



Technical Committee
Short Plat Notice of Decision
Transmittal Letter

August 12, 2015

Brian Way
PACE Engineers
11255 Kirkland Way Suite 300
Redmond, WA. 98033

Subject: Nouri 3-Lot Short Plat, LAND-2014-01980

Location: 7502 132nd Avenue NE, Parcel 7419700010 and 1025059200

Dear Mr. Way:

The City of Redmond Technical Committee has reviewed an application for 5-lots to include two duplexes and one single-family home for a total of five dwelling units; however, the current Redmond Zoning Code is not consistent with Grass Lawn neighborhood policy N-GL-11 in the Comprehensive Plan which states:

"Allow the same number of dwelling units for duplexes, triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site."

The applicant has formally requested in a letter prepared by Scott Sherrow with Pace Engineers, Inc. dated July 27, 2015 that the City of Redmond approve the proposal with the condition that the proposed housing units be reduced from five (5) to three (3). By reducing the proposed unit count, the project will be in conformance with the City of Redmond's Comprehensive Plan policy N-GL-11 for the Grass Lawn Neighborhood limiting the number of housing unit density to the underlying R-6 zone. The City of Redmond approves the proposal to subdivide the above referenced property into three (3) single-family lots for one (1) detached single-family home on each lot. The Notice of Decision, including the Technical Committee's analysis of your proposal and Conditions of Approval (see Section X), is attached to this letter.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Short Plat approval from the Technical Committee. Before beginning construction of your project, there are other review processes and additional procedures that must be completed. The next steps for this project include the Coordinated Civil Drawing Review process, Short Plat document recording, and the Building Permit process.

1. **Coordinated Civil Drawing Review.** To proceed with recording of your short plat document and creation of legal lots, the required improvements must be constructed. Civil drawings must be submitted per the ***Civil Drawing Checklist*** and the Notice of Decision Conditions of Approval; and reviewed and approved by all applicable divisions of Development Services. The Civil Drawing Checklist can be found on the City's website at <http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=2984f>.

A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Cindy Wellborn, Senior Engineer at 425.556.2495 or cwellborn@redmond.gov.

Additional information regarding the Coordinated Civil Drawing Review process can be found at:

<http://www.redmond.gov/common/pages/UserFile.aspx?fileId=98946>, including:

- Development Engineering Fee Schedule: Includes review and inspection fees.
 - Private Development Construction Process: Includes fees, bonds, and other information required to begin and complete construction of your project.
 - Record Drawings: Includes requirements for preparing Record Drawings.
2. **Short Plat Review and Recording.** Before the short plat can be recorded it must be reviewed and determined to be in compliance with all conditions of the Short Plat Notice of Decision and applicable City of Redmond codes and standards. The short plat documents must be submitted per the ***Cover Sheet B: City of Redmond Land Division Mylar Requirements*** included with the Short Subdivision Application Requirements on the City's website at <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=22895>.

Recording of the short plat document must be completed within one year of the date of this letter unless construction has physically commenced on the site and remains in progress. Extensions may be granted on a yearly basis if a written request for extension is submitted to the Technical Committee at least 30 calendar days prior to the expiration date and one or more of the following conditions is justified by the applicant: (1) economic hardship, (2)

change of ownership, (3) unanticipated construction and/or site design problems, or (4) other circumstances beyond the control of the applicant as determined acceptable by the Technical Committee. Failure to record the short plat within one year (or within the approved timeframe if an extension is granted) will result in the expiration of the approval and loss of vesting. Please note that until the approved short plat document is recorded with King County:

- The short plat is not legally complete.
- The proposed lots will not exist, and therefore cannot be sold.
- No application for building permits can be submitted for the proposed new lots.

Once the short plat has been found to be in an approvable format, the applicant will be notified to produce and submit the final document on mylar media, with owner(s) signature(s), to the City of Redmond. The City will execute the required signatures and generate a transmittal package for the applicant to provide to the King County Recorder's Office for recording of the short plat documents. The applicant is responsible for the delivery of the transmittal packet, recording of the signed short plat, and payment of applicable recording fees.

3. **Building Permit Review Process.** Building permits cannot be submitted prior to Civil Construction Drawing approval and short plat recording. You may be able to obtain one building permit for each existing legal lot if the lots are vacant. Please note that permits are required to demolish as well as construct buildings on a site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over 4 feet in height and stormwater detention vaults. Stormwater Capital Facilities Charges will be collected at the time of building permit issuance. Impact Fees including Fire, Parks, School, and Transportation will be collected at time of drywall inspection for single-family attached and detached permits.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City's website at:

<http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=2969>

Impact fee information can be found at:

<http://www.redmond.gov/common/pages/UserFile.aspx?fileId=90745>

Stormwater Capital Facilities Charges can be found at:

<http://www.redmond.gov/common/pages/UserFile.aspx?fileId=88257>

If you have questions regarding the Coordinated Civil Review process, Final Short Plat review and recording, Building Permit review process or the Notice of Decision including Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

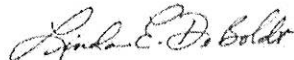
Department-Division	Contact	Title	Phone	Email
Transportation & Engineering	Andy Chow	Engineer	425.556.2740	kachow@redmond.gov
Water & Sewer	Jim Streit	Sr. Utility Engineer	425.556.2844	jstreit@redmond.gov
Stormwater, Clearing & Grading	Cindy Wellborn	Senior Engineer	425.556.2495	cwellborn@redmond.gov
Fire	Scott Turner	Assistant Fire Marshall	425.556.2273	sturner@redmond.gov
Planning – Development Review	Heather Maiefski	Associate Planner	425.556.2437	hmaiefski@redmond.gov
Short Plat Review & Recording	Pat Lyga	Senior Engineering Technician	425.556.2747	plyga@redmond.gov

Now that your proposal has been approved by the Technical Committee, the next step is to schedule a Coordinated Civil Review Kick-off meeting. Please contact Cindy Wellborn, Senior Engineer at 425.556.2495 or cwellborn@redmond.gov for more information.

Sincerely,



ROBERT G. ODLE
Director
Planning and Community Development



LINDA E. DE BOLDT
Director
Public Works Department

**Technical Committee Short Plat
Notice of Decision**

Project Name: Nouri 3-Lot Short Plat

Location: 7502 132nd Avenue NE, Parcel #7419700010 and 1025059200

Project File Number: LAND-2014-01980

Project Description: 3 lot short plat on a 0.5 acre site in the R-6 zoning district for 3 detached single-family dwelling units.

Applicant: Brian Way
PACE Engineers
11255 Kirkland Way Suite 300
Redmond, WA. 98033


Application Date: June 02, 2015


Notice of Application Date: June 11, 2015

State Environmental Policy Act
SEPA Threshold Determination: SEPA Exempt
SEPA File Number: SEPA-2015-01017

Technical Committee Decision **Decision Date: August 12, 2015**
Approval with Conditions **Appeal Deadline: August 26, 2015**

This decision may be appealed to the Hearing Examiner by filing an appeal with the Planning and Community Development Department within 14 calendar days of the date of this decision. Appeal forms are available on-line at www.redmond.gov. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Heather Maiefski, Associate Planner at 425 556-2437 or hmaiefski@redmond.gov.


ROBERT G. ODLE
Director
Planning and Community Development


LINDA E. DE BOLDT
Director
Public Works Department

I. Proposal

The applicant is proposing to subdivide an existing 0.5 acre site in the R-6 zoning district into 3-Lots for 3 detached single-family dwelling units. The site currently contains a single-family residence and associated structures. There are several large, mature trees on the property. Site topography generally slopes very gently down from the west to east, and there are two small rockeries near the western edge of the house.

II. Site Context

	<u>Existing Land Use</u>	<u>Zoning District</u>
North	Single-Family Residential	R-6
South	Single-Family Residential	R-6
East	Single-Family Residential	R-6
West	Low Density Residential	N/A (City of Kirkland)

III. Site Requirements

The site is located within the R-6 zoning district. The site requirements listed in RZC 21.08.170(B) and RZC 21.08.260 for this district are:

	Requirement	Proposed
Average Lot Size:	4,000 square feet	4,000 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):	45 percent	45 percent
Maximum Impervious Surface Area:	65 percent	65 percent
Minimum Open Space:	20 percent	28 percent
Maximum Height of Structures:	35 feet	35 feet

The proposal complies with all of the site requirements for the R-6 zone

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	N/A		
	Garage Placement			X
	Garage Doors			X
	Transition Area			X
	Alleys	N/A		
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 R-6 zone.

V. Neighborhood Regulations

The site is located within the Grass Lawn Neighborhood. The following table shows the project's compliance with the applicable neighborhood regulations.

Neighborhood: Grass Lawn				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks	N/A		
	Building Height			X
	Low Impact Development	N/A		
	Tree Preservation	X		
	Vegetation for Common Areas		X	
	Street Trees	X		
	Vegetated Treatments	N/A		
	Access to Wedge Subarea	N/A		
	Multiplex Housing	N/A		
	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 R-6 zone.

VI. Critical Areas

The Zoning Code contains standards that regulate development impacts to wetlands, flood hazards, geologic hazards, aquifer recharge areas, stream corridors, and wildlife habitat (RZC 21.64). A review of the critical areas on the site is as follows:

The site currently contains a single-family residence and associated structures such as a septic tank and drain field. There are several large, mature trees on the property. Site topography generally slopes very gently down from the west to east. A majority of the site has already been disturbed. No Critical Areas and no endangered, threatened, sensitive, or other priority species have been identified on the site.

VII. Tree Protection

In new short subdivisions, at least 35 percent of significant trees and all of the Landmark trees on the site must be retained as required in RZC 21.72.060. Where exceptional conditions prevent compliance with Tree Protection Standards (RZC

21.72.060) or with Tree Replacement requirements (RZC 21.72.080), an exception may be requested.

The applicant is proposing to retain 6 of the healthy significant trees on the site for a tree retention of 37 percent. This includes zero Landmark trees as two (2) healthy landmark trees have been approved for removal through the exception request to allow for plat construction and placement of homes. Another two (2) healthy landmark trees have been identified as impacted trees but are not proposed for removal at this time. A tree health assessment was prepared by Tony Shoffner, ISA Certified Arborist dated September 29, 2014 to assure that each retained tree is healthy.

V111. Code Deviations Granted

The following deviations to the development standards through the authority referenced have been granted.

- A. The driveway separation from intersection and between driveways is a deviation from the City's requirement of 150 feet. The deviation was requested by the applicant and approved by the City on November, 18, 2014.
- B. City of Redmond 2012 Clearing, Grading, and Stormwater Management Technical Notebook and Plan Review Checklist Setbacks for Infiltration: The 200-foot setback from septic tanks and drain fields was reduced to 30 feet. The standard setback distance of 20-foot downslope, 100-foot upslope from building foundations was reduced to 8 feet. The 10-foot setback distance from property lines and NGPE was reduced to zero feet at the Public Right-of-Way only, not adjacent properties.

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."

IX. Short Subdivision Review and Approval Criteria

Each proposed short 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.

Conclusion: The Nouri Short Subdivision is located within the Grass Lawn 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).

Conclusion: 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.

Conclusion: The proposal conforms to the applicable short subdivision regulations and administrative procedures (RZC 21.76.050 and 21.74.030(B)). The short subdivision application was deemed complete on June 2, 2015 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.

Conclusion: The proposal conforms to the Grass Lawn Neighborhood Plan in the Comprehensive Plan. The site will be accessed from NE 75th Street, which is a Local Access Street serving the surrounding neighborhood.

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

Conclusion: The proposed short 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 short subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the short subdivision.

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

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

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

- H. The proposed short 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 short subdivision.

Conclusion: The proposed short 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.

Conclusion: 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.

Conclusion: There are no hazards or limitation to development identified as part of this short subdivision application.

X. 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, [pages C1.0, C2.0, C3.0, C4.0, C4.1, C5.0, C6.0 C7.0, C7.1, C8.0 and C9.0]	06/02/15	and as conditioned herein.
SEPA Checklist	06/02/15	SEPA Exempt
Preliminary Stormwater Report	06/02/15	and as conditioned herein.

The following conditions shall be adhered to during the Civil Construction review process and/or Final Short Subdivision review process, or at another stage in the review process as noted below.

1. Development Engineering - Transportation and Engineering**Reviewer: Andy Chow, P.E. Engineer****Phone: 425-556-2740****Email: kachow@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 feet wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including NE 75th Street.</p>
	<p>(b) 10 feet wide sidewalk and utilities easement, granted to the City of Kirkland, along all right-of-way including 132nd AVE NE.</p>
	<p>(c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.</p>
b.	<p>Construction Restoration. In order to mitigate damage due to trenching and other work on NE 75th Street, the asphalt street is required to be reconstructed with 7 inches depth for the fronting half street and full width of trenches, plus half street 2 inches overlay on the opposite side of remaining roadway, 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 75th Street must meet current City Standards which include asphalt paving 18 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strip, 5 feet wide concrete sidewalk, 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" PG64-22 • 4 inches of 1-1/4 inch minus crushed rock base course per WSDOT Standard Spec 9-03.9(3) • 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, 21.54.010(F); RMC 12.12; RZC</p>

	<p align="center">Appendix 2</p> <p><u>Condition Applies:</u> Civil Construction</p>
	<p>ii. The frontage along 132nd AVE NE must meet current City of Kirkland Standards which includes 4.5 feet wide planter strips, 5 feet wide concrete sidewalks, street trees, street signs and underground utilities including power and telecommunications.</p> <p>(a) Must keep ex. ROW trees and accommodate 5 feet sidewalk starting 18" from face of tree.</p> <p>(b) Install 5 feet new concrete sidewalk to replace existing damaged sidewalk.</p> <p>(c) Separate ROW use permit and traffic control plans are required for the City of Kirkland.</p> <p>(d) Preconstruction meeting with the City of Kirkland is required.</p> <p>(e) Overhead utilities along frontage are required to underground to the source poles.</p> <p>(f) Contact Philip Vartanian, Development Engineer at (425) 587-3856.</p> <p><u>Code Authority:</u> RZC 21.52.030, 21.54.010(F); RMC 12.12; RZC Appendix 2</p> <p><u>Condition Applies:</u> Civil Construction</p>
	<p>iii. A separate 40-scale channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual. The project is located along a state route, therefore WSDOT approval of the channelization plan is also required.</p> <p><u>Code Authority:</u> RZC 21.52.030(G), Appendix 2; Standard Specifications and Details Manual; RCW 47.24.020</p> <p><u>Condition Applies:</u> Civil Construction</p>
d.	Access Improvements
	<p>i. The type and location of the proposed site accesses are approved as shown on the Nouri Short Plat site plan prepared by PACE.</p> <p>The driveway separation from intersection and between driveways is a deviation from the City's requirement of 150 feet. The deviation was requested by the applicant and approved by the City on November, 18, 2014.</p> <p><u>Code Authority:</u> RZC 21.52.030(E); Appendix 2</p> <p><u>Condition Applies:</u> Civil Construction, Short Subdivision Document</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.</p> <p><u>Code Authority:</u> RZC 21.74.020(F), 21.54.020 <u>Condition Applies:</u> Civil Construction</p>
f.	<p>Street Lighting. Illumination of the street(s) along the property frontage must be 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. Contract 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>

2. Development Engineering – Water and Sewer

Reviewer: Jim Streit, P.E., Senior Engineer

Phone: 425-556-2844

Email: jstreit@redmond.gov

a.	<p>Water Service. Water service will require a water meter be installed to provide domestic potable and residential fire supply for each lot shown on the drawings prepared by PACE Engineers dated May 9, 2015. Each water meter is anticipated to be 1-inch, service lines from the mains to the meter or double manifold will be 2-inch and the service line from the meter to the new home will be sized to minimize head loss in the piping so that the flow requirements for the residential sprinkler system can be met.</p> <p><u>Code Authority:</u> RZC 21.74.020(D), 21.54.010 <u>Condition Applies:</u> Civil Construction</p>
b.	<p>Sewer Service. Sewer service will require a developer extension of the City of Redmond sewer system as follows: Install a new 8-inch diameter PVC sanitary sewer main in NE 75th Street from the eastern property line to the middle of 132nd Avenue NE as shown on the drawings prepared by PACE Engineers dated May 9, 2015. The manhole depth at the manhole at the intersection of 132nd Avenue NE and NE 75th Street will have an outlet invert elevation of 442.04, 15'-0" below the rim. 6-inch side sewers from</p>

	<p>each new lot will be connected to this new main.</p> <p><u>Code Authority:</u> RZC 21.74.020(D), 21.54.010</p> <p><u>Condition Applies:</u> Civil Construction</p>
c.	<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</p> <p><u>Condition Applies:</u> Prior to Permit Purchase</p>
d.	<p>Reimbursement Fees. Reimbursement fees for connection of sewer are required in the amount of \$16,285.35. These fees are due prior to the sale of water and side sewer permits for this project.</p> <p><u>Code Authority:</u> RMC 13.12.120</p> <p><u>Condition Applies:</u> Prior to Permit Purchase</p>

3. Public Works – Stormwater/Clearing and Grading

Reviewer: Cindy Wellborn, Senior Engineer

Phone: 425-556-2495

Email: cwellborn@redmond.gov

a.	Site Specific Conditions
	i. Stormwater management will be provided by privately maintained dry wells
	ii. Dry wells shall have a 10-foot setback to the project property lines, except the east property line shall have a 20-foot setback to the property line
	iii. Dry wells may be located a minimum of 8 feet to the proposed onsite buildings provided the foundation designer is aware of the infiltration design.
b.	Dry Well Infiltration:
	i. Infiltration shall be provided using dry wells designed to infiltrate 100% of the influent runoff file in a continuous runoff model.
	ii. Dry wells must be registered with the Department of Ecology as UIC systems.
	iii. Project geotechnical engineer observe and inspect the excavation and placement of each dry well to verify the soil/geology is proper for the infiltration system.
	v. Dry wells shall be constructed in accordance with the project geotechnical

	engineer's recommendations.
	vi. Add note to the construction plans stating that the contractor must not allow turbid stormwater to enter any dry well area during construction.
c.	Water Quality Control
	i. Water Quality is not required as the project creates less than 5,000 square feet of pollution-generating impervious surface. Code Authority: RZC 21.74.020(D); RMC 15.24.080(2)(d) Condition Applies: Civil Construction
d.	Temporary Erosion and Sediment Control (TESC).
	i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan. Code Authority: RMC 15.24.080 Condition Applies: Civil Construction
e.	Landscaping. All new landscaped areas within the project site are required to have compost amended soils. See City of Redmond Standard Detail 632 for requirements. Code Authority: RZC 21.32.30

4. Fire Department**Reviewer: Scott Turner, Assistant Fire Marshal****Phone: 425-556-2273****Email: sturner@redmond.gov**

a.	The current submittal is generally adequate for Short Subdivision Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the Short 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.	Short Subdivision Condition – All residences are required to be equipped with NFPA 13D Fire Sprinklers.
c.	Fire Protection Permit – Fire sprinkler permits are required for each residence. All access to structures is via NE 75th Street.
	Code Authority: RMC 15.06; RZC Appendix 2; RFD Standards, RFDD&CG Condition Applies: Civil Construction, Short Subdivision Document
d.	Emergency Vehicle Access Easement. All portions of Emergency Vehicle Access Roadway not in a public right-of-way, including

	<p>turnarounds and Emergency Vehicle Operations Areas shall be maintained in a dedicated Emergency Vehicle Access Easement. Specific required easements include, but are not limited to:</p> <p>i. [20 feet] wide [EVOA & EVAE easement], granted to the City of Redmond, on tract []</p> <p>Code Authority: RZC Appendix 2, Section III Condition Applies: Civil Construction, Short Subdivision Document</p>
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5. Planning Department

Reviewer: Heather Maiefski, Associate Planner

Phone: 425-556-2437

Email: hmaiefski@redmond.gov

a.	Site Specific Conditions		
	i. The Landscaping plan shall show groundcover to be planted in Open Space Tract B.		
b.	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.		
	Street	Species	Spacing
	NE 75 th St	American Sweet Gum	30' on center
	Code Authority: RZC 21.32.090		
	Condition Applies: Civil Construction		
c.	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.		
	Code Authority: RZC 21.72.060		
	Condition Applies: Civil Construction, Short Subdivision Document		
	The recommendations of the applicant's arborist, Tony Shoffner, shall be implemented in all situations where there is encroachment into the dripline of a tree that has been determined to be saved.		
	Code Authority: RZC 21.62.060		
	Condition Applies: Civil Construction		
d.	Setbacks. Setback classifications (e.g. front, side, side street, rear) shall be		

	<p>noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall be included.</p> <p>Code Authority: RZC 21.08.170(H) Condition Applies: Short Subdivision Document</p>
e.	<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 short subdivision document.</p> <p>Code Authority: RZC 21.08.170(L)(2)(a) Condition Applies: Short Subdivision Document</p>
f.	<p>Residential Architectural, Site, and Landscape Design. All single-family permits associated with the Nouri Short Plat shall be reviewed by the Department of Planning and Community Development for conformance with the Residential architectural, site and landscape design requirements and Grass Lawn Design Requirements.</p> <p>Code Authority: RZC 21.08.180(B) Condition Applies: Building Permit</p>
g.	<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 21.32.080 Condition Applies: Civil Construction</p>
h.	<p>Site Design and Dwelling unit Types. The Nouri Short Plat is approved for 3-lots with each lot containing a detached single-family home. Each lot is to comply with all site requirements listed in RZC 21.08.170(B) and as identified in Section III of this letter. No Attached Dwelling Units/Duplex Structures are allowed for this development.</p> <p>Code Authority: RZC 21.08.170(B) Condition Applies: Civil Construction</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 21.74:	Land Division Regulations
RZC 21.52:	Transportation Standards
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Building 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):	Civil 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 21.74:	Land Division Regulations
RZC 21.54.010:	Adequate Public Facilities and Services Required
RZC Appendix 3:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standards 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
RZC21.32.030:	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
RZC 21.74:	Land division Regulations
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 Specifications 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 Regulation
RZC 21.24:	Fences
RMC 3.10:	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RMC 6.36:	Noise Standards
RZC 21.44:	Signs
RZC 21.74:	Land division Regulations

Building

2012 International Residential Code
2012 Uniform Plumbing Code