

ORDINANCE NO. 2182

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, ADOPTING THE HEARING
EXAMINER'S OCTOBER 22, 2003
RECOMMENDATION TO APPROVE WITH
CONDITIONS THE FAIRWINDS RETIREMENT
COMMUNITY PLANNED RESIDENTIAL
DEVELOPMENT (L030003) AND CONDITIONAL USE
PERMIT (L030004) AND ESTABLISHING AN
EFFECTIVE DATE.

WHEREAS, Leisure Care Retirement Communities, herein referred to as applicant, submitted an application to develop a 143-unit retirement community on 7.63 acres located in a triangular area bounded on the east by Bear Creek, southeast by Novelty Hill Road and north/northwest by Avondale Road, and

WHEREAS, a planned residential development and a conditional use permit are both Type IV permit decisions, and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for Type IV permit decisions and make a recommendation with findings of fact, conclusions of law and conditions of approval to the City Council for consideration, and

WHEREAS, on October 6, 2003, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Fairwinds Retirement Community Planned Residential Development and Conditional Use Permit, and

WHEREAS, on October 22, 2003, the Hearing Examiner conditionally approved the Fairwinds Retirement Community Planned Residential Development

(L030003) and Conditional Use Permit (L030004), and recommended approval of the said project subject to conditions, NOW, THEREFORE,

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

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Fairwinds Retirement Community PRD and CUP dated October 22, 2003.

Section 2. Approval. The City Council hereby approves the Fairwinds Retirement Community Planned Residential Development and Conditional Use Permit, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated October 22, 2003.

Section 3. Effective Date. This ordinance, being an administrative action, is not subject to referendum and shall take effect five (5) days after publication of a summary consisting of the title.

CITY OF REDMOND



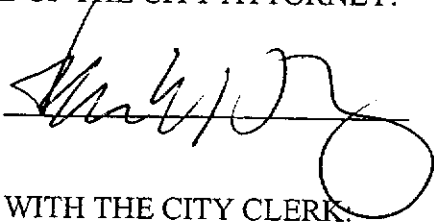
ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

Bonnie Mattson
BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By:

A handwritten signature in black ink, appearing to be "M. J. [unclear]", written over a horizontal line.

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: 2182

November 12, 2003
November 18, 2003
November 18, 2003
November 24, 2003
November 29, 2003



THE CITY OF REDMOND
HEARING EXAMINER

DATE: October 22, 2002

QUASI JUDICIAL

MEMO TO: Mayor and City Council

FROM: Gordon F. Crandall, Hearing Examiner

SUBJECT: Fairwinds Retirement Community #L030003, L030004

Enclosed is a copy of my recommendation for the above application. Pursuant to the Rules Governing Land Use and Zoning Proceedings in the City of Redmond, any party of record may file a written request for reconsideration with the Hearing Examiner. **The request for reconsideration shall explicitly set forth alleged errors of procedure or fact.** In this matter any request must be received by the Office of the Hearing Examiner of the City of Redmond prior to 5:00 p.m. on **November 4, 2002.**

This matter has been labeled "quasi-judicial" to alert City Council members and the public that it is subject to strict procedural requirements under the laws of the State of Washington. These requirements are intended to ensure that the process is fair in fact and that it appears to be fair.

The principal procedural requirement is that the Hearing Examiner and the City Council members, who participate in making the decision, must not discuss the matter with any interested party outside of the public hearing and public meeting process. This ensures that all interested persons have equal access to information that may influence the decision.

Members who participate in making a decision on a quasi-judicial matter must also be careful that they do not have any financial, employment, ownership or other interest which would be likely to influence their decision, or which would reasonably appear to do so.

Please assist your public officials in their efforts to adhere to Washington State's Appearance of Fairness Doctrine. Make your views known by attending public hearings and/or submitting your comments in writing through the Planning Department. Do not contact the decision-making officials directly.

Attachment

cc: Parties of Record

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

2
3
4 **IN THE MATTER OF APPLICATION OF)**
5 **LEISURE CARE RETIREMENT)**
6 **COMMUNITIES FOR FAIRWINDS)**
7 **RETIREMENT COMMUNITY PLANNED)**
8 **RESIDENTIAL DEVELOPMENT AND)**
9 **CONDITIONAL USE PERMIT)**

FILE NO: L030003, L030004

RECOMMENDATION

10
11
12 **RECOMMENDATION**

13 The Hearing Examiner recommends that the City Council **APPROVE** the Conditional Use
14 Permit and Planned Residential Development for the Fairwinds Retirement Community, subject
15 to conditions.

16
17 **INTRODUCTION**

18 The application of Leisure Care Retirement Communities for approval of a Conditional Use
19 Permit and Planned Residential Development for a retirement residence near the intersection of
20 N.E. Avondale Road and N.E. Novelty Hill Road came on for hearing before Gordon F.
21 Crandall, Hearing Examiner on October 6, 2003 at 7:00PM. Amy Tarce, Senior Planner,
22 presented the Technical Committee Report.

23
24 Testifying under oath were:

25 Amy Tarce, Senior Planner

26 Hoyt Scott, Leisure Care Retirement Communities, Applicant

27 Heather Poe, Water Tenders, Chair of Citizens Advisory Committee on Shorelines

28 Jeannine Sieler, 20538 NE 179th Street, Woodinville

29 Terry Lavender, Water Tenders

30 P. G. Phillips, 9920 197th Ct NE, Redmond

Judd Black, Development Review Manager

Fairwinds Retirement Community - 1 of 36
10/22/2003

City of Redmond
Office of the Hearing Examiner
P.O. Box 97010
Redmond, WA 98073-9710

1 The following exhibits were offered and admitted:

2 Exhibit A: Technical Committee Report dated October 6, 2003

3 Exhibit B: Staff Powerpoint Presentation

4 Exhibit C: Noise Study and Recommended Mitigations

5 Exhibit D: Letter from Terry Lavender asking for Maximization of Riparian Buffer

6
7 The hearing adjourned at about 8:15 PM.

8
9 From the foregoing the Hearing Examiner makes these:

10
11 **FINDINGS OF FACT**

- 12 1. Leisure Care Retirement Communities (Applicant) seeks approval of a Conditional Use
13 Permit (CUP) and Planned Residential Development (PRD) for development of a new
14 three-story retirement residence on a site bordered by NE Avondale Road, NE Novelty
15 Hill Road, and Bear Creek. The site is triangular in shape, relatively flat, and contains
16 7.63 acres. A site plan is attached as Attachment A.
- 17
- 18 2. The proposal is to demolish six existing structures and construct a three-story building
19 with 143 retirement residences. Some units will be assisted living and 10% will be
20 "affordable" as defined in RCDG Ch.20D.30. There will be 102 parking spaces. Sixty
21 percent of the site will be cleared for improvements.
- 22
- 23 3. The site is in the Bear Creek Neighborhood and designated for low-moderate density
24 residential uses. The site is zoned R-6, moderate density residential. Surrounding land
25 uses include single-family residences to the south, southwest and northwest and multi-
26 family residences to the west across N.E. Avondale Road.
- 27
- 28 4. The principal access to the site will be from northbound N.E. Avondale Road. A
29 secondary access will be provided from N.E. Novelty Hill Road. Vehicles exiting the site
30 to NE Avondale Road may not cross to the southbound lanes but must only turn right.

1 5. The City issued a Mitigated Determination of Non-Significance (MDNS) for the project
2 on August 29, 2003. No written comments were received. The appeal period has expired,
3 and no appeals were filed. The conditions to the MDNS were noise mitigation, a buffer
4 mitigation planting plan and relocation of a 6" cast iron water main with an 8" ductile
5 iron main in N.E. Novelty Hill Road. Exhibit A, Attachment 8A.

6
7 6. The site is bounded by Bear Creek, a Class I stream, and the building will be 200 feet or
8 more from the Ordinary High Water Mark (OHWM). This buffer area is currently
9 degraded and will be restored as part of the project. The shoreline area is designated
10 Conservancy in the City's Shoreline Master Program. Stormwater detention and water
11 quality ponds will be located in the buffer area, and a soft surface trail is contemplated
12 for public access to and near Bear Creek. A Native Growth Protection Easement for the
13 second growth forest in the southwest one-third of the site will be conveyed to the City
14 of Redmond.

15
16 7. Fire, Transportation, and Park impact fees will be assessed at the time of building permit
17 issuance at rates then in effect.

18
19 8. Notice of the Application, SEPA determination, and the Public Hearing was given as
20 required by Ordinance. Only one written comment was received prior to the hearing,
21 from Mr. and Mrs. Kirk Doyle. Their concerns were with density, trees, wildlife habitat,
22 transportation impacts to N.E. Avondale Road, buffering nearby homes and stormwater.

23
24 9. At the hearing, testimony was received from several citizens.

25 Heather Poe urged better protection of Bear Creek and it's buffer, and urged that
26 there be less intrusion by the detention pond and trail.

27 Jeannine Sieler, sought preservation of more trees, questioned the existence of the
28 detention pond in the stream buffer and expressed concern about increased traffic.

29 Terry Lavender, observed that Bear Creek was one of the three of the primary
30 sockeye salmon spawning streams in the Lake Washington/Sammamish Basin, as

1 well as habitat for fresh water mussels. She urged preservation of the maximum
2 buffer area and reduction of streamside human activity.

3 PG. Phillips, expressed concern for traffic increases, especially on N.E. Novelty
4 Hill Road, and suggested that the required transportation improvements there be
5 installed before any construction activity was undertaken on the site.
6

7 10. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.
8

9 From these findings of fact, the Hearing Examiner makes the following:
10

11 **CONCLUSIONS OF LAW**

- 12 1. Application for a Conditional Use Permit and a Planned Residential Development
13 requires a Type IV review procedure. This is a quasi-judicial review and recommendation
14 by the Hearing Examiner and a decision by the City Council. RCDG 20F.30.15.020. The
15 Hearing Examiner is authorized to conduct a public hearing and submit recommendations
16 to the City Council. RCDG 20F.30.45-015 et seq.
17
- 18 2. A Conditional Use is a mechanism by which the City may require special conditions on
19 development or on the use of land in order to ensure that designated uses or activities are
20 compatible with other uses in the same land use district and in the vicinity of the subject
21 property. An application for a Conditional Use Permit may be granted if the following
22 decision criteria of RCDG 20F.40.40-040 are satisfied:
23
- 24 a. The conditional use is consistent with the Redmond Community Development
25 Guide, which includes the Comprehensive Plan;
 - 26 b. The conditional use is designed in a manner which is compatible with and
27 responds to the existing or intended character, appearance, quality of
28 development, and physical characteristics of the subject property an immediate
29 vicinity;
30

- 1 c. The location, size and height of buildings, structures, walls and fences, and
2 screening vegetation for the conditional use shall not hinder neighborhood
3 circulation or discourage the permitted development or use of neighboring
4 properties;
- 5 d. The type of use, hours of operation, and appropriateness of the use in relation to
6 adjacent uses shall be examined to determine if there are unusual hazards or
7 characteristics of the use that would have adverse impacts;
- 8 e. Requested modifications to standards are limited to those which will mitigate
9 impacts in a manner equal to or greater than the standards of this title;
- 10 f. The conditional use is such that pedestrian and vehicular traffic associated with
11 the use will not be hazardous or conflict with existing and anticipated traffic in the
12 neighborhood;
- 13 g. The conditional use will be supported by adequate public facilities or services and
14 will not adversely affect public services to the surrounding area or conditions can
15 be established to mitigate adverse impacts on such facilities;
- 16 h. If applicable, the application must also conform to the standards establish in
17 Chapter 20D.170 RCDG, Special Uses. (Ord. 2118)
- 18

19 Staff has analyzed whether the proposal is consistent with the RCDG and the
20 Comprehensive Plan in pages 9-17 of the Technical Committee Report. Staff concludes
21 that the proposal satisfies the decision criteria for Conditional Use Permit, and the
22 Hearing Examiner concurs.

23

- 24 3. A Planned Residential Development is authorized by RCDG20C.30.105. It allows for
25 flexibility in project design to match the unique features of a project and a site to
26 establish sets of minimum criteria. Its primary purpose is to enhance the design of a
27 residential development by allowing flexibility and variation from the established site
28 requirements and development standards of the RCDG.
- 29 The design criteria for a Planned Residential Development are set forth in RCDG
30 20C.30.105-040, and the City may approve, or approve with modifications, a PRD if the

1 proposal meets the requirements of chapter 20C.30.105 and the design of the proposed
2 development achieves two or more of the following results:

- 3
- 4 (a) High quality architectural design, placement, relationship or orientation of
5 structures;
- 6 (b) Achieving allowable densities for the subject property;
- 7 (c) Providing housing types that effectively serve the affordable housing needs of
8 the community;
- 9 (d) Improving circulation patterns or the screening of parking facilities;
- 10 (e) Minimizing the use of impervious surfacing materials;
- 11 (f) Increasing open space or recreational facilities on-site;
- 12 (g) Landscaping, buffering, or screening in or around the proposed PRD;
- 13 (h) Providing public facilities;
- 14 (i) Preserving, enhancing or rehabilitating natural features of the subject property
15 such as significant woodlands, wildlife habitats or streams;
- 16 (j) Incorporating energy efficient site design or building features;
- 17 (k) Providing for an efficient use of infrastructure.
- 18

19 4. The design criteria for a Planned Residential Development are discussed at pages 16-28
20 of the Technical Committee Report. Staff recommends approval of the PRD, and the
21 Hearing Examiner concurs. Clearly more than two of the decision criteria are satisfied.
22 The design of the project is rated as of "above average" quality. Allowable density will
23 be achieved. Twenty four affordable units will be set aside for households earning less
24 than 80% of the King County median income, adjusted for household size. Only 37% of
25 the site will have an impervious surface. The maximum allowed is 65%. Indoor and
26 outdoor recreational facilities will be provided. Landscape screens will be provided along
27 NE Novelty Hill Road and NE Avondale Road. Impact fees will contribute to the cost of
28 fire, parks, and roads. Natural features of the site will be preserved and enhanced.

29

30

1 5. Members of the public were concerned primarily with the impact of the proposal of Bear
2 Creek and it's buffer. Applicant proposes to remove non-native plant species that
3 currently dominate the degraded 150-foot buffer area and replace them with native
4 vegetation. Lavender and Poe urged that the intrusion by humans into the Bear Creek
5 buffer be kept to a minimum. The preliminary plans include a soft surface trail, which
6 meanders through the buffer and provides at least two points of access to the stream. In
7 addition, detention and water quality ponds are located in the outer portions of the buffer.

8
9 Applicant was sympathetic to these concerns and agreed to work toward reduction of
10 human intrusion into the buffer area in the final design. A condition to such effect should
11 be included in the approval.

12
13 6. Other members of the public, including P.G. Phillips, expressed concern for the traffic
14 impacts of the proposal. The project is expected to generate less than 30 PM peak hour
15 trips. A study done for another similar project in Woodinville concluded that each
16 dwelling unit in a retirement residence would generate 0.16 trips in the PM peak hour,
17 and this translates into 23 trips. The minimum for requiring a traffic study is 30. This will
18 constitute an acceptable increase to traffic for each of the two exits to and from the
19 project. All vehicles exiting onto NE Avondale Road must turn right and may not cross to
20 the southbound lanes, which will reduce traffic conflicts at this location.

21
22 Mr. Phillips asked whether the required frontage improvements (half street improvements
23 on NE Novelty Hill Road which will be widened to four lanes) could be done early so as
24 to mitigate conflicts with construction traffic. The suggestion is a good one, and a
25 condition to such effect should be included in the approved decision.

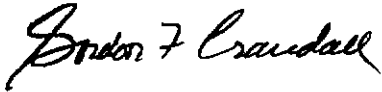
26
27 7. Members of the public also urged that the detention pond be moved out of the buffer
28 area, to preserve the natural character of the buffer. The Hearing Examiner disagrees.
29 Ponds are benign uses in this area and in any event they will be located in the outer half
30 of the buffer. The buffer area is a logical place for the detention and water quality ponds.

1 8. Any finding of fact deemed to be a conclusion of law is hereby adopted as such.

2
3 **RECOMMENDATION**

4 The Hearing Examiner recommends **APPROVAL** of the application of Leisure Care Retirement
5 Communities for a Conditional Use Permit and Planned Residential Development for Fairwinds
6 Retirement Community, subject to the conditions attached here as Attachment B and to the
7 General Approval Conditions and the Fire Department General Conditions as set forth in the
8 Technical Committee Report.

9
10 Done this 22nd Day of October 2003.

11 
12

13 **GORDON F. CRANDALL**
14 **HEARING EXAMINER**

15 Attachment A: Site Plan

16 Attachment B: Conditions of Approval with changes indicated in Boldface

PROCEDURE FOR RECONSIDERATION

1
2
3 Any interested person (party of record) may file a written request for reconsideration with the
4 Hearing Examiner. The request for reconsideration shall explicitly set forth alleged errors of
5 procedure or fact. The final date for motion for reconsideration is **5:00 P.M. on November 4,**
6 **2003,** and should be sent to the **Office of the Hearing Examiner,** City of Redmond, MS:
7 PSFHE, 8701 160th Avenue N.E., PO Box 97010, Redmond, Washington, 98073-9710.
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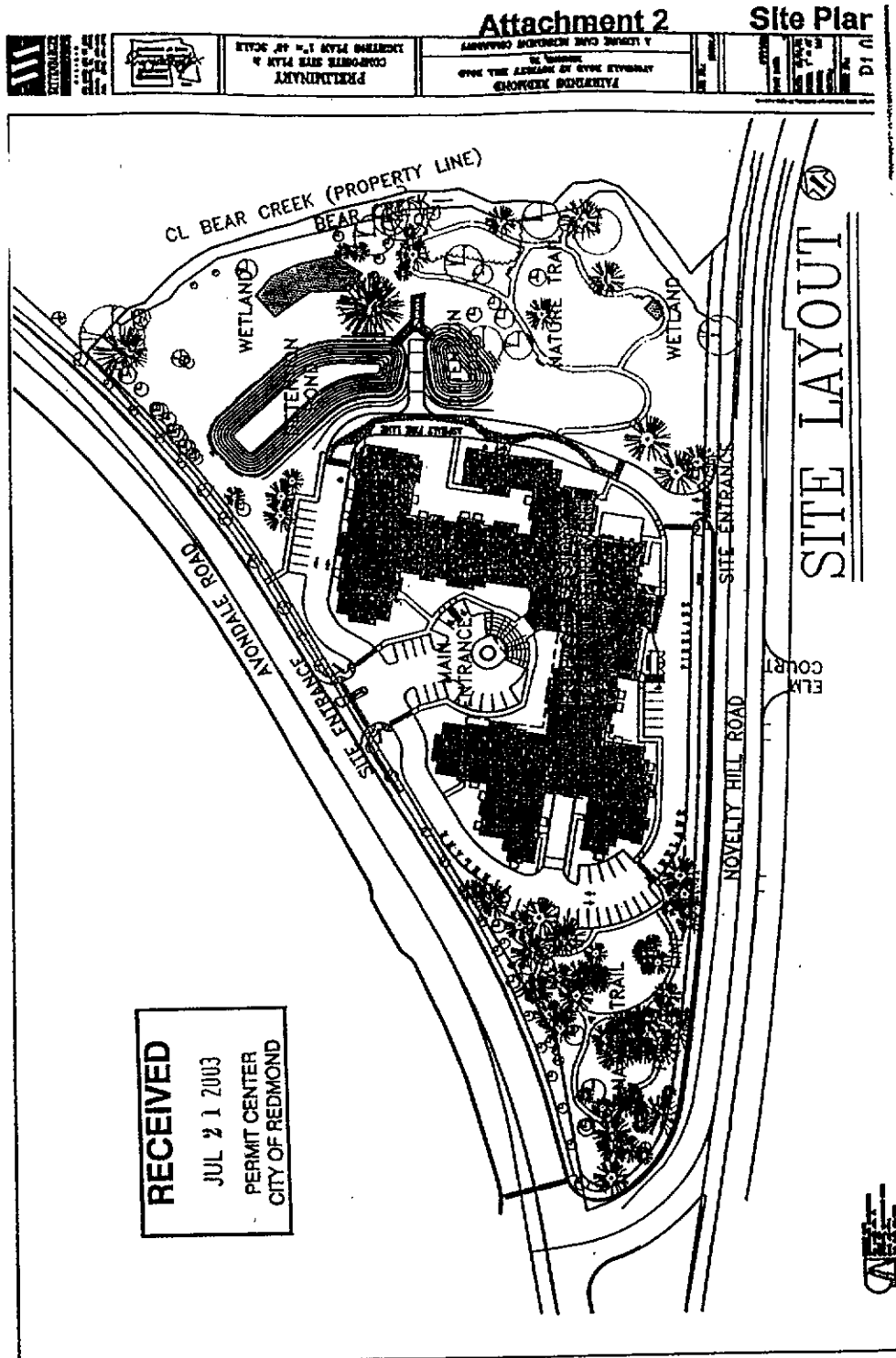
FURTHER PROCEEDINGS

10
11 The foregoing findings of fact, conclusions of law and recommendation will be referred to the
12 City Council. The City Council shall, at a closed record public meeting, consider and take final
13 action on the application. The City Council will not accept new information, written or oral, on
14 the application but shall consider only the complete record developed before the Hearing
15 Examiner and his recommendation. The City Council shall either approve the application, with
16 or without modifications, remand the application to the Hearing Examiner for additional review
17 limited to specific issues, or deny the application. RCDG 20F.30.45-110
18
19
20
21

22 The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners
23 may request a change in valuation for property tax purposes notwithstanding any program of
24 revaluation."
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ATTACHMENT A SITE PLAN



Fairwinds Retirement Community - 10 of 36
10/22/2003

City of Redmond
Office of the Hearing Examiner
P.O. Box 97010
Redmond, WA 98073-9710

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ATTACHMENT B
CONDITIONS OF APPROVAL

PLANNING PART I - SITE SPECIFIC CONDITIONS

A. Approvals Required Prior To Building Permit Issuance:

The following applications/permits must be submitted and approved prior to issuance of a building permit:

- Boundary Line Adjustment
- Shoreline Substantial Development Permit

An approved Sign Permit Application is also required but this does not have to be approved prior to other permits.

B. Street Trees

The following street tree(s) are required to be installed in accordance with RCDG Section 20D.80.10-140. The minimum size at installation is 2 ½ inch caliper.

<u>Street</u>	<u>Species</u>	<u>Spacing</u>
Avondale Road	Acer Platanoides 'Cleveland'	
	'Cleveland' Norway Maple	35 ft. o.c.

C. Design Review Recommendations

Revised building elevations that reflect Design Review Board comments at 1/8" scale prepared by a licensed architect must be submitted with the building permit application. Design Review Board requirements are as follows:

1. Instead of deciduous trees, plant more evergreen trees in the foundation landscape areas for the building wings that are closest to Avondale road, especially where the building height is at three stories.
2. Sidewalks should be differentiated from the vehicular paths by texturing, color, or use of a different material. This is especially necessary for the sidewalks running along the garage driveways, and where pedestrian paths cross vehicular paths.
3. The lighting plan will be subject to the approval of the Technical Committee. The lighting fixture cut-off sheets shall be provided by the applicant to the City of Redmond for review.
4. Presentation of material inconsistencies

- Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.
- If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plan, lighting plan, materials and color between the presentation boards and the 8 ½ x 11 submitted drawings, the Design Review Board and the Redmond planning staff will review and determine which design version will be followed for site plan entitlement.

5. The applicant shall work with staff regarding exterior lighting and that it be residential in nature with careful concern be given to the cut-offs especially in the lights pointed upwards to make sure they meet the dark sky requirements and care given to the lighting along Novelty Hill Road.
6. The mansard roof proposal as presented in the handout at the July 17, 2003 meeting from the applicant (the color cover copy), is the one being approved by the Design Review Board.
7. The Board would request that there be some detail given possibly to the kitchen wall and this can be worked out with staff.
8. Staff works with the applicant to improve the trash enclosure and make it more ornamental in design, perhaps a trellis. Staff may bring the design of the trash enclosure to the Design Review Board for approval.

D. Landscaping and Tree Preservation

1. Landscape Screening. A Type I Solid Landscape Screen is required along Novelty Hill Road and Avondale Road. Type 1 Landscaping consist of the following minimum heights of plants at installation per RCDG 10D.80.10-080(2)(a):
 - Shrubs at 5 feet or greater
 - Deciduous trees at 10 feet or greater
 - Landscape width of 10 feet or greater

1 Along Avondale Road, evergreen trees are preferred to minimize the impact of
2 the three-story buildings from neighboring views. In addition, trees to be planted
3 in the foundation landscape areas of the building that is visible from Avondale
4 Road should use more evergreen trees than deciduous trees.
5

6 2. Native Growth Protection Easement. The southwestern third portion of the project
7 site that is closest to the intersection of Novelty Hill Road and Avondale Road,
8 which has been identified as a second growth forest will be granted to the City of
9 Redmond as a Native Growth Protection Area. The boundaries of the NGPA will
10 be the property line along Novelty Hill Road going around Avondale Road then
11 coming down along the edge of the parking curblin, the final location of which
12 will be determined at Construction Drawing review. The NGPA will be
13 designated either through an easement or a separate tract. Per RCDG 20D.180.10-
14 070(4), A Native Growth Protection Easement shall impose upon all present and
15 future owners and occupiers of land subject to the easement the obligation,
16 enforceable on behalf of the public by the City of Redmond, to leave undisturbed
17 all trees and other vegetation within the easement, except that area required for
18 future construction of multipurpose trails. The vegetation within the easement
19 cannot be cut, pruned, covered by fill, removed, damaged or enhanced without
20 express written permission from the City of Redmond.
21

22 3. Replacement Trees. A total of 220 replacement trees are required for the project.
23 The proposed project will remove 9 landmark trees and 193 significant trees.
24 Three (3) replacement trees are required for every landmark tree removed and 1
25 replacement tree is required for every significant tree removed.
26

27 E. SEPA Mitigation

28 a. Noise Mitigation: Due to the high volume of traffic along Avondale Road
29 and Novelty Hill Road, and the relative proximity of some of the residential
30 units to these two roads, noise mitigation is required to ensure that the

1 residential units meet the U.S. Dept. of Housing and Urban Development
2 (HUD) standards for maximum noise levels for residential developments.

- 3 b. Buffer Mitigation Planting Plan: It is important to the success of the buffer
4 planting that plants be installed at sufficient density to cover rapidly. In
5 order to mitigate for placement of the proposed detention facilities within
6 the 150' buffer, trees shall be planted at a spacing resulting in a maximum
7 12' on center spacing (including existing trees to remain), and shrubs and
8 groundcovers shall be planted at a spacing to result in a maximum 4' on
9 center spacing (including existing native plants). These specifications have
10 historically been used in other similar projects in Redmond and have proven
11 to be the effective level of plant density required to enhance a degraded
12 stream buffer, which is what is found on the project site. **Applicant shall**
13 **design the detention ponds and trails in the buffer so as to minimize as**
14 **much as possible the adverse effects of human activity on the water and**
15 **salmon habitat qualities of Bear Creek**

16 This approval is subject to all general criteria of the Redmond Community Development
17 Guide and Redmond Municipal Code. Please refer to Attachment A, General Planning
18 Approval Conditions, for a checklist of drawing, bond, and general planning
19 requirements. The checklist does not substitute for the code; it is intended to be used as a
20 guide in preparing your final construction drawing/building permit submittal. Refer to
21 the Redmond Community Development Guide and Redmond Municipal Code for
22 detailed information on each requirement.
23

24 ENGINEERING PART I - SPECIFIC SITE CONDITIONS

25 A. Streets, Sidewalks, Access, And Related Improvements

- 26
27
28 1. **Easements & Dedications**: Legal descriptions for easements and dedications shall
29 be provided prior to construction plan approval. The easements and dedications
30 shall be recorded prior to occupancy of the building improvements. The existing

1 and proposed easements and right-of-way shall be shown on the civil plans. All
2 existing easements shall be modified to the City of Redmond's satisfaction or
3 released prior issuance of the building permit.
4

5 a. Dedications for public right of way are required as follows:

- 6 • 12 feet wide on the north side of Novelty Hill Road across the entire
7 property frontage.
- 8 • 5 feet wide on the east side of Avondale Road across the frontage of
9 existing tax lots 80, 81, 26 and 124

10 b. Easements are required as follows:

11 Public 10-foot wide for sidewalks and utilities, granted to the City of
12 Redmond, along all rights of way including Novelty Hill Road and
13 Avondale Road.
14

15 c. New right-of-way lines joining at the intersection of Novelty Hill Road and
16 Avondale Road shall connect with a 25-foot radius, or with a chord that
17 encompasses an equivalent area. The area formed by this radius or chord
18 shall also be dedicated as right-of-way.
19

20 d. All lots are subject to an easement for utilities and drainage facilities over,
21 under and across a strip of land 5 feet wide along the lot lines around the
22 perimeter of the development.

23 e. At time of construction, additional easements may be required to
24 accommodate the improvements as constructed.

25 2. In order to mitigate damage due to trenching and other work on Novelty Hill Road
26 and Avondale Road, the ASPHALT STREET shall be planed, overlaid, and/or
27 patched, as determined by the Engineering Division.

28 3. Half street improvements are required on Novelty Hill Road including asphalt
29 paving 33.5 feet from centerline to face of curb with appropriate tapers, type A-1
30 concrete curb and gutter, 8-foot concrete sidewalk, storm drainage, streetlights,

1 street trees, street signs and underground utilities including power and
2 telecommunications. The resulting full street width on Novelty Hill Road shall
3 include one eastbound lane, three westbound lanes and one westbound bike lane as
4 shown on the 7/21/03 site plan prepared by Dowl Engineers. **Widening of NE**
5 **Novelty Hill Road to increase its capacity shall be undertaken as early as**
6 **possible, consistent with other construction needs of the project.** The minimum
7 pavement section for the street shall consist of:

- 8 • 4" Asphalt Pavement Cl. A
- 9 • 5" Asphalt Pavement Cl. E
- 10 • Subgrade compacted to 95% compacted maximum density as
- 11 determined by modified Proctor (ASTMD 1557)
- 12 • Street crown 2% sloped to drain system

- 13
- 14 4. At the intersection of Novelty Hill Road and Avondale Road, the traffic signal
- 15 system shall be modified per City of Redmond standards to accommodate the
- 16 widening of Novelty Hill Road and the new lane channelization.
- 17 5. The type and location of the proposed site accesses are approved as shown on the
- 18 7/21/03 site plan prepared by Dowl Engineers. Raised curbing shall be installed
- 19 along the centerline of Avondale Road to preclude left turns in or out of the site
- 20 driveway onto Avondale Road.
- 21 6. Concrete crosswalks, per the City of Redmond Standard Details, are required across
- 22 all driveways and private streets intersecting minor or principal arterials.
- 23 7. Conversion of aerial utilities (Power, Telephone, Cable, etc.

24 All existing aerial utilities and street crossings shall be converted to underground
25 along all street frontages and within the site according to 20D.220.10
26 "Underground Wiring" in the Redmond Community Development Guide. All new
27 utilities serving the site shall be placed underground
28
29
30

1 8. Street Lighting and Traffic Signals.

2 Streetlights are required on Novelty Hill Road to illuminate the property frontage.
3 Luminaire spacing should be designed to meet the specified criteria for the
4 applicable lamp size, luminaire height and roadway width. Contact Paul Cho,
5 Transportation Operations Engineer, at (425) 556-2751 with questions. The street
6 lighting shall be designed using the following criteria:

7

Roadway Classification	Area Classification	Average Illuminance (Foot-candles)	Uniformity Ratio (Average/Minimum)
Minor Arterial	Residential	0.6	4:1

8
9
10

- 11
- 12 9. Signal plans are required for all traffic signals being modified or constructed. The
13 plans shall be prepared in accordance with Section 8-20 and 9-29 of the WSDOT
14 Standard Specifications as supplemented and modified by the City of Redmond.
15 Potholing and utility locates are required prior to signal design. Engineer shall
16 arrange for potholing and utility locates, and then contact Dave Alm, Transportation
17 Operations Manager, at (425) 556-2875 48 hours in advance of installation to verify
18 layout. A street use permit is needed for any work within City right-of-way.

19

20 **ENGINEERING PART II - GENERAL REQUIREMENTS**

21 **A. Street Requirements**

- 22
- 23 1. All vehicle use areas including parking lots, service areas, driveways, streets, etc.
24 shall be paved.
- 25 2. In order to mitigate potential impacts to steep slopes, all buildings shall be set
26 back from the top/bottom of slope areas a distance as recommended by a
27 geotechnical engineer, but no closer than 15 feet. The top/bottom of the slope
28 shall be field surveyed and verified (located by bearings and distances) on the
29 final construction drawings.
- 30

 3. Driveways

- 1 a. The location of all existing and proposed driveways, access corridors, and
2 intersections (both sides of the street) shall be shown along the property
3 frontage and within 150 feet of the site property line.
- 4 b. Driveways and access corridors shall be limited to one per lot per street
5 frontage, or one per 150 feet of street frontage upon approval by the City
6 of Redmond Public Works Department.
- 7 c. Driveways and access corridors shall align with existing streets or
8 driveways, or they shall be located a minimum of 150 feet from the
9 nearside face of curb of an intersecting street or driveway. Separations
10 less than these minimums shall obtain approval from the City of Redmond
11 Public Works.
- 12 d. Driveways and access corridors shall be designed to have a 90-degree
13 angle with the street wherever possible. The City of Redmond Public
14 Works Department must approve driveways and access corridors not
15 meeting this standard.
- 16 e. The maximum driveway grade shall be 10 percent. The Fire Department
17 and Public Works Department must approve access corridors exceeding a
18 grade of 10 percent.
- 19 f. The civil plans need to include profiles of all site driveways extending
20 from the centerline of the public street to a distance of 50 feet beyond the
21 public right-of-way.
22

23
24 4. Street Design

- 25 a. Civil plans for all public and private street construction must include
26 existing and proposed centerline profiles and curb/edge of pavement
27 elevations. Cross sections at regular stationing along the length of the
28 project may be required.
- 29 b. Horizontal alignment shall indicate radius, length of tangent between
30 curves, and length of curve. Minimum curve radii shall comply with the

1 requirements stated in Appendix 20D-3 in the Redmond Community
2 Development Guide.

- 3 c. Vertical curves shall indicate length of vertical curve, slopes, length of
4 tangent between curves and stopping sight distance. Minimum stopping
5 sight distance for design shall be 450 feet on arterials and collectors, 225
6 feet on local public access, and 150 feet on private streets.
- 7 d. Cross slopes and super-elevation of streets shall not exceed two (2) percent
8 unless approved by the City of Redmond Public Works Department.
- 9 e. On sloping approaches at intersections, landings are not to exceed 2 feet
10 difference in elevation for 30 feet approaching an arterial or 20 feet
11 approaching a local access street (measured from the back of sidewalk or
12 the back of curb if no sidewalk exists).
- 13 f. Curb radius shall be 25 feet for local access streets and 30 feet for arterial
14 and collector streets.
- 15 g. Street rights-of-way shall intersect at 80 to 90 degrees where possible.
- 16 h. Any pedestrian crossings at intersections, or across curb return type
17 driveways need to include handicap ramps. These ramps must be designed
18 to meet the most recent ADA standards.

19
20
21 **5. Sight Distance**

- 22 a. The appropriate sight distance triangles shall be drawn on the civil and
23 landscaping plans. Adequate entering sight distance shall be maintained at all
24 connections to public streets in accordance with Section 20D.210.25 "Sight
25 Clearance at Intersections" of the *Redmond Community Development Guide*,
26 pages 347 and 348.
- 27 b. For the purpose of determining adequate sight distance, provide plan and
28 profile views of adjacent streets. On local access streets, provide drawings
29 225 feet each side of all proposed driveways or intersections. On arterials and
30 neighborhood collector streets provide drawings 450 feet each side of all

1 proposed driveways or intersections. Adequate stopping sight distance shall
2 be maintained at all driveways and intersections in accordance with Appendix
3 20D-3 in the *Redmond Community Development Guide*.

4 6. Parking: The civil plans need to show the actual parking lot striping and
5 dimensions including parking stalls, travel aisles and any proposed directional
6 arrows. The location of all proposed compact-parking stalls shall be specifically
7 indicated on the plan.

8 7. Signs and Striping

9
10 a. The existing and proposed channelization shall be shown on the site plan for
11 all streets adjacent to the site and within 150 feet of the site property line.
12 This should include the location of all fog lines, center stripes, stop bars and
13 directional arrows.

14 b. A separate 40-scale channelization plan may be required for any public street
15 being modified or constructed. The plan shall include the existing and
16 proposed signs, striping and street lighting and signal equipment for all streets
17 adjacent to the site and within 150 feet of the site property line (both sides of
18 the street). The plan shall conform to the requirements in the City of
19 Redmond Standard Specifications and Details Manual. If the channelization
20 is on a state route, WSDOT approval of the channelization plan is also
21 required.

22 c. All traffic control devices, including signs and pavement markings, shall
23 conform to the MUTCD and the City of Redmond Standard Details. The
24 Transportation Division shall approve all layouts prior to installation.

25
26 8. General Notes: The following notes shall be included on the construction plans
27 for this project:

28 a. Safety railings shall be required when the bottom of a rock wall, retaining wall
29 or slope is 30" or more below the finished elevation of a sidewalk or other
30 pedestrian facility.

- 1 b. WSDOT approved guardrail shall be required as directed by the City
2 Inspector, subject to approval by the City Transportation Engineer.
- 3 c. Contractor is responsible for installing all signs and channelization per City of
4 Redmond standards. Contractor shall lay out all signs and channelization, and
5 then contact Deby Canfield, Senior Transportation Technician, at (425) 556-
6 2752 48 hours in advance of installation to verify layout.
- 7
8 d. All necessary signs and markings on-site, along property frontage, and at
9 specifically designated off-site locations shall be provided by the applicant as
10 required by the Transportation Division whether or not these are indicated on
11 the construction drawings.
- 12 e. When requested by the City Inspector, the geotechnical engineer employed by
13 the developer shall verify and subsequently advise the City of Redmond that
14 the installation of the paving section(s) conforms to his/her design. The
15 project will not be accepted until this written documentation is submitted.
- 16

17 **ENGINEERING PART III - PROCESSING AND OTHER REQUIREMENTS**

18

19 A. Engineering Plans

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

- 27
28 • Standard Specifications and Details
29 • Clearing, Grading and Storm water Management Redmond Technical Notebook
30 • Design Requirements for Water and Sewer System Extensions
• Community Development Guide

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

- 9
- 10 2. Plans shall include a composite drawing that includes all utilities, landscaping,
11 including trees, sprinklers, fire lines, dumpster enclosures, etc., is necessary to
12 minimize the possibility of utilities/landscaping conflicts. All power, telephone,
13 streetlights, etc. shall be shown on construction drawings to facilitate
14 identification and resolution of utility conflicts.
- 15 3. A copy of all recorded easements pertaining to the property is required. The
16 designer must be sensitive to the existence or creation of utility easements within
17 the project. Permanent structures not associated with the utility use—including
18 rockeries—shall not be built within easements, unless approved by the City of
19 Redmond.
- 20 4. When construction drawings are submitted for review, eight (8) complete copies
21 of the civil plans and two (2) sets of drainage computations and studies are
22 required for a complete submittal. Only complete submittals will be accepted for
23 review. (After the initial submittal, fewer copies may be required. If desired, you
24 may contact Public Works at 556-2740 to determine the exact number required.)
- 25 5. At the time of construction drawing approval, a digital file of the drawings shall
26 be submitted to the city. File format shall conform to the requirements identified
27 under 'October 2000 version Record Drawing Requirements' (see below).

- 28
- 29 B. A copy of all recorded easements pertaining to the property is required. Permanent
30 structures including rockeries cannot be built over easements.

1 C. Survey Control

- 2 a. Vertical control: Elevations must be referenced to City of Redmond
3 Datum. This Datum is based on the U.S.C. & G.S. benchmark B-385
4 (1927). The Surveyor must tie the project to two numbered
5 benchmarks. A publication of the benchmarks may be purchased from
6 the City's Public Works service counter under the name City of
7 Redmond Vertical Control Survey February 1990.
- 8 b. Horizontal control: The surveyor shall tie the project to two City of
9 Redmond horizontal control monuments. The plans shall show NAD
10 83-91 coordinates on a minimum to two points at exterior lot/boundary
11 corners. A publication of the Redmond City Horizontal Control
12 Notebook dated 1993 can be purchased at the Public Works service
13 counter.
- 14 c. Existing and New Monumentation: New survey monuments shall be
15 installed at new street intersections, street tangent points and center of
16 cul-de-sacs in accordance with the City of Redmond Standard Details.
17 Existing monumentation must be identified on the construction plans
18 and maintained by the contractor throughout the construction period.

19
20 D. Plan review and inspection fees: Commercial/Apartment - 120% of Building Permit Fee

21 E. This project will be required to pay transportation impact fees at the time of building
22 permit issuance. The applicant is advised to review Section 20D.210.10-190 of the
23 Community Development Guide in order to determine eligibility for credits against
24 impact fee.

25 F. RIGHT OF WAY USE PERMIT is required for any work in the public right of way and
26 shall be paid prior to the pre-construction conference and includes:

- 27
- 28 • A maximum of \$324 fee* (subject to annual increase) for utility installation in the
29 public right-of-way
 - 30 • A posting of a \$1000 cash bond for street cleaning

1 * A 3% technology surcharge is applied as authorized by Ordinance No. 2090,
2 and extended by resolution No. 1162 on December 3, 2002.

3 G. Performance Guarantee: A performance guarantee shall be provided in a form acceptable
4 to the City for street, water, sewer and storm water improvements. An acceptable
5 performance guarantee includes a performance bond, irrevocable letter of credit, or cash.
6 (In some unusual circumstances assignment of loan proceeds may be acceptable.) The
7 amount of the bond shall be 125% of the estimated cost. Only City of Redmond security
8 forms are acceptable. The performance guarantee will not be released until letter from the
9 Director of Public Works advises the developer that all conditions of approval have been
10 met. In addition to the street use permit, a performance guarantee shall be posted with the
11 City for the following uses:

- 12 1. Street and utility improvements within the public right-of-way. The amount of the
13 security shall be determined by the applicant and approved by the City.
- 14 2. Prior to the issuance of any tenant improvement permit or occupancy permit a City
15 approved Letter of Credit or Cash Deposit shall be posted with the City for all
16 uncompleted on-site improvements. The amount of the Letter of Credit or Cash
17 Deposit shall be determined by the applicant and approved by the City. In the event
18 the street and utility Record Drawings plans have not been submitted and accepted at
19 this time a cash bond shall be posted to ensure future submittal. The minimum
20 amount shall be \$5,000, or as determined by the Engineering Division. The deposit
21 for sets having a large number of sheets shall be established at \$1,000 per sheet, not
22 to exceed \$25,000.
- 23 3. Prior to acceptance of any improvements within the right of way, an Asset Summary
24 shall be provided for all street and sidewalk improvements to be owned and
25 maintained by the City of Redmond.

26
27
28
29 H. RECORD DRAWING REQUIREMENTS (Oct. 2000 Version)

30 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

1 assets to the City as well to its residents and customers. They are used for many
2 purposes, ranging from indicating what was actually constructed in the field to
3 helping locate facilities during emergency situations.

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

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

- 15 • Surveyed Sewer and Storm water elevations..... +/-0.01'
16 Includes pipe invert elevations, top of castings (manholes, inlets, etc.)
- 17 • Surveyed Water elevations..... +/-0.25'
- 18 • Horizontal and vertical alignment..... +/-0.1'

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

23 Preliminary Submittal:

- 24 • Two sets of full size prints.
- 25 • Digital files with drawing/layer documentation.

26 Final Submittal:

- 27 • Full size PHOTOGRAPHIC MYLAR Sepia or Xerox Mylar will not be
28 accepted.
- 29 • 11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
- 30 • 8-1/2"x11" PHOTOGRAPHIC NEGATIVE

- Three sets of full size PRINTS.
- 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, 2nd Floor, City Hall, Please call (425) 556-2740 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?*

- 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.
- All Record Drawing changes will be made in the digital format.
- 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.
- Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be moved to reflect their accurate surveyed locations.

- An overall digital site plan.
- 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.

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

- 2 a. Three sets of prints derived from the Record drawing digital file will include
3 the Stamp, Signature and Date of the Professional Engineer or Professional
4 Land Surveyor that prepared the Record drawing document.
5 b. Record drawing submittals are to include all sheets of original city approved
6 construction drawings except TESCPC and City Standard Details, i.e.: Title
7 sheet, Plan(s), Profile(s), Sensitive Areas/Wetlands and Site Specific Details.

8 10. *Who do you contact if you have additional questions?:* Please call John Wellman of
9 the Public Works Development Services Division at (425) 556-2740 if you have
10 any questions.

11 11. *Where do you submit your Record Drawings?*

12 Public Works Development Services Division
13 2nd floor Redmond City Hall
14 15670 N.E. 85th Street
15 Redmond, WA 98073-9710

16 I. CONSTRUCTION REQUIREMENTS

- 17 1. Installation of all street and utility improvements shall be to City of Redmond
18 standards.
19 2. Prior to construction a pre-construction conference shall be held with the City.
20
 - 21 • A minimum of one (1) week of advance notice is required to arrange this
22 meeting.
 - 23 • Construction drawing approval and print distribution to the Construction
24 Engineering Division must occur before the pre-construction conference is
25 scheduled.

26 3. Unless otherwise specified, hours of construction shall be limited from 7:00 a.m. to
27 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No work
28 is permitted on Sunday. This shall apply to plat construction improvements (street
29 and utility improvements) and exterior home construction only. Residential home
30 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. Construction activities may be limited or suspended during the rainy season (October
 1 - April 30).
 5. Haul Routes:

- 1 a. The applicant is required to complete and submit a construction hauling form
2 to the City of Redmond to calculate any haul fees for this development.
3 Please contact Steve Rountree at (425) 556-2877 to obtain a copy of this form.
4 b. Haul hours will be within the hours of 9 a.m. - 4 p.m. and 6 p.m. to 10 p.m.
5 On Saturdays, hauling may be continuous between 9 a.m. -10 p.m. as long as
6 it is in compliance with the City's noise ordinance.
7 c. Traffic control shall be provided at all times when working in or near the
8 public rights of way, subject to the approval of the Transportation Division
9 and the Police Department.
10 d. The applicant shall provide street sweeping at all times during hauling.
11 e. The applicant shall repair and/or replace any traffic markings (i.e., buttons,
12 arrows, etc.) damaged during the hauling operations.
13 f. The Public Works Director shall retain the authority to stop or reroute hauling
14 or change hours of hauling if operating times are unsatisfactory or inclement
15 weather adversely affects City facilities.

16 III. PUBLIC WORKS-WATER AND SEWER

17 A. Requirements If Construction of Fairwinds Precedes Construction of The Water and
18 Sewer Mains In Novelty Hill Road As Identified Below:

19 The proposed sanitary sewer and water services for your project are dependent upon
20 the construction completion of an 8-inch sanitary sewer main and 12-inch water main,
21 including their related appurtenances, in Novelty Hill Road from approximately a
22 station 11+00 to approximately a station 13+50 as it is shown on your site plan of
23 July 21, 2003. The construction of these sanitary sewer and water mains are part of
24 the approval requirements for Elm Court development; however, Elm Court has not
25 yet constructed these required sanitary sewer and water mains.

26 If the applicant chooses to proceed and not wait on the construction progress of Elm
27 Court for the above-referenced sanitary sewer and water mains, then you may choose
28 one of the following:

- 29 1. Construct the above-referenced 8-inch sanitary sewer and 12-inch water mains,
30 including their related appurtenances, in Novelty Hill Road as it was approved by
the City during the design review of the proposed Elm Court development. The

1 associated construction plans need to be reviewed and approved by the City
2 accordingly.

- 3 2. Submit to the City construction plans for an alternative design of the above
4 referenced 8-inch sanitary sewer and 12-inch water mains in Novelty Hill Road,
5 that complies with the City water and sewer master plans, for review and
6 approval. Construct these sanitary sewer and water mains accordingly.

7 If the applicant chooses to construct the above referenced sanitary sewer and water
8 mains, reimbursements are available through a reimbursement agreement to the
9 extent authorized by Chapter 13.12 of the City of Redmond Municipal Code.

10 **B. Water Service**

- 11 1. The proposed development is closer than 10 feet to the existing 70-year-old 6-
12 inch cast iron water pipe in comparison with 20 feet utility standard easement.
13 This impacts the structural integrity and the service reliability of this pipe.
14 Please relocate and replace the existing 6-inch cast iron water pipe with 8-inch
15 ductile iron pipe in Novelty Hill Rd. from a section that starts at the vicinity of
16 the intersection of Avondale Rd. and Novelty Hill Rd. and continues to the end
17 of the proposed development at Novelty Hill Rd. All water services along the
18 replaced segment of the above referenced 6-inch cast iron water pipe shall be
19 reconnected.
20
21 2. Install a 12-inch water main in Novelty Hill Rd from approximately a station
22 13+50 to a station 15+40 where the mentioned water main is being capped.
23
24 3. Install a 12-inch water main in the eastern private drive of the proposed
25 development and connect it to the 12-inch water main in Avondale Rd. and the
26 12-inch water main in Novelty Hill Rd.
27
28 4. Install a 8-inch water main in the western private drive of the proposed
29 development and connect its both ends to the above referenced 12-inch water
30 main in the eastern private drive in a manner that these two referenced water
mains form together a water loop around the proposed building.

- 1 5. Install a 3-inch water meter vault for a domestic water service for the proposed
2 development. The floor of the mentioned vault needs to be drained by gravity to
3 an adjacent storm sewer system.
- 4 6. Install a 2-inch water meter with a backflow preventor for an irrigation use.
- 5 7. Install fire hydrants through the proposed development according to the Fire
6 Department recommendation. The location and spacing of these fire hydrants
7 will be determined by the Fire Department.
- 8 8. Install a fire sprinkler system for the proposed building with a Post Indicator
9 Valve (PIV) and Fire Department Connection (FDC) according to the Fire
10 Department recommendation.
- 11 9. Install blow-offs and air-vacuum assemblies as it warrants on the water mains
12 profiles.
- 13 10. Provide a 20-foot utility easement for the proposed water mains and the related
14 appurtenances.
- 15 11. Maintain a horizontal separation of 10 feet between water and sewer mains.
16
17 (The water main location shown on the site plan may not conform to City standard
18 locations. Revisions to comply with City standard locations may be required.)
19

20 **C. Developer Extension Administrative Requirements: Water and Sewer**

21 **1. Construction Drawings.**

22 Construction drawings for water and sewer improvements shall be prepared in
23 accordance with the Design Requirements for Water and Sewer System
24 Extensions prepared by the Development Services Division of the Department of
25 Public Works. A plan review fee for water and sewer utility shall be paid to the
26 Development Services Division prior to construction drawing review. An
27 inspection fee for water and sewer utility shall be paid to the Development
28 Services Division prior to construction drawing approval. Please contact the
29 Development Services Division at 556-2840 for further information on fees and
30 amounts.

1 2. Easements.

2 Easements shall be provided for all water and sewer improvements as required in
3 the design requirements. Offsite easements must be recorded prior to construction
4 drawing approval. Onsite easements must be recorded prior to the improvements
5 being placed into operation.

6 3. Performance Guarantee.

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

9 a. All water and sewer improvements within City right-of-way or easement and
10 any other portion of the improvements as required by the Development
11 Services Division.

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

15 4. Bill of Sale.

16 A Bill of Sale shall be provided for all water and sewer improvements to be
17 owned and operated by the City.

18 5. Asset Summary.

19 A Developer Extension Asset Summary shall be provided for all water and sewer
20 improvements to be owned and operated by the City.

21 6. Maintenance Guarantee.

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

25 7. As-built Drawings.

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

1 8. Permit Applications.

2 Water meter and side sewer permit applications shall be submitted for approval to
3 the Development Services Division. Permits and meters will not be issued until
4 all improvements are constructed and administrative requirements are complete.
5 Requests to install water meters or construct side sewers prior to completion of all
6 water and sewer improvements and administrative requirements will only be
7 approved on a case-by-case basis after review of the project specifics. Various
8 additional guarantees or requirements may be imposed as determined by the
9 Development Services Division for issuance of meters and permits prior to
10 improvements or administrative requirements being completed.

11 D. Fees

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

17
18 IV. PUBLIC WOKRS-CLEARING/GRADING AND STORMWATER

19 A. Design Requirements to be Completed Prior to Permit

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

29 2. Stormwater Management

30 a. Quantity Control

1 1) Provide detention for peak discharge control to match one half of the 2-
2 year and match the 10-year and 100-year storms natural (prior to any
3 development) runoff peak rate. Detention of runoff from private
4 property will be accomplished in a lined, privately maintained, wet
5 pond. Detention of runoff from public property will be accomplished in
6 a lined wetpond maintained by the City of Redmond.

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

9
10 b. Quality control

11 Provide water quality treatment for the runoff from the 6-month, 24-hour
12 design storm event. Separate public and private wetponds shall be used. Use
13 the developed condition land use when determining the water quality storm
14 flow rate.

15 3. Site grading shall not exceed a slope of 3 horizontal to one vertical measure,
16 (3 to 1).

17 4. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to storm
18 pipes.

19 5. Specify location and catchment basin area and land use of all offsite stormwater
20 flows discharging onto the property.

21 6. Coordinate pond discharge spreader to not negatively impact the walkway.

22 7. Provide a one-half foot sediment storage volume for each detention pond

23
24 B. Fees to be Paid Prior to Permit

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

27 2. Based upon the plans presented, the construction drawing review fee is estimated
28 to be \$1,797.44. A deposit equal to that amount is due and payable when
29 construction drawings are presented for review. The construction drawing review
30

1 fee will be adjusted to account for plan changes during review and will be
2 determined prior to drawing approval. If the adjustments cause the fee to exceed
3 the deposit, the balance due must be paid prior to approval of drawings. If
4 adjustments result in a final figure less than the deposit, the overpayment may be
5 credited against the subsequent fee below or will be refunded.

- 6
- 7 3. A construction inspection fee equal to the final construction drawing review fee is
8 due and payable at the time a permit is issued.
- 9 4. Based upon the current estimate, the total storm water review and inspection fees
10 for this project will be approximately \$3,594.88. Crediting the project with the
11 initial deposit of \$313, the total amount due will be approximately \$3281.88.

12 C. Miscellaneous

- 13
- 14 1. Construction activities may be limited or suspended during the rainy season
15 (October 1 – April 30).
- 16 2. Two complete copies of plans, computations, and studies are required for a
17 complete submittal. Only complete submittals will be accepted for review.
- 18 3. Stencil all on-site storm drainage inlets with “DUMP NO WASTE DRAINS TO
19 STREAM”. Stencils are available from the Stormwater Division located at the
20 City Annex (phone 556-2840). Design plans shall identify the requirement to
21 stencil drainage inlets.
- 22
- 23 4. Easements will be required for any public conveyance systems.
- 24 5. A copy of the conditions of approval (this letter) must accompany all Grading and
25 Storm drainage plan submittals.
- 26 6. As applicable, designate private roads on the construction plans and plat drawings
27 by adding (Private) after the road name.
- 28
- 29 7. Waste storage areas over 200 square feet must be covered. Areas containing
30 dumpsters that receive food waste shall not drain to, or slope toward the storm
drain system. Such areas may be provided with drains to the sanitary sewer

1 system provided appropriate separator(s) are included, and all construction is
2 approved in advance by the City.

- 3 8. Bill of Sale and Asset Summary shall be provided for all storm drainage
4 improvements to be owned by the City.
5

6 **V. FIRE DEPARTMENT**

7 Entitlement plans shall be in compliance with the applicable Redmond Fire Department
8 General Conditions and Guidelines (see the attached). The current submittal is generally
9 adequate for Entitlement Approval, but does not fully represent compliance with all
10 requirements. The following conditions are integral to Entitlement Approval and shall be
11 complied with in Civil Drawings, Recordings, Building Permit Submittals, Fire Code
12 Permit submittal, and/or other applicable processes:
13

- 14 1. Site Plan: In general refer to the attached Conditions and Guidelines.
15 2. Site Plan: The transition from the regular access and the fire lane at both ends has
16 been described in your response #2 as "mountable curb". Since this often refers
17 to a "rolled curb", which is unacceptable, please note that what we will be looking
18 for on the Civil Drawings is a sloped curb equivalent to a driveway apron. A
19 rolled curb will not be acceptable.
20 3. Fire Protection Plan: As part of your Civil Drawing submittal include a one-sheet
21 Fire Protection Plan similar to what you show on sheet P1.0 composite site plan.
22 4. Permit: A Fire Code permit will be required for fuel storage for the generator and
23 for other uses as required by the Fire Code. Arrange for application, review, and
24 approval prior to occupancy.
25 5. Other: Refer to "Operations and Use, Other, Item #6" in the attached Conditions
26 and Guidelines. This project has a high likelihood of need for emergency patient
27 transport; therefore, minimum elevator sizing for transport equipment shall be
28 used.
29
30