountered within the drip*
- 30 *line of a preserved tree (saved tree) shall be pruned leaving a clean cut. Roots*
- shall not be ripped out by grading activity.*

III. **ENGINEERING REQUIREMENTS**

Conditions of Approval and Revisions Required on Mylar – Document to be Recorded with King County

A. Engineering/Transportation

1. Lots 1 and 16 shall not be permitted direct access to NE 122nd Street. This restriction shall be indicated on the face of the final plat and other documents.

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2. Easements & Dedications:

The existing and proposed easements and right-of-way shall be shown on the final plat, civil plans and other documents. The existing easements for ingress, egress, private utilities, etc. shall be modified to the City of Redmond's satisfaction or released from both the plat certificate and the final plat prior to approval.

a. Easements are required as follows:

- Public 10-foot wide sidewalk and utility easement, granted to the City of Redmond, along all rights of way including NE 122nd Street and new plat streets.
- Public 30-foot wide sidewalk and utility easement, granted to the City of Redmond, from the east end of Road B to the east property line of the plat, as generally depicted on the Wexford Glen plans received at the City on October 11, 2005.
- A public trail easement, granted to the City of Redmond, over tract C.

b. Dedications for right of way are required as follows: 44-feet in width for all plat streets including Road A, and B.

c. New right-of-way lines joining at the intersections shall connect with a 25-foot radius. The area formed by this radius shall also be dedicated as right-of-way.

d. Easement for utilities and drainage facilities shall be granted over all lots. The easements consist of a strip of land 2-1/2 feet wide along each side of the interior lot lines within the development, together with a strip of land 5 feet wide along the lot lines around the perimeter of the development, except as identified above in item 2.a. This condition may be waived, in part or in total, by the PW Development Services Division if the applicant is able to demonstrate that the lot drainage can be handled without the easements.

e. At time of construction, additional easements may be required to accommodate the improvements as constructed.

SPECIFIC REQUIREMENTS FOR CONSTRUCTION DRAWINGS

A. Engineering Transportation:

1. **Civil Drawing Coordination:** Engineering plans for on-site and off-site drainage (storm water management), clearing, grading, utility and street improvements are required. David Almond, from Public Works Development Services Division, has been assigned as the project lead for coordinating civil drawing review.

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2. **Engineering Plans:** The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits. Plan size must be 22" x 34" at a scale of 1" = 20' unless otherwise approved by the City. **The following design manuals should be obtained to guide design work:**

- Standard Specifications and Details
- Clearing, Grading and Storm water Management Redmond Technical Notebook
- Design Requirements for Water and Sewer System Extensions
- Community Development Guide

These manuals reference a number of other commonly used engineering standards. It is vital the design professional performing this work be aware of the City and other pertinent standards to reduce review time. *The City will not accept designs that deviate from the standards without substantial justification. Standard Specifications and Details shall be referenced by the detail numbers. Do not include individual drawing details in the construction plans.* Early consultation between design professionals and City staff is highly recommended if a design will propose deviations.

All power, telephone, streetlights, etc. shall be shown on construction drawings to facilitate identification and resolution of utility conflicts.

The designer must be sensitive to the existence or creation of utility easements within the project. Permanent structures not associated with the utility use—including rockeries—**shall not be built within easements unless approved by the City of Redmond.**

At the time of construction drawing approval, a digital file of the drawings shall be submitted to the city. File format shall conform to the requirements identified under 'Oct. 2005 Version Record Drawing Requirements' (see below).

3. **Survey Control**

a. Vertical control:

Elevations must be referenced to City of Redmond Datum. This Datum is based on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor must tie the

1 project to two numbered benchmarks. A publication of the benchmarks may be
2 purchased from the City's Public Works service counter under the name City of
3 Redmond Vertical Control Survey February 1990.

4
5 b. Horizontal control:

6 The surveyor shall tie the project to two City of Redmond horizontal control
7 monuments. The plans shall show NAD 83-91 coordinates on a minimum to
8 two points at exterior lot/boundary corners. A publication of the Redmond City
9 Horizontal Control Notebook dated 1993 can be purchased at the Public Works
10 service counter.

11
12 c. New and Existing Monumentation:

13 New survey monuments shall be installed at new street intersections, street
14 tangent points and center of cul-de-sacs in accordance with the City of
15 Redmond Standard Details. Existing monumentation must be identified on the
16 construction plans and maintained by the contractor throughout the construction
17 period.

18 4. **Street Design:**

- 19 a. Civil plans for all public and private street construction must include existing
20 and proposed centerline profiles and curb/edge of pavement elevations. Cross
21 sections at regular stationing along the length of the project may be required.
- 22 b. Horizontal alignment shall indicate radius, length of tangent between curves,
23 and length of curve. Minimum curve radii shall comply with the requirements
24 stated in Appendix 20D-3 in the *Redmond Community Development Guide*.
- 25 c. Vertical curves shall indicate length of vertical curve, slopes, and length of
26 tangent between curves. Minimum stopping sight distance for design shall be
27 450 feet on arterials and collectors, 225 feet on local public access, and 150 feet
28 on private streets unless otherwise approved by the Technical Committee.
- 29 d. Cross slopes and superelevation of roadways shall not exceed two (2) percent
30 unless approved by the City of Redmond Public Works Department.
- e. On sloping approaches at intersections, landings are not to exceed 2 feet
difference in elevation for 30 feet approaching an arterial or 20 feet approaching
a local access street (measured from the back of sidewalk or the back of curb if
no sidewalk exists).

- 1 f. Curb radius shall be 25 feet for local access streets and 30 feet for arterial and
2 collector streets.
- 3 g. Street rights-of-way shall intersect at 80 to 90 degrees where possible.
- 4 h. Sight Distance
- 5 1) Adequate entering sight distance shall be maintained at all connections in
6 accordance with Section 20D.210.25 "Sight Clearance at Intersections" of
7 the *Redmond Community Development Guide*, pages 347 and 348. The
8 appropriate sight distance triangles shall be drawn on the civil and
9 landscaping plans.
- 10 2) Adequate stopping sight distance shall be maintained at all driveways and
11 intersections in accordance with Appendix 20D-3 in the *Redmond*
12 *Community Development Guide*. For the purpose of determining adequate
13 sight distance, provide plan and profile views of adjacent roadways. For
14 local access streets, provide drawings 225 feet on either side of all proposed
15 driveways or intersections. For arterials and neighborhood collector streets,
16 the distance shall be 450 feet.
- 17 i Any pedestrian crossings at intersections, or across curb return type driveways
18 need to include handicap ramps. These ramps must be designed to meet the
19 most recent ADA standards.
- 20 j Joint use of driveway and cooperative parking with adjacent developments is
21 encouraged.

22 5. **Street Trees:**

23 Street trees are required to be installed on principal, minor and collector arterials.
24 See Section 20D.80.10-140 "Street Tree Program" in the Redmond Community
25 Development Guide for further requirements.

26 6. **General Notes:** The following notes shall be included on the construction plans for
27 this project:

- 28 a. Safety railings shall be required when the bottom of a rock wall, retaining wall
29 or slope is 30" or more below the finished elevation of a sidewalk or other
30 pedestrian facility.
- 31 b. WSDOT approved guard rails shall be required as directed by the City
32 Inspector, subject to approval by the City Transportation Engineer.
- 33 c. Contractor is responsible for installing all signs and channelization per City of
34 Redmond standards. Contractor shall lay out all signs and channelization, and
35 then contact Deby Canfield, Senior Transportation Technician, at (425) 556-
36 2752 48 hours in advance of installation to verify layout.

- 1 d. All necessary signs and markings on-site, along property frontage, and at
2 specifically designated off-site locations shall be provided by the applicant as
3 required by the Transportation Division whether or not these are indicated on
4 the construction drawings.
5 e. When requested by the City Inspector, the geotechnical engineer employed by
6 the developer shall verify and subsequently advise the City of Redmond that the
7 installation of the paving section(s) conforms to his/her design. The project will
8 not be accepted until this written documentation is submitted.

7 **7. Site Access – Type and Location**

- 8 a. The location of all existing and proposed driveways, access corridors, and
9 intersections (both sides of the street) shall be shown along the property
10 frontage and within 150 feet of the site property line.
11 b. The existing and proposed channelization shall be shown on the site plan for all
12 streets adjacent to the site and within 150 feet of the site property line. This
13 should include the location of all fog lines, center stripes, stop bars and
14 directional arrows.
15 c. Driveways and access corridors shall be limited to one per lot per street
16 frontage, or one per 150 feet of street frontage upon approval by the City of
17 Redmond Public Works Department.
18 d. Driveways and access corridors shall align with existing streets or driveways, or
19 they shall be located a minimum of 150 feet from the nearside face of curb of an
20 intersecting street or driveway. Separations less than these minimums shall
21 obtain approval from the City of Redmond Public Works. This section does not
22 apply to driveways serving single family residences.
23 e. Driveways and access corridors shall be designed to have a 90-degree angle
24 with the street wherever possible. The City of Redmond Public Works
25 Department must approve driveways and access corridors not meeting this
26 standard.
27 f. The maximum driveway grade shall be 10 percent. The Fire Department and
28 Public Works Department must approve access corridors exceeding a grade of
29 10 percent. This condition does not apply to a driveway less than 50 feet long
30 serving a single family residence.
g. The civil plans need to include profiles of all site driveways extending from the
centerline of the public street to a distance of 50 feet beyond the public right-of-
way. This condition does not apply to a driveway less than 50 feet long serving
a single family residence.

8 **8. Signs, Striping, Street Lighting and Signals**

- 1 a. Separate 40 scale channelization plans are required for all public streets being
2 modified or constructed. The plan shall include the existing and proposed signs,
3 striping and street lighting for all streets adjacent to the site and within 150 feet
4 of the site property line (both sides of the street). The plan shall conform to the
5 requirements in the City of Redmond Standard Specifications and Details
6 Manual. If the channelization is on a state route, WSDOT approval of the
7 channelization plan is also required.
- 8 b. All traffic control devices, including signs and pavement markings, shall
9 conform to the MUTCD and the City of Redmond Standard Details. The
10 Transportation Division shall approve all layouts prior to installation.

11 B. Public and Private Engineering/Transportation Improvements

- 12 1. Half street improvements are required on NE 122nd Street including asphalt paving
13 10.5-17.5 feet from centerline to face of curb with appropriate tapers, type A-1
14 concrete curb and gutter, planter strip at least 5-foot wide, meandering 6-foot wide
15 concrete sidewalk, storm drainage, streetlights, street trees, street signs and
16 underground utilities including power and telecommunications. The minimum
17 pavement section for the street shall consist of:

18 4" Asphalt Pavement C1. B

19 5" Asphalt Pavement C1 E

20 Subgrade compacted to 95% compacted maximum density as determined by
21 modified Proctor (ASTMD 1557)

22 Street crown 2% sloped to drain system

23 **ATB (Asphalt Treated Base) shall be allowed as an alternative to C1.E**

- 24 2. The type and location of the proposed site accesses are approved as shown on the
25 Wexford Glen site plans prepared by Triad Associates and received at the City on
26 October 11, 2005.
- 27 3. On NE 122nd Street the ASPHALT STREET shall be overlaid across the plat
28 frontage and additional planing, overlay, and/or patching, as determined by the
29 Development Services Division.
- 30 4. A 5-foot wide sidewalk, constructed to City standards, is required from the east end
of Road B to the east property line of the plat.
5. A trail is required within tract C as shown on the Wexford Glen site plans prepared
by Triad Associates and received at the City on October 11, 2005. The trail shall be
a minimum of 5 feet wide and the minimum cross section shall consist of:

4-inches of 3/8" minus Crush Rock

Subgrade compacted to 95% max density per modified Proctor (ASTM 1557)

1 1% cross slope

- 2 6. The Redmond Community Development Guide requires that safe pedestrian
3 linkages be provided between new developments and existing neighborhoods and
4 public facilities. The propose plat is within the 1-mile walking radius of the
5 Norman Rockwell and Einstein Elementary schools. Current conditions on NE
6 122nd Street, NE 116th Street and 172nd Ave NE do not provide safe walking
7 conditions for students or other pedestrians. An interim walkway plan shall be
8 developed and missing links identified prior to preliminary plat approval. The
9 interim walkway(s) shall be constructed of concrete curb, gutter and a 5-foot
10 sidewalk if adjacent to the street. The curb face shall be located at least 12 feet from
11 the centerline. The interim walkway(s) shall be 4 feet wide and located a minimum
12 of 10 feet from the street edge of traveled way where no curb and gutter exists. A
13 safety railing or fencing will be required when (1) the interim walkway is located at
14 the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-
15 inches or higher than the toe of the slope or wall. Missing links in the approved
16 walkway plan shall be constructed prior to any occupancy within the plat.
- 17 7. All vehicle use areas including parking lots, service areas, driveways, private
18 streets, etc. shall be paved.
- 19 8. Concrete crosswalks, per the City of Redmond Standard Details, are required across
20 all driveways and private streets intersecting minor or principal arterials.
- 21 9. Streetlights are required on public streets to illuminate the property frontage.
22 Luminaire spacing should be designed to meet the specified criteria for the
23 applicable lamp size, luminaire height and roadway width. Contact Paul Cho,
24 Transportation Operations, at (425) 556-2751 with questions. The street lighting
25 shall be designed using the following criteria:

26

Roadway Classification	Area Classification	Average Illuminance (Foot-candles)	Uniformity Ratio (Average/Minimum)
Collector & Local	Commercial	0.8	6:1
	Residential	0.6-0.4	6:1

27

- 28
- 29 10. NE 122nd Street Traffic Calming: The 172nd Avenue NE Corridor Study has
30 identified that the speeds on NE 122nd Street meet the criteria for traffic calming.
The study has identified the general plan for traffic calming devices. The project
will be required to construct speed cushions and along the plat frontage as identified
in the study

11. NE 124th St/162nd Pl NE Intersection:

1 a. This project and other developments along the NE 122nd Street corridor will
2 increase the number of motor vehicles using the NE 124th ST/162nd PI NE
3 intersection for ingress and egress. The cumulative impacts from traffic growth
4 due to development will degrade the level of service (LOS) and safety at this
5 intersection. NE 124th Street, a principle arterial, lacks a center turn lane that
6 can serve as a refuge for vehicles waiting to turn left at 162nd PI NE. Delays in
7 the PM peak hour for the 162nd PI NE south leg are projected to exceed 100
8 seconds. When drivers have to wait an excessive amount of time to find a
9 sufficient gap it is likely that unsafe gaps will be attempted, increasing the
10 likelihood of accidents at this location. Further, available entering sight
11 distance from the south leg does not meet current standards.

12 b. **To mitigate the project specific impacts of the project on this intersection,**
13 **Applicant shall make a pro rata contribution for the future construction of**
14 **improvements which may include a traffic signal and left turn lanes on the**
15 **NE 124th Street approaches, as well as safety enhancements to the current**
16 **162nd Place NE geometry. The contributions will be based on project trips**
17 **as a percentage of total trips generated by new development. Project trips**
18 **and total trips will be based on a screen line measurement taken at the**
19 **south leg of 162nd Place NE at NE 124th Street for design year 2022 or on**
20 **such other basis as the Technical Committee finds will fairly calculate the**
21 **impact of the development on this intersection.**

22 12. Specific subdivision public street improvement conditions:

23 a. Street improvements within the 44-foot wide dedicated rights-of-way shall
24 include asphalt paving (28 feet curb to curb), with appropriate tapers, type A-1
25 concrete curb and gutter, planter strips, street trees, concrete sidewalks, storm
26 sewers, streetlights, street signs, and underground utilities including power and
27 telecommunications. The minimum pavement section for the street shall consist
28 of:

29 3" Asphalt Pavement Cl. B

30 4" Asphalt Pavement Cl E

Subgrade compacted to 95% compacted maximum density as determined by
modified Proctor (ASTMD 1557)

Street crown 2% sloped to drain system

ATB (Asphalt Treated Base) shall be allowed as an alternative to C1.E

13. Installation of mailbox stand(s) shall be in accordance with City standards.

- 1 14. All power, telephone, streetlights, etc. shall be shown on the engineering drawings
2 and landscape plans submitted for construction permits.
- 3 15. A composite drawing that includes all utilities, landscaping including trees, etc., is
4 necessary to minimize the possibility of utilities/landscaping conflicts.
- 5 16. CONVERSION OF AERIAL UTILITIES (POWER, TELEPHONE, T.V., ETC.
6 TO UNDERGROUND)
- 7 • All existing aerial utilities shall be converted to underground along all street frontages
8 and within the short plat according to 20D.220.10 "Underground Wiring" in the
9 Redmond Community Development Guide. All new utilities serving the plat shall be
placed underground.

10 GENERAL INFORMATION AND ADMINISTRATION REQUIREMENTS

11 **A. Fees:**

12 1. Engineering/Transportation

- 13
- 14 a) A plan review fee shall be paid to both the water and sewer utility and the storm
15 water utility prior to construction drawing review. Inspection fees shall be paid
16 to the utilities prior to construction drawing approval. Plan review and
17 construction inspection fees are required and will be at the rate in effect when
plans are approved. Contact the respective utility for fee information.
- 18 b) Water and sewer connection fees for homes built on the proposed lots will be
19 paid at the rate in effect when water meter and side sewer permits are issued.
20 Contact the Utility Division of the Public Works Department at 556-2840 to
21 obtain information and/or an estimate of the fees that will apply.
- 22 c) Non-Utility Plan Review and Inspection fees are paid through the Engineering
23 Plan Review and Inspection Fee (subject to annual revision.) The fees are
24 (subject to annual revision) and paid at the time of submitting the final plat
documents:
Subdivision Fee = \$9,002* plus \$144*/lot.
- 25
- 26 d) Transportation Impact Fees: This project is subject to Redmond Transportation
27 impact fees. Transportation impact fees shall be collected at time of building
28 permit issuance. The applicant is advised to review Section 20D.210.10-190 of
29 the Community Development Guide in order to determine eligibility for credits
30 against impact fees.

1 e) The City has recently imposed other impact fees on development. Contact the
2 Permit Center to determine the extent to which these fees apply to this
3 development.

4 f) A Right of Way Use Permit will be required and includes:

- 5 ■ A maximum of \$538* fee, subject to annual revision and shall be paid prior
6 to the pre-construction conference, for utility installation in the public right-
7 of-way.
- 8 ■ A posting of a \$1000 cash bond for street cleaning

* A 3% technology surcharge is applied as authorized by Ordinance No.
2090, and extended by resolution No. 1162 on December 3, 2002.

9 **B. Easements/Agreements:**

10 1. Engineering/Transportation

- 11 a) A copy of all recorded easements pertaining to the property is required. Permanent
12 structures including rockeries cannot be built over easements.
- 13 b) Easements shall be provided for all water, sewer and storm water improvements (both
14 public and private) as required in the design requirements. **Off-site easements needed
15 to execute the proposed improvements must be recorded prior to construction
16 drawing approval.** On-site easements must be recorded prior to the improvements
17 being placed into operation.
- 18 c) Native Growth and Protection Easement(s) (NGPE) may be required for this site. The
19 specific wording of the NGPE is subject to review and approval by the City.
- 20 d) When clearing and grading involves excessive amounts of hauling, as determined by
21 the Public Works Department, a Road Surface Impact Mitigation item shall be
22 negotiated prior to approval of the Clearing and Grading Plans.
- 23 e) Any required landscape irrigation in the City of Redmond right-of-way necessitates the
24 execution of a Hold-Harmless Agreement and submittal of as-built construction plans
25 to the City.

26 **C. Approvals and Reports:**

27 **RESERVED**

28 **D. Bonds and Performance Guarantees:**

- 29 1. A refundable cash bond shall be posted, prior to civil drawing approval, to ensure
30 the completion of the Record Drawing set. The amount shall be at least \$50,000
and not more than 150% of this amount.
- 2. Engineering/Transportation

1 A performance guarantee shall be provided in a form acceptable to the City for
2 street, water, sewer and storm water improvements. An acceptable performance
3 guarantee includes a performance bond, irrevocable letter of credit, or cash. (In
4 some unusual circumstances assignment of loan proceeds may be acceptable.) The
5 amount of the bond shall be 125% of the estimated cost. **Only City of Redmond**
6 **security forms are acceptable.** The performance guarantee will not be released
7 until letter from the Director of Public Works advises the developer that all
8 conditions of approval have been met. Circumstances that require performance
9 guarantee are as follows:

10 ■ Subdivision:

- 11 a. The street and utility improvements within existing and new street right-
12 of-way.
- 13 b. Off-site storm drainage, water and sanitary sewer installation.
- 14
- 15 3. A maintenance guarantee shall be provided for all water, sewer, storm water and
16 street improvements to be owned and operated by the City. Period of guarantee
17 shall be 1 year from acceptance of all improvements by the City. (The City has
18 authority to require a longer period where circumstances warrant.)
- 19 4. Prior to acceptance of any improvements, provide an **Asset Summary** for all street
20 improvement construction in the public right of way. This submittal shall meet the
21 requirements of GASB 34. Please contact John Wellman, Engineering Technician
22 at (425) 556-2740 for further information on the submittal process.

23 E. Construction Requirements:

24 1. Engineering/Transportation

- 25 a) Installation of all street and utility improvements shall be to City of Redmond
26 standards.
- 27 b) Prior to construction a pre-construction conference shall be held with the City.
- 28 ■ **A minimum of one (1) week of advance notice is required** to arrange this
29 meeting.
- 30 ■ **Construction drawing approval and print distribution to the**
Construction Engineering Division must occur before the pre-
construction conference is scheduled.

1 c) Unless otherwise specified, hours of construction shall be limited from 7:00
2 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on
3 Saturday. No work is permitted on Sunday. This shall apply to plat
4 construction improvements (street and utility improvements) and exterior home
5 construction only. Residential home construction (i.e. painting, drywall, etc.)
6 working hours may be different. All construction work is enforced by the
7 Redmond Community Development Guide Section 20D.100 (Noise Control).
8 Any construction equipment that does not meet Redmond's Noise Control shall
9 have mufflers.

7 d) Haul Routes:

- 8 i) The applicant is required to complete and submit a construction hauling
9 form to the City of Redmond to calculate any haul fees for this
10 development. Please contact Dave Almond at (425) 556-2861 to obtain a
11 copy of this form.
- 12 ii) Haul hours will be within the hours of 9 a.m. - 4 p.m. and 6 p.m. to 10 p.m.
13 On Saturdays, hauling may be continuous between 9 a.m. - 10 p.m. as long
14 as it is in compliance with the City's noise ordinance.
- 15 iii) Traffic control shall be provided at all times when working in or near the
16 public rights of way, subject to the approval of the Transportation Division
17 and the Police Department.
- 18 iv) The applicant shall provide street sweeping at all times during hauling.
- 19 v) The applicant shall repair and/or replace any traffic markings (i.e., buttons,
20 arrows, etc.) damaged during the hauling operations.
- 21 vi) The Public Works Director shall retain the authority to stop or reroute
22 hauling or change hours of hauling if operating times are unsatisfactory or
23 inclement weather adversely affects City facilities.
- 24 e) In certain circumstances, a Clearing and Grading Permit (clearing prior to
25 having all final plans approved) may be granted prior to Building Permit
26 issuance.

27 Construction activities may be limited or suspended during the rainy season
28 (October 1 – April 30).

29 **F. RECORD DRAWING REQUIREMENTS (Oct. 2005 Version)**

30 The City of Redmond currently maintains a Geographic Information System (GIS) to track
constructed features such as utilities and roadway improvements. This information is used by
city personnel, other government agency personnel, developers, engineers, business
owners/operators and citizens for planning, design and maintenance purposes. One of the main
sources of information for GIS is the drawings of record supplied to the City after features are

1 constructed. The City of Redmond requires that persons constructing improvements in the City
2 provide accurate drawings (Record Drawings) documenting improvements. This following
3 outlines the requirements for preparing Record Drawings.
4

5 Record Drawing Preparer: Record drawings shall be prepared and certified by a Professional
6 Engineer and/or Professional Land Surveyor currently licensed in the State of Washington.
7

8 1. APPROVED CONSTRUCTION DRAWING SUBMITTAL

9 Upon approval of the construction drawings by the City, a copy of the electronic
10 drawings in CAD format shall be submitted along with a completed digital checklist
11 meeting the requirements shown in (Appendix A – Checklist 1) together with the
12 required hard copy (paper) prints.
13

14 2. CONSTRUCTION PHASE

15 During the construction phase of the project, the Contractor/Developer for the
16 project shall maintain one set of full size plans for record drawings. The
17 Contractor's superintendent or authorized representative, together with the City's
18 construction inspector, shall update the plans with record information on a daily
19 basis. Record information includes the final locations of all new materials
20 incorporated into the work and all existing improvements encountered during
21 construction.
22

23 3. RECORD DRAWING PREPARATION

24 Upon completion of construction, the record information will be provided to the
25 Engineer / Surveyor and together with the survey of the as-built conditions, shall be
26 the basis for the record drawing submittal. As-built changes to text: invert
27 elevations, dimensions, notes, etc. will be lined out with the record drawing text
28 placed near it. Do not alter, modify or erase original approved construction drawing
29 text. Refer to Appendix B for specific record drawing requirements.
30

1 4. PRELIMINARY RECORD DRAWING SUBMITTAL AND REVIEW PROCESS

2 A record drawing submittal shall consist of the following:

3
4 a. Record Drawings

5 TWO full size sets of prints (22" x 34") which shall include all sheets of the
6 original city approved construction drawings. These drawings shall be reviewed
7 by City of Redmond staff where comments or recommendations for change or
8 correction shall be provided and returned to the Engineer / Surveyor.

9
10 The Engineer/Surveyor shall make all such corrections and resubmit two sets of
11 revised prints together with the redline comment sets. This process shall
12 continue until all comments or recommendations have been satisfied.

13
14 b. Digital Site Plan

15 Once the city is satisfied with the record drawing prints, the Engineer/Surveyor
16 shall provide ONE full size set of prints and the digital submittal completed in
17 accordance with and together with digital submittal checklist 2. This submittal
18 shall be reviewed by City of Redmond GIS staff where comments or
19 recommendations for change or correction shall be provided and returned to the
20 Engineer/Surveyor.

21
22 The Engineer/Surveyor shall make all such corrections and resubmit the digital
23 submittal. This process shall continue until all comments or recommendations
24 have been satisfied.

25
26 5. FINAL RECORD DRAWING SUBMITTAL PROCESS

27 When the preliminary record drawing process is complete, the Engineer will be
28 notified that the record drawings are ready for final submittal. The final record
29 drawing submittal includes the following:

1 One full size set of (22" x 34") OCE type mylars.
2 Two full size bond prints.
3 Five half size bond prints (11" x 17").

4 6. RECORD DRAWING SUBMITTAL ADDRESS

5
6 Public Works Development Services Division
7 2nd floor Redmond City Hall
8 15670 NE 85th Street
9 P.O. Box 97010
10 Redmond, WA 98073-9710

11
12 If you have any questions please call (425) 556-2740.

- 13 7. This approval is subject to all standards and criteria contained in Attachment B of
14 this staff report.

15 **IV. UTILITIES**

16 **A. Water Service**

- 17 1. Water service will require a developer extension of the City of Redmond water
18 system as follows:

19 This project is dependant upon the Prescott plat immediately to the south for
20 completion of water and sewer improvements in NE 122nd Street to serve the site.
21 This project shall be provided water service by connection to the future Prescott
22 main in NE 122nd Street and the extension of an 8-inch main through the extent of
23 roads "A" and "B", more or less as shown on the preliminary plat drawings date-
24 signed 8/15/05. The water main shall be stubbed to the adjacent eastern and
25 western properties from road "B".

26 (The water main location shown on the site plan may not conform to City standard
27 locations. Revisions to comply with City standard locations may be required.)

28 **B. Sewer Service**

- 29 1. Sewer service will require a developer extension of the City of Redmond sewer
30 system as follows:

31 This project is dependant upon the Prescott plat immediately to the south for
32 completion of water and sewer improvements in NE 122nd Street to serve the site.
33 This project shall be provided sewer service by connection to the future Prescott
34 main in NE 122nd Street and the extension of an 8-inch main through roads "A" and
35 "B", more or less as shown on the preliminary plat drawings date-signed 8/15/05.
36 The sewer shall be stubbed to the eastern adjacent property from road "B" at a

1 depth suitable to serve those properties designated within the city's General Sewer
2 Plan.

3 (The sewer main location shown on the site plan may not conform to City standard
4 location. Revisions to comply with City standard locations may be required.)

- 5 2. Vehicular access to all new and existing manholes shall be provided. The access
6 easement shall be a minimum of 20 feet in width with asphalt concrete surfacing.
7 Alternative surfacing may be approved by the City depending upon the location. If
8 access passes through fencing then 14-foot minimum width gates shall be provided.
9 The plat or easement document shall (1) show and dedicate the 20-foot access
10 easement, (2) have covenants advising property owners of their obligation to
11 maintain the availability of the access by providing gates and not obstructing the
12 access, and (3) that the property owners maintain, repair and replace the access
13 surfacing as needed.

14 C. Developer Extension Administrative Requirements Water And Sewer

15 1. Construction Drawings.

16 Construction drawings for water and sewer improvements shall be prepared in
17 accordance with the Design Requirements for Water and Sewer System Extensions
18 prepared by the Utilities Division of the Department of Public Works. A plan
19 review fee shall be paid to the water and sewer utility prior to construction drawing
20 review. An inspection fee shall be paid to the water and sewer utility prior to
21 construction drawing approval. Contact this utility at 556-2840 for further
22 information on fees and amounts.

23 2. Easements.

24 Easements shall be provided for all water and sewer improvements as required in
25 the design requirements. Offsite easements must be recorded prior to construction
26 drawing approval. Onsite easements must be recorded prior to the improvements
27 being placed into operation.

28 3. Agency Approvals.

29 Construction drawings for sewer improvements shall be reviewed and approved by
30 Metro and DOE prior to construction. Construction drawings for water
improvements may need to be reviewed and approved by DSHS prior to
construction.

31 4. Performance Guarantee.

32 A performance guarantee shall be provided in a form acceptable to the City for
33 sewer and water improvements as follows:

- 34 a) All water and sewer improvements within City right-of-way or easement and
35 any other portion of the improvements as required by the Utility Division.

1 b) For any improvements not completed at time of recording of the plat or short
2 plat.

3 The amount of the performance guarantee shall be established by the City upon
4 review of estimates prepared by the applicant and the guarantee shall be provided
5 prior to plan approval.

6 5. Bill of Sale.

7 A Bill of Sale shall be provided for all water and sewer improvements to be owned
8 and operated by the City.

9 6. Asset Summary.

10 A Developer Extension Asset Summary shall be provided for all water and sewer
11 improvements to be owned and operated by the City.

12 7. Maintenance Guarantee.

13 A maintenance guarantee shall be provided in a form acceptable to the City for all
14 water and sewer improvements to be owned and operated by the City. Period of
15 guarantee shall be 1 year from acceptance of all improvements by the City.

16 8. As-built Drawings.

17 As-built utility drawings shall be submitted to the City prior to the improvements
18 being placed in operation.

19 9. Permit Applications.

20 Water meter and side sewer permit applications shall be submitted for approval to
21 the Utility Division. Permits and meters will not be issued until all improvements
22 are constructed and administrative requirements are complete. Requests to install
23 water meters or construct side sewers prior to completion of all water and sewer
24 improvements and administrative requirements will only be approved on a case by
25 case basis after review of the project specifics. Various additional guarantees or
26 requirements may be imposed as determined by the Utilities Division for issuance
27 of meters and permits prior to improvements or administrative requirements being
28 completed.

29 D. Fees

30 1. Plan review and construction inspection fees are required and will be at the rate in
effect when plans are approved. Connection fees are at the rate in effect when
water meter and side sewer permits are issued. Contact the Utility Division of the
Public Works Department to obtain an estimate of the fees that will apply.

2. All reimbursement fees shall be paid prior to sale of water and side sewer permits.
Reimbursement fee may be required prior to plat or short plat recording.

1 **V. CLEARING/GRADING AND STORMWATER MANAGEMENT**

2 **A. Site Specific Conditions**

- 3 1. Erosion control systems must be implemented throughout the construction process
4 and until the site is stabilized. Design of all systems must be in accordance with
5 Chapter 15.24 of the Redmond Municipal Code and with the most recent issue of
6 the City of Redmond CLEARING, GRADING, AND STORMWATER
7 MANAGEMENT TECHNICAL NOTEBOOK (notebook). Contact the
8 Stormwater Division at 556-2890 for information about, or a copy of, the notebook.
9 Preferred methods for management and control are discussed in the notebook.
- 10 2. Stormwater runoff from Wexford Glen will receive water quality treatment and
11 detention in the proposed stormwater pond to be constructed on Prescott Glen. The
12 Prescott Glen stormwater conveyance and management facilities must be
13 constructed and approved by the City prior to commencement of construction of
14 Wexford Glen.
- 15 3. Stormwater Management
- 16 a) Quantity Control
- 17 i. Stormwater discharges shall match the developed discharge duration to the
18 predeveloped duration for the range of predeveloped discharge rates from
19 50% of the 2-year peak flow up to the full 50-year peak flow. Detention
20 shall be provided in a publicly maintained pond on Wexford Glen.
- 21 ii. Provide for overflow routes through the site for the 100 year storm runoff
22 (100 year flow may not impact any buildings).
- 23 iii. Analyze the existing groundwater recharge volume for the existing project
24 site, then compare the result to the expected future recharge volume.
25 Interflow can be excluded from the analysis. Propose mitigation as
26 necessary to balance the pre- and post development groundwater recharge
27 volumes. The goal shall be to maintain the existing net annual recharge.
- 28 iv. Show the proposed building roof drain stub-outs on the engineering
29 drawings. Show the collector and conveyance pipes from structures to the
30 receiving structure in the storm drain system. Provide 10-foot minimum
easements for collector and conveyance pipes crossing private property.
This will be instead of the City requiring 2.5-foot easements on the interior
boundary lines of all lots and 5-foot easements on the perimeter boundary
lines of all lots bordering the perimeter of the development.
- b) Quality control
- i. Stormwater quality shall be provided in a publicly maintained wet pond
located on Wexford Glen. Treatment is required for the project runoff from
the 6-month 24-hour return period storm.
4. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to storm
pipes, unless root barriers are installed.

1 B. General Conditions. This approval is subject to all general criteria of the Redmond
 2 Community Development Guide and Redmond Municipal Code. Please refer to the
 3 table below, General Stormwater/Clearing and Grading Approval Conditions, for a
 4 checklist of drawing and fee requirements. The checklist does not substitute for the
 5 code; it is intended to be used as a guide in preparing your final construction
 6 drawing/building permit submittal. Refer to the Redmond Community Development
 7 Guide and Redmond Municipal Code for detailed information on each requirement.

8 **General Stormwater/Clearing and Grading Approval Conditions**

Topic	Code Reference *	Brief Explanation
Drawing Submittal Requirements		
Rainy Season Restrictions		Construction activities will be limited or suspended during the rainy season (October 1 – April 30). Submit a Wet Weather Plan for consideration of rainy season work.
Stencil Drainage Inlets		Stencil all on-site storm drainage inlets with “DUMP NO WASTE DRAINS TO STREAM”. Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets.
Materials for a Complete Submittal		A copy of the conditions of approval (this letter), along with two complete copies of plans, computations, and studies are required for a complete submittal for stormwater/clear and grade review.
Bill of Sale and Asset Summary		Bill of Sale and Asset Summary shall be provided by the owner, and notarized, for all storm drainage improvements to be owned by the City.
Stormwater/Clear and Grade Fees		
Construction Drawing Review Fee		Based upon the plans presented, the construction drawing review fee is estimated to be \$1,863.72. A deposit equal to that amount is due and payable when construction drawings are presented for review. The construction drawing review fee will be adjusted to account for plan changes during review and will be determined prior to drawing approval. If the adjustments cause the fee to exceed the deposit, the balance due must be paid prior to approval of drawings. If adjustments result in a final figure less than the deposit, the overpayment may be credited against the subsequent fee below or will be refunded.

Topic	Code Reference *	Brief Explanation
Construction Inspection Fee		The construction inspection fee is \$1,863.72. The construction inspection fee is due and payable at the time a permit is issued. The Public Works, Storm Water Process Fee of \$320 paid at the time of application will be deducted from the Construction Inspection Fee. Total Outstanding Storm Fees \$3,407.45

VI. FIRE PROTECTION

A. Site Specific Conditions

1. The following **conditions** are integral to Entitlement Approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:
 - a. For Civil plan and record drawing plan submittals note that Road A shall be named 168th Place NE. Address numbers shall be larger than 12200 and less than 12298. Road B shall be NE 123rd Way. Lots 7 to 10 shall be addressed off of NE 123rd Way.
 - b. With the increased densities, reduced average lot size, and increased structure coverage being proposed through this PRD, the Fire Department recommends approved residential fire sprinkler systems be installed in all residential structures.
 - c. Building setbacks from property lines shared with an adjacent lot shall be a minimum of 5 feet.
 - d. Maximum building height shall be 35 feet per your August 16th resubmittal.
 - e. If 35 feet is not the maximum height, and/or the setback of 5 feet from shared property lines is not maintained, then approved residential fire sprinkler systems shall be a requirement for all residences in the PRD.
 - f. It is anticipated that as of 3-1-06 single family residential homes shall no longer be exempt from fire flow demand calculations. As such each home at the time of building permit application will be subject to calculation of fire flow demand based on a specific set of variables such as gross square footage of the residence, distance to property lines, etc. similar to how other structures are now calculated.

B. General Conditions

This project is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to the table below, General Fire Department Approval Conditions, for a checklist of general Fire Department requirements.

The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.

General Fire Department Approval Conditions

Topic	Code Reference *	Brief Explanation
Access		
Emergency Vehicle Access Roadway Requirements	RCDG 20E.100, Appendix 200-3, & RFDS	Emergency vehicle access roadways are the approved combination of public streets, private streets, private access tracts, and site access roads, lanes, alleys, and designated structures which provide access to Fire Department personnel, vehicles, and equipment for the purpose of providing emergency firefighting, physical and health hazard response, certain systems responses, and emergency medical response to built facilities under all circumstances. This section will provide a guideline to general emergency vehicle access roadway requirements. An emergency vehicle access roadway may be designated as a fire lane for marking purposes.
Width and height	RCDG 20E.100, Appendix 200-3, & RFDS	<ol style="list-style-type: none"> 1. Minimum unobstructed surface width shall be 20 feet. 2. Minimum unobstructed height shall be 13'6". 3. Minimum interior turning radii shall be 25 feet, and exterior radii shall be 45 feet. Portions of some turnaround designs shall have a minimum 28-foot interior radius. See CDG Appendix 200-3 for illustrations. 4. Where access exceeding 50 feet is needed to one or two dwelling units, a reduction to an unobstructed width of 14 feet is allowed if an approved 20' x 50' emergency vehicle operations area (EVOA) is provided.

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Topic	Code Reference *	Brief Explanation
Surface and support	RCDG 20E.100, Appendix 200-3, & RFDS	<ol style="list-style-type: none"> 1. The minimum load bearing surface of an access roadway shall meet the compaction and load bearing requirements of the Engineering Department for a 77,000 pound vehicle and adequate point loading characteristics for both wheel systems and outrigger systems 2. The surface shall be an approved all weather driving surface, typically asphalt or concrete. 3. The access surfaces shall be in place and able to support the weight of Fire Department vehicles prior to the delivery, use, or storage of combustible building materials to, or at the site except small amounts used for concrete forms.
Extent and turnarounds	RCDG 20 E.100, Appendix 200-3, & RFDS	<ol style="list-style-type: none"> 1. Roadways shall be within 150 feet of all portions of the exterior walls of a structure or a facility. 2. Roadways shall be within 50 feet of 25 % of the exterior. 3. Dead ends shall be no longer than 150 feet or provide a turnaround per City of Redmond standards. When three or more dwelling units are served by dead end access longer than 150' measured from the closest intersection or when one or two dwelling units are served by dead end access longer than 300' there shall be provided a turnaround per City of Redmond standards.
Designated fire lanes and grade	RCDG 20E.100, Appendix 200-3, & RFDS	<ol style="list-style-type: none"> 1. Fire lanes must be marked per Redmond Fire Department standards. Fire lanes identified through site plan review shall be included on civil drawings. Additional fire lanes or marking may be required anytime during the life of the development upon evaluation by and direction of the Fire Marshal.
Road system access points	RCDG 20 E.100, Appendix 200-3, & RFDS	<ol style="list-style-type: none"> 1. All portions of an emergency vehicle access roadway not in a public Right Of Way, including turnarounds and Emergency Vehicle Operations Areas, shall be maintained in a dedicated Emergency Vehicle Access Easement.
Addressing and Street Naming Convention		
Addressing	RCDG 20 E.100, & RFDS	<p>Approved Address numbers and street names are essential for rapid emergency response. Approved names, numbers, and signage shall be provided for all structures and facilities.</p> <ol style="list-style-type: none"> 1. One or more signs are required for all

Topic	Code Reference *	Brief Explanation
		<p>buildings and facilities.</p> <p>2. The building address numerals (i.e. 15001), shall be situated so as to be clearly visible and easily legible from the street fronting the property. Numerals shall contrast to the background color.</p> <p>Numeral size shall be: 6" high</p>
		<p>3. Temporary signs shall be used at the job site as soon as construction begins. Numerals shall be high contrast in color, face the street fronting the property, and be a minimum 6" high</p> <p>4. Both public and/or private streets, avenues or portions thereof shall have appropriate number designations. Name designations shall not be used. Numbers shall be designated by the Fire Marshal.</p>
Fire Sprinkler Systems	RCDG 20 E.100, & RFDS	<p>An approved sprinkler system may be required for one or more of the following reasons:</p> <ol style="list-style-type: none"> 1. Buildings with gross square footage of 6,000 square feet or more require an approved fire sprinkler system. 2. Access grades to or within a project site may require mitigation that will include a requirement for an approved fire sprinkler system in every building. 3. Where calculated fire flow demand for a non sprinklered building exceeds the available water then an approved fire sprinkler system is required.
Plan Submittal & Design	RCDG 20 E.100, & RFDS	<ol style="list-style-type: none"> 1. Three copies of plans, specifications, calculations, and a completed permit application form shall be submitted to the Redmond Fire Marshal for permit and approval. The permit must be obtained prior to work beginning. 2. Fire Sprinkler System Design shall include: <p>All underground sprinkler supply piping, water mains, and hydrants shall be included on civil drawings and shall be approved by the water supplier and the Redmond Fire Department</p> <p>DOH approved back flow prevention is required. The check valve must be accessible.</p>

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Topic	Code Reference *	Brief Explanation
City Approved Water Supply and Hydrants		
Water Supply	RCDG 20 E.100, RFDDCG, & RFDS	<p>Water System improvements shall be consistent with the City of Redmond Water plan.</p> <ol style="list-style-type: none"> 1. Residential areas shall be master planned to provide a minimum of 1500 gpm. 2. Hydrants must be capable of providing sufficient fire flow to meet the required flow of the project as calculated by the Fire Marshal.
Hydrants, Fire Department Connections(FDCs)& Post Indicator Valves(PIVs)	RCDG 20 E.100, RFDDCG, & RFDS	<p>Hydrants shall be located in relation to the building or area they serve. The Fire Marshal may consider existing hydrants within 300 feet of a single-family residential project as providing some portion of coverage.</p> <ol style="list-style-type: none"> 1. Maximum hydrant spacing is 600 feet on center for surface parking lots, and single-family residential (less than 6,000 square feet per building). 2. Where structures on a dead end access are over 300 feet for SFR from a hydrant, an additional hydrant may be required within 150 feet and placed in relation to the overall development and existing hydrant layout. 3. Final hydrant and F.D.C. locations and water mains must be shown on the civil drawings and approved by the water purveyor and Fire Marshal. 4. Hydrants must be in place and serviceable prior to the delivery, use, or storage of combustible building materials. 5. Hydrants shall be no closer than 12'0" to a carport, garage, or dumpsters. Planter islands or peninsulas for hydrants require a minimum diameter of 8 feet. Four feet is to be maintained between face of curbs hydrants. 6. A 5", locking, Storz adapter is required for steamer ports on all hydrants including existing hydrants considered important by Redmond Fire Department in relation to a proposal.
Fire Protection Plans		
Fire Protection Plans	RCDG 20 E.100, RFDDCG, &	In order to assist in the review of Fire Department requirements the following

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	RFDS	features of the proposed development, as applicable, shall be shown together on a minimal number of plan sheets. For consistent identification please label these sheets FP-1 (and following, as necessary). This plan shall also be included with the Civil Drawing set submitted to the City for final review. A minimal amount of other information shall be shown on this sheet (or sheets).
		<ol style="list-style-type: none">1. General (1:20 scale or as otherwise approved) site layout, showing property lines, adjacent Rights Of Way, access roadways, surface parking areas, loading/unloading/delivery zones, the location of fire lane signs and markings, gate systems., topography, designated fire lanes, turnarounds, and/or EVOAs. Radii shall be labeled and the driving area of the emergency vehicle access shall be shown in a half tone (This will coincide with the Emergency Vehicle Access Easement where other than in the ROW).2. A scaleable vicinity map showing the involved parcel(s) and their relation to adjoining parcels, and nearest Rights Of Way, overlaid with the accurate location of the King County Street grid in one block increments (i.e., 104th Ave. NE, 105th Ave. NE; NE 85th St., NE 86th St.).3. Water supply and Fire Protection features including all fire hydrants.

END OF CONDITIONS

