

NON-CODE

**CITY OF REDMOND  
ORDINANCE NO. 2732**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, APPROVING THE FINAL PLAT OF  
FOWLER PURSUANT TO RCW 58.17.170 AND  
RZC 21.74.030, CITY FILE NO. L030416,  
L030417, AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, the City of Redmond has received an application for approval of the final plat of Fowler; and

WHEREAS, final plat approval is addressed under RZC 21.74.030, which requires that the Redmond City Council adopt findings in support of its decision and approve the final plat by ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1.      Findings adopted.      The Redmond City Council adopts the following findings in support of its approval of the Fowler final plat:

1. The Redmond Hearing Examiner approved the preliminary plat of Fowler on May 15, 2007. The Hearing Examiner's decision contains conditions incorporated as Attachment C to the decision.
2. The developer of Fowler filed an application for final plat approval on January 28, 2014.

3. Under RCW 58.17.170 and RZC 21.74.030 (G), final plat approvals require City Council approval.

4. Under RCW 58.17.170 and RZC 21.74.030(C), the criteria to be used by the City Council in determining whether to grant final plat approval are:

A. Whether the final plat substantially conforms to all terms, conditions, and provisions of the preliminary approval; and

B. Whether the final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat; and

C. Whether the final plat meets the requirements of RZC 21.74, applicable state laws, and all other local ordinances adopted by the City which were in effect at the time a complete application for preliminary plat approval was filed.

5. The City staff has reviewed the final plat of Fowler and has advised the Council that the final plat conforms to

all terms and conditions of preliminary plat approval and contains a dedication to the public of all common improvements. Based on the staff review, the Council finds that the final plat meets the first and second criteria for approval.

6. At the time of preliminary plat approval, the Redmond Hearing Examiner determined that, as conditioned, the preliminary plat met the requirements of the state subdivision laws, the State Environmental Policy Act, and the subdivision approval requirements of the RCDG. No evidence has been presented to change this determination. The City Council therefore finds that the final plat meets the third criteria for approval.

Section 2.      Approval of final plat.      The final plat of Fowler File No. L030416, L030417, is hereby approved, subject to fulfilling any late-comer agreements and posting of any performance guarantees as determined by the Director of Public Works.

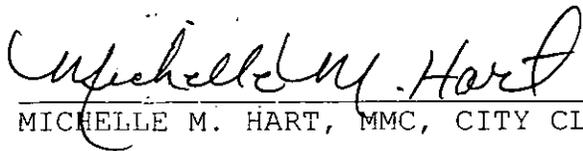
Section 3.      Effective date.      This ordinance shall take effect and be in full force five days after its passage and publication of a summary as provided by law.

ADOPTED by the Redmond City Council this 18<sup>th</sup> day of March,  
2014.

CITY OF REDMOND

  
JOHN MARCHIONE, MAYOR

ATTEST:

  
MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: March 4, 2014  
PASSED BY THE CITY COUNCIL: March 18, 2014  
SIGNED BY THE MAYOR: March 25, 2014  
PUBLISHED: March 24, 2014  
EFFECTIVE DATE: March 29, 2014  
ORDINANCE NO. 2732

YES: Allen, Carson, Flynn, Margeson, Myers, Shutz, Stilin

1 **BEFORE THE HEARING EXAMINER**  
2 **FOR THE CITY OF REDMOND**  
3

4 APPLICATION OF CAMWEST ) File No: L030416, L030417  
5 DEVELOPMENT, INC. FOR APPROVAL )  
6 OF A PRELIMINARY PLAT AND ) FINDINGS OF FACT, CONCLUSIONS  
7 PLANNED RESIDENTIAL ) OF LAW, DECISION, AND  
8 DEVELOPMENT FOR THE FOWLER ) RECOMMENDATION  
9 PROPERTY (REDMOND CREST) ) *Fowler Property (Redmond Crest)*  
10

11  
12 **DECISION**

13 The Preliminary Plat of the Fowler Property (Redmond Crest) is **APPROVED**, subject to  
14 approval of the Planned Residential Development (PRD) by the City Council.  
15

16 **RECOMMENDATION**

17 The Hearing Examiner recommends that the City Council **APPROVE** the Planned Residential  
18 Development (PRD) for the Fowler Property (Redmond Crest).  
19

20 **INTRODUCTION**

21 The application of CamWest Development, Inc. (Applicant) for approval of the Preliminary Plat  
22 and PRD for the Fowler Property (Redmond Crest) came on for hearing before Gordon F.  
23 Crandall, Hearing Examiner, on April 16, 2007 at 7:00PM. Nathalie Schmidt, Assistant Planner,  
24 presented the Technical Committee's Report to the Hearing Examiner. John Harkness of  
25 CamWest Development Inc. represented Applicant.  
26

27 The following persons testified under oath:

28 Nathalie Schmidt, Assistant Planner

29 Judd Black, Development Review Manager

30 John Harkness, Applicant

1 Marsha Martin, Attorney for Applicant  
2 Jim Olsen, Engineer Core Design, Inc.  
3 Paul Ebensteiner, Lozier Homes  
4 Jim Streit, Senior Utilities Engineer, Redmond  
5

6 The following exhibits were offered and admitted:

- 7 Exhibit A: Technical Committee Report dated April 16, 2007  
8 Exhibit B: Staff PowerPoint Presentation  
9 Exhibit C: Affidavit of Publication  
10 Exhibit D: Letter from Paul Ebensteiner, Lozier Homes, Inc.  
11 Exhibit E: CamWest's Memorandum of Corrections to the Technical Committee  
12 Report dated April 16, 2007  
13 Exhibit F: Letter from John Baumann dated April 16, 2007  
14 Exhibit G: CamWest PowerPoint Presentation  
15 Exhibit H: City of Redmond NE 116<sup>th</sup> Street Culvert Replacement Plan Profile  
16 Exhibit I: Submitted on May 1, 2007 – City Staff Corrections and Response to  
17 Developer. Attachments A & B and Record Drawing of NE 116<sup>th</sup> Street  
18 Culvert Replacement Roadway and Utility Plan & Profile sheets 9-14.  
19

20 The hearing adjourned about 7:45 PM.  
21

### 22 FINDINGS OF FACT

- 23 1. *Proposal.* CamWest Development, Inc. (Applicant) proposes to subdivide a 9.35 acre site  
24 at 16242 NE 116<sup>th</sup> Street into 22 single-family lots using the Planned Residential  
25 Development process of the Redmond Community Development Guide (RCDG). The  
26 site has about 319 feet of frontage on NE 116<sup>th</sup> Street and extends north for about 1,275  
27 feet. The Northstar residential development abuts the site to the east, and the proposed  
28 Greystone Plat lies to the west. The residential buildings will be clustered on the south  
29 portion of the site and the remainder of the site contains trees, steep slopes, a wetland,  
30 and a Class II stream. A site plan is attached as Attachment A.

2. *Neighborhood/Zoning.* The site is in the North Redmond Neighborhood and is zoned R-1 and R-4.

3. *SEPA.* A Determination of Non-Significance (DNS) for the proposal was issued on December 5, 2005. There was no appeal.

4. *Design Criteria.* Applicant proposes to employ the PRD provision of the RCDG, which allows variations in the design and arrangement of structures from what would otherwise be required for single-family residences in the zone. The following chart illustrates the modifications proposed for the Fowler Property (Redmond Crest):

|                                    | <b>R-4 Zoning / R-1 Zoning Districts</b>                      | <b>Allowed Modification under PRD regulations</b> | <b>PRD Modification Requested by Applicant</b> |
|------------------------------------|---|---|--|
| Allowed Density                    | 4 / 1 units per acre<br><u>Base combined density: 20units</u> | 2 bonus units (1 each for R-4 and R-1)            | 22 total units                                 |
| Minimum Required Density           | 80 percent  | No modification allowed                           | No modification requested                      |
| Average Lot Size                   | 7,000 / 35,000 square feet                                    | No average lot size or minimum lot size           | 6,326 square feet                              |
| Minimum Lot Width Circle           | 40 / 80 feet  | 20 feet   | 20 feet  |
| Minimum Lot Frontage               | 20 feet   | No modification allowed                           | No modification requested                      |
| Setbacks                           |   |   |  |
| Front*                             | 15 / 30 feet  | 10 feet   | 10 feet*                                       |
| Side/Interior                      | (5/10) / 20 feet  | 0 feet  | 4 feet   |
| Side Street                        | 15 / 20 feet  | 10 feet   | 10 feet  |
| Rear                               | 10 / 30 feet  | 10 feet   | 10 feet  |
| Minimum Building Separation        | 10 feet   | 0 feet  | 0 feet   |
| Maximum Lot Coverage by Structures | 35 / 12 percent   | Up to 10% increase; no more than 60%              | 45 / 22 percent                                |
| Maximum Impervious Surface Area    | 60 / 20 percent   | Up to 10% increase; no more than 80%              | 70 / 30 percent                                |
| Minimum Open Space                 | 20 percent / NS   | No modification allowed                           | No modification requested                      |
| Maximum Height of Structures       | 35 feet   | 45 feet (35 feet perimeter)                       | No modification requested                      |

\* Garages must be set back a minimum of 18 feet

- 1 5. *Impact Fees.* Applicant will pay impact fees for fire, transportation, parks, schools,  
2 county roads, and stormwater when building permits are issued.  
3
- 4 6. *Trees.* Applicant will save 179 or 84% of the significant trees on the site, and 20 of the  
5 41 landmark trees. Most of the trees to be saved are in the north and east areas of the  
6 site (Tract 1) which will be placed in a Native Growth Protection Easement (NGPE).  
7
- 8 7. *Habitat.* There are no priority habitats on the site or within 150 feet of the site, nor were  
9 any endangered species observed on the site.  
10
- 11 8. *Buffers.* The site contains a Class II stream that requires a 100 foot buffer, a wetland one-  
12 half acre in area, and steep slopes which require a 50 foot buffer.  
13
- 14 9. *Access.* Access to the site will be from NE 116<sup>th</sup> Street via a public street ending in a  
15 cul-de- sac. A connection to the Greystone plat is contemplated, as well as to the  
16 property to the east.  
17
- 18 10. *Utilities.* Water and sewer services will be obtained from the City's systems in NE 116<sup>th</sup>  
19 Street. Surface water will be collected and conveyed to a biofiltration swale and  
20 detention vault and discharged directly into the Class II stream.  
21
- 22 11. *School Impact Fee.* Needed school facilities will be provided by payment of impact fees  
23 to the Lake Washington School District pursuant to a mitigation and settlement  
24 agreement.  
25
- 26 12. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.  
27

### CONCLUSIONS OF LAW

- 28
- 29 1. The Hearing Examiner is authorized to conduct a hearing and make a decision on an  
30 application for approval of a preliminary plat, RCDG 20F.30.40, and to make a

1 recommendation on an application for approval of a Planned Residential Development  
2 (PRD). RCDG 20F.30.45.

3  
4 2. RCDG 20D.180.110-020 sets forth the criteria for approval of a subdivision:

5 (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:

- 6 a. The proposal conforms to the goals, policies and plans set forth in RCDG  
7 Title 20B;
- 8 b. The proposal conforms to the site requirements set forth in RCDG  
9 20C.30.25-140, Site Requirements;
- 10 c. The proposal conforms to the requirements of this section and those set  
11 forth in RCDG Title 20F and submittal requirements on file in the  
12 Planning Dept;
- 13 d. The proposed street system conforms to the City of Redmond Arterial  
14 Street Plan and Neighborhood Street Plans, and is laid out in such a  
15 manner as to provide for the safe, orderly and efficient circulation of  
16 traffic;
- 17 e. The proposed subdivision or short subdivision will be adequately served  
18 with City approved water and sewer, and other utilities appropriate to the  
19 nature of the subdivision or short subdivision;
- 20 f. The layout of lots, and their size and dimensions take into account  
21 topography and vegetation on the site in order that buildings may be  
22 reasonable sited, and that the least disruption of the site, topography and  
23 vegetation will result from development of the lots;
- 24 g. Identified hazards and limitations to development have been considered in  
25 the design of streets and lot layout to assure street and building sites are  
26 on geologically stable soil considering the stress and loads to which the  
27 soil may be subjected.

28  
29 3. The City Council may approve a PRD proposal if it meets the requirements of RCDG  
30 20C.30.105 and the design of the development achieves two or more of a schedule of

1 results listed in RCDG 20C.30.105-040 (Design Criteria). A PRD is permitted only in a  
2 residential zone, the primary use must be residential, and the process may not be applied  
3 to a single-family lot incapable of further subdivision so as to avoid its use when other  
4 processes are applicable. Development standards may be modified in a PRD.

5  
6 4. The schedule of results for a Planned Residential Development is set forth in RCDG  
7 20C.30.105-040:

- 8 a. High quality architectural design, placement, relationship or orientation of  
9 structures;  
10 b. Achieving allowable densities for the subject property;  
11 c. Providing housing types that effectively serve the affordable housing needs of the  
12 community;  
13 d. Improving circulation patterns or the screening of parking facilities;  
14 e. Minimizing the use of impervious surfacing materials;  
15 f. Increasing open space or recreational facilities on-site;  
16 g. Landscaping, buffering, or screening in or around the proposed PRD;  
17 h. Providing public facilities;  
18 i. Preserving, enhancing or rehabilitating natural features of the subject property  
19 such as significant woodlands, wildlife habitats or streams;  
20 j. Incorporating energy efficient site design or building features;  
21 k. Providing for an efficient use of infrastructure.

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23  
24 5. Applicant must show that its proposal achieves two or more of these results. Staff has  
25 demonstrated that the proposal meets most if not all of the design criteria.

26  
27 6. RCDG 20D.220.20-020 provides that all development proposals in Redmond shall be  
28 adequately serviced by the following facilities and services prior to occupancy, recording  
29 or other land use approval:

- 30 a. Sewage disposal

- b. Water supply
- c. Service water management
- d. Streets, sidewalks, trails and access
- e. Fire protection
- f. Schools

7. The adequacy of sewer, water, surface water, streets, etc. and fire services for a subdivision or PRD is determined by the Technical Committee. The school concurrency finding for a subdivision or PRD is made by the Hearing Examiner. RCDG 20D.220.20-090. The Examiner finds that payment of impact fees as agreed will provide the District with sufficient resources to enable it to provide adequate school facilities for students from the plat.
8. John Baumann, the developer for Greystone, expressed concern for the location of the street connection between the Fowler Property and his development. He asked that the connection be located in the area of his Lots 11 and 12. CamWest proposed that the road be located so that the houses on its plat would back up to the ravine. Meetings with CamWest and the City did not produce any agreement, so the location proposed by CamWest was eventually adopted. Baumann did not attend the public hearing on the Fowler Plat.
9. Paul Ebensteiner, who represents the Northstar plat, expressed his concern with utility connections to its Lot 77 which is located in Northstar but physically related to the Fowler Property. Apparently, the City had agreed to provide stub utility connections for water and sewer to this lot when it replaced a culvert in NE 116<sup>th</sup> Street, but there was confusion whether this was actually done. Harkness agreed to provide an easement on the Fowler Property for utility purposes for Lot 77, but will not be required to provide utility services from its systems. The City is still studying its responsibilities to provide connections to Lot 77.

1 10. Staff has analyzed the proposal as to conformance to the criteria for approval of a  
2 subdivision on pages 17-21 of the Technical Committee's Staff Report to the Hearing  
3 Examiner, and concludes that all are satisfied. The Hearing Examiner agrees. The  
4 Preliminary Plat should be approved, subject to appropriate conditions to assure  
5 compliance with the criteria.

6  
7 11. Staff has also analyzed the design criteria for approval of a PRD. This method is  
8 particularly useful for a difficult site such as this which is almost 50% occupied by  
9 critical or sensitive areas. The RCDG requires compliance with at least two of the design  
10 criteria. Staff concludes that almost all of the criteria here have been satisfied. Staff  
11 recommends approval and the Hearing Examiner concurs. The PRD should also be  
12 approved.

13  
14 12. Any finding of fact deemed to be a conclusion of law is hereby adopted as such.

15  
16 **DECISION**

17 The Preliminary Plat of the Fowler Property (Redmond Crest) is **APPROVED**, subject to  
18 conditions and subject to approval of the Planned Residential Development (PRD) by the City  
19 Council.

20  
21 **RECOMMENDATION**

22 The Hearing Examiner recommends that the City Council **APPROVE** the Planned Residential  
23 Development (PRD) for the Fowler Property (Redmond Crest).

24  
25 **Done this 15th Day of May, 2007**

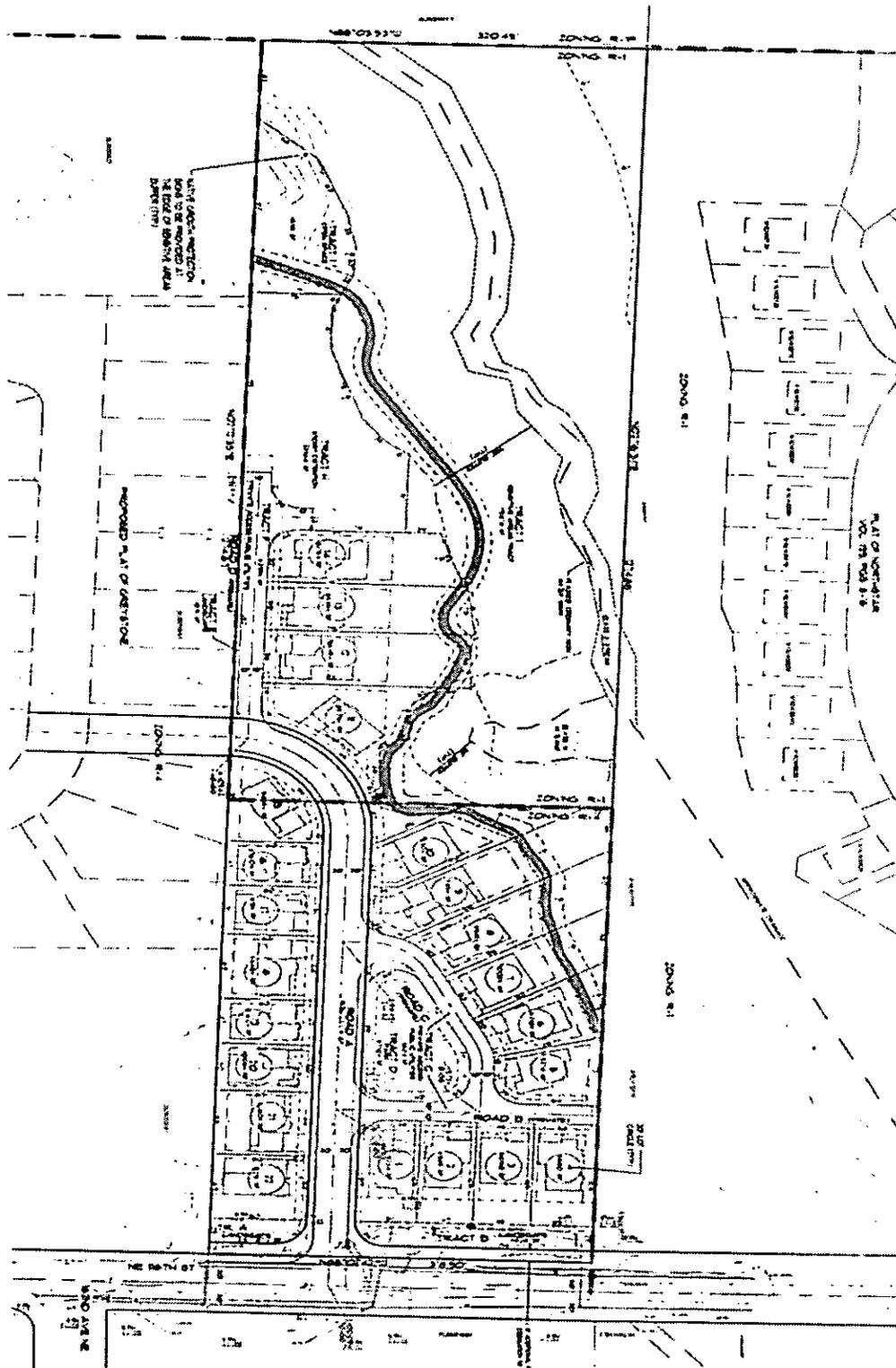
26  
27 /s/ Gordon F. Crandall

28 **Gordon F. Crandall**  
29 **Hearing Examiner**

30 Attachment A: Site Plan  
Attachment B: Conditions of Approval



# ATTACHMENT A SITE PLAN



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## ATTACHMENT B CONDITIONS OF APPROVAL

### A. General Conditions of Approval

The recommended conditions of approval in Section VIII.B are site specific in nature and do not encompass all codes and regulations applicable to this project. This approval is subject to all general criteria of all applicable City of Redmond codes and regulations, including the following:

Redmond Community Development Guide

Redmond Municipal Code, Title 12 – Street and Sidewalks

Redmond Municipal Code, Title 13 – Water and Sewers

Redmond Municipal Code, Title 15 – Building and Construction

Stormwater Technical Notebook, Issue No. 4 (2004)

Record Drawing Requirements, Version 10-2005 (2005)

Please see Attachment 1 for more detailed information General Conditions and submittal requirements for Civil Plan Review.

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, Sheets PI-P12                  | 3/15/2007     | <i>and as conditioned herein.</i>  |
| SEPA Checklist                           | 10/18/2005    | <i>and as conditioned by the SEPA threshold determination on 12/5/05</i> |
| Architectural Elevations                 | 3/27/2007     | <i>and as conditioned herein.</i>  |
| Preliminary Landscape Plan, Sheets L1-L4 | 3/22/2007     | <i>and as conditioned herein.</i>  |

### B. Site Specific Conditions

#### I. Planning Conditions

Reviewer: Nathalie Schmidt, Assistant Planner

Phone: 425-556-2471

Email: nschmidt@redmond.gov

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**A. Landscaping**

1. **Street Trees.** Street Trees are required as follows:

| <u>Street</u>               | <u>Species</u>                                       | <u>Spacing</u>    |
|-----------------------------|--|-------------------|
| NE 116 <sup>th</sup> Street | American Sweet Gum<br><i>Liquidambar Styraciflua</i> | 30 feet on center |

**Code Authority:** RCDG Section 20D.80.10-140

2. **Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

**Code Authority:** RCDG 20D.80.10-150(8)

3. **Tree Retention Plan.** All significant trees to be retained and the associated 5-foot dripline setback shall be shown on the face of a Tree Retention Plan, which shall be recorded with King County Department of Records and Elections as part of the plat mylar documents. The recorded document shall include the requirement that the retained trees shall not be removed or altered without the written approval of the City of Redmond. Trees designated for retention which are damaged or destroyed shall be replaced in accordance with RCDG Section 20D.80.20. This language shall be reviewed and approved by the Department of Planning and Community Development prior to recording.

**Code Authority:** RCDG 20D.80.20-070(4)(b)

**B. Miscellaneous**

4. **Architectural Approval.** All single-family building permits associated with the Fowler PRD and Plat shall be reviewed by the Department of Planning and Community Development for conformance to the approved building elevations.

**Code Authority:** RCDG 20C.30.105-040

As part of this proposal, some design details have not been provided and therefore the elevations attached are considered preliminary. Specifically, building colors, window and door trim on all visible building sides, and garage door treatments will be reviewed at the time of building permit application for consistency with the high-quality architectural design inspired by the PRD.

1           **5. Native Growth and Stream Protection Easement on Plat.** The stream, wetland, and  
2 associated buffers on the site shall be placed within a tract and designated as a Native  
3 Growth and Stream Protection Easement on the face of the final plat document. The  
4 NGSPE shall impose upon all present and future owners and occupiers of land within the  
5 plat (the Redmond Crest PRD Homeowners Association or its designee) the obligation,  
6 enforceable on behalf of the public by the City of Redmond, to leave undisturbed all trees  
7 and other vegetation within the tract. The vegetation within the tract may not be cut,  
8 pruned, covered by fill, removed, damaged or enhanced without the express written  
9 permission from the City of Redmond. Language to this effect shall be reviewed and  
10 approved by the Department of Planning and Community Development and recorded on  
11 the final plat document.

12                           **Code Authority:** RCDG 20D.180.10-070(4), 20D.140.10-180(4)

13           **6. PRD Modifications.** As part of the Fowler Planned Residential Development, the  
14 following code provision shall be modified as recommended by the Technical  
15 Committee:  
16                           a. The average lot size requirement shall be 6,326 square feet.  
17                           b. The minimum lot width requirement shall be 20 feet.  
18                           c. The minimum front setback shall be 10 feet with the provision that garages shall be  
19                           setback 18 feet.  
20                           d. The minimum side street setback shall be 10 feet.  
21                           e. The minimum side/interior setback shall be 4 feet.  
22                           f. The minimum rear setback shall be 10 feet.  
23                           g. The minimum building separation shall be 0 feet.  
24                           h. The maximum lot coverage shall be 45 percent in the R-4 zone and 22 percent in  
25                           the R-1 zone.  
26                           i. The maximum impervious surface area shall be 70 percent in the R-4 zone and 30  
27                           percent in the R-1 zone.

28                           **Code Authority:** RCDG 20C.30.105-050

29                           As part of this proposal, Lots 11, 12, 14, and 20 show lot coverage percentages that  
30                           exceed the allowed modifications above. These lots will be reviewed for compliance  
with the allowed PRD modifications at time of building permit application.

**II. Public Works Engineering Conditions**

Reviewer: Dave Almond, Senior Engineer  
Phone: 425-556-2861  
Email: [dalmond@redmond.gov](mailto:dalmond@redmond.gov)

**A. Specific Conditions to be Reflect on Final Plat**

The following conditions of approval must be reflected on the plat mylar for review and approval prior to recording with King County Records:

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1. Access.

- No lots, including lots 1,2,3,4 and 22 shall be permitted direct vehicular access to NE 116<sup>th</sup> Street. This restriction shall be indicated on the face of the final plat and other documents.
- Lots 1 through 8 shall gain access to the public street system by means of a shared access tract, Tract C.
- **Lots 12 through 14** shall gain access to the public street system by means of a shared access tract, Tract F.
- **CamWest will provide an access easement over Road B on the Fowler Final Plat for access to Lot 77 of the Northstar Plat.**

**Code Authority:** RCDG 20D.210.20-080

2. Easements and Dedications.

The existing and proposed easements and right-of-way shall be shown on the final plat, civil plans and other 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 (RCDG 20D.210.20-050).

a. Easements are required as follows:

- 10-foot wide sidewalk easement, granted to the City of Redmond, along south boundary of Tract C.
- 10-foot wide utility easement granted to the City of Redmond, along Tract C.
- 10-foot wide sidewalk and a 10-foot wide utility easement granted to the City of Redmond, along the rights of way of "Road A".
- 25 feet wide public access, trail and utility easement, granted to the City of Redmond, along the plat frontage of NE 116<sup>th</sup> Street.
- **20 feet wide public trail easement, granted to the City of Redmond, over Tract I and Lots 6, 7, 8, 9, 10, 12, 13, and 14 as generally depicted on plan sheet P3.**
- Public utility easement over Tract C.
- Private access easement, granted to lots 1 through 8 and King County parcel number 6192410770, over Tract C.
- A sight distance easement across Lot 15 as necessary to maintain 155 feet of stopping sight distance around the horizontal curve of "Road A".
- **CamWest will provide a Utility Easement over Road B on the Fowler Final Plat Map for future utilities to Lot 77 of the Northstar Plat.**

b. Dedications for right-of-way are required as follows:

- A strip of land, 12 feet wide, across the plat frontage of NE 116<sup>th</sup> Street
- 40 feet wide for the new plat street.
- New right-of-way lines joining at the intersection of the new plat street and NE 116<sup>th</sup> Street shall connect with a 25-foot radius. The area formed by this radius shall also be dedicated as right-of-way.

c. All lots shall grant 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

1 the development, together with a strip of land 5 feet wide along the lot lines around  
2 the perimeter of the development, except as identified above in item 2a. This  
3 condition may be modified by the City Storm Water Engineer.

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

6 **Code Authority:** RCDG 20D.210.20-050

7  
8 **B. Specific Requirements for Civil Drawings**

9 The following conditions must be met during construction drawing review:

- 10  
11 1. Street improvements are required on NE 116<sup>th</sup> Street including asphalt paving, 22 feet  
12 from centerline to face of north curb, with appropriate tapers, type A-1 concrete curb  
13 and gutter, storm drainage, streetlights, street trees, street signs and underground  
14 utilities including power and telecommunications. The following shall be constructed  
15 behind the north curb line with the final location approved by the City:

- 16 • Variable width (10' minimum) planter strip immediately behind the curb.
- 17 • Meandering concrete walkway, 10 feet in width.
- 18 • Variable width (5' minimum) landscape berm between the concrete walkway  
19 and soft-surface trail.
- 20 • Meandering soft-surface trails, 6 feet in width

- 21 a. The minimum street pavement section for the street shall consist of:

- 22 • 4" Asphalt Pavement Cl. B
- 23 • 5" Asphalt Pavement Cl. E
- 24 • Subgrade compacted to 95% compacted maximum density as determined by  
25 modified Proctor (ASTMD 1557)
- 26 • Street crown 2% sloped to drain system

- 27 b. The soft-surface trail shall be constructed of 3/8"-minus crushed rock, at least 4-  
28 inches in thickness, over a subgrade compacted to 90% compacted maximum  
29 density as determined by modified Proctor (ASTMD 1557).

30 **Code Authority:** RCDG Appendix 20D-3

- 31 2. On NE 116<sup>th</sup> Street the ASPHALT STREET shall be planed, overlaid, and/or patched, as  
32 determined by the Development Services Division, to mitigate for work within the  
33 streets.

34 **Code Authority:** RMC 12.08, RCW 35.27.370

- 35 3. A 6-foot wide soft-surface trail shall be constructed across **Tract I and Lots 6, 7, 8, 9, 10,**  
36 **12, 13, and 14 as generally depicted on plan sheet P3.** The soft-surface trail shall be

constructed of 3/8"-minus crushed rock, at least 4-inches in thickness, over a subgrade compacted to 90% compacted maximum density as determined by modified Proctor (ASTMD 1557). **The trail shall connect to the Road A sidewalk between lots 10 and 11.**

**Code Authority:** RCDG 20D.220.20-070

4. An interim or permanent sidewalk system shall be constructed along NE 116<sup>th</sup> Street, between the plat and 162nd Avenue NE, prior to occupancy of any home within the proposed plat. The interim walkway shall be 5-foot sidewalk adjacent to the existing curb. 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.

**Code Authority:** RCDG 20D.220.20-070

5. Adequate streetlighting is required on NE 116<sup>th</sup> Street and the new plat street to illuminate the property frontage. Luminaire spacing shall be designed to meet the criteria specified below for the applicable lamp size, luminair height and roadway width. Contact Paul Cho, Transportation Operations, at (425) 556-2851 for questions.

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

**Code Authority:** RCDG Appendix 20D-3

6. Private street improvement conditions: Street improvements within the 20-foot wide street tract and 10-foot easement serving lots 1 through 8 shall include asphalt paving (20 feet), with appropriate tapers, thickened asphalt edge or type A-1 concrete curb and gutter, concrete sidewalk (south side of "Road B"), storm sewers, street signs, and underground utilities including power and telecommunications. The minimum pavement section for the street shall consist of:

- 2" Asphalt Pavement Class B
- 4" Crushed Rock surfacing
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTM D 1557)
- Street crown 2% sloped to drain system

**Code Authority:** RCDG Appendix 20D-3

1 7. Specific subdivision public street improvements conditions: Street improvements within  
2 the 40-foot wide dedicated right-of-way and adjacent easements of "Road A" shall  
3 include asphalt paving (28 feet curb to curb), with appropriate tapers, type A-1 concrete  
4 curb and gutter, 5-foot wide planter strips, street trees, 5-foot wide concrete sidewalks,  
5 storm sewers, streetlights, street signs, and underground utilities including power and  
6 telecommunications. The minimum pavement section for the street shall consist of:

- 7 • 3" Asphalt Pavement C1.B
- 8 • 4" Asphalt Treated Base
- 9 • Subgrade compacted to 95% compacted maximum density as determined by  
10 modified Proctor (ASTMD 1557)
- 11 • Street crown 2% sloped to drain system

12 **Code Authority:** RCDG Appendix 20D-3

13 8. **Site Civil Drawing Review.** After City Council approval of the Planned Unit  
14 Development (PRD), site civil drawings are required to be submitted for review and  
15 approval, prior to issuance of a building permit or clearing and grading permit. The  
16 submittal requirements for site civil drawings are contained within Appendices 20C-1,  
17 20D-1, 20D-2, 20D-3, 20D-4 and 20D-5, as well and in the Preliminary Plat and PRD  
18 approval documents.

19 **Code Authority:** RCDG 20F.20.50-030

20 9. **Record Drawing Deposit.** A cash deposit (refundable cash bond) in the amount of at  
21 least \$25,000, but not more than 150% of this amount, shall be posted at the time of Civil  
22 Drawing approval to ensure the completion of the Record Drawing set.

23 **Code Authority:** RCDG 20D.180.10-220(5)

### 24 **III. Public Works Clearing/Grading and Stormwater Management**

25 Reviewer: Jeff Dendy, Senior Engineer  
26 Phone: 425-556-2890  
27 Email: jdendy@redmond.gov

28 1. Erosion control systems must be implemented throughout the construction process and  
29 until the site is stabilized. Design of all systems must be in accordance with RMC  
30 Chapter 15.24 and the most recent issue of the City of Redmond CLEARING,  
GRADING AND STORMWATER MANAGEMENT TECHNICAL NOTEBOOK  
(notebook). Contact the Stormwater Division at 425-556-2890 for information about, or  
a copy of, the notebook. Preferred methods for management and control are discussed in  
the notebook.

**Code Authority:** RMC 15.24

1 2. Stormwater Management.

2 a. Quantity Control

- 3 (1) Provide detention for peak discharge control to match one half of the 2-  
4 year and match the 10-year and 100-year storms natural (prior to any  
5 development) runoff peak rate. Detention will be provided by a publicly  
6 maintained vault. Provide for overflow routes through the site for the 100  
7 year storm runoff (100 year flow may not impact any buildings).

7 b. Quality Control

- 8 (1) Stormwater quality shall be provided in a publicly maintained biofiltration  
9 swale. Treatment is required for the project runoff from the 6-month 24-  
10 hour return period storm.  
11 (2) Install a high flow by-pass to protect the biofiltration swale from storm  
12 flows exceeding the water quality design storm event.

12 **Code Authority:** RMC 15.24.080

- 13 3. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to storm pipes.  
14 Tree setbacks can be reduced to not less than 4 feet with approved root barriers.

15 **Code Authority:** RCDG 20D.80.10-150

- 16 4. Provide the City of Redmond standard 12-inches of vertical clearance between crossing  
17 sanitary sewer and storm drain pipes.

18 **Code Authority:** RCDG Appendix 20D-4

- 19 5. Site grading shall not exceed a slope of 3 horizontal to one vertical measure, (3 to 1).

20 **Code Authority:** RMC 15.24.080

- 21 6. **Construction Drawing Review Fee:** Based upon the plans presented, the construction  
22 drawing review fee is estimated to be \$1,818.00. A deposit equal to that amount is due  
23 and payable when construction drawings are presented for review. The construction  
24 drawing review fee will be adjusted to account for plan changes during review and will  
25 be determined prior to drawing approval. If the adjustments cause the fee to exceed the  
26 deposit, the balance due must be paid prior to approval of drawings. If adjustments result  
27 in a final figure less than the deposit, the overpayment may be credited against the  
28 construction inspection fee or will be refunded.

29 **Code Authority:** RMC 15.24.180, RCDG 20F.30.20-070

1 7. **Construction Inspection Fee:** The construction inspection fee is \$1,818.00, (the same  
2 amount as the final construction drawing review fee). The construction inspection fee is  
3 due and payable at the time a permit is issued. The Public Works, Storm Water Process  
4 Fee of \$313 paid at the time of application will be deducted from the Construction  
5 Inspection Fee. **Total Outstanding Stormwater Fee: \$3,323.00.**

6 **Code Authority:** RMC 15.24.200, RCDG 20F.30.20-070

7 **IV. Public Works Utilities Conditions**

8 Reviewer: Paul Tissell, Engineer  
9 Phone: 425-556-2714  
10 Email: ptissell@redmond.gov

11 **A. Water Service**

12 1. The applicant has two options for water service to this project:

13 **Option 1:** Fowler waits for Greystone to construct the water system required for the  
14 Greystone Plat and then connects the required water lines off the system built by  
15 Greystone; Fowler is dependent on Greystone for water service; or

16 **Option 2:** Fowler constructs the water system directly off NE 116<sup>th</sup> Street including the  
17 PRV between the 470 and 390 pressure zones and provides a connection point for  
18 Greystone to connect. Fowler is independent of Greystone.

19 **Code Authority:** RCDG Appendix 20D-4

20 **B. Sewer Service**

21 1. The applicant has two options for sanitary service to this project:

22 **Option 1:** Fowler waits for Greystone to construct the sanitary collection system  
23 required for the Greystone Plat to drain to the existing sanitary main in NE 124<sup>th</sup> Street  
24 and connects to Greystone; Fowler is dependent on Greystone for sanitary service; or

25 **Option 2:** Fowler obtains easements from Greystone and constructs the sanitary  
26 collection system on the Fowler plat and through Greystone to the existing sanitary main  
27 in NE 124<sup>th</sup> Street. Fowler is independent of Greystone.

28 **Note:** The General Sewer Plan expects gravity systems to be constructed for both these  
29 plats connecting to NE 124<sup>th</sup> Street. No sanitary pump stations will be considered.

30 **Code Authority:** RCDG Appendix 20D-4

