

**EXHIBIT A
TECHNICAL COMMITTEE REPORT**

MEMO TO: Gordon Crandall, Hearing Examiner

FROM: Technical Committee

DATE: June 2, 2003

PREPARED BY: Geoffrey Thomas, PWS, AICP – Senior Environmental Planner

SUBJECT: Marymoor Division II Preliminary Plat

LOCATION: The project location is NE 47th Street off of West Lake Sammamish. The affected tax parcel is 55630-0065, which is at 16615 NE 47th Street, Redmond, Washington.

REQUEST: Approve with conditions the **Marymoor Division II Preliminary Plat, L030103**, as illustrated in the plan set dated as received by the City of Redmond's Permit Center on April 29, 2003.

EXHIBIT B
ATTACHMENTS

Attachments that are underlined below have been provided to the Hearing Examiner. These exhibits are available for public review at Redmond City Hall. Request file numbers L030103, which is the Marymoor Division II Preliminary Plat Application file. Dates are not stated below as all material was received on April 29, 2003. Revisions were not submitted.

I. Application Materials

- a. Application Form
- b. Site Plan
- c. Preliminary Stormwater Drainage Report
- d. Red Tail Hawk Report
- e. Plat Certificate

II. Notices

- a. Notice of Application
- b. Notice of Public Hearing
- c. Certification of Public Notice

III. SEPA

- a. SEPA Checklist
- b. Determination of Non-Significance

IV. Staff Attachments

- a. General Planning Approval Conditions
- b. General Information and Administration Requirements (Public Works)
- c. Requirements for Construction Drawings (Public Works)

BACKGROUND

Applicant: Lakeville Construction, INC.
Attention: Susan Ho
1825 – 114th Avenue NE
Bellevue, WA 98004

Processing Dates: **Application Submitted:** 04/29/03
 Determination of Completeness: 04/29/03
 Vesting Date: 04/29/03
 Notice of Application: 05/15/03
 SEPA Issued (DNS): 05/15/03
 Hearing Scheduled for: 06/09/03

Project review authority and procedures: The procedures for review of a Preliminary Plat are in Redmond Community Development Guide (RCDG) Section 20F.20.150, Subdivision and Short Subdivision Procedures. The Preliminary Plat is a Type III application¹. The Hearing Examiner conducts a hearing to receive testimony and makes the final decision for a Type III application.²

Technical Committee: The Technical Committee *"shall review all applications...and report its findings, conclusions and recommendations to the appropriate body prior to that authority making its final decision...and shall be responsible for City implementation of the State Environmental Policy Act (SEPA) including the assessment of impacts..."*. In addition, the Technical Committee *"shall act in an advisory capacity to the Hearing Examiner..."*³

Hearing Examiner: The Hearing Examiner shall conduct public hearings on behalf of and in some cases make recommendations to the City Council as described in RCDG 20F.30.15, Types of Review⁴.

FINDINGS

Project Name: Marymoor II Preliminary Plat

Location: The proposal is located at 16615 NE 47th Street, off of West Lake Sammamish, in Redmond, Washington. The affected tax parcel is 55630-0065. (Inset Illustration and Attachment I.A).

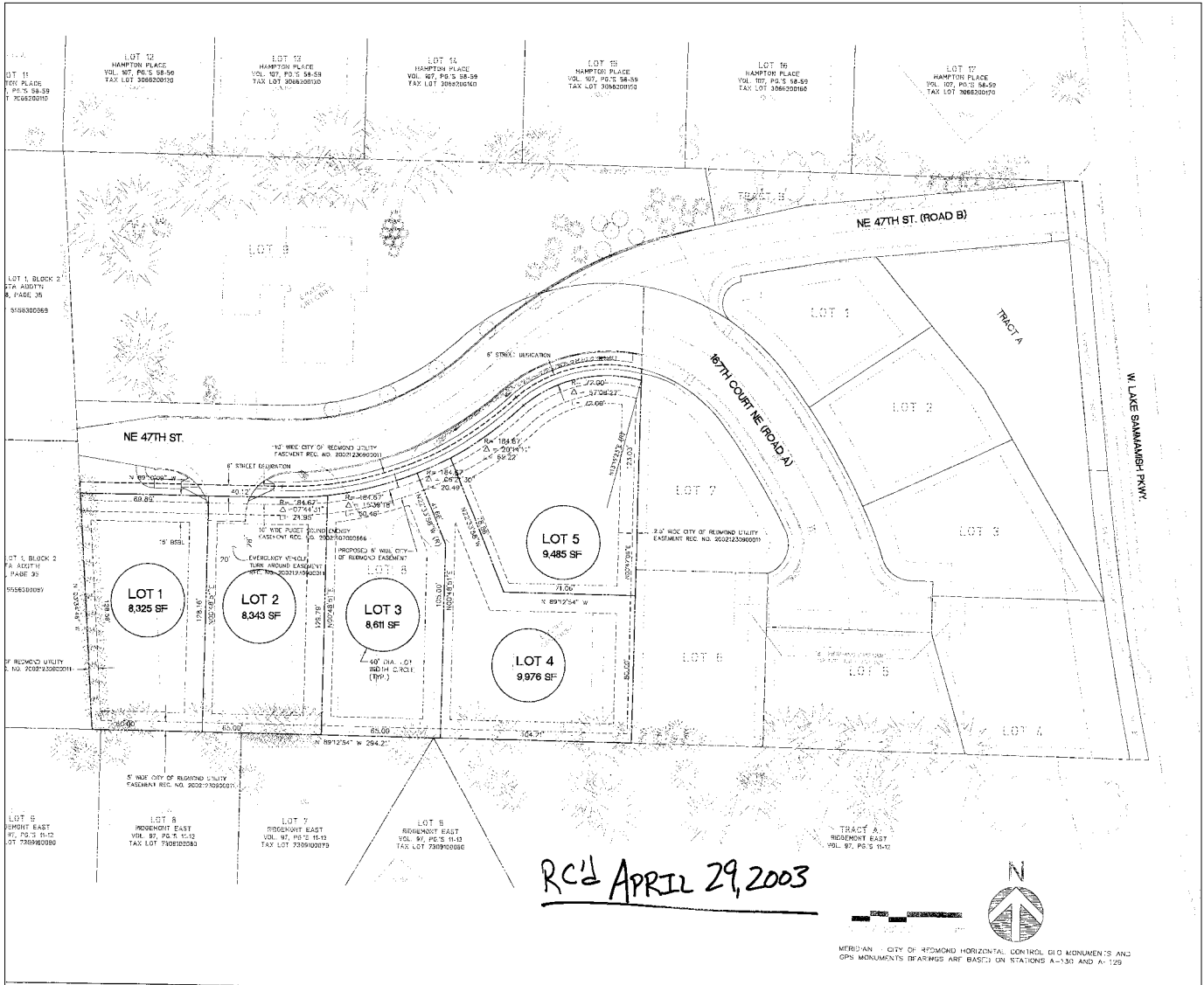


¹ 20F.30.15-040 Classification of Permits and Decisions – Table.
² 20F.30.15-020 (3) Classification of Permits and Decisions.
³ 20F.50.25-020 Authority and Duties.
⁴ 20F.50.35-020 Authority and Duties.

ATTACHMENT 22

Marymoor II Preliminary Plat Hearing Examiner Report

Proposal: The applicant proposes to subdivide Lot 8 of Short Plat SPL 99-003. The re-division of this lot will increase the number of lots within the boundary of SPL-99-003 above nine lots within five years of the short plat's recording. Consequently, in order to permit the proposed re-division, a preliminary plat application is required. The applicant proposes the subdivision of approximately 53,796 square feet (1.24 acres) into lots for five single-family residential dwellings. The proposal includes construction of related infrastructure including, but not limited to: roads, sidewalks, stormwater facilities, sewer lines, water lines, and landscaping. See inset map below.



Project Size: The total area of the site is 53,796 square feet (1.24 acres).

Legal Description: The legal description is found on Attachment I.a.

Neighborhood: The site is in the Overlake Neighborhood.

Land Use Designation: The land use designation is Low-Moderate Density, as described in Comprehensive Plan Policy LU-117. This designation allows for a residential zoning district with a density of 4 - 6 units per gross acre.

Zoning Designation: The subject property is zoned R-4 (4 units per gross acre).

Surrounding Land Use and Zoning: The inset aerial photo illustrates the pattern of development in 1996. Arrows point at the parcels involved in the proposal. Footnotes in Table 1 indicate changes since 1996. Surrounding land use and zoning is as follows:

Table 1: Surrounding Land Use and Zoning

	<u>Zoning</u>	<u>Existing Land Use</u>
North:	R-4	Single-Family Residential. ⁵
East:	R-4	Single-Family Residential. ⁶
South:	R-4	Single-Family Residential
West:	R-4	Single-Family Residential

Access: The plat gains access from NE 47th Street, which connects with West Lake Sammamish Parkway.

Topography: The site is moderately sloping from west to east. There is an unregulated steep slope that exceeds 40% adjacent to a newly constructed roadway for the short subdivision.⁷

Soils/Surface Geology: As identified by the Soil Conservation Services, the soils found on the site are Alderwood.⁸

Vegetation: The property is vegetated with alder, maple, aspen, fir, cedar, pine, and grass.⁹ Significant trees (6" in diameter at breast height and larger) are illustrated on sheet 10 of the plan set.

Public Notice: Requirements for public notice are contained in RCDG Section 20G.30.10(1), Notice Requirements. Public notice was given for the project as follows:

Notice of Application: The Notice of Application was posted May 15, 2003 at the site, library, City Hall, post office, and through a mailing to property owners within 500 feet of the subject property, and to those agencies with potential jurisdiction over portions of the proposal. (Attachments III.A).

Notice of Public Hearing: The Notice of Public Hearing was posted at the site, library and City Hall. Notice was mailed to property owners within 500' of the project and to potential

5.

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⁷ SEPA Checklist, Page 3, Earth B.

⁸ SEPA Checklist, Page 3, Earth, C.

⁹ SEPA Checklist, Page 6, Vegetation.

agencies with jurisdiction on or before May 26, 2003. Notice was published through a one-time newspaper publication. (Attachment II)

State Environmental Policy Act (SEPA): On May 15, 2003 a Determination of Non-Significance (MDNS) was issued. (Attachment III). There is not a comment period with this threshold determination. The appeal period ended on May 29, 2003. An appeal was not submitted.

Impact Fees: Subdivisions do not vest for the impact fees that exist on the date of Preliminary Plat application or approval. Instead, impact fees for Fire, Transportation, and Park services are collected at the time that a building permit is issued for each house in the proposal. **Fees noted herein are subject to change.**

Fire Impact Fees: The current fee is \$94.00 per single-family dwelling unit. However, the fee in effect at the time of building permit issuance shall apply.

Transportation Impact Fees: The impact fee varies for projects according to the Transportation Management District in which a project is located. The proposal is located in Area 5, Overlake Neighborhood. The current fee is \$3,258.54 per single-family dwelling unit in the District¹⁰. However, the fee in effect at the time of building permit issuance shall apply.

Park Impact Fees: The current fee is \$1,611 per single-family dwelling unit. However, the fee in effect at the time of building permit issuance shall apply.

Public Input: The City of Redmond is responsible for soliciting written public input by means of a “Notice of Application” and “Notice of Public Hearing”. Interested parties may further comment on the SEPA threshold determination.

Notice of Application. The City received did not receive any written comments regarding the Notice of Application as of the writing of this report. Any written comments that might be received will be provided to the Hearing Examiner at the hearing on June 9th.

ANALYSIS

To approve a Preliminary Plat, the Hearing Examiner must find that the proposal complies with RCDG 20D.180.¹¹ Under RCDG 20D.180.10-020-(2), the code states that *“lack of compliance with the criteria set forth in RCDG 20D.180.10-020 (1) shall be grounds for denial of a proposed subdivision ... or for the issuance of conditions necessary to more fully satisfy the criteria.”* (Bracketed items added). The following is an evaluation of the proposal’s conformance with RCDG 20D.180.10-020 (1).

I. COMPREHENSIVE PLAN POLICIES¹²

Preliminary Plats must comply with the City’s Comprehensive Plan. The Land Use chapter of the Comprehensive Plan contains certain policies applicable to all areas within the City and land use designations within the community. The policies applicable to this development are listed below. Policies that do not apply to this proposal are not included in this staff report.

¹⁰ *Sum of Redmond fees (RCDG 20D.210.10-125) and King County fees (RCDG 20D.210.10-127).*

¹¹ *20F.40.150-050 Preliminary Plat.*

¹² *RCDG 20D.180.10-020 (1) (a)*

Policy Number. <i>Description</i>	Discussion	Conform
M. General Land Use Policies: <i>The efficient use of land is important to limit sprawl, protect rural areas and resource lands, provide for affordable housing, reduce land development costs for businesses and industry and conserve our supply of urban land.</i>	The City of Redmond has determined through the Comprehensive Plan and subsequent updates that low-moderate density residential is an appropriate designation for this property to meet General Land Use Policy “M”. The proposal is contained within a parcel of land that is within the City’s corporate limits. The property is not in King County’s “Rural Lands”. Subdivision of this parcel is consistent with the existing uses developed or permitted to be developed on nearby and neighboring properties.	Yes.
Policy LU-105: <i>Development regulations, including the allowed density and intensity, should provide for and encourage the efficient use of land.</i>	The proposal would provide an efficient use of the site by providing the required number of units per RCDG Section 20C.30.25-140, <u>Site Requirements Chart</u> . The proposal complies with LU-105 by providing the minimum density required.	Yes
Policy LU-110: <i>New development should only be allowed where the City can adequately provide public facilities and services. Capacity should be allocated among all types of uses to meet community goals.</i>	The Technical Committee has determined that the City can adequately provide public facilities and services as conditioned at the end of this report.	Yes

The proposal conforms to the Redmond Comprehensive Plan. This is a requirement under the Redmond Community Development Guide’s Subdivision Chapter¹³ and Overlake Section of the Neighborhood Chapter¹⁴.

II. SITE REQUIREMENTS

The second decision criteria¹⁵ for approving a Preliminary Plat is that it must “conform to the site requirements set forth in RCDG 20C.30.25-140, *Site Requirements*.” In evaluating site requirements, the Technical Committee is required to consider zoning requirements, sensitive areas, tree protection, and other similar design standards. The Technical Committee has found that the proposal is in substantial conformity with these design requirements. The following is a detailed discussion of design requirements and sensitive areas.

¹³ RCDG 20D.180.10-020 (1) (a)

¹⁴ RCDG 20C.70.30-030.

¹⁵ RCDG 20D.180.10-020 (1) (b)

A. LOT DIMENSIONS AND PLAT DENSITY

1. Allowable Density: The maximum number of dwelling units permitted on a site equals the gross site area, multiplied by the maximum number of dwelling units allowed per gross acre. Allowed density for the proposal is calculated as follows:

Total Site Area (Acres)	1.24 Acres
Multiplied by the Maximum units/acre	4 Units per Acre
Maximum Units Allowed	5 Units

The proposal is consistent with this requirement.

2. Minimum Required Density: The minimum number of dwelling units required for a site is equal to the net acreage (gross site area less sensitive areas, common utilities areas, access corridors and right-of-ways) multiplied by 80%. The minimum required density for the proposal is calculated as follows:

Total Site Area (Acres)	1.24 Acres
Less surface water retention areas, open space areas, road dedication, utilities, and access areas.	-0.21 Acres
Total Net Acreage	1.03 Acres
Multiplied by the Maximum units/acre	4 Units per Acre
	4 Units
Multiplied by 80%	0.80
Total Minimum Units Required	3 Units

The proposal is consistent with this requirement.

3. Minimum Average Lot Size: The RCDG allows a Preliminary Plat to have a range of lot sizes, provided the total of the lot areas meets a minimum "average lot size." The Minimum Average Lot Size requirement for the R-4 zone is 7,000 square feet. The average lot size proposed is 8,948 square feet, which is consistent the requirement.
4. Minimum Lot Width Circle: The standard minimum lot width circle requirement for the R-4 zone is 40-feet in diameter. The applicant has illustrated this 40' diameter circle in the April 29, 2003 submittal. The proposal complies with this requirement.
5. Minimum Lot Frontage: The minimum lot frontage for the R-4 zone is 20 feet as defined in RCDG Section 20C.30.25-140, Site Requirements Chart. The proposal complies with this requirement.

6. Site Standards: The current site standards are outlined within RCDG Section 20C.30.25-140, Site Requirements Chart. The applicant does not request any modification of these standards. The following are the standards for the R-4 zone:

1. Front Building Setback	15 ft. w/ 18 ft garage setback
2. Side/Interior Setback (each side)	5 ft. and 10 ft.
3. Side Street Setback	15 ft.
4. Rear Setback	10 ft.
5. Maximum Height of Structures	35 ft.
6. Minimum Building Separation	10 ft.
7. Maximum Lot Coverage for Structures	40%
8. Maximum Impervious Surface Area	60%
9. Minimum Open Space	20%

The proposal will be required to comply with these standards. A condition of approval should stipulate that the subdivision shall comply with the R-4 standards in RCDG 20C.30.25-140. The proposal is capable of complying with this requirement.

B. STREET AND UTILITIES IMPROVEMENTS

Site Access: Site access to the plat would be accomplished through NE 47th Street, which has been developed as part of the short plat that created Lot 8.

Street Improvements: Street improvements, within the 50-foot wide dedicated right-of-way of NE 47th Street (extended from current endpoint), shall include asphalt paving from curb to curb, concrete curb and gutter, planter strips, concrete sidewalks, storm sewers, street lights, street signs, and underground utilities including water, sewer, power, and telecommunications. Details regarding street improvements are shown as Recommended Conditions of Approval.

Stormwater: Stormwater runoff from the site will be collected in a series of catch basins and routed via an underground storm sewer conveyance system into an open-surface detention and water quality pond that has been constructed along West Lake Sammamish Parkway as part of the short plat. Details regarding stormwater requirements are shown as Recommended Conditions of Approval and on the associated site plans.

Sanitary Sewer: The proposal will serve all new homes within the development with a sanitary sewer collection system. A sanitary sewer collection system will be extended from its current location in NE 47th Street by the applicant.

Domestic Water: A domestic water supply system will be extended from its current location in NE 47th Street by the applicant.

C. NATURAL FEATURES & SENSITIVE AREAS

Tree Retention Requirements: The Redmond Community Development Guide requires that all healthy landmark trees and 35% of all healthy significant trees be saved¹⁶. Landmark trees are those trees that are greater than 30” in diameter at breast height. Significant trees are those trees that are between 6” and 30” in diameter at breast height. Tree health was assessed in an arborist’s report (Attachment I.c.).

There are 30 significant trees located on the project site. None of the trees are landmark trees. The applicant proposes to preserve 27 trees (90%) and to retain 3 trees. The applicant does not propose to remove any significant tree. The removal of any tree that is identified as “saved” or “retained” as part of this tree preservation plan will be required to be approved by way of a tree removal permit, which would be issued upon review of an application to the Planning and Community Development Department.

Trees would be saved on individual lots. Purchasers of lots would be placed on notice by a recorded tree preservation plan and other recorded documents, such as Covenants and Restrictions.

Sensitive Areas Ordinance (SAO): The RCDG contains standards that regulate development impacts to wetlands, flood hazards, geologic hazards, aquifer recharge areas, stream corridors, and wildlife habitat (RCDG 20D.140). There are not any regulated sensitive areas on this site. Further, this site is not within the jurisdiction of the Redmond Shoreline Master Program

D. PARKS & RECREATION

Marymoor Park is located approximately ½ mile north of the project site off of West Lake Sammamish Parkway. Other parks and recreational opportunities are available in the area as well.

III. SUBMITTAL REQUIREMENTS.

The third requirement for approving a Preliminary Plat is that a proposal conforms “to the requirements of this section and those set forth in RCDG Title 20F and submittal requirements on file in the Planning Department.”¹⁷ These requirements reflect procedural issues including submittal requirements, providing notices, receiving comments, making a SEPA threshold determination, and holding a public hearing. Compliance with these requirements has been demonstrated throughout this report.

IV. STREET SYSTEM

The fourth requirement to approve a Preliminary Plat requires that “*the proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street*

¹⁶ A “saved” tree is a tree where encroachments do not occur within 5’ of a tree’s dripline.

¹⁷ RCDG 20D.180.10-020 (1) (c)

Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic...".¹⁸ The proposed street system conforms to this requirement.

V. WATER AND SEWER

The fifth requirement to approve a Preliminary Plat requires that *"the proposed subdivision ... will be adequately served with City approved water and sewer and other utilities appropriate to the nature of the subdivision ..."*.¹⁹ The Technical Committee has determined that the proposed subdivision can be served by extending a water line from NE 47th Street.

VI. LOT LAYOUT

The sixth requirement to approve a Preliminary Plat requires that the lot layout, site characteristics (e.g. trees, sensitive areas, etc.), and topography is appropriate for the site.²⁰ The previous assessment under "II" illustrates that the proposal meets this requirement.

VII. IDENTIFIED HAZARDS

The seventh requirement to approve a Preliminary Plat requires that the general layout does not result in conflicts between the proposed use and identified hazards.²¹ After review of sensitive areas related material associated with the project, the Technical Committee has not located any hazards or limitations that would impact the proposed design of the streets and lot layouts. The applicant has applied a subdivision design that minimizes conflicts between those hazardous areas (such as steep slopes) and the proposed lots and infrastructure.

¹⁸ RCDG 20D.180.10-020 (1) (d)

¹⁹ RCDG 20D.180.10-020 (1) (e)

²⁰ RCDG 20D.180.10-020 (1) (f)

²¹ RCDG 20D.180.10-020 (1) (g)

CONSISTENCY WITH DEVELOPMENT REGULATIONS AND SEPA

In addition to compliance with RCDG 20D.180.10, when the City receives a permit application, RCDG Section 20G.40, Consistency with Development Regulations and SEPA, requires that it determine the project's consistency with development regulations, Comprehensive Plan policies, and the City's SEPA ordinance. In doing so, the City must consider the following:

- A. *Consistency with development regulations, such as adequate provision of infrastructure.*
- B. *Consistency with SEPA, including the City's SEPA policies and regulations, whether additional studies are required to analyze environmental impacts and whether additional mitigation measures are required.*
- C. *Adequacy of the analysis of environmental impacts under existing regulations, such as whether impacts are adequately addressed by development regulations, policies and other laws, including the laws of other agencies.*

With the project conditioned, the City determined that:

- A. *The proposal is consistent with the regulations and policies of the City, including the SEPA ordinance, and the laws and rules of other agencies.*
- B. *The proposal adequately addresses probable adverse environmental impacts under existing regulations and policies.*
- C. *Adequate infrastructure will be provided (i.e. street, storm, water, and sewer extensions) to serve the project.*
- D. *Wetland determination, Geotechnical and soils reports were required to analyze environmental impacts.*
- E. *Environmental impacts are adequately mitigated.*

RECOMMENDATIONS

Prior to hearing public testimony, it is recommended that the Hearing Examiner approve the **Marymoor Division II Preliminary Plat**, L03103, as illustrated in the plan set dated as received by the City of Redmond's Permit Center on April 29, 2003, subject to the conditions below:

I. PLANNING REQUIREMENTS

A. Site Plan Approved: This approval pertains to the site plan dated as received on April 29, 2003 by the City of Redmond's Permit Center. Development and use of the lots in this plat shall conform with the R-4 zoning district, as described under Chapter RCDG 20C.30.25.

B. SEPA: A Determination of Non-Significance was issued for this project on May 15, 2003. Mitigating measures were not identified.

C. General Planning Requirements:

- 1. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Refer to Attachment VI.A, General

Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.

2. To ensure compliance with residential site standards, at the time that construction drawings are submitted for Public Works review, the applicant shall provide two (2) copies of the construction drawings, clearing/grading plan and tree retention plan at a scale of 1" = 20' to the Planning Department.

3. A sign permit application must be submitted separately to the Planning Department for review and approval prior to installation of any proposed signs (RCDG Section 20D.160.10-020).

4. Transportation, parks, and fire impact fees shall be assessed at the time of building permit issuance for each residence. **The fee in effect at the time of complete building permit application shall apply.**

D. Specific Planning Requirements:

1. Landscaping:

- a. Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted no closer than 8 feet from the centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4 feet of clearance from the outside edge of the shrub to the center of all fire hydrants/connections. Ground cover may be planted within this radius. (RCDG Section 20D.80.10-150(8)).
- b. Planting shall meet the City requirements for site clearance at intersections as identified in Section 20D.210.25 of the Redmond Community Development Guide. (20D.80.10-150(2))

2. Tree Protection Measures:

- a. Existing Significant Trees to Remain, as designated on the proposed Tree Preservation Plan, dated April 29, 2003, shall be saved. The tree preservation plan shall be recorded with the final plat documents.
- b. Tree preservation measures for trees designated to be saved must at a minimum comply with required tree protection in RCDG Section 20D.80.20-100(1). These measures include but are not limited to the following requirements:
 - i. All construction activities, including staging and traffic areas, shall be prohibited within five feet of the dripline of protected trees.
 - ii. Tree protection barriers shall be installed along the outer edge and completely surround the area 5' from the dripline of significant trees to be protected prior to any land disturbance.

- iii. Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or polyethylene laminar safety fencing or similar material. "Tree Protection Area" signs shall be posted visibly on all sides of the fenced areas. Signs requesting subcontractor cooperation and compliance with tree protection standards may also be required to be posted at site entrances.
- iv. Where tree protection areas are remote from areas of land disturbance, and where approved by the Planning Department, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous rope or flagging and are accompanied by "Tree Save Area-Keep Out" signs.
- v. Per RCDG Section 20D.80.20-080(1), each significant tree that is removed on the site must be replaced by one new tree. The required number of replacement trees must be identified on the Tree Replacement Plan. The minimum size of replacement trees is 2-½ -inch caliper for deciduous trees and six to eight feet in height for evergreen trees.
- vi. Two copies of the final Tree Preservation Plan, Landscape Plan and Tree Replacement Plans at 1"=20' scale must be submitted with construction drawings and approved prior to issuance of construction drawings. The final plans shall be prepared or approved by a licensed landscape architect, registered Washington certified nurseryman or registered Washington certified landscaper (RCDG Section 20D.80.10-040). This certification shall be noted on all landscape-related plans. A copy of the Tree Preservation Plan shall be recorded with the Final Plat.
- vii. Restrictive covenants shall include a statement notifying property owners and the Homeowner's Association that significant and landmark trees on individual lots may only be removed in accordance with the approved tree retention plan. This language shall be reviewed and approved by the Planning Department prior to recording of the restrictive covenants with King County.

II. ENGINEERING REQUIREMENTS

A. NE 47th Street (Road A) will be extended through to the Hampton Place Subdivision in the future. When NE 47th Street (Road A) is extended, the access to West Lake Sammamish Parkway will become an emergency access only. This shall be indicated on the face of the final plat and other documents.

B. Easements & Dedications: The existing and proposed easements and right-of-way shall be shown on the final plat, civil plans and other documents. The existing easements for ingress, egress, private utilities, etc. shall be modified to the City of Redmond's satisfaction or released from both the plat certificate and the final plat prior to approval.

1. Easements are required as follows:

- a) Public 10-foot wide utility easement across the entire frontage, granted to the City of Redmond, along all rights of way including the south side of NE 47th Street (Road A).

b) Dedications for right of way are required as follows: 6-foot dedication adjacent to the existing right of way, across the entire frontage, along the south side of NE 47th Street (Road A).

c) All lots are subject to an easement for utilities and drainage facilities over, under and across a strip of land 2-1/2 feet wide along each side of the interior lot lines within the development, together with a strip of land 5 feet wide along the lot lines around the perimeter of the development.

d) At time of construction, additional easements may be required to accommodate the improvements as constructed.

C. Specific subdivision public street improvement conditions:

1. Street improvements within the 50-foot wide right-of-way (NE 47th Street) along the south side shall include asphalt paving (28 feet curb to curb), with appropriate tapers, type A-1 concrete curb and gutter (both sides), 5-foot planter strip, street trees, 5-foot concrete sidewalk, storm sewers, streetlights, street signs, and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

a) 3” Asphalt Pavement Cl. B

b) 4” Asphalt Treated Base

c) Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)

d) Street crown 2% sloped to drain system

2. Installation of mailbox stand(s) shall be in accordance with City standards.

3. All power, telephone, streetlights, etc. shall be shown on the engineering drawings and landscape plans submitted for construction permits.

4. A composite drawing that includes all utilities, landscaping including trees, etc., is necessary to minimize the possibility of utilities/landscaping conflicts.

D. CONVERSION OF AERIAL UTILITIES (POWER, TELEPHONE, T.V., ETC. TO UNDERGROUND)

1. All existing aerial utilities shall be converted to underground along all street frontages and within the short plat according to 20D.220.10 “Underground Wiring” in the Redmond Community Development Guide. All new utilities serving the plat shall be placed underground.

2. Per the agreement dated December 12, 2002 the applicant is required to relocate the existing power pole in the southeast corner of the NE 47th Street right of way to Lot 9, convert the aerial utilities to this pole to underground, and work with PSE to release the existing 5-foot easement on the east end of the NE 47th Street right of way.

E. The applicant shall meet the construction plan and construction requirements in [Attachment B](#), “REQUIREMENTS FOR CONSTRUCTION DRAWINGS” and [Attachment C](#), “GENERAL INFORMATION AND ADMINISTRATION REQUIREMENTS”.

III. UTILITIES REQUIREMENTS

A. Sewer. Sewer service will require a developer extension of the City of Redmond sewer system as follows:

1. Vehicular access to all new and existing manholes shall be provided. The access easement shall be a minimum of 20 feet in width with asphalt concrete surfacing. Alternative surfacing may be approved by the City depending upon the location. If access passes through fencing then 14-foot minimum width gates shall be provided. The plat or easement document shall (1) show and dedicate the 20-foot access easement, (2) have covenants advising property owners of their obligation to maintain the availability of the access by providing gates and not obstructing the access, and (3) that the property owners maintain, repair and replace the access surfacing as needed.

2. Sewer service will be provided by constructing new side sewers off the existing main which was constructed as part of the Marymoor Hill short plat improvements.

3. (The sewer main location shown on the site plan may not conform to City standard location. Revisions to comply with City standard locations may be required.)

B. Water: Water service will require a developer extension of the City of Redmond water system as follows:

a) If necessary, new fire hydrants shall be installed to meet city standards. New water services and meters shall be installed off the existing main which was constructed as a part of the Marymoor Hill short plat improvements.

b) (The water main location shown on the site plan may not conform to City standard locations. Revisions to comply with City standard locations may be required.)

IV. CLEARING/GRADING AND STORMWATER MANAGEMENT

A. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with section 20E.90.10 of the Community Development Guide and the most recent issue of the City of Redmond STORMWATER MANAGEMENT AND EROSION CONTROL TECHNICAL NOTEBOOK (notebook). Contact the Stormwater Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.

B. Stormwater Management

1. Stormwater detention and water quality is required when creating impervious areas exceeding 5,000 square feet. The existing site must be considered as forested in the existing condition. When determining the design capacity of the existing downstream stormwater control pond, include the present land use of Marymoor Hill Short Plat including Lot 9, and the proposed improvements to Lot 8.

2. Quantity Control

a) Provide detention for peak discharge control to match one half of the 2-year and match the 10- and 100-year storms natural (prior to any development) runoff peak rates.

b) Provide for overflow routes through the site for the 100-year storm runoff (100 year flow may not impact any buildings).

3. Quality control

- a) Provide water quality treatment for the runoff from the 6-month, 24-hour design storm event. Use the developed condition land use when determining the water quality storm flow rate and volume.
- b) Site grading shall not exceed a slope of 3 horizontal to 1 vertical measure, (3 to 1). Cut and fill cannot exceed 8 feet (vertical measure).
- c) Either provide a geotechnical report for this project or provide a letter from the Marymoor Hill Short Plat project geotechnical engineer stating that the Marymoor Hill Short Plat report will also apply to Marymoor Hill Phase II.
- d) Follow all of the site preparation guidance provided in the project geotechnical report.

C. Miscellaneous

1. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).
2. Stencil all on-site storm drainage inlets with “DUMP NO WASTE DRAINS TO STREAM”. Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets. Easements will be required for any public conveyance systems.
3. Trees are not allowed within 8 feet of storm systems.
4. Ponds shall be lined in accordance with the Department of Ecology Stormwater Management Manual for the Puget Sound Basin, (1992).
5. Designate private roads on the construction plans and plat drawings by adding **(Private)** after the road name.

V. FIRE PROTECTION

A. EMERGENCY VEHICLE ACCESS ROADWAY REQUIREMENTS

1. Fire lanes shall be located wherever curbs, road edges, or loading areas are adjacent to the 20 foot wide vehicle access roadway. Road grades accessing all lots exceeds 10%, therefore, approved residential fire sprinkler systems shall be required throughout. This is noted on the cover sheet note 5.
2. Fire lanes shall be included on the final civil drawings. Type 1, painted curb and type two metal signs (at 150 on center) shall be used. Additional fire lanes and marking may be required anytime during the life of the development upon evaluation by and direction of the Fire Marshal.
3. Show the turnaround per City of Redmond standards on the civil drawing. Any portion of the access or turnaround not within public right of way shall be included in an emergency vehicle access easement.

B. ADDRESSING

1. Each building, including the existing residence, shall have the building address numerals, as assigned by the City of Redmond, installed on the upper 25% of the building face, which faces the street. Numeral color shall contrast with the background.

2. Temporary signs shall be used at the job site as soon as construction begins. Numerals shall be high contrast in color, face the street fronting the property, and be a minimum 6" high.
3. The new access street shall be designated 167th Court NE.

C. CITY APPROVED FIRE ALARM SYSTEM:

1. An approved fire sprinkler system per Redmond Fire Department Standards is required for each structure in the plat. A permit must be obtained prior to work beginning.
2. All underground sprinkler supply piping, water mains, and hydrants shall be included on civil drawings and shall be approved by the water supplier and the Redmond Fire Department.
3. DOH approved back flow prevention is required. Single station smoke detection is required in all residential occupancies.

D. HYDRANTS

1. Show proposed hydrant locations and existing hydrant locations on civil drawings for approval by the water purveyor and the Fire Marshal.
2. Hydrants must be in place and serviceable prior to combustible construction.
3. Planter islands or peninsulas for hydrants require a minimum diameter of 8 feet. Four feet is to be maintained between face of curbs and fire protection equipment.

E. OTHER:

1. This development will be assessed impact fees per the adopted fee schedule.
2. Single station smoke detection is required in all residential occupancies.

F. ADDITIONAL REQUIREMENTS MAY BE SET ON REVIEW OF CIVIL, ARCHITECTURAL, FIRE ALARM AND/OR FIRE SPRINKLER PLANS.

CONCLUSION

With those conditions of approval recommended herein identified, the Marymoor Division II Preliminary Plat proposal appears to be consistent with the applicable Redmond Comprehensive Plan policies. The proposal appears to satisfy the Development Guide's site requirements for residential development, and standards related to streets and utilities improvements, natural features and sensitive areas, and fire protection.

JAMES L. ROBERTS
Assistant Director
Department of Planning and Community
Development

RICHARD BARTHOL
Assistant City Engineer
Public Works Department

Attachment A

General Planning Requirements

Topic	Code Reference *	Brief Explanation
Drawing Submittal Requirements		
Landscape Plan		<u>Preparer</u> : Prepared or approved by a licensed landscape architect, registered WA certified nurseryman or registered WA certified landscaper. Note certification on all landscape related plans. <u>Scale</u> : 1"=20'; <u>Submittal Timeframe</u> : With the building permit/construction drawings; <u>Required Elements</u> : (1) Conditions of approval listed; (2) Complete plant schedule listing for each plant with the scientific and common names, quantities, size in height/spread, and spacing; (3) Identify which trees are designated as replacement trees, saved trees, and new planting. Show locations of trees in relation to water and drainage lines; (4) Note the area in square feet and the percent of the total site devoted to the following type of landscaping: perimeter, interior parking lot, building foundation, and courtyard/patio/plaza.
Tree Preservation/Tree Replacement Plan		<u>Preparer</u> : Prepared or approved by a licensed landscape architect, registered WA certified nurseryman or registered WA certified landscaper. Note certification on all landscape related plans. <u>Scale</u> : 1"=20'; <u>Submittal Timeframe</u> : With the building permit/construction drawings; <u>Required Elements</u> : (1) Conditions of approval listed; (2) Show location, species, size of trees designated for retention; (3) List total percentage of trees to be retained (4) Identify size and species of replacement trees (5) Show all tree protection measures.
Reduced set of the building permit/construction drawings		Must be submitted with the building permit/construction drawings. Either 8 ½ x 11 or 11 x 17 is acceptable.
Restrictions		The following statement must be included on the mylars and all construction drawings: "Trees to be preserved shall be designated in accordance with the approved tree preservation plan on file with the City of Redmond Planning Department. Designated trees which are damaged or destroyed shall be replaced in accordance with RCDG Section 20D.80.20-080, or as hereafter amended."
Required Bonds		
Landscape and Irrigation Improvements Performance and Maintenance Bonds	RCDG 20D.80.10-190 RCDG 20D.80.10-050	<u>Purpose</u> : Performance security for landscape improvements; <u>Estimate</u> : Submit estimate with quantities, sizes, and unit costs for planting and an overall cost for irrigation and labor with the building permit/construction drawings; <u>Bond Submittal Timeframe</u> : Prior to issuance of the building permit/construction drawings. <u>Amount</u> : Must represent 100% of the cost of the improvements, 15%

ATTACHMENT 22

*Marymoor II Preliminary Plat
Hearing Examiner Report*

Topic	Code Reference *	Brief Explanation
		contingency, and 8.6% sales tax; <u>Maintenance Bond</u> : A 1 year maintenance bond shall be required for the release of the performance bond. Maintenance bond shall be valued at 10% of the performance bond.
Tree Protection Measures Bond	RCDG 20D.80.20-120(1)	<u>Purpose</u> : Ensure the installation, maintenance and adequate performance of tree protection measures; <u>Bond Submittal Timeframe</u> : Prior to issuance of the building permit/construction drawings. <u>Amount</u> : equal to 150% of the City's estimated cost of replacing each protected tree (\$250.00) plus 8.6% sales tax; <u>Estimate</u> : Submit estimate of bond amount with the building permit /construction drawings; <u>Bonding period</u> : 5 years; <u>Note</u> : Prior to issuance of the CO, any protected tree found to be irreparably damaged, severely stressed or dying shall be replaced.
Tree Replacement Bond	RCDG 20D.80.20-120(2)	<u>Purpose</u> : Ensure survival of replacement trees; <u>Bond Submittal Timeframe</u> : Prior to issuance of the building permit/construction drawings. <u>Amount</u> : Equal 150 percent of the cost of plant material, periodic fertilizing and pruning and labor until tree survival is ensured, plus 8.6% sales tax; <u>Estimate</u> : Submit estimate of bond amount with the building permit /construction drawings; <u>Bonding period</u> : 3 years
General Requirements		
Landscaping Improvements		
Automatic Irrigation System	RCDG 20D.80.10-180	An automatic irrigation system shall be installed in all planting areas over 500 square feet. An irrigation plan must be submitted with the final landscape plan. Irrigation systems in the public right of way will require an Extended Use Permit.
Adjacent Unimproved Right-of-way	RCDG 20D.80.10-110	Adjacent unimproved portion of the public right-of-way shall be landscaped from the property line to the edge of the pavement and shown on the landscape plan. The installation of private irrigation facilities in the public right of way requires an Extended Right of Way Use Permit and related Certificate of Insurance. Please contact the Public Works Department regarding this permit.
Coordination With Water/ Sewer Lines & Fire Hydrants	RCDG 20D.80.10-150(8)	Trees shall be planted a minimum of 8 ft from the centerline of any water/sewer lines. Shrubs must be planted a min of 4 ft from the center of all fire hydrants/connections.
Site Clearance	RCDG 20D.80.10-150(2)	Planting must meet site clearance requirements at intersections
Minimum Tree Size at Installation	RCDG 20D.80.10-100(5)	<u>Deciduous trees</u> : 2" caliper; <u>Vine maples and other multi-stemmed trees</u> : 7'-8' minimum height; <u>Evergreen trees</u> : 6'-7' minimum height; <u>Medium and tall shrubs</u> : 24"-30" minimum height; <u>Groundcover</u> : 4" container (18" o.c.).
Minimum Planting Area	RCDG 20D.80.10-120	All planting area shall be 100 square feet and no less than 5 ft in width or length.
Spacing of Parking Trees from Curbs	RCDG 20D.80.10-150(5)	Trees shall be planted at least 4+ feet from pavement edges where vehicles overhang pavement edges.
Ground Cover Plantings	RCDG 20D.80.10-	Bark, mulch, gravel or other non-vegetative material

Topic	Code Reference *	Brief Explanation
	100(7)	shall only be used in conjunction with ground cover plantings to assist growth and maintenance or to visually complement plant material.
Tree Preservation	RCDG 20D.80.20-080 (4)	All construction activity is prohibited within 5 ft of the drip line of protected trees. Refer to the code section for additional tree protection measures.

* Code References:

- RCDG - Redmond Community Development
- RMC – Redmond Municipal Code
- UBC – Uniform Building Code
- WAC – Washington Administrative Code

Attachment B

Requirements For Construction Drawings

I. Engineering/Transportation

A. General Requirements

1. **Engineering Plans** for on-site and off-site drainage (storm water management), clearing, grading, utility and street improvements are required. The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits. Plan size must be 22" x 34" at a scale of 1" = 20' unless otherwise approved by the City. **The following design manuals should be obtained to guide design work:**

- a) Standard Specifications and Details
- b) Clearing, Grading and Storm water Management Redmond Technical Notebook
- c) Design Requirements for Water and Sewer System Extensions
- d) Community Development Guide

These manuals reference a number of other commonly used engineering standards. It is vital the design professional performing this work be aware of the City and other pertinent standards to reduce review time. ***The City will not accept designs that deviate from the standards without substantial justification.*** Standard Specifications and Details shall be referenced by the detail numbers. Do not include individual drawing detail in the construction plans. Early consultation between design professionals and City staff is highly recommended if a design will propose deviations.

All power, telephone, streetlights, etc. shall be shown on construction drawings to facilitate identification and resolution of utility conflicts. All utilities to individual homes and on new streets shall be placed underground unless specifically exempted in rare cases for existing homes. All existing aerial utilities shall be converted to underground along all street frontages.

The designer must be sensitive to the existence or creation of utility easements within the project. Permanent structures not associated with the utility use—including rockeries—shall not be built within easements.

When construction drawings are submitted for review, eight (8) complete copies of the civil plans and two (2) sets of drainage computations and studies are required for a complete submittal. Only complete submittals will be accepted for review. (After the initial submittal, fewer copies may be required. If desired, you may contact Public Works at 556-2740 to determine the exact number required.)

At the time of construction drawing approval, a digital file of the drawings shall be submitted to the city. File format shall conform to the requirements identified under '2000 Record Drawing Requirements' (see below).

B. Survey Control

1. Vertical control: Elevations must be referenced to City of Redmond Datum. This Datum is based on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor must tie the project to two numbered benchmarks. A publication of the benchmarks may be purchased from the City's Public Works service counter under the name City of Redmond Vertical Control Survey February 1990.
2. Horizontal control: The surveyor shall tie the project to two City of Redmond horizontal control monuments. The plans shall show NAD 83-91 coordinates on a minimum to two points at exterior lot/boundary corners. A publication of the Redmond City Horizontal Control Notebook dated 1993 can be purchased at the Public Works service counter.
3. New and Existing Monumentation: New survey monuments shall be installed at new street intersections, street tangent points and center of cul-de-sacs in accordance with the City of Redmond Standard Details. Existing monumentation must be identified on the construction plans and maintained by the contractor throughout the construction period.

C. Street Design:

1. Civil plans for all public and private street construction must include existing and proposed centerline profiles and curb/edge of pavement elevations. Cross sections at regular stationing along the length of the project may be required.
2. All intersection shall be "+"-type intersections with side streets aligned with each other, or "T"-type intersections with side streets separated by a distance of at least 150 feet.
3. Horizontal alignment shall indicate radius, length of tangent between curves, and length of curve. Minimum curve radii and tangents shall comply with the requirements stated in Appendix 20D-3 in the Redmond Community Development Guide.
4. Vertical curves shall indicate length of vertical curve, slopes, and length of tangent between curves. Minimum stopping sight distance for design shall be 450 feet on arterials and collectors, 225 feet on local public access, and 150 feet on private streets. Minimum tangents shall comply with the requirements stated in Appendix 20D-3 in the Redmond Community Development Guide.
5. Cross slopes and superelevation of roadways shall not exceed two (2) percent unless approved by the City of Redmond Public Works Department.
6. On sloping approaches at intersections, landings are not to exceed 2 feet difference in elevation for 30 feet approaching an arterial or 20 feet approaching a local access street (measured from the back of sidewalk or the back of curb if no sidewalk exists).
7. Curb radius shall be 25 feet for local access streets and 30 feet for arterial and collector streets.
8. Street rights-of-way shall intersect at 80 to 90 degrees where possible.
9. Sight Distance: Adequate entering sight distance shall be maintained at all connections to public streets in accordance with Section 20D.210.25 "Sight Clearance at Intersections" of the Redmond Community Development Guide, pages 347 and 348. The appropriate sight distance triangles shall be drawn on the civil and landscaping plans.

10. Any pedestrian crossings at intersections, or across curb return type driveways need to include handicap ramps. These ramps must be designed to meet the most recent ADA standards.

D. **Street Trees:** Street trees are required to be installed on principal, minor and collector arterials. See Section 20D.80.10-140 “Street Tree Program” in the Redmond Community Development Guide for further requirements.

E. **General Notes:** The following notes shall be included on the construction plans for this project:

1. Safety railings shall be required when the bottom of a rock wall, retaining wall or slope is 30” or more below the finished elevation of a sidewalk or other pedestrian facility.
2. WSDOT approved guard rails shall be required as directed by the City Inspector, subject to approval by the City Transportation Engineer.
3. Contractor is responsible for installing all signs and channelization per City of Redmond standards. Contractor shall lay out all signs and channelization, and then contact Deby Canfield, Senior Transportation Technician, at (425) 556-2752 48 hours in advance of installation to verify layout.
4. All necessary signs and markings on-site, along property frontage, and at specifically designated off-site locations shall be provided by the applicant as required by the Transportation Division whether or not these are indicated on the construction drawings.
5. When requested by the City Inspector, the geotechnical engineer employed by the developer shall verify and subsequently advise the City of Redmond that the installation of the paving section(s) conforms to his/her design. The project will not be accepted until this written documentation is submitted.

F. Site Access – Type and Location

1. The location of all existing and proposed driveways, access corridors, and intersections (both sides of the street) shall be shown along the property frontage and within 150 feet of the site property line.
2. The existing and proposed channelization shall be shown on the site plan for all streets adjacent to the site and within 150 feet of the site property line. This should include the location of all fog lines, center stripes, stop bars and directional arrows.
3. Driveways and access corridors shall be limited to one per lot per street frontage, or one per 150 feet of street frontage upon approval by the City of Redmond Public Works Department.
4. Driveways and access corridors shall be designed to have a 90-degree angle with the street wherever possible. The City of Redmond Public Works Department must approve driveways and access corridors not meeting this standard.
5. The maximum driveway grade shall be 10 percent. The Fire Department and Public Works Department must approve access corridors exceeding a grade of 10 percent.
6. The civil plans need to include profiles of all site driveways extending from the centerline of the public street to a distance of 50 feet beyond the public right-of-way.

G. Signs, Striping, Street Lighting and Signals

1. Separate 40 scale channelization plans are required for all public streets being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting for all streets adjacent to the site and within 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. If the channelization is on a state route, WSDOT approval of the channelization plan is also required.
2. All traffic control devices, including signs and pavement markings, shall conform to the MUTCD and the City of Redmond Standard Details. The Transportation Division shall approve all layouts prior to installation.

H. Public and Private Engineering/Transportation Improvements

1. The type and location of the proposed site access is approved as shown on the April 29th, 2003 site plan (received by the City of Redmond) prepared by Del Erickson, P.E.
2. On NE 47th Street (Road A) along the site frontage the ASPHALT STREET shall be planed, overlaid, and/or patched, as determined by the Engineering Division.
3. All vehicle use areas including parking lots, service areas, driveways, private streets, etc. shall be paved.
4. Streetlights are required on NE 47th Street to illuminate the property frontage. The street lighting shall be designed using the following criteria:

<u>Roadway Classification</u>	<u>Area Classification</u>	<u>Average Illuminance (Foot-candles)</u>	<u>Uniformity Ratio (Average/Minimum)</u>
Collector & Local	Residential	0.6-0.4	6:1

Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Dave Alm, Transportation Operations Manager, at (425) 556-2875 with questions.

Attachment C

General Information and Administration Requirements

I. FEES:

A. Parks: Parks impact fees will be assessed at time of building permit issuance per the adopted fee schedule.

B. Water/Sewer

1. Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Connection fees are at the rate in effect when water meter and side sewer permits are issued. Contact the Utility Division of the Public Works Department to obtain an estimate of the fees that will apply.

2. All reimbursement fees shall be paid prior to sale of water and side sewer permits. Reimbursement fee may be required prior to plat or short plat recording.

C. Fire: This development will be assessed impact fees per the adopted fee schedule.

D. Stormwater - Fees to be Paid Prior to Permit

1. Fees must be paid for construction drawing review and for construction inspection.

2. Based upon the plans presented, the **construction drawing review fee** is estimated to be **\$1,502.24**. A deposit equal to that amount is due and payable when construction drawings are presented for review. The construction drawing review fee will be adjusted to account for plan changes during review and will be determined prior to drawing approval. If the adjustments cause the fee to exceed the deposit, the balance due must be paid prior to approval of drawings. If adjustments result in a final figure less than the deposit, the overpayment may be credited against the subsequent fee below or will be refunded.

3. A **construction inspection fee** equal to the final construction drawing review fee is due and payable at the time a permit is issued.

4. Based upon the current estimate, the total storm water review and inspection fees for this project will be approximately **\$3,004.48**. Crediting the project with the initial deposit of \$313, the total amount due will be approximately **\$2,691.48**.

5. Prior to acceptance of any storm system improvements, an asset summary and bill of sale are required for those improvements to be owned and maintained by the City of Redmond

E. Engineering/Transportation

1. A plan review fee shall be paid to both the water and sewer utility and the storm water utility prior to construction drawing review. Inspection fees shall be paid to the utilities prior to construction drawing approval. Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Contact the respective utility for fee information.

2. Water and sewer connection fees for homes built on the proposed lots will be paid at the rate in effect when water meter and side sewer permits are issued. Contact the Utility Division of the Public Works Department at 556-2840 to obtain information and/or an estimate of the fees that will apply.
3. Non-Utility Plan Review and Inspection fees are paid through the Engineering Plan Review and Inspection Fee (subject to annual revision.) The fees are (subject to annual revision): Subdivision Fee = \$6,156 plus \$449/lot *.
4. Transportation Impact Fees: This project is subject to Redmond Transportation impact fees. Transportation impact fees shall be collected at time of building permit issuance. The applicant is advised to review Section 20D.210.10-190 of the Community Development Guide in order to determine eligibility for credits against impact fees.
5. The City has recently imposed other impact fees on development. Contact the Permit Center to determine the extent to which these fees apply to this development.
6. A Right of Way Use Permit will be required and includes:
 - a) A maximum of \$324* fee (subject to annual revision) for utility installation in the public right-of-way.
 - b) A posting of a \$1000 cash bond for street cleaning.
 - c) Note: * A 3% technology surcharge is applied as authorized by Ordinance No. 2090, and extended by resolution No. 1162 on December 3, 2002

II. Easements/Agreements:

A. Planning: Refer to Attachment A for Requirements.

B. Water/Sewer: Easements shall be provided for all water and sewer improvements as required in the design requirements. Onsite easements must be recorded prior to the improvements being placed into operation.

C. Engineering/Transportation

1. A copy of all recorded easements pertaining to the property is required. Permanent structures including rockeries cannot be built over easements.
2. Easements shall be provided for all water, sewer and storm water improvements (both public and private) as required in the design requirements. **Off-site easements needed to execute the proposed improvements must be recorded prior to construction drawing approval.** On-site easements must be recorded prior to the improvements being placed into operation.
3. When clearing and grading involves excessive amounts of hauling, as determined by the Public Works Department, a Road Surface Impact Mitigation item shall be negotiated prior to approval of the Clearing and Grading Plans.
4. Any required landscape irrigation in the City of Redmond right-of-way necessitates the execution of a Hold-Harmless Agreement and submittal of as-built construction plans to the City.

D. Approvals and Reports

1. Water/Sewer:

- a) Agency Approvals. Construction drawings for sewer improvements shall be reviewed and approved by Metro and DOE prior to construction. Construction drawings for water improvements may need to be reviewed and approved by DSHS prior to construction.
- b) Bill of Sale. A Bill of Sale shall be provided for all water and sewer improvements to be owned and operated by the City.
- c) Asset Summary. A Developer Extension Asset Summary shall be provided for all water and sewer improvements to be owned and operated by the City.
- d) Permit Applications. Water meter and side sewer permit applications shall be submitted for approval to the Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are complete. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case by case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed.
- e) Reimbursement Agreement: Portions of this extension may benefit other properties and meet the criteria to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must have received a completed reimbursement agreement application prior to approval of construction drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.

2. Stormwater: A copy of the conditions of approval (this letter) must accompany all Grading and Storm drainage plan submittals.

3. Engineering/Transportation: 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 distance as recommended by a geotechnical engineer through a slope stability analysis, but no closer than 15 feet. The top/bottom of the slope shall be field surveyed and verified (located by bearings and distances) on the final plat and construction drawings.

E. Bonds and Performance Guarantees:

1. Planning: Refer to Attachment A for Requirements.

2. Water/Sewer

a) A performance guarantee shall be provided in a form acceptable to the City for sewer and water improvements as follows:

- (1) All water and sewer improvements within City right-of-way or easement and any other portion of the improvements as required by the Utility Division.

(2) For any improvements not completed at time of recording of the plat or short plat.

b) The amount of the performance guarantee shall be established by the City upon review of estimates prepared by the applicant and the guarantee shall be provided prior to plan approval.

c) Maintenance Guarantee. A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City. Period of guarantee shall be 1 year from acceptance of all improvements by the City.

3. Engineering/Transportation:

a) A performance guarantee shall be provided in a form acceptable to the City for street, water, sewer and storm water improvements. An acceptable performance guarantee includes a performance bond, irrevocable letter of credit, or cash. (In some unusual circumstances assignment of loan proceeds may be acceptable.) The amount of the bond shall be 125% of the estimated cost. **Only City of Redmond security forms are acceptable.** The performance guarantee will not be released until letter from the Director of Public Works advises the developer that all conditions of approval have been met. Circumstances that require performance guarantee are as follows:

(1) Subdivision:

(a) The street and utility improvements within existing and new street right-of-way.

(b) Off-site storm drainage, water and sanitary sewer installation.

b) A maintenance guarantee shall be provided for all water, sewer, storm water and street improvements to be owned and operated by the City. Period of guarantee shall be 1 year from acceptance of all improvements by the City. (The City has authority to require a longer period where circumstances warrant.)

c) A cash deposit (refundable cash bond) shall be posted at the time of posting the performance guarantee to ensure the completion of the Record Drawing set. The minimum amount shall be \$5,000.00, or as determined by the Engineering Division. The deposit for sets having a large number of sheets shall be established at \$1,000.00 per sheet, not to exceed \$25,000.00.

d) Prior to acceptance of any improvements within the right of way, an Asset Summary shall be provided for all street and sidewalk improvements to be owned and maintained by the City of Redmond.

III. RECORD DRAWING REQUIREMENTS

A. Water/Sewer:

1. As-built Drawings. As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

2. Construction Drawings. Construction drawings for water and sewer improvements shall be prepared in accordance with the Design Requirements for Water and Sewer System Extensions prepared by the Utilities Division of the Department of Public Works.

A plan review fee shall be paid to the water and sewer utility prior to construction drawing review. An inspection fee shall be paid to the water and sewer utility prior to construction drawing approval. Contact this utility at 556-2840 for further information on fees and amounts.

B. Engineering/Transportation: One of the important steps upon the completion of construction improvements in the City of Redmond is a submittal of Record Drawings. The drawings are important assets to the City as well to its residents and customers. They are used for many purposes, ranging from indicating what was actually constructed in the field to helping locate facilities during emergency situations.

1. *What items shall be included?:* Record drawings will show accurate locations of storm, sewer, water mains and other water appurtenances, structures, conduits, power poles, light standards, vaults, width of streets, sidewalks, landscaping areas, building footprints, channelization and pavement markings, property lines, easements, etc.

2. *What are the accuracy requirements?:* The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments. The following is a partial list of the construction items and tolerance limits to be incorporated into the Record Drawings. Other items and tolerances shall be required depending on the type of improvements constructed.

- a) Surveyed Sewer and Storm water elevations..... +/-0.01'
Includes pipe invert elevations, top of castings (manholes, inlets, etc.)
- b) Surveyed Water elevations..... +/-0.25'
- c) Horizontal and vertical alignment..... +/-0.1'

3. *What is required from you?:* The Record Drawing delivery shall be in electronic as well as in hard copy format. Each drawing, except for the Digital file, shall bear the P.E./P.L.S. Stamp, Signature and Date and be reproduced on the following media:

- a) Preliminary Submittal:
 - (1) Two sets of full size prints.
 - (2) Digital files with drawing/layer documentation.
- b) Final Submittal:
 - (1) Full size PHOTOGRAPHIC MYLAR Sepia or Xerox mylars will not be accepted.
 - (2) 11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
 - (3) 8-1/2"x11" PHOTOGRAPHIC NEGATIVE
 - (4) Three sets of full size PRINTS.
 - (5) Digital files with drawing/layer documentation.

4. *How does the Preliminary Record Drawing Submittal and Review Process work?:* Upon completion of improvements and prior to project acceptance, Record Drawings in digital and hard copy format shall be submitted for review and approval.

- a) Submit 1 digital copy and 2 hard copy sets for review to Engineering Division, 3rd Floor, City Hall, Please call (425) 556-2735 if you have any questions.

b) If review of the preliminary Record drawings reveals errors and/or omissions, the digital files and drawings (redlines copies) will be returned to the Engineer/Surveyor for corrections. The Engineer/Surveyor shall make all corrections in the digital copy of the original construction plans and re-plot the hard copy. Please resubmit the digital files, two revised plans sets derived from the revised digital files and redlines for re-review. Upon approval of preliminary record drawings, the Engineer/Surveyor will be notified by the Public Works, Engineering department to proceed with the "Final Submittal".

5. *Who should approve the final drawings before submitting it to the City?:* The final drawings shall be prepared and stamped by a Professional Engineer and/or Professional Land Surveyor currently licensed in the State of Washington verifying that all improvements have been built in accordance with the approved construction plans and that all changes will be accurately noted in the digital file on the appropriate plan sheets and detailed drawings. The hard copy submittal derived from the digital file shall reflect these changes.

6. *What should the electronic delivery include?*

- a) All sheets of the original digital construction plans with noted construction changes. The construction contractor and/or design consultant shall record all field changes and any existing utilities encountered during construction.
- b) All Record Drawing changes will be made in the digital format.
- c) Changes to text: invert elevations, dimensions, notes, etc. will be lined out with the Record Drawing text placed above it. Do not alter, modify or erase original approved design text.
- d) Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be moved to reflect their accurate surveyed locations.
- e) An overall digital site plan.
- f) A detailed digital and/or hard copy list of drawing files with the corresponding layers/levels and their contents will be included with the digital drawing file. The list shall include but not be limited to: Digital File names, Drawing names (logical), Level number/Layer name and Level/Layer description.

7. *Do Record Drawing changes need to be made in the Original Digital Construction Drawing?:* Yes, all changes need to be made to the original City Approved digital Construction files and then re-plotted to create the hard copy submittal. Digital Record Drawings created from anything other than the digital construction drawings will not be accepted. Hand drafted changes to Mylar or paper copy submittals will not be accepted.

8. *What format should the electronic delivery be in?*

- a) Digital files shall be provided in a version of MicroStation ".DGN" (preferred), or AutoCAD (". DWG" format) deemed acceptable by the City. All support files required to display or plot the files in the same manner as they were developed shall be delivered along with these files. These files include but are not limited to (MicroStation) Customized Line Styles libraries, Cell Libraries, Font Libraries, Pen Tables and Referenced Files, (AutoCAD) Block Libraries, Font Files, Menu Files, Plotter Setup and Referenced Files. Do not include P.E./P.L.S. stamps, signature

and border files. Scanned hard copy drawings using raster to vector conversions will not be acceptable digital format.

b) The files will be submitted on a recordable compact disc (preferred) or MS-DOS formatted 3.5" floppy disk(s). Each disc will be labeled with the project name and the name of the company that prepared them.

c) The drawing will be at full scale. Microstation working units will be set to 1:1000 with Master units set to "ft" for site plans; The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments.

9. *What should the hard copy delivery include?*

a) Three sets of prints derived from the Record drawing digital file will include the Stamp, Signature and Date of the Professional Engineer or Professional Land Surveyor that prepared the Record drawing document.

b) Record drawing submittals are to include all sheets of original city approved construction drawings except TЕСP and City Standard Details, i.e.: Title sheet, Plan(s), Profile(s), Sensitive Areas/Wetlands and Site Specific Details.

10. Who do you contact if you have additional questions?: Please call the Public Works Engineering Division (425) 556-2735 if you have any questions.

11. Where do you submit your Record Drawings?

Public Works Engineering Division

3rd floor Redmond City Hall
15670 N.E. 85th Street
Redmond, WA 98073-9710

IV. Construction Requirements:

A. Engineering/Transportation

1. Installation of all street and utility improvements shall be to City of Redmond standards.

2. Prior to construction a pre-construction conference shall be held with the City.

a) A minimum of one (1) week of advance notice is required to arrange this meeting.

b) Construction drawing approval and print distribution to the Construction Engineering Division must occur before the pre-construction conference is scheduled.

3. Unless otherwise specified, hours of construction shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No work is permitted on Sunday. This shall apply to plat construction improvements (street and utility improvements) and exterior home construction only. Residential home construction (i.e. painting, drywall, etc.) working hours may be different. All construction work is enforced by the Redmond Community Development Guide Section 20D.100 (Noise Control). Any construction equipment that does not meet Redmond's Noise Control shall have mufflers.

4. Haul Routes:

- a) The applicant is required to complete and submit a construction hauling form to the City of Redmond to calculate any haul fees for this development. Please contact Steve Rountree at (425) 556-2877 to obtain a copy of this form.
- b) Trucks hauling to and from the project site shall use NE 116th Street as their access point.
- c) Haul hours will be within the hours of 9 a.m. - 4 p.m. and 6 p.m. to 10 p.m. On Saturdays, hauling may be continuous between 9 a.m. -10 p.m. as long as it is in compliance with the City's noise ordinance.
- d) The applicant shall provide street sweeping at all times during hauling.
- e) The applicant shall repair and/or replace any traffic markings (i.e., buttons, arrows, etc.) damaged during the hauling operations.
- f) The Public Works Director shall retain the authority to stop or reroute hauling or change hours of hauling if operating times are unsatisfactory or inclement weather adversely affects City facilities.
- g) In certain circumstances, a Clearing and Grading Permit (clearing prior to having all final plans approved) may be granted prior to Building Permit issuance.

5. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).