

**City of Redmond
Request for Additional Information**

November 10, 2014

Quadrant Corp.
Attn: Matt Perkins
14725 NE 36th St
Bellevue, WA 98006

**SUBJECT: Request for Additional Information:
Ellsworth 8-Lot Short Plat, File LAND-2014-01966
SEPA File Number SEPA-2014-01967**

DATES:

Application/Completion:	November 3, 2014	Add/Info: December 19, 2014
Vested:	November 3, 2014	Resubmittal Due: March 19, 2015
Notice of Application:	December 8, 2014	

Dear Mr. Perkins:

The City of Redmond Technical Committee has reviewed your proposal at its November 12, 2014 meeting. After reviewing your application, the Technical Committee is requesting additional information as noted in Attachment A. This information is needed to adequately review your proposal and must be submitted in order to proceed with the review of your project.

Attachment A identifies those items necessary to adequately review your proposal. The comments contained in the Attachment reflect the proposal that was submitted. Any redesign would require additional review by City staff and could result in additional or different comments than contained herein.

Please note that you must schedule an appointment with your assigned project Planner for your resubmittal Heather Maiefski, (425) 556-2437. In addition to providing the items in Attachment A, a copy of this letter along with a written response as to how each item in Attachment A has been addressed shall be required at the time of your appointment. If other changes to the proposal are made, a written explanation of those changes must be provided as well. At your appointment, the materials shall be reviewed to ensure all items listed within this letter have been included. Your resubmittal will not be accepted unless all items, including a copy of this letter, the written response, and the resubmittal fee, if required, have been provided.

Please incorporate these comments and resubmit your application to the Development Services Center. Your proposal will be rescheduled for review by the Technical Committee once this information is received.

Note: Materials shall only be accepted during your resubmittal appointment. The Planning

ATTACHMENT 11

*Request for Additional Information
Ellsworth 8-Lot Short Plat, LAND-2014-01966*

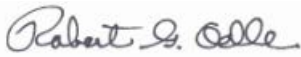
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Department acts as the “Project Manager” for your application and is responsible for tracking and routing of submitted materials to the various departments involved with the review of your project.

Please be aware that failure to submit the required information within ninety (90) calendar days of the date of this letter shall result in the automatic expiration and voidance of the application unless a request for extension is submitted and accepted.

If you have any questions, please contact Heather Maiefski, Associate Planner, at hmaiefski@redmond.gov or at 425.556.2437.

Sincerely,



ROBERT G. ODLE, Director
*Department of Planning and Community
Development*



LINDA E. DE BOLDT, Director
Department of Public Works

Attachments and Enclosures:

Attachment A – Request for Additional Information

Attachment A

This attachment identifies that information that must be provided to proceed with a review and consideration of your proposal. If you have questions regarding the information requested, please contact the staff person for that City department. The contact information is listed under each Department/Division title. In each section below, you will find subheadings for “Additional Information” and “Courtesy Notices”.

“Additional Information” is that information required for the City to approve or recommend approval of your development application. To be accepted, your re-submittal must include a response to each item identified under “Additional Information”. If you contest these revisions, please note in your response and provide reasons for not making the requested modification or providing the additional information. The Technical Committee will review your responses and evaluate whether the modifications are required to recommend approval.

“Courtesy Notices” are those comments that are not required to recommend approval, however the comments may identify issues that would impact your proposal’s timing or that would result in substantial conditions of approval. This is not an all-inclusive list.

I. Planning-Development Review

- A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.
1. Heather Maiefski, Associate Planner
 2. Phone: 425-556-2437
 3. E-mail: hmaiefski@redmond.gov
- B. PUBLIC NOTICES:
1. Notice of Application – A Notice of Application was issued for this project on December 8, 2014. Any comments received will be forwarded to the applicant and appropriate City Departments for review and consideration. In resubmitting a response to the City’s request for additional information, the applicant is advised to consider responding to comments.
 2. Revised plans for public notice (applies to all Type II-V permits applied for on or after November 26, 2007).
 - a. Please provide revised tree preservation plan meeting the following requirements:
 - The plan shall highlight, in a shade of green, trees on site designated to remain (trees that are not being removed)
 - The plan shall provide a minimum $\frac{3}{4}$ inch margin at the bottom
 - The plan shall include a north arrow
 - The plan shall include street numbers and/or names (e.g. NE 116th St, Avondale Road NE, etc) adjacent to the project boundary
 - The plan shall include the project name.
 - The plan shall show an “X” over each tree proposed to be removed.
 - b. Please provide revised site plan meeting the following requirements:
 - The plan shall provide a minimum $\frac{3}{4}$ inch margin at the bottom
 - The plan shall include a north arrow
 - The plan shall include street numbers and/or names (e.g. NE 116th St, Avondale Road NE, etc) adjacent to the project boundary
 - The plan shall include the project name.
 - The site plan shall show identify the boundaries of any critical areas
- C. ADDITIONAL INFORMATION:
1. SEPA
 - a) General Note: Revise the SEPA Checklist to reflect any changes to the proposal resulting from this Request for Additional Information.
 2. PROJECT
 - a) The Critical Areas Report states that “the proposed project will require averaging the width of the stream buffer in order to allow for lot development and to avoid greater impacts.” The report doesn’t appear to demonstrate that mitigation

sequencing was followed per the Redmond Zoning Code (RZC) 21.64.010(I). The first mitigation action is to avoid the impact altogether. Please provide additional clarification in your critical areas report for needing to propose buffer averaging.

- b) The Ordinary High Water Mark (OHWM) needs to be called out on your site plans and Critical Areas Report. The Critical Areas Report provides a Critical Areas Map in Appendix B; however the OHWM of the stream is not shown. The Critical Areas Report needs to include the Stream Summary Sheet as well.
- c) For buffer reduction areas please show the dimensions in feet on your site plan from the edge of the buffer reduction area to the OHWM of the stream. The dimensions should be shown in a few locations on your site plans where there is the smallest distance.
- d) What is the total existing stream buffer area in square feet prior to buffer reduction? This information should be shown on your cover sheet/site plan and on your Stream Summary Worksheet which is available on the website. The coversheet should also show the square footage amount next to the symbol for the buffer reduction and buffer addition in the legend.
- e) All sensitive area tracts need to be set aside within a Native Growth Protection Area (NGPA) Tract.
- f) At least 25% of the minimum open space required shall be outside of critical areas and associated buffers. For your Open Space Calculations please show on your site plan, the percentage of open space that is located outside of the NGPA Tract.
- g) The GeoTech Report needs to be updated to address the current proposal including the proposed 8-foot rockery proposed along the eastern boundary and the code citations need to be updated citing the Redmond Zoning Code (RZC). The GeoTech Report should also include a Geologically Hazardous Areas Map which clearly shows the Landslide Hazard area with the required buffer and recommended buffer. All other attachments to the report which provide a site plan will also need to be updated.
- h) The subject property is mapped within a Critical Wildlife Habitat area. A Wildlife Report with a Habitat Assessment form is required. The Habitat Assessment Form is available on the website.
- i) A Tree Preservation Plan has been submitted however it needs to clearly show all trees to be removed and retained. The trees to be removed need to be shown with an X through the trees and the trees to be retained need to be highlighted in a shade of green. The Tree Legend is a bit confusing and would be clearer if there were fewer symbols.
- j) The Tree Preservation Compliance Table shown in the arborist report appears to be accounting for the total number of all trees on the site (both healthy and unhealthy trees). The Tree Preservation Compliance Table should only be accounting for all the healthy significant and landmark trees. The arborist report and tree preservation plan also shows no replacement trees required; however, the arborist report appears to show one healthy landmark tree and six healthy significant trees proposed for removal. Any healthy landmark trees proposed for removal requires an exception request for each landmark tree and replacement is

required at a 3:1 ratio and the significant trees require a replacement ratio at 1:1. It appears at a minimum that at least 9 replacement trees are required. Please revise the Tree Preservation Compliance Table shown in the arborist report and update the Compliance Table elsewhere on the plan sets accordingly.

- k) The Arborist has recommended that Tree #'s 1556 and 1557 both be snagged. Both these trees are located within the stream buffer and should not be removed. Please provide further explanation as to why these trees need to be snagged and please provide explanations for any other trees to be removed within the critical area buffer.
- l) There appears to be discrepancies between the Arborist Report, Tree Preservation Plan and Landscaping Plan. The Arborist Report shows Tree #1568 as a Landmark tree in the Value column however if you take the average of the four dbh values (7, 21, 16 and 19) the tree is 16-inches. Please confirm if this is a viable landmark or significant tree. The Arborist Report specifies tree #'s 1568, 1589 and 1590 as viable trees to be removed for development; however, the Tree Preservation Plan shows them to be retained. It appears that tree #'s 1589 and 1590 are located where the road is proposed. How can these trees be retained? Tree #'s 1542 and 1579 have been deemed as non-viable trees but it's not shown as a tree to be removed in the Tree Preservation Plan. Tree #'s 1555 and 1566 are shown as being retained in the arborist report; however, the tree retention plan shows Tree #1555 to be removed and the Landscaping plan shows Tree #1566 to be removed.
- m) The Landscaping plan does not need to show the trees to be removed. Perimeter landscaping needs to be provided that incorporates native vegetation and softens the transition between new and existing dwelling units on adjacent properties. Perimeter landscaping shall be provided in the side internal to the new development. If a fence is not specified as part of the development project, planting shall occur with 20-foot maximum spacing between trees and at least 50% of the shrubs to be planted shall consist of evergreen, native and noninvasive species. If a fence is planned, planting shall occur with 20-foot maximum spacing between trees and all trees shall be a minimum of 8-feet in height at the time of planting.
- n) A separate landscaping plan is required for the proposed Stream buffer mitigation areas.
- o) Add the lot width circle to the Coversheet and Site Plan
- p) The Net Buildable Area Calculation Table shows 15,046 SF for Item E. This number should be 4,317 as the remaining 10,729 SF has already been calculated in Item B. Please correct your Net Buildable Area Calculation Table and the Net Site Area of 57,745 SF shown on the Site Plans in the Project Information section. The Net Buildable Area will also need to be corrected in your Project Summary Table.

D. COURTESY NOTICES

1. The storm pipe outfall proposed within the Class IV Stream buffer area (Tract 996) and the required frontage improvements to cross the stream along NE 100th St

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. This will be added as a condition of approval.

II. Engineering and Transportation

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Kurt Seemann P.E., Engineer
2. Phone: 425-556-2881
3. E-mail: kseemann@Redmond.gov

B. ADDITIONAL INFORMATION

1. PROJECT

- a) Plat road shall extend south to the southern property line. Alternately, align plat road with street to the north.
- b) Show frontage improvements across entire property frontage.
- c) Consider shared driveways to increase effectiveness of swale sections.

C. COURTESY NOTICES

1. Provide safe walk route to west along NE 100th.

III. Utilities – Sewer and Water

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Jim Streit, P.E., Sr. Utility Engineer
2. Phone: 425-556-2844
3. E-mail: jstreit@Redmond.gov

B. ADDITIONAL INFORMATION

1. PROJECT

- a) The sanitary sewer that is shown next to Lot 6 requires a 20-foot easement with the sewer line centered in the easement. No structures or retaining walls are allowed above the main.
- b) Water service lines are to tee off the main with no bends before the water meter. Reference Lots 7 and 8.
- c) Fire hydrants cannot be relocated, new fire hydrants are required.
- d) Provide asphalt paved access road to all sanitary sewer manholes.
- e) Provide water and sanitary sewer connection points for properties to the west of the proposed short plat.

IV. Stormwater, Clearing and Grading

- A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.
1. Jeff Dendy, Engineer
 2. Phone: 425-556-2890
 3. E-mail: Jdendy@Redmond.gov
- B. ADDITIONAL INFORMATION
1. SEPA
 - a) No comments
 2. PROJECT
 - a) Provide a turn-around for the vector truck servicing the publicly maintained stormwater vault.
- C. COURTESY NOTICES
1. Rockery walls cannot be constructed on fill slopes over 4 feet high.
 2. The City prefers that publically maintained storm vaults be wet-vaults where possible.
 3. Verify the condition of the existing 100th Street cross-culvert fronting the project.

V. Fire

- A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.
1. Scott Turner, Assistant Fire Marshal
 2. Phone: 425-556-2273
 3. E-mail: sturner@Redmond.gov
- B. ADDITIONAL INFORMATION
1. SEPA
 - a) No Comments
 2. PROJECT
 - a) If any lots are greater than 300' from the nearest fire hydrant on NE 100th, an additional hydrant will be required on Road A.
 - b) All homes to be equipped with an NFPA 13D sprinkler system.
 - c) The structure on Lot 8 must meet RFD access standards. All portions of the building must be accessible within 150' of the nearest fire engine access.

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- d) For Tract 998 to be engine accessible, it must be 20' in width with a turning radius of not less than 25' as it connects to Road A.
 - e) All required access that is not a public street must provide an Emergency Vehicle Access Easement (EVAE).
 - f) Minimum 20' wide access road with no parking on either side. Minimum 28' wide access road requires "No Parking" on only one side of the road.
 - g) Road A will become a public road named 133rd Ave NE. Lots 1-8 will be assigned addresses in the Civil Review process.
 - h) Access roads longer than 300' will require a turnaround to RFD Standards.
 - i) Show radii of NE 100th entrance to Road "A" - Minimum 25'.
 - j) Fire Lane markings shall be shown in Civil Review.

C. COURTESY

The above comments are shown on the Fire Plan CS-01

