



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

August 14, 2015

Mrs. Moira Haughian
The Blueline Group
25 Central Way #400
Kirkland, WA 98033

Subject: Wang Short Plat, (LAND-2015-00271)

Location: 13416 NE 80th St, Redmond, WA 98052, 1237500160

Dear Ms. Haughian:

The City of Redmond Technical Committee has reviewed and approved your proposal to subdivide the above referenced property into two (2) single-family lots. The Notice of Decision, including the Technical Committee's analysis of your proposal and Conditions of Approval (see Section XI), 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/common/pages/UserFile.aspx?fileId=141912>. 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 Jeff Dendy, Senior Engineer at 425.556.2890 or jdendy@redmond.gov.

Additional information regarding the Coordinated Civil Drawing Review process can be found at www.redmond.gov/dsc.

- 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=141281>.

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: www.redmond.gov/permitfees
Stormwater Capital Facilities Charges can be found at: www.redmond.gov/permitfees

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	Senior Utility Engineer	425.556.2844	jstreit@redmond.gov
Stormwater, Clearing & Grading	Cindy Wellborn, P.E.	Senior Stormwater Engineer	425.556. 2495	cwellborn@redmond.gov
Fire	Jacob Black	Deputy Fire Marshal	425.556. 2223	joblack@redmond.gov
Planning Development Review	Ben Sticka	Planner	425.556.2470	bsticka@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 Jeff Dendy, Senior Engineer at 425.556.2890 or jdendy@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: Wang Short Plat

Location: 13416 NE 80th St, Redmond, WA 98052

Project File Number: LAND-2015-00271

Project Description: Two-lot short plat on a 0.39 acre site in the R-4 Zoning District

Applicant: Ms. Moira Haughian
The BlueLine Group
25 Central Way #400
Kirkland, WA 98033


Application Date: July 2, 2015


Notice of Application Date: July 24, 2015

State Environmental Policy Act SEPA Threshold Determination: Exempt

<u>Technical Committee Decision</u>	Decision Date:	08/14/15
Approval with Conditions	Appeal Deadline:	08/28/15

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 Ben Sticka, Planner at 425 556-2470 or bsticka@redmond.gov.


ROBERT G. ODLE
Director
Planning and Community Development
Department


LINDA E. DE BOLDT
Director
Public Works Department

I. Proposal

The applicant is proposing to subdivide an existing 0.39 acre site in the R-4 zoning district into two (2) lots. One home was demolished as a part of the proposed project, in order to accommodate the two (2) new lots. The average lot size is 8,500 square feet. The applicant is also providing 20% open space, which is achieved on lot by lot basis.

II. Site Context

	<u>Existing Land Use</u>	<u>Zoning District</u>
North	Single-Family Residential	R-4
South	Single-Family Residential	R-4
East	Single-Family Residential	R-4
West	Single-Family Residential	R-4

III. Site Requirements

The site is located within the R-4 zoning district. The site requirements listed in RZC 21.08.170(B) for this district are:

	Requirement	Proposed
Average Lot Size:	7,000 square feet	8,500 square feet
Minimum Lot Width Circle:	40 feet	40 feet
Minimum Lot Frontage:	20 feet	85 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5 feet/10 feet	5 feet/10 feet
Side Street Setback:	15 feet	N/A
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:	60 percent	60 percent
Minimum Open Space:	20 percent	20 percent
Maximum Height of Structures:	35 feet	35 feet

The proposal complies with all of the site requirements for the R-4 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			X
	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-4 zone.

V. Neighborhood Regulations

The site is located within the Grass Lawn Neighborhood.

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	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	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-4 zone.

VII. Critical Areas

The subject site contains no Critical Areas.

VIII. 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 100 percent or one (1) tree of the healthy, significant trees on the site. There are no landmark trees on the subject site. A tree health assessment was prepared by Favero Greenforest, Certified Arborist, 02/09/15, to assure that each retained tree is healthy.

IX. Code Deviations Granted

Deviation to maintain the existing frontage configuration for the Wang Short Plat was approved on March 25, 2015.

X. 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 Wang 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 07/21/15 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 Northeast 80th Street which is a Collector Arterial 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.

XI. 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	02/10/15	and as conditioned herein.
SEPA Checklist	02/10/15	and as conditioned herein and as conditioned by the SEPA threshold determination on 07/21/14.
Architectural Elevations	02/10/15	and as conditioned herein.
Conceptual Landscaping Plan	02/10/15	and as conditioned herein.
Proposed Tree Retention Plan	02/10/15	and as conditioned herein.
Traffic Impact Analysis	02/10/15	and as conditioned herein.
Preliminary Stormwater Report	02/10/15	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 easement, granted to the City of Redmond, along all right-of-way including NE 80 TH Street.
	(b) 10 feet wide utility easement, granted to the City of Redmond, along all right-of-way including NE 80 TH Street.
	(c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
b.	Construction Restoration. In order to mitigate damage due to trenching and

	<p>other work on NE 80th Street, the asphalt street shall be planed, overlaid, and/or patched, as determined by Public Works.</p> <p><u>Code Authority:</u> RMC 12.08, Redmond Standard Specifications and Details</p>
c.	<p>Street Frontage Improvements</p> <p>i. The frontage along NE 80th Street must meet current City Standards which include type A-1 concrete curb and gutter, 5 feet wide concrete sidewalk, 4.4 feet wide planter strip, 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"> • 4 inches HMA Class ½” PG 64-22 • 5 inches HMA Class 1” PG 64-22 • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p>Deviation to maintain the existing frontage configuration for the Wang Short Plat is approved on 3/25/2015.</p> <p><u>Code Authority:</u> RZC 21.52.030, 21.54.010(F); RMC 12.12; RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
	<p>iv. Sidewalks constructed to City standards are required at the following location:</p> <ul style="list-style-type: none"> • NE 80th Street <p><u>Code Authority:</u> RZC 21.10.150, 21.74.020(I), 21.54.010(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 Transportation Plan prepared by BlueLine.</p> <p><u>Code Authority:</u> RZC 21.52.030(E); Appendix 2 <u>Condition Applies:</u> Civil Construction, Short Subdivision Document</p>
	<p>ii. Direct vehicle access from lots to NE 80th Street will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.</p> <p><u>Code Authority:</u> RZC 21.52.030(E) <u>Condition Applies:</u> Civil Construction</p>
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>
g.	<p>Safe Walking Route(s). The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. The proposed short subdivision is within a 1-mile walking radius of the [Rose Hill Elementary, Rose Hill Middle, and Lake Washington High Schools]. Portions of 134th AVE NE do not provide safe walking conditions for students or other pedestrians. Interim walkways shall be constructed where gaps in the walkway exist between NE 75th Street and NE 80th Street. The interim walkway shall consist of a concrete curb, gutter and a 5-foot sidewalk place a minimum of 12-feet from the centerline or a 4 feet wide asphalt or concrete path 10 feet from traveled way. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The interim walkway must be constructed prior to occupancy of any house.</p> <p><u>Code Authority:</u> RCW 58.17; RZC 21.52.030, 21.54.010(F), RZC 21.74.020(I) <u>Condition Applies:</u> Civil Construction</p>

2. Development Engineering – Water and Sewer
Reviewer: Jim Streit, P.E., Sr. Utility Engineer
Phone: 425-556-2844
Email: jstreit@redmond.gov

a.	<p>Water Service. Water service requires the installation of a new 1-inch water meter for Lot 2 as shown on the drawings prepared by the BlueLine Group dated June 5, 2015.</p> <p><u>Code Authority:</u> RZC 21.74.020(D), 21.54.010 <u>Condition Applies:</u> Civil Construction</p>
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<p>b.</p>	<p>Sewer Service. Sewer service requires the installation of a new dual side sewer to serve both Lot 1 and 2 as shown on the drawings prepared by the Blueline Group date June 5, 2015.</p> <p><u>Code Authority:</u> RZC 21.74.020(D), 21.54.010 <u>Condition Applies:</u> Civil Construction</p>
<p>c.</p>	<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>
<p>d.</p>	<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: Cindy Wellborn, P.E., Senior Stormwater Engineer

Phone: 425-556-2495

Email: cwellborn@redmond.gov

<p>a.</p>	<p>Site Specific Conditions</p> <p>i. The project proposes to add less than 5,000 square feet of new impervious surface area. If the proposed impervious exceeds 8,246 square feet, Water Quantity Control will be required.</p> <p>ii. Perforated stub-out connections with overflow, sheet flow dispersion, and bioretention planters with overflow shall be used for on-site stormwater management</p>
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b.	<p>Water Quantity Control:</p> <p>i. Water Quantity Control not required as the project contains less than 5,000 square feet of new impervious surface area.</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. Water Quality is not required as the project does not contain 5,000 square feet or more of pollution-generating impervious area.</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.</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.</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>i. Connect onsite stormwater pipe to the existing storm system in NE 80th Street.</p> <p>ii. Cur or fill slopes may not exceed 33 percent (3H:1V).</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> <p>i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.</p> <p>Code Authority: RMC 15.24.080 Condition Applies: Civil Construction</p>
i.	<p>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.</p> <p>Code Authority: RZC 21.32.30 Condition Applies: Civil Construction</p>
j.	<p>Department of Ecology Notice of Intent Construction Stormwater General Permit. Notice of Intent (NOI) 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>

4. Fire Department

Reviewer: Jacob Black, Deputy Fire Marshal

Phone: 425-556-2223

Email: joblack@redmond.gov

a.	<p>Site Specific Conditions.</p> <p>i. 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>
b.	<p>Short Subdivision Condition</p> <p>i. Show all required fire lane markings on civil drawings. ii. Addressing to be completed at civil review. iii. If 5” storz hydrant connection is not already installed on the</p>

	nearest hydrant one will be required.
c.	Fire Protection Permit i. Fire Installation Permits for a 13D single family sprinkler systems in each new home.
e.	Code Authority: RMC 15.06; RZC Appendix 2; RFD Standards, RFDD&CG Condition Applies: Civil Construction, Short Subdivision Document
f.	Emergency Vehicle Access Easement. All portions of Emergency Vehicle Access Roadway not in a public right-of-way, including turnarounds and Emergency Vehicle Operations Areas shall be maintained in a dedicated Emergency Vehicle Access Easement. Specific required easements include, but are not limited to: i. 14' wide EVAE easement, granted to the City of Redmond, on lot 1 ii. 20'x50' EVOA easement, granted to the City of Redmond, on lot 1 Code Authority: RZC Appendix 2, Section III Condition Applies: Civil Construction, Short Subdivision Document

5. Planning Department

Reviewer: Ben Sticka, Planner

Phone: 425-556-2470

Email: bsticka@redmond.gov

a.	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. <table border="1" data-bbox="414 1417 1372 1495"> <thead> <tr> <th>Street</th> <th>Species</th> <th>Spacing</th> </tr> </thead> <tbody> <tr> <td>NE 80th Street</td> <td>Red Oak</td> <td>30 feet on-center</td> </tr> </tbody> </table> Code Authority: RZC 21.32.090 Condition Applies: Civil Construction	Street	Species	Spacing	NE 80 th Street	Red Oak	30 feet on-center
Street	Species	Spacing					
NE 80 th Street	Red Oak	30 feet on-center					
b.	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
c.	<p>Setbacks. Setback classifications (e.g. front, side, side street, rear) shall be noted as follows: Lot 1 – Front: 15', Side(s): 10' & 5', Rear: 10' Lot 2 – Front: 15', Side: 10' with 18' side loaded garage, Side: 5', Street, Rear: 10'</p> <p>Code Authority: RZC 21.08.170(H) Condition Applies: Short Subdivision Document</p>
d.	<p>Open Space. The proposal includes lot by lot calculations to meet the open space requirements. Each lot shall include a minimum of 20 percent of total lot square footage in open space and no portion of the open space may have a dimension of less than 15 feet. Each lot shall include a minimum of 10 percent of total lot square footage in open space.</p> <p>Code Authority: RZC 21.08.170(L)(2)(a) 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. 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
RZC 21.74:	Land division Regulations

Building

2012 International Residential Code
2012 Uniform Plumbing Code