

**City of Redmond**  
**Request for Additional Information**

April 28, 2015

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

**SUBJECT: 2<sup>nd</sup> 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	1 <sup>st</sup> Add/Info: December 19, 2014
Vested:	November 3, 2014	1 <sup>st</sup> Resubmittal Due: March 19, 2015
Notice of Application:	December 8, 2014	2 <sup>nd</sup> Add Info: June 1, 2015
		2 <sup>nd</sup> Resubmittal Due: September 28, 2015

Dear Mr. Perkins:

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. **A resubmittal fee is required at the time of your appointment in the amount of \$5,289.75.** 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.

# ATTACHMENT 12

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

2 of 9

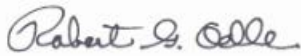
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Note: Materials shall only be accepted during your resubmittal appointment. The Planning Department acts as the “Project Manager” for your application and is responsible for tracking and routing of submitted materials to the various departments involved 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.

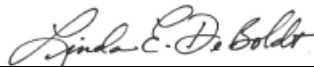
If you have any questions, please contact Heather Maiefski, Associate Planner, at hmaiefski@redmond.gov or at 425.556.2437.

Sincerely,



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



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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.

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**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 116<sup>th</sup> 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 116<sup>th</sup> 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 on page 5 states that “the affected environment, ie. the reduced buffer areas, cannot be repaired, rehabilitated, or restored to previously existing conditions since buffer reduction is a permanent action. Similarly,

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reducing or eliminating the impacts over time is not feasible due to their permanent nature. However, averaging will replace the lost square footage and maintain buffer functions and stream protection.” The last sentence in the next paragraph also states that “buffer width averaging does not require monitoring since the stream buffer is not being planted with additional native vegetation.” Please explain why the stream buffer is not being planted with additional native vegetation? Increased and reduced buffer areas can be replanted or enhanced. Please revise the report to include additional native vegetation or explain why it cannot be provided in the increased and reduced buffer areas.

- b) The Critical Areas Report on page 6 states that “the proposal will provide additional habitat protection.” Please explain how? Are the reduced buffer areas going to provide additional plantings to provide for this?
- c) Per the email from Jim Rothwell on April 28, 2015 please make necessary revisions to the Wildlife Report in regards to the steep gradient that is mentioned and provide further discussion to support the stream classification.
- d) A separate mitigation landscaping plan is required for the proposed stream buffer mitigation areas in addition to the overall landscaping plan. The mitigation landscaping plan needs to include all existing non-viable and viable trees to be retained and all existing groundcover to be retained within the stream buffer areas. The Critical Areas Report on page 6 identifies 16 willow whips to be planted in the northern rip-rap pad and 7 willow whips to be planted in the southern pad with the whips planted two feet on-center for the Stormwater outfall impacts. Also page 7 identifies mitigation plantings for the grading activities located in the northern portion of the stream buffer. The impacted area is to be restored with two big leaf maple trees planted 10 feet on-center and four Indian plum shrubs planted 6 feet on-center. Please identify the total square footage of impacted areas and where the mitigation is proposed. The Stream Buffer areas need to be restored to previous or better conditions. The mitigation plantings also need to be shown on the overall landscaping plan as well.
- e) Please revise your Landscaping Plan to include the Mitigation Plantings in the Stream buffer area as described in (d) above. A split-rail fence is required to be placed at the edge of the NGPA with appropriate signage. The locations of Open Space for each lot also need to be depicted on your landscape plan by shading in the area and providing the total square footage. The Open Space Tract (Tract 997) needs to provide recreation area including picnic areas, children’s play areas and sports courts. Also for Eco Score Technique 1, 25% of all plants installed need to be Northwest adaptive and 25% of the plants installed need to be native to get 5 points. The Eco Score shown on the landscape plan only list 25% of Northwest native plants and does not include Northwest adaptive plants. Both need to be included to receive 5 points.
- f) The Tree Preservation Plan needs to be revised to show all existing non-viable and viable trees to be retained and all existing groundcover to be retained within the stream buffer areas. Tree #1568 is shown as a landmark tree on your Tree Preservation Plan but it appears to be a 16” Maple and Tree #1562 is shown as a landmark tree but it appears to be an 18” Maple according to the arborist report.

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**Please refer to my red lines shown on the Tree Preservation Plan at the end of this letter.**

- g) The total amount of open space provided for Lot 7 needs to be corrected in your Open Space Calculations Table shown on the Cover Sheet to meet the 10% open space requirement. Also please clearly specify how the 20% smaller dwelling requirement is being met. Specify if Size-Limited Dwelling or Two-Unit Attached Dwelling is proposed.
- h) Tract 996 is to be set aside within a Native Growth Protection Area (NGPA) Tract only and should not be called out as Open Space Tract as well. Please delete all reference to Open Space where applicable.
- i) Page 10 of the Arborist Report needs to be revised. The Tree Health Assessment Table shows a total of 19 viable trees; however the Tree Preservation Compliance Table shows a total of 22 viable trees. It appears that this is a typo that needs to be corrected to match the table shown on the tree preservation plan as well as the tree replacement calculations.
- j) The healthy landmark tree proposed for removal requires an exception request to be submitted.
- k) Each Tract shall be identified in alphabetical order (ex: Tract A, Tract B, etc).

#### 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. Andy Chow P.E., Engineer
- 2. Phone: 425-556-2740
- 3. E-mail: [kachow@Redmond.gov](mailto:kachow@Redmond.gov)

B. ADDITIONAL INFORMATION

#### 1. PROJECT

- a) Show frontage improvements across entire property frontage.

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### 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](mailto:jstreit@Redmond.gov)

B. ADDITIONAL INFORMATION

1. PROJECT

- a) The easement shown for the 8-inch sanitary main toward the southeast corner shows a rockery in the easement. Structures or walls including rockeries are not allowed within a water or sewer easement.
- b) The proposed sanitary collection system is required to have paved drivable access to all new or existing manholes. Access to the existing southeastern manhole is a concern.
- c) The proposed sanitary collection system is required to provide a sanitary connection point for the properties to the west as shown in the General Sewer Plan for the 95<sup>th</sup> Street South Willows Basin, Figure 4-14.
- d) Where do the water service lines run for lots 7 and 8? The storm collection system is shown directly behind the water meters.

### 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](mailto:Jdendy@Redmond.gov)

B. ADDITIONAL INFORMATION

1. PROJECT

a) Replace the water quality filter with a wet vault or approved equal. The City of Redmond Technical Committee has determined that proprietary water quality filter systems will not be allowed on private developments when those systems will be the City of Redmond's maintenance responsibility. In the case of special circumstances that would require their use, the applicant may submit a deviation request to the Technical Committee for review.

Water quality systems become the City's maintenance responsibility when installed on developments served by a public roadway. There are multiple issues relating to the filter systems that affect the City of Redmond including adequate access for the City's vector

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truck, increased inspections and maintenance, and keeping an inventory of filters as these systems require periodic filter replacement.

b) Near the southwest corner of the project there appears to be a retaining wall within the 15-foot steep slope buffer. Per RZC 21.64.010 (Q) Buffer Areas - There can be no disturbance of the buffer area. Grading and building structures (wall) is considered disturbance.

c) The project storm report on page 2 states that the drainage work within the 100<sup>th</sup> Street right-of-way will not be considered as part of the project. Explain how the 100<sup>th</sup> Street work will be reviewed and approved. Will a separate application be filed?

### C. COURTESY NOTICES

1. None at this time

## 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

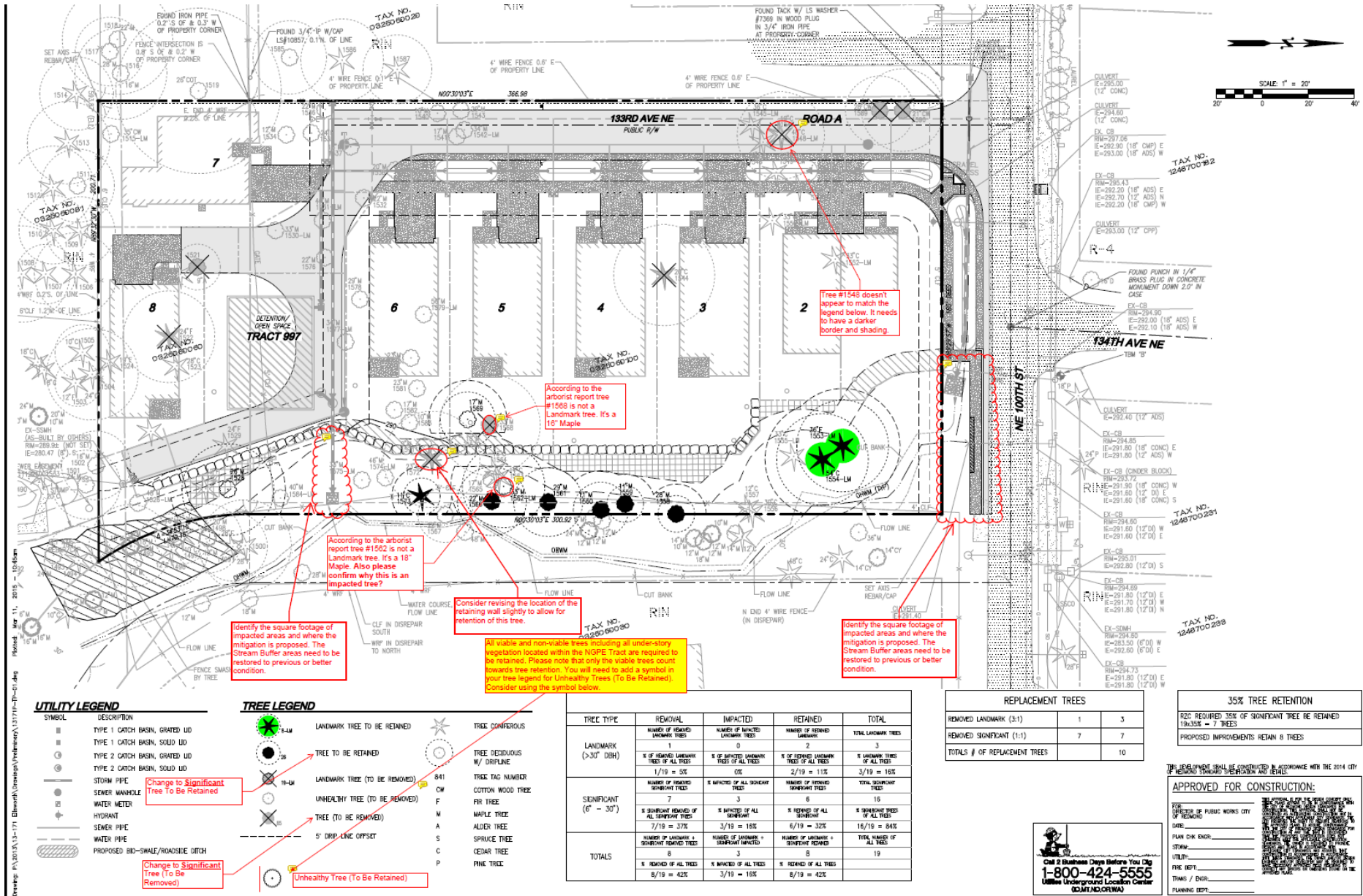
### B. ADDITIONAL INFORMATION

#### 1. PROJECT

- a) If the detention vault is covered and under a roadway, the vault cover shall be constructed to the City of Redmond standards and capable of supporting fire department vehicles.
- b) The turn-around at the end of 133<sup>rd</sup> Ave should conform to Redmond Standard Specifications.

### C. COURTESY NOTICES





**REVISIONS**

NO.	DATE	DESCRIPTION
1	1-20-15	ISSUED FOR CITY COMMENTS
2	3-03-15	ISSUED FOR PERMITS

**LDC**  
 THE CIVIL ENGINEERING COMPANY  
 1405 NE 90TH AVE, SUITE 100  
 FORT LAUDERDALE, FL 33304  
 WWW.LDCFL.COM

**QUADRANT HOMES**  
**HEATHERS RIDGE SOUTH**  
**TREE PRESERVATION PLAN**

**APPROVED FOR CONSTRUCTION:**

FOR THE DIRECTOR OF PUBLIC WORKS CITY OF FORT LAUDERDALE, FLORIDA

DATE: 11-3-14  
 SCALE: 1"=20'  
 SUBSCRIPTION: REVISION

**TR-01**  
 SHEET 5 OF 6