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MAY 05 2014

HEARING EXAMINER
EX 6 FILE # 2013-

00814

TECHNICAL COMMITTEE REPORT TO THE HEARING EXAMINER

Project Name: Benjamin Estates Preliminary Plat

Location: 13640 NE 100th Street, Redmond, WA 98052

Project File Number: LAND 2013-00814, PR 2013-00225

Project Description: Subdivide a 2.66 acre site into 14 single family lots, including 3 size limited dwellings

File Numbers: LAND-2013-00814 – Preliminary Subdivision
SEPA-2014-00194
PR-2013-00225

Applicant: Kevin O'Brien
15 Lake Bellevue Drive, Ste 102
Bellevue, WA 98005

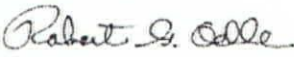
Planner: Thara Johnson, Associate Planner


Decisions Included: Preliminary Plat, Type III

Recommendation: Approval with Conditions

Public Hearing Date: May 5, 2014

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code (RZC), Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).


ROBERT G. ODLE, DIRECTOR
Planning and Community Development
Department


LINDA E. DE BOLDT, DIRECTOR
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, the **Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Preliminary plat and receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will make the final decision regarding the Preliminary Plat.

Key Dates

Application/Completeness Date: January 30, 2014
Date SEPA Determination Issued: Exempt
SEPA Appeal Deadline: Exempt
Public Hearing Date: May 5, 2014

Report Attachments

1. Vicinity Map
2. Zoning Map
3. General Application Form
4. SEPA Application Form
5. Completeness Letter
6. Notice of Application and Certificate of Publishing
7. Notice of Application Public Comment Letters
8. SEPA Exemption
9. Notice of Public Hearing and Certificates of Posting
10. Preliminary Plat Plan set
11. Arborist Report
12. Tree Removal Exception Request Letter
13. Tree Removal Exception Approval Letter
14. Deviation Request for Storm catch basin separation
15. Deviation Request for frontage
16. Geotechnical Documents
17. Greenhouse Gas Emissions Worksheet
18. Offsite Downstream Analysis
19. Offsite Storm Plans
20. Neighborhood Meeting Sign in Sheet
21. Preliminary Storm Drainage Report
22. Computation Sheet
23. Application of Transportation Concurrency
24. Comprehensive Planning Policies
25. Title Report

Technical Committee Analysis



I. Proposal Summary

The applicant is proposing to divide a 2.66 acre parcel within the RIN zone into 14 single family lots. Additionally, the proposal also includes 3 size limited dwellings. The 14 units are achieved by applying a 1-unit density bonus for providing affordable housing units to the base density of 13 units.

II. Site Description and Context

The proposed plat is within the Willows Rose Hill Neighborhood. The site is surrounded by low density single-family development within RIN zoning districts (Attachment 2, Zoning Map).

The property consists of one tax parcel and there is one single-family home and several outbuildings located within the 2.66 acre site. There are no associated critical areas located on site.

	<u>Existing Land Use</u>	<u>Zoning District</u>
North	Single-Family Residential	RIN
South	Single-Family Residential	RIN
East	Single-Family Residential	RIN
West	Single-Family Residential	RIN

Should Be 4580 SF

III. Site Requirements

The site is located within the RIN zoning district. The site requirements listed in RZC 21.08.170(B) for this district are:

	Requirement	Proposed
Average Lot Size:	4,000 square feet	5,017 square feet
Minimum Lot Width Circle:	35 feet	35 feet
Minimum Lot Frontage:	20 feet	20 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5 feet/10 feet	5 feet/10 feet
Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	10 feet	10 feet
Maximum Lot Coverage (for structures):	35 percent	35 percent
Maximum Impervious Surface Area:	65 percent	65 percent

Minimum Open Space:	20 percent	21 percent
Maximum Height of Structures:	35 feet	25 feet

The proposal complies with all of the site requirements for the RIN zone.

Should be 25 or
revise proposed

IV. Residential Architectural, Site and Landscape Design Standards

Variety and Visual Interest in Building and Site Design				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Variety in Building Design			X
	Variety in Site Design			X
Building Orientation				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks			X
	Garage Placement			X
	Garage Doors			X
	Transition Area			X
	Alleys		X	
Building Character, Proportionality and Massing				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Modulation and Articulation			X
	Consideration of Site Conditions			X
	Open Space			X
Landscaping				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Landscaping Plan	X		
	Landscape Transition	X		
	Stormwater Detention	X		
Streets and Pathways				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Design Criteria	X		

The proposal complies with all of the residential development and architectural, site and landscape design regulations for the RIN zone.

V. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on February 18, 2014. The notice was posted at City Hall, the Redmond Regional Library, and 2 notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 6, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received 4 written comments. Comments included concerns with the need for the developer to construct sidewalks and safe walking conditions for children to the nearest public school. (Attachment 7, Notice of Application Public Comment Letters).

The State of Washington's state subdivision law specifically requires that cities address safe walk conditions for school children when approving new short subdivisions and subdivisions, per RCW 58.17.110(1) and (2), and RCW 58.17.060(2). The City of Redmond's Zoning code has incorporated these requirements under provision of adequate public facilities in RZC 21.17.010(F). A standard condition of approval which addresses safe walking conditions is typically required where sidewalks do not exist. City staff has required that a safe walking path be constructed along NE 100th Street as part of the Benjamin development which is located on the north side of NE 100th Street, and adjacent to Willow Hill.

Notice of SEPA Threshold Determination: The project was exempt from requiring a threshold determination per WAC 197-11-800 (1)(b) (Attachment 8, SEPA Exemption document).

Notice of Public Hearing: The Notice of Public Hearing for this project was posted on the site, at City Hall, and at the Redmond Regional Library on April 14, 2014. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment 9, Notice of Public Hearing and Certificates of Posting).

VI. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. The project was exempt from requiring a threshold determination per WAC 197-11-800 (1)(b). Therefore, a SEPA exemption was issued for this project on April 2, 2014 (Attachment 8, SEPA Exemption document).

VII. Neighborhood Regulations

The site is located within the Willows Rose Hill Neighborhood. The following table shows the project's compliance with the applicable neighborhood regulations.

Neighborhood: Willows Rose Hill				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks	X		
	Building Height	X		
	Low Impact Development	N/A		
	Tree Preservation	X		
	Vegetation for Common Areas	X		
	Street Trees	X		
	Vegetated Treatments	X		
	Access to Wedge Subarea	N/A		
	Multiplex Housing			
	Applicability	N/A		
	Density	X		
	Minimum lot size and lot division	X		
	Design	X		
	Affordable housing exception	N/A		
	Location Criteria	X		

The proposal complies with all of the neighborhood regulations for the RIN zone.

VIII. Compliance with City-Wide Development Regulations

A. Landscaping

The proposal includes perimeter and interior landscaping, including a 10' landscape buffer along the site's west and north boundaries, thereby providing for adequate buffering and landscaping. The southeast boundary of the property consists of an open space area which includes retained trees and recreational open space as well as detention. The proposal also includes provision of 117 replacement trees and 76 retained trees within the site.

B. Tree Protection

Should be 89

Should be 8 saved
and 12 impacted

The Redmond Zoning Code (RZC 21.72) requires that all healthy landmark trees and 35 percent of all healthy significant trees be saved. Landmark trees are those trees that are greater than 30 inches in diameter at breast height. Significant trees are those trees that are between 6 inches and 30 inches in diameter at breast height. Tree health of the existing trees on the Benjamin Estates property was assessed in an arborist's report prepared by Tree Solutions Incorporated dated November 12, 2013 (Attachment 12 Arborist Report). The arborist evaluated a total of 85 trees on the site. Twelve trees were determined to be non-significant for a total of 73 significant trees on the property. Out of the 73 significant trees on the site, 17 trees met the classification of landmark trees.

Finding: The applicant is proposing to save 7 significant trees and 1 landmark trees on the site, and an additional nine significant trees and 3 landmark trees may be impacted during construction, but are not proposed for removal. This results in a saved tree percentage of 11 percent (Attachment 10, Preliminary Plat). A majority of the trees to be preserved are located within open space tracts. A health assessment of all of the trees proposed to be retained has been performed by a certified arborist to assure that each retained tree is healthy. The applicant has requested an exception from meeting the required 35% tree retention standard Attachment 13, Tree Exception Approval Letter. The applicant's exception request indicates that 25% of the trees are located where the storm water facilities are to be located and 20% of the trees need to be removed due to required frontage improvements. Additionally, a portion of the site is required to be elevated in order to drain to the storm water pond, and therefore, the grading associated with this design eliminates another 10% of the trees. Therefore, meeting the 35% tree retention standard would not be feasible. An exception to the RZC requirements to allow removal of the 5 significant and landmark trees, below the 35% has been granted by the

Director of Planning and Community Development (Attachment 13, Tree Exception Approval Letter).

The Redmond Zoning Code requires that all healthy landmark trees be saved. Where landmark trees cannot be saved, the RZC requires that the applicant demonstrate that there is not a practicable alternative to save landmark trees and that mitigation will occur to replace the functions and values associated with the landmark trees.

Finding: The applicant is proposing to save 1 of the 17 landmark trees located within the development area and 3 landmark trees may be impacted during construction but are not anticipated to be removed. The 13 landmark trees to be removed are located where future lots, roadways or utilities are to be located and therefore, precludes their ability to be saved. An exemption to the RZC requirements to allow removal of the 13 landmark trees has been reviewed for each individual landmark tree and granted by the Director of Planning and Community Development. See Attachment 14 for approval of Tree Exception request.

C. Affordable Housing

The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the North Redmond Neighborhood. The required number of affordable housing units on a site is 10 percent of the proposed dwelling units on site, or 1 unit.

Finding: The applicant is proposing to provide 1 affordable unit as part of the preliminary plat.

D. Preliminary Plat Decision Criteria

Each proposed subdivision shall be reviewed to insure that (RZC 21.74.030(B)):

- A. The proposal conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan.

Response: The Benjamin Estates Subdivision is located within the Willows Rose Hill Neighborhood, as identified in the Redmond Comprehensive Plan, Map N-1. The applicable City-wide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

- B. The proposal conforms to the site requirements set forth in RZC 21.08.170(B) (Residential Zone Summaries).

Response: The proposal conforms to the site requirements set forth in RZC 21.08.170(B). See Section III of this report.

- C. The proposal conforms to the requirements of this section and those set forth in RZC 21.74, RZC 21.76, and submittal requirements on file in the Planning Department.

Response: The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030(B) and 21.76.050). The subdivision application was deemed complete on January 30, 2014 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

- D. The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.

46 feet

Response: The proposal conforms to the Willows Rose Hill Neighborhood Plan in the Comprehensive Plan. The site will be accessed from NE 100th Street, Local Street serving the surrounding neighborhood. The proposed street system associated with the Benjamin Estates plat conforms to the City of Redmond Arterial Street Plan. The site will gain access from NE 100th Street. A new 28-foot wide public street (50-foot wide right of way) within the plat will be constructed to provide access within the site, as well as access tracts to serve individual lots. Street frontage improvements are required along NE 100th Street. Proposed street improvements will meet the construction requirements in RZC Appendix 2.

Road B

- E. The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the preliminary subdivision.

Response: The proposed preliminary subdivision will be adequately served with City approved water and sewer facilities, and other appropriate utilities as demonstrated on the approved plan set.

- F. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the preliminary subdivision.

Response: The proposed preliminary subdivision will be adequately served with City approved parks, recreation, playgrounds and open-space as demonstrated on the approved plan set.

- G. The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the preliminary subdivision.

Response: The proposed preliminary subdivision will be conditioned to pay school impact fees prior to building permit issuance.

- H. The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the preliminary subdivision.

Response: The proposed preliminary subdivision will be conditioned to provide and construct a safe walking route from the development for students who walk to and from school.

- I. The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.



Response: The layout of the lots, and their size and dimensions take into account the topography and vegetation on the site in order that structures may be reasonably sited with the least disruption of the site.

- J. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.

Response: The Environmental Checklist provided information related to hazards and limitation to development. There are no applicable critical areas located on site and the proposal makes provisions for consideration of these hazards and limitations for site development

For Road A

IX. Code Deviations Granted

The Technical Committee has granted the following deviations to the development standards through the authority referenced.

1. Reduction in ROW width and sidewalk deviation: A deviation has been granted to reduce the required ROW width from 52 feet to 50 feet and grant relief from constructing a sidewalk along both sides of the street.

Code Authority: RZC Appendix 2 "This appendix has been approved by the Director of Public Works, who may approve design deviations in specific situations where conditions warrant and are properly documented."

2. Offsite Stormwater Extension - Relief from maximum structure spacing: The existing slopes on the bluff vary from 4% to 37%. The length of pipe which is inaccessible due to existing slope/topographic limitation is approximately 643 feet. A deviation has been approved to utilize HDPE pipe material within the 643 gap-length with no intermediate access structures. The HDPE storm pipe will have a 4-foot minimum bury depth, and follow easement/ ROW topography.

Code Authority: RZC Appendix 2 "This appendix has been approved by the Director of Public Works, who may approve design deviations in specific situations where conditions warrant and are properly documented."

X. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve the Benjamin Estates Preliminary Plat subject to conditions** listed in Section XI.

Limitation on Preliminary Plat Approval. Final Plat approval must be acquired within seven years of preliminary approval, after which time the preliminary subdivision approval is void. The Hearing Examiner may grant an extension for one year if the applicant has attempted in good faith to submit the final plat within the seven-year time period; provided, however, the applicant must file a written request with the Hearing Examiner requesting the extension at least 30 days before expiration of the seven-year period.

XI. Recommended Conditions of Approval

A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision. The "Date Received" is the date that is stamped as "Received" by the Development Services Center.

Item	Date Received	Notes
Plan Set	01/30/2014	<i>and as conditioned herein.</i>
SEPA Checklist	01/30/2014	<i>and as conditioned herein and as conditioned by the SEPA exemption on April 2, 2014.</i>

Conceptual Landscaping Plan	01/30/2014	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	01/30/2014	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	01/30/2014	<i>and as conditioned herein.</i>
Stormwater Design	01/30/2014	<i>and as conditioned herein.</i>

The following conditions shall be reflected on the Civil Construction Drawings, unless otherwise noted:

1. Public Works Transportation and Engineering

Reviewer: Kurt Seemann, Senior Engineer

Phone: 425-556-2881

Email: kseemann@redmond.gov

a.	<p>Easements and Dedications. On-site easements and dedications shall be provided for City of Redmond review at the time of civil drawing approval and <u>finalized upon recording of the final short subdivision</u>. Off-site easements must be finalized prior to civil drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil drawings and short subdivision documents. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.</p>
	<p>i. Easements are required as follows:</p>
	<p>(a) 10' wide sidewalk easement, granted to the City of Redmond, along all right-of-way including NE 100th Street and Plat Roads A and B.</p> <p>(b) 10' wide utility easement, granted to the City of Redmond, along all right-of-way including NE 100th Street and Plat Roads A and B.</p>
	<p>(b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.</p>
	<p><u>Code Authority:</u> RZC 21.74.020(C), 21.74.020(G), 21.74.020(I), 21.52.030(H); RMC 12.12</p> <p><u>Condition Applies:</u> Civil Construction, Final Subdivision Document</p>
b.	<p>Construction Restoration. In order to mitigate damage due to trenching and other work on NE 100th Street, the asphalt street shall be planed, overlaid, and/or patched, as determined by Public Works.</p> <p><u>Code Authority:</u> RMC 12.08, Redmond Standard Specifications and Details</p>
c.	<p>Street Frontage Improvements</p>
	<p>i. The frontage along NE 100th Street must meet current City Standards which include asphalt paving 12' from centerline to front edge of shiner, a 3' side concrete shiner, 10' wide drainage swale, 5' wide concrete sidewalk, storm</p>

	<p>drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:</p> <ul style="list-style-type: none"> • 7 inches HMA Class ½" PG64-22 • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p><u>Code Authority:</u> RZC 21.52.030, 21.17.010(F); RMC 12.12; RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
<p>Not Frontage</p>	<p>ii. The frontage along Plat Road A must meet current City Standards which include asphalt paving 22' from front of shiner to front edge of shiner, a 3' concrete shiner on both sides of the street, a 5' side concrete sidewalk on the east side of the street, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:</p> <ul style="list-style-type: none"> • 7 inches HMA Class ½" PG 64-22 • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p><u>Code Authority:</u> RZC 21.52.030, 21.17.010(F); RMC 12.12; RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
	<p>ii. The frontage along Plat Road B must meet current City Standards which include asphalt paving 22' from front of shiner to front edge of shiner, a 3' concrete shiner on both sides of the street, a 5' side concrete sidewalk on the north side of the street, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:</p> <ul style="list-style-type: none"> • 7 inches HMA Class ½" PG 64-22 • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p><u>Code Authority:</u> RZC 21.52.030, 21.17.010(F); RMC 12.12; RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
	<p><u>Code Authority:</u> RZC 21.10.150, 21.74.020(I), 21.17.010(F), 21.52.050; RMC 12.12 <u>Condition Applies:</u> Civil Construction</p>

d.	<p>Access Improvements</p> <p>i. The type and location of the proposed site accesses are approved as shown on the Benjamin Estates site plan prepared by LDC.</p> <p><u>Code Authority:</u> RZC 21.52.030(E); Appendix 2 <u>Condition Applies:</u> Civil Construction, Final Subdivision Document</p>
	<p>ii. Direct vehicle access from lots to NE 100th Street will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.</p> <p><u>Code Authority:</u> RZC 21.52.030(E) <u>Condition Applies:</u> Civil Construction</p>
	<p>iii. The following driveways are required to be improved as specified below:</p> <ul style="list-style-type: none"> All driveways shall be constructed as shown on the Willow Hill Short Plat site plan prepared by LDC. <p><u>Code Authority:</u> RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
e.	<p>Underground Utilities. All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground. <i>unless a deviation is granted.</i></p> <p><u>Code Authority:</u> RZC 21.74.020(F), 21.17.020 <u>Condition Applies:</u> Civil Construction</p>
f.	<p>Street Lighting. Illumination of the street also analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations at 425.556.2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: http://www.redmond.gov/workspaces/one.aspx?objectid=25473&contextId=22451</p> <p><u>Code Authority:</u> RZC 21.74.020(G), 21.54.020, 21.52.030(G), Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
g.	<p>Safe Walking Route(s). The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. The proposed short subdivision is within a 1-mile walking radius of the Mark Twain Elementary. Current conditions on NE 100th Street do not provide safe walking conditions for students or other pedestrians. An interim</p>

Except the last Pole at station 63 +75 Serves 138th as well as residences to the Northeast. Pole will remain as shown on sheet RD-01.

See next page for replacement text

walkway shall be constructed from the west edge of the project frontage along the north side of NE 100th street to **the eastern property line of 13426 NE 100th Street** or to other interim walkway improvements. The interim walkway shall be 4 feet wide, constructed of asphalt or concrete, and located a minimum of 2 feet from the edge of the street. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The interim walkway must be constructed prior to occupancy of any house.

Code Authority: RCW 58.17; RZC 21.52.030, 21.17.010(F); RZC 21.74.020(I)
Condition Applies: Civil Construction

2. **Safe Walking Route(s).** The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. The proposed subdivision is within a 1-mile walking radius of the Mark Twain Elementary. Current conditions on NE 100th Street do not provide safe walking conditions for students or other pedestrians. An interim walkway shall be constructed from the west edge of the project frontage along the north side of NE 100th street to **the eastern property line of 13426 NE 100th Street** or to other interim walkway improvements **as shown on Sheet RD-06**. The interim walkway shall be 4 feet wide, constructed of asphalt or concrete, and located a minimum of 2 feet from the edge of the street. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The interim walkway must be constructed prior to occupancy of any house.

ends or low points.

Water meters will be installed as shown on the drawing prepared by LDC Civil Engineering Group. The water meters will provide residential sprinklers and potable demands for each new home.

Code Authority: RZC 21.74.020(D), 21.54.010
Condition Applies: Civil Construction

- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows: install 8-inch diameter PVC sanitary sewer in Road "B" connecting to the new collection system in NE 100th Street as shown on the drawings prepared by LDC Civil Engineering Group.

Side sewers from each proposed new home will be connected to the new sanitary main in Road "B" as shown on the drawings prepared by LDC Civil Engineering Group

Code Authority: RZC 21.74.020(D), 21.54.010
Condition Applies: Civil Construction

c.	<p>Backflow Preventors: Backflow preventors shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10) WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use of premise isolation; reference Table 8 for the appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.</p> <p><u>Code Authority:</u> RMC 13.10 <u>Condition Applies:</u> Civil Construction</p>
d.	<p>Permit Application. Water meter and sewer service applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and approved for use, and administrative requirements are completed. In certain limited circumstances, as determined solely by the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement and stub fees shall be paid prior to sale of water and side sewer permits.</p> <p><u>Code Authority:</u> RMC 13.08.010, 13.12 <u>Condition Applies:</u> Prior to Permit Purchase</p>

3. **Development Engineering – Stormwater / Grading**

Reviewer: Jeff Dendy P. E., Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

a.	<p>Water Quantity Control:</p> <p>i. Stormwater discharge shall match the developed discharge duration to the pre-developed duration for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in an on-site, publicly maintained, pond.</p>
	<p>ii. The stormwater pond shall be designed in accordance with City of Redmond Clearing, Grading, and Stormwater Management Technical Notebook, Issue Number 6, section 3.2.1 – Detention Ponds. “Detention ponds in infiltrative soils shall be lined, unless otherwise approved as infiltration facilities.” “Lining may consist of an impermeable till layer 18 inches or thicker, bentonite or synthetic liners approved by the Stormwater Engineer.” Liner type as directed by the project geotechnical engineer. The project geotechnical engineer is required during pond construction to</p>

	verify impermeability.
	iii. Provide for overflow routes through the site for the 100-year storm.
	Code Authority: RZC 21.74.020(D); RMC 15.24.080 Condition Applies: Civil Construction
b.	Water Quality Treatment
	i. Basic water quality treatment shall be provided in a publicly maintained filter canister vault. Treatment is required for the 6-month, 24 hour return period storm. The canister vault will be located on-site.
	The offsite storm pipe connecting the Benjamin Estates erosion control / detention pond to the existing conveyance system in Willows Commerce Park will be operational prior to construction of houses within Benjamin Estates.
	Code Authority: RZC 21.74.020(D); RMC 15.24.080(2)(d) Condition Applies: Civil Construction
c.	Public Stormwater Easements. Public easements (if any) shall be created at time of final plat. The preliminary plans do not indicate that public stormwater easements will be necessary. Code Authority: RZC 21.74.020(H); RMC 15.24.080(2)(i) Condition Applies: Civil Construction, Final Subdivision Document
d.	Private Stormwater Easements. Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Code Authority: RZC 21.54.010(D), 21.74.020(C), 21.54.010(E), Appendix 3 Condition Applies: Civil Construction, Final Subdivision Document
e.	Clearing and Grading. [] The project may use eight-inch driveway culverts where necessary instead of the standard 12-inch pipe diameter due to low cover restrictions. Offsite Stormwater Extension - Relief from maximum structure spacing: The existing slopes on the bluff vary from 4% to 37%. The length of pipe which is inaccessible due to existing slope/topographic limitation is approximately 643 feet. A deviation has been approved to utilize HDPE

	<p>pipe material within the 643 gap-length with no intermediate access structures. The HDPE storm pipe will have a 4-foot minimum bury depth, and follow easement/ ROW topography.</p> <p>Code Authority: RZC 21.74.020(J); RMC 15.24.080 Condition Applies: Civil Construction</p>
f.	Temporary Erosion and Sediment Control (TESC).
	Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.
	<p>Code Authority: RMC 15.24.080 Condition Applies: Civil Construction</p>
g.	<p>Floodplain Management. The site does not lie in a designated flood plain.</p> <p>Code Authority: RZC 21.64.010, 21.64.040 Condition Applies: Civil Construction, Final Subdivision Document, Other</p>
h.	<p>Landscaping. Deep rooted plantings must not be place closer than eight feet from stormwater pipes unless a root barrier is used.</p> <p>Code Authority: RZC 21.32.30 Condition Applies: Civil Construction</p>
i.	<p>Wellhead Protection. Site lies in Wellhead Protection Zone 4.</p> <p>Code Authority: RMC 13.07.100 Condition Applies: Civil Construction</p>
j.	<p>Department of Ecology Notice of Intent Construction Stormwater General Permit. Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: www.ecy.wa.gov/pubs/0710044.pdf.</p> <p>Code Authority: Department of Ecology Rule Condition Applies: Prior to Commencement of Construction</p>
k.	<p>Regional Capital Facilities Charge. No Regional Capital Facilities Charge applies to this project.</p>

	Code Authority: RMC 13.20.045 (Downtown); RMC 13.20.047 (Overlake) Condition Applies: Building Permit Issuance
I.	Critical Landslide Hazard Areas. No critical hazard areas exist on this site. Code Authority: RZC 21.64.060(B) Condition Applies: Civil Construction, Final Subdivision Document

4. Fire Department

Reviewer: Rich Gieseke, Assistant Fire Marshal
Phone: 425-556-2204
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rgieseke@redmond.gov

a.	The current submittal is generally adequate for Preliminary Subdivision Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the Preliminary Subdivision Approval and shall be complied with in Civil Drawings, the Final Short Subdivision, Building Permit submittals, Fire Code Permit submittals, and/or other applicable processes:
b.	Preliminary Subdivision Condition All lots shall be addressed off of the internal streets. Address and street names to be determined and approved prior to the approval of Civil construction drawings.
c.	Fire Protection Permit Hydrant spacing, meter size and available fire flow shall comply with Redmond Fire Standards.
d.	Fire Code Permit All new homes to be equipped throughout with fire sprinklers conforming to the requirements of NFPA 13D and Redmond Fire Standards.
	Code Authority: RMC 15.06; RZC Appendix 2; RFD Standards, RFDD&CG Condition Applies: Civil Construction, Final Subdivision Document
e.	Emergency Vehicle Access Easement. All portions of 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. Specific required easements shall be identified in the civil construction drawings.

	Code Authority: RZC Appendix 2, Section III Condition Applies: Civil Construction, Final Subdivision Document
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5. Planning Department

Reviewer: Thara Johnson, Associate Planner

Phone: 425-556-2470

Email: tmjohnson@redmond.gov

a.	<p>Street Trees. The following street trees are required to be installed in accordance with RZC 21.32.090. The minimum size at installation is 2 ½ inch caliper.</p> <table><tr><td>Street</td><td>Species</td><td>Spacing</td></tr><tr><td>NE 100th Street</td><td>TBD</td><td>30' on center</td></tr></table> <p>Code Authority: RZC 21.32.090 Condition Applies: Civil Construction</p>	Street	Species	Spacing	NE 100 th Street	TBD	30' on center
Street	Species	Spacing					
NE 100 th Street	TBD	30' on center					
b.	<p>Tree Preservation Plan. A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be recorded with the short subdivision.</p> <p>Code Authority: RZC 21.72.060 Condition Applies: Civil Construction, Final Subdivision Document</p>						
c.	<p>Tree Replacement. Tree Replacement shall be implemented in conformance with the Landscape Plan.</p> <p>Code Authority: RZC 21.72.080 Condition Applies: Civil Construction, Final Subdivision Document</p>						
d.	<p>Planting Standards. Landscaping shall be coordinated with water/sewer lines and fire 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 feet of clearance from the center of all fire hydrants/connections.</p> <p>Code Authority: RZC 21.32 Condition Applies: Civil Construction</p>						

e.	<p>Residential Regulations. The Benjamin Estates Preliminary plat shall demonstrate compliance with the Residential Development and Architectural, Site, and Landscape Design Regulations.</p> <p><u>Code Authority:</u> RZC 21.08.180 <u>Condition Applies:</u> Building Permit Application</p>
f.	<p>Setbacks. Setback classifications (e.g. front, side, side street, rear) shall be noted shall be noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall not be included.</p> <p><u>Code Authority:</u> RZC 21.08.170(H) <u>Condition Applies:</u> Final Subdivision Document</p>
g.	<p>Open Space. The proposal includes development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 10 percent of total lot square footage in open space. Open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 25 feet. Required open space shall be illustrated on the final subdivision document.</p> <p><u>Code Authority:</u> RZC 21.08.170(L)(2)(a) <u>Condition Applies:</u> Final Subdivision Document</p>

B. Compliance with City of Redmond Codes and Standards

This approval is subject to all applicable City of Redmond codes and standards, including the following:

Transportation and Engineering

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RZC 21.40.010(E):	Design Requirements for Parking Facilities
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
RMC 12.16:	Highway Access Management
RZC 21.76.100(F)(9)(c)	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G):	Site Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC 21.76.020(H)(7):	Performance Assurance
RZC Appendix 2:	Construction Specification and Design Standards for Streets and Access

City of Redmond:	Record Drawing Requirements, Version 10-2005 (2005)
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RZC 21.17.010:	Adequate Public Facilities and Services Required
RZC Appendix 3:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - January 2000.

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC21.64.060 (C):	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 5 (2007)
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

Fire

RMC 15.06:	Fire Code
RZC Appendix 2:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

Planning

RZC 21.08:	Residential Regulations
RZC 21.20:	Affordable Housing
RZC 21.58-21.62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RZC 21.34:	Exterior Lighting Standards
RMC 6.36:	Noise Standards

RZC 21.38:	Outdoor Storage and Service Areas
RZC 21.40:	Parking Standards
RCZ 21.64:	Critical Areas
RZC 21.44:	Signs
RZC Appendix 1:	Critical Areas Reporting Requirements

Building

2012 International Building Codes (IBCs)
2012 Uniform Plumbing Code
2012 International Residential Code (IRC)