

**Technical Committee
Short Plat Notice of Decision
Transmittal Letter**

August 25, 2015

Matt Perkins
Quadrant Corp.
14725 NE 36th St. Suite 200
Bellevue, WA. 98006

Subject: Ellsworth 8-Lot Short Plat, LAND-2014-01966

Location: NE 100th St and 134th Ave NE, Parcel #0325059100

Dear Mr. Perkins:

The City of Redmond Technical Committee has reviewed and approved your proposal to subdivide the above referenced property into 6 single-family lots and 1 duplex (two-unit attached dwelling) lot divided through unit-lot subdivision for a total of 8-Lots. The Notice of Decision, including the Technical Committee's analysis of your proposal and Conditions of Approval (see Section IX), 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 Min Luo, Senior Engineer at 425.556.2881 or mluo@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:

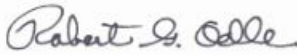
<http://www.redmond.gov/common/pages/UserFile.aspx?fileId=88257>

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	Zheng Lu	Sr. Utility Engineer	425.556.2844	zlu@redmond.gov
Stormwater, Clearing & Grading	Jeff Dendy	Senior Engineer	425.556.2890	jdendy@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 Min Luo, Senior Engineer at 425.556. 2881 or mluo@redmond.gov for more information.

Sincerely,



ROBERT G. ODLE
Director
Planning and Community Development
Department



LINDA E. DE BOLDT
Director
Public Works Department

**Technical Committee Short Plat
Notice of Decision**

Project Name: Ellsworth 8-Lot Short Plat

Location: NE 100th St and 134th Ave NE, Parcel # 0325059100

Project File Number: LAND-2014-01966

Project Description: 8 lot short plat on a 1.53 acre site in the RIN zoning district

Applicant: Matt Perkins
Quadrant Corp.
14725 NE 36th St. Suite 200
Bellevue, WA. 98006

Application Date: November 03, 2014

**Notice of Application
Date:** December 08, 2014

**State Environmental
Policy Act
SEPA Threshold
Determination:** Determination of Non Significance (DNS)

SEPA File Number: SEPA-2014-01967

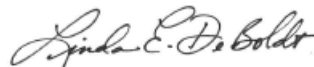
Date Issued: March 27, 2015

Technical Committee Decision **Decision Date: September 21, 2015**
Approval with Conditions **Appeal Deadline: October 5, 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 1.53 acre site in the RIN zoning district into 8-Lots. The subject site is currently vacant with the center portion of the site already disturbed from a temporary construction access road and staging area that was previously constructed for the sewer line extension project. The site has a gentle southeast slope with a ravine along the eastern border. The eastern and southern portions of the site contain forested vegetation, and scattered trees are present in the northwest corner as well. The center portion consists of a mix of scrub-shrub vegetation. A Class IV stream is located near the eastern property boundary with most of the stream located offsite with the associated buffers extending on the subject site. A small portion of steep slopes are located in the southeast property corner.

II. Site Context

	<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

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	4,615 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	15 feet	15 feet
Maximum Lot Coverage (for structures):	35 percent	35 percent
Maximum Impervious Surface Area:	65 percent	65 percent
Minimum Open Space:	20 percent	36 percent
Maximum Height of Structures:	25 feet	25 feet

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

V. 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	X		
	Applicability: Proposal includes two unit attached dwellings.	X		
	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.

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:

A report prepared by Wetland Resources, Inc. dated June 29, 2015 documents that there are on-site critical areas. The report indicates that one stream (stream A) was found partially onsite. Stream A is a Class IV stream with a 36-foot buffer. It enters the property in the northeast corner via a culvert under NE 100th Street, crosses the northeast property corner, and then flows off-site to the southeast. The stream continues flowing south, roughly paralleling the eastern property boundary. Additionally, there was steep slopes (approximately 40%) found to be located in the southeast property corner.

The project proposes to use buffer averaging to achieve the desired configurations of the new lots. The project proposes a buffer enhancement planting plan in order to

compensate for buffer width averaging and provide additional habitat protection, approximately 8,925 SF of stream buffer will be enhanced with native trees and shrubs. Currently, the stream buffer contains only scattered, mature trees, a sparse shrub layer, and a fairly dense herbaceous layer. The northernmost portion of the buffer is dominated by a dense layer of Himalayan blackberry, which will be removed as part of the enhancement plan. The enhancement plan also includes the additional buffer areas. The sensitive areas and their associated buffers will be held in a protected separate tract.

The wildlife Report prepared by Wetland Resource, Inc. dated June 30, 2015 states that the wildlife species detected on-site either directly or indirectly, as well as those predicted to occur, are not of special concern. No species, or evidence indicating use by species, that are of concern, priority, or locally important were detected at the site. Additionally, no active habitats of primary association were observed for such species.

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 42 percent, 8 of the healthy significant trees on the site which includes two (2) healthy Landmark trees. One (1) healthy landmark tree has been approved for removal through the exception request to allow for construction of the road to serve the short plat. A tree health assessment was prepared by Susan Prince, ISA Certified Arborist dated August 10, 2015 to assure that each retained tree is healthy.

VIII. 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 Ellsworth Short 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).

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 November 3, 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.

Conclusion: The proposal conforms to the Willows Rose Hill Neighborhood Plan in the Comprehensive Plan. The site will be accessed from NE 100th Street which is classified as 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 not be conditioned to provide and construct a safe walking route from the development for students who walk to and from school. There is currently a safe walk route across NE 100th Street provided to the City boundary. Mark Twain and Rose Hill Elementary Schools are located in Kirkland.

- 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.

- K. The proposal conforms to the Residential Innovative Zone (RIN) requirements set forth in RZC 21.08.360(C) (Requirements for Smaller Dwelling Units).

The purpose of this provision is to require that 20 percent of the total number of proposed dwelling units on the site be smaller dwelling units. The smaller dwelling unit(s) shall be achieved by providing size-limited dwellings, two-unit attached dwelling units or cottages.

Conclusion: The proposal conforms to the Residential Innovative Zone (RIN) requirements by providing one two-unit attached dwelling unit to meet the requirement of two smaller dwellings.

- L. RZC 21.74.030(H). Exceptions to Lot Standards: Unit Lot Subdivisions

The purpose of this provision is to allow for the creation of unit lots under each separate single-family attached residential unit while applying site development

standards to building(s) on a parent lot as a whole, instead of to the individual unit lots. The development on each parent lot shall conform to the regulations of the RIN zoning district.

Conclusion: This project includes 2 single-family attached units in the form of 1 duplex (two-unit attached dwelling) on 1 parent lot within the short plat site. Each single-family attached unit will be located on a separate lot. The single-family attached units comply with the requirements of the RIN zoning district on the parent lots as demonstrated in the table below:

	Requirement	Proposed
Average Lot Size for Two-Unit Dwelling: (150% of Average Lot Size for underlying zone) RZC 21.08.260	6,000 square feet	6,721 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 for Two-Unit Dwelling RZC 21.08.260	0 feet/10 feet	0 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	36 percent
Maximum Height of Structures:	25 feet	25 feet

IX. 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 CS-01, SP-01, RD-01, RD-02, TR-01, TR-02, LA-1, LA-2 and ML-1]	07/08/15	and as conditioned herein.
SEPA Checklist	11/03/14	and as conditioned by the SEPA threshold

		determination on 03/27/15.
Preliminary Stormwater Report	07/08/15	and as conditioned herein.
Critical Areas Mitigation Plan	06/29/15	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.	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.
	i. Easements are required as follows:
	(a) 10 feet wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including NE 100 TH Street.
	(b) 10 feet wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way including 133 rd AVE NE.
	(c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
	ii. Dedication of right-of-way are required as follows:
	(a) New right-of-way lines joining at the intersection of NE 100 TH Street and 133 rd AVE NE shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
	(b) A strip of land 40 feet wide showing as 133 rd AVE NE in Transportation Plan prepared by LDC dated on 7/8/2015.
	<u>Code Authority:</u> RZC 21.74.020(C), 21.74.020(G), 21.74.020(I), 21.52.030(H); RMC 12.12 <u>Condition Applies:</u> Civil Construction, Short Subdivision Document
b.	Construction Restoration. In order to mitigate damage due to trenching and other work on NE 100 TH Street, the asphalt street shall be planed, overlaid, and/or patched, as determined by Public Works.

	<u>Code Authority:</u> RMC 12.08, Redmond Standard Specifications and Details
c.	Street Frontage Improvements.
	<p>i. The frontage along NE 100TH Street must meet current City Standards which include asphalt paving 12 feet from centerline to front edge of shiner, a 3' side concrete shiner, 10 feet wide drainage swale, 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" PG 64-22 • 4 inches of 1-1/4 inch minus crushed rock base course • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p>Apply to Typical Road Section B in Transportation Plan prepared by LDC dated on 7/8/2015.</p> <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 NE 100TH Street must meet current City Standards which include asphalt paving 12 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide concrete sidewalks, 3 to 4 feet retaining wall under sidewalk, pedestrian railing, 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 • 4 inches of 1-1/4 inch minus crushed rock base course • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p>Apply to Typical Road Section A in Transportation Plan prepared by LDC dated on 7/8/2015.</p> <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>iii. The frontage along 133rd AVE NE must meet current City Standards which include asphalt paving 11 feet from centerline to front edge of shiner, a 3' side concrete shiner, 10 feet wide drainage swale, 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</p>

	<p>the streets shall consist of:</p> <ul style="list-style-type: none"> • 7 inches HMA Class ½” PG 64-22 • 4 inches of 1-1/4 inch minus crushed rock base course • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p>Require half street improvements include asphalt paving 6 feet from centerline to the opposite edge and 4 feet grading buffer to the property line.</p> <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>iv. 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 <u>Condition Applies:</u> Civil Construction</p>
	<p>v. Sidewalks constructed to City standards are required at the following locations:</p> <ul style="list-style-type: none"> • NE 100TH Street • 133rd AVE NE <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 Preliminary Short Plat Plan prepared by LDC dated on 7/8/2015.</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); Appendix 2 <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</p>

	<p>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. 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>

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 requires a developer extension of the City of Redmond water system as follows: Install 8-inch diameter ductile iron water main as shown on the drawing prepared by LDC Engineers dated July 8, 2015. One inch diameter dual purpose water meters for potable supply and residential fire sprinklers will also be installed as shown on the drawings prepared by LDC Engineers dated July 8, 2015.</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 requires a developer extension of the City of Redmond sewer system as follows: Install a new 8-inch diameter PVC sanitary sewer collection system as shown on the drawings prepared by LDC Engineers dated July 8, 2015. A 20-foot wide easement is required between the Stormwater vault and rockery for the sanitary main; permanent structures are not allowed within the easement. The storm water vault should be relocated outside the easement. Side sewers will also be installed from each new lot and connect to the new sanitary main as shown on the drawings prepared by LDC Engineers dated July 8, 2015.</p> <p><u>Code Authority:</u> RZC 21.74.020(D), 21.54.010 <u>Condition Applies:</u> Civil Construction</p>

c.	<p>Easements. Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Public easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Offsite easements must be recorded prior to construction drawing approval. Water and Sewer improvements shall be shown on the face of the final short subdivision and granted through the final short subdivision document. Specific required easements include, but are not limited to:</p> <p>i. 20-feet wide sewer line easement, granted to the City of Redmond, along as shown on drawing RD-01 prepared by LDC Engineers dated July 8, 2015.</p> <p><u>Code Authority:</u> RZC 21.74.020(C), Appendix 3 <u>Condition Applies:</u> Civil Construction, Short Subdivision Document</p>
d.	<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>
e.	<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. Public Works – Stormwater/Clearing and Grading
Reviewer: Jeff Dendy, Senior Engineer

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Email: jdendy@redmond.gov

a.	<p>Site Specific Conditions.</p> <p>i. Washington Fish and Wildlife (WDFW) has requested that the project obtain an HPA for culvert replacement and/or extension work under 100th Street NE. The project designer will coordinate with WDFW on the need for an HPA covering the location of the stormwater outfall from the project stormwater management system.</p>
b.	<p>Water Quantity Control.</p> <p>i. Stormwater discharge shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained vault.</p> <p>ii. Provide for overflow routes through the site for the 100-year storm.</p> <p>Code Authority: RZC 21.74.020(D); RMC 15.24.080 Condition Applies: Civil Construction</p>
c.	<p>Water Quality Control.</p> <p>i. Basic water quality treatment shall be provided in a publicly maintained wet-vault. Treatment is required for the 6-month, 24 hour return period storm.</p> <p>Code Authority: RZC 21.74.020(D); RMC 15.24.080(2)(d) Condition Applies: Civil Construction</p>
d.	<p>Public Stormwater Easements. Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording as part of the final short subdivision. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the 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. Prior to construction drawing approval and final short subdivision recording, fully executed offsite easements shall be provided to the Development Engineering Division. Specific required easements include, but are not limited to:</p> <p>i. 20 feet wide storm drainage easement, granted to the City of Redmond (if needed).</p> <p>Code Authority: RZC 21.74.020(H); RMC 15.24.080(2)(i) Condition Applies: Civil Construction, Short Subdivision Document</p>

e.	<p>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. Prior to construction drawing approval and final short subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division. No off-site private stormwater easements are anticipated for this project. On-site easements will appear on the face of the recorded short-plat.</p> <p>Code Authority: RZC 21.54.010(D), 21.74.020(C), 21.54.010(E), Appendix 3 Condition Applies: Civil Construction, Short Subdivision Document</p>
f.	<p>Clearing and Grading.</p> <p>Code Authority: RZC 21.74.020(J); RMC 15.24.080 Condition Applies: Civil Construction</p>
g.	<p>Temporary Erosion and Sediment Control (TESC).</p> <ul style="list-style-type: none"> i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan. ii. Turbid runoff cannot enter the adjacent un-named stream. <p>Code Authority: RMC 15.24.080 Condition Applies: Civil Construction</p>
h.	<p>Floodplain Management. Project does not lie in a designated flood plain.</p> <p>Code Authority: RZC 21.64.010, 21.64.040 Condition Applies: Civil Construction, Short Subdivision Document, Other</p>
i.	<p>Landscaping. No site specific landscaping requirements for Storm / Grading.</p> <p>Code Authority: RZC 21.32.30 Condition Applies: Civil Construction</p>
j.	<p>Wellhead Protection. Project lies within Wellhead Protection Zone 4, no project specific conditions apply, meet all general guidelines.</p> <p>Code Authority: RMC 13.07.100 Condition Applies: Civil Construction</p>
k.	Department of Ecology Notice of Intent Construction Stormwater

	<p>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>
m.	<p>Critical Landslide Hazard Areas. In order to mitigate potential impacts to critical landslide hazard areas, all buildings shall be set back from the top/bottom of slope areas a minimum distance of 15-feet as recommended by Terra Associates, Inc. the project geotechnical engineer in their slope stability analysis dated February 17, 2015. The top/bottom of the slope and slope setback shall be field surveyed and verified (located by bearing and distance) on the short subdivision document.</p> <p>Code Authority: RZC 21.64.060(B) Condition Applies: Civil Construction, Short Subdivision Document</p>

4. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

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a.	<p>Site Specific Conditions. All emergency access easements shall be recorded at the time of civil review approval.</p>
	<p>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:</p>
c.	<p>Fire Protection Permit. All homes to be equipped with NFPA 13D compliant fire sprinklers.</p>
e.	<p>Fire Code Permit. Removal of any existing structures requires a demolition permit. Any fuel storage tank requires a permit prior to tank removal.</p>
	<p>Code Authority: RMC 15.06; RZC Appendix 2; RFD Standards, RFDD&CG Condition Applies: Civil Construction, Short Subdivision Document</p>
g.	<p>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</p>

	<p>in a dedicated Emergency Vehicle Access Easement. Specific required easements include, but are not limited to:</p> <p>i. The hammerhead turnaround granted to the City of Redmond, on Tract A.</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

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a.	Site Specific Conditions						
	<p>i. Tree #1563 is to be retained within Tract C along with all other viable and non-viable trees located within the Tract C.</p> <p>ii. The construction/grading activities of the retaining wall adjacent to Tract C shall be constructed along the west side of the wall away from the sensitive area buffer within Tract C. No heavy equipment is permitted within Tract C for the construction of the wall or for the two Stormwater outfall pipes.</p> <p>iii. The storm pipe outfalls proposed within Tract C requires a Hydrologic Project Approval (HPA) from the Department of Fish and Wildlife which will be required prior to plat construction Mylar’s being approved.</p>						
b.	<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 St</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 St	TBD	30’ on center
Street	Species	Spacing					
NE 100 th St	TBD	30’ on center					
c.	<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, Short Subdivision Document</p>						

	<p>The recommendations of the applicant's arborist, Susan Prince, shall be implemented in all situations where there is encroachment into the dripline of a tree that has been determined to be saved.</p> <p>Code Authority: RZC 21.62.060 Condition Applies: Civil Construction</p>
d.	<p>Setbacks. Setback classifications (e.g. front, side, side street, rear) shall be 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>Final Critical Areas Report and Enhancement Mitigation Plan. A final Critical Areas Report must be submitted for approval with the civil drawings. All required enhancement and mitigation must be shown on the civil drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report.</p> <p>The plant density within the mitigation areas shall be in compliance with the plant density table located on page 19 of Appendix 1 and Deciduous and Evergreen trees shall be a minimum of 5-gallon containers.</p> <p>The Landscaping Plan shall show a plant schedule of all required plantings within the mitigation areas and all other required landscaped areas.</p> <p>Code Authority: RZC Appendix 1 Condition Applies: Civil Construction</p>
f.	<p>Monitoring Program and Contingency Plan. A monitoring program shall be prepared and implemented to determine the success of the mitigation project and any necessary corrective actions. A contingency plan shall be established prior to civil drawing approval for indemnity in the event that the mitigation project is inadequate or fails.</p> <p>Code Authority: RZC 21.64.010(P) Condition Applies: Civil Construction</p>
g.	<p>Native Growth Protection Area. The regulated critical areas and their associated buffer must be protected by a Native Growth Protection Area (NGPA) in a Tract where development is prohibited. The NGPA shall be shown on the short subdivision with corresponding language approved by the City Attorney.</p> <p>Code Authority: RZC 21.64.010(R) Condition Applies: Civil Construction, Short Subdivision Document</p>
h.	<p>Open Space. The proposal includes development-wide calculations to</p>

	<p>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>
i.	<p>Residential Architectural, Site, and Landscape Design. All single-family and attached dwelling unit building permits associated with the Ellsworth 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 Willows Rose Hill Design Requirements.</p> <p>Code Authority: RZC 21.08.180(B) Condition Applies: Building Permit</p>
j.	<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>
k.	<p>Limitations on Unit Lot Subdivision Approval. RZC 21.74.030(H)(10) states that “Notes shall be placed on the face of the plat or short plat as recorded with the Director of the King County Department of Records and Elections to acknowledge the following:</p> <ul style="list-style-type: none"> a. Approval of the design of the units on each of the lots was granted by the review of the development, as a whole, on the parent lot by RZC 21.76.070, Short Subdivision, stating the subject file application number. b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through (subject file number as stated above). <p>Code Authority: RZC 21.74.030(H)(10) Condition Applies: Short 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 21.74:	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. 6 (2012)
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