

ORDINANCE NO. 2225

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, APPROVING THE SEQUOIA PLANNED
RESIDENTIAL DEVELOPMENT (PRD), CITY FILE NO.
L030266 (PRD) AND L030267 (PPL), SUBJECT TO
CONDITIONS, AND ADOPTING THE HEARING
EXAMINER'S FINDINGS AND CONCLUSIONS

WHEREAS, Pan-Terra at Redwood Acres, herein referred to as "Applicant," submitted an application for a planned residential development (PRD) and preliminary plat on August 26, 2003, and

WHEREAS, the Hearing Examiner held a public hearing on the PRD and preliminary plat applications on June 28, 2004 and, after completion of the hearing, adopted findings and conclusions, a decision approving the preliminary plat, and a recommendation that the PRD be approved, and

WHEREAS, the City Council reviewed the Hearing Examiner's recommendation on the PRD on September 7, 2004, and determined to approve the same, and

WHEREAS, the PRD must be approved by ordinance, NOW, THEREFORE,

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

Section 1. PRD Approved. The Sequoia Planned Residential Development, L030266, is hereby approved, subject to the conditions recommended by the Hearing Examiner in his Findings, Conclusions and Recommendation issued on July 14, 2004.


Section 2. Findings and Conclusions Adopted. In support of the approval granted in Section 1, the City Council hereby adopts the Hearing Examiner's Findings, Conclusions, and Recommendation issued on July 14, 2004.

Section 3. Duties of Planning Director. The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the City in order to reflect the approval of the PRD as provided in this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND


For MAYOR ROSEMARIE IVES
Nancy L. McCormick, Mayor Pro tempore

ATTEST/AUTHENTICATED:


CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:


JAMES E. HANEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR: PRO TEM:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 2225

September 1, 2004
September 7, 2004
September 7, 2004
September 13, 2004
September 18, 2004

1 **BEFORE THE HEARING EXAMINER FOR THE CITY OF REDMOND**
2 **FINDINGS, CONCLUSIONS OF LAW, DECISION, AND RECOMMENDATION**
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4
5

6 **IN THE MATTER OF THE APPLICATION OF) FILE: L030265, L030266**
7 **PAN-TERRA AT REDWOOD ACRES, INC) L030267, L030268**
8 **FOR APPROVAL OF A PRELIMINARY PLAT)**
9 **AND PLANNED RESIDENTIAL DEVELOPMENT)**
10 **OF SEQUOIA ESTATES)**
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14

15 **DECISION**

16 The Hearing Examiner **APPROVES** the preliminary plat of Sequoia Estates, subject to
17 conditions and subject to approval of the Planned Residential Development (PRD) by the City
18 Council of Redmond.
19

20 **RECOMMENDATION**

21 The Hearing Examiner **RECOMMENDS** that the City Council **APPROVE** the Planned
22 Residential Development for the Sequoia Preliminary Plat, subject to conditions.
23

24 **INTRODUCTION**

25 The application of Pan-Terra at Redwood Acres, Inc. for approval of a Preliminary Plat and
26 Planned Residential Development of a 3.64 acre site adjacent to SR 520 near NE 68th Street
27 came on for hearing before Gordon F. Crandall, Hearing Examiner, on June 28th at 7:00PM.
28 Geoffrey Thomas, Senior Environmental Planner, presented the Technical Committee Report.
29 Robert Johns, attorney, presented the case for applicant.
30

1 The following witnesses testified under oath:

2 For the City:

3 Geoffrey Thomas, Senior Environmental Planner

4 Richard Barthol, Public Works Development Services Division Manager

5 Rob Crittenden, Traffic Engineer, City of Redmond

6 Jim Streit, Senior Engineer

7 Jeff Dendy, Senior Engineer

8
9 For the applicant:

10 Robert Pantley, Applicant

11 Bob Johns, Attorney

12 Terry Gibson, Traffic Consultant

13
14 For the Public:

15 Allen Spruil, neighbor

16 Barbara Ann Galler, neighbor

17 Vicky Methven, neighbor

18 Michelle Robbins, neighbor

19 John Robbins, neighbor

20 Brian Dennis, neighbor

21
22 The following exhibits were offered and admitted:

23 Exhibit A: Technical Committee Report with Attachments dated June 21, 2004

24 Exhibit B: Staff PowerPoint Presentation

25 Exhibit C: Exterior Material Board Color Samples, 8x10

26 Exhibit D: Email re: Homeowner Approval of Modification to Easement, 6/24/04

27 Exhibit E: Open Letter to Hearing Examiner, Mayor and Council from R. Pantley

28 Exhibit F: List of Condition Modifications submitted by Applicant's Attorney

29 Exhibit G: Staff Recommended Revisions to Applicant Proposed Changes

1 The Hearing Examiner requested that clarifications be submitted following the hearing. The
2 following was received:

3 Exhibit H: Staff Engineer Rob Crittenden's Response to Emergency Access & Gates
4 From the foregoing the Hearing Examiner makes these:

5
6 **FINDINGS OF FACT**

- 7 1. Pan-Terra at Redwood Acres, Inc., represented by Robert Pantley, (applicant) proposes to
8 development approximately 3.64 acres with 34 new single-family residences. All except
9 two would be in detached buildings. The site will be developed in two phases: Phase A is
10 on a 2.5 acre site as shown on the attached map. Phase B will be on a 1.10 acre site,
11 which lies west of Phase A. Phase A will have 28 residential dwellings with an average
12 lot size of 2,791 sq. ft. Phase B will have 6 residential dwellings with an average lot size
13 of 6,452 sq. ft. Both the phases will have the necessary infrastructure such as roads,
14 water, sewer, utilities, and landscaping. Stormwater will be retained in a tract that will
15 also serve as an open-space and park. A unique method of retaining stormwater will be
16 employed, with the water entering the tract below the surface. A copy of the site is
17 attached as Attachment A.
- 18
- 19 2. The Comprehensive Plan designates the Phase A site for moderate-density residential,
20 and it is zoned R-12. Phase B is designated for low to moderate-density residential, and is
21 zoned R-5.
- 22
- 23 3. The Walnut Hills and Marymoor Heights condominiums lie to the north of the site, zoned
24 R-12. SR 520 lies to the south. Single-family residential uses lie to the east, zoned R-4,
25 and single-family and condominiums are found to the west zoned R-5 and R-12.
- 26
- 27 4. Phase A slopes downward to the east and northeast. Phase B slopes to the east. Slopes
28 vary from 5 to 15% and up to 20%. Slopes along SR 520 increase to 100%. There are no
29 wetlands, streams, or other sensitive areas on the site, nor were any priority, candidate,
30 threatened or endangered animal or bird species identified. Vegetation includes grasses

1 and 195 coniferous and deciduous trees. Noise from SR 520 is anticipated, and a sound
2 barrier is proposed.

3
4 5. Access to both phases will be via an easement on private streets in the Marymoor Heights
5 and Walnut Hills condominiums. Applicant has negotiated an agreement with the two
6 condominium associations to allow such access after making certain improvements to the
7 easement and contributing to their respective reserve funds. (see Exhibit G) NE 68th
8 Street will be gated, and will be used only for pedestrian and bicycle access and for
9 emergency vehicles. Removable bollards or Opticon gates will be provided.

10
11 6. Stormwater will be collected for both phases and conveyed to the open space tract in
12 Phase A. The stormwater will enter the tract below the surface of the soil, and as a result
13 the tract is expected to be a useable grassy area most of the time.

14
15 7. Water and sewer service will be provided by the City of Redmond. Other services such as
16 telephone and cable television will also be available.

17
18 8. There are 126 significant and landmark trees in Phase A and 69 significant and landmark
19 trees in Phase B. Applicant proposes to 'save' 64 trees and 'retain' 30 trees in Phase A.
20 Applicant also proposes to 'save' 34 and 'retain' 8 trees in Phase B.

21
22 Applicant has been granted an exemption to allow removal of 15 landmark trees in Phase
23 A and 3 landmark trees in Phase B. (see page 14, Technical Committee Report)

24
25 A tree is 'saved' if ground disturbance activity is kept five feet away from the tree's
26 dripline. Applicant has proposed to save in excess of 35% of the significant and landmark
27 trees.

28
29 9. Traffic through the private streets on the Marymoor Heights and Walnut Hills was a
30 major concern, evoking over 130 letters and emails opposing the proposal. Applicant's

1 proposal to improve the private roads and contribute to each association's reserve fund
2 was accepted by the required majority of both associations. The proposal received a
3 certificate of transportation concurrency from the City of Redmond. The City engineer
4 advises that the intersection of Old Redmond Road and West Lake Sammamish Parkway
5 will be slated for a traffic signal in the six year Transportation Improvement Program
6 (TIP) for 2008.

7
8 10. Impact fees for transportation, parks, and fire service will be imposed at the time of
9 building permits for each residence.

10
11 11. A Determination of Non-Significance (DNS) was issued for the proposal on May 12,
12 2004. The DNS was not appealed. The requirements of SEPA have been satisfied.

13
14 12. Public notice of the application and public hearing was given as required by ordinance. In
15 addition, applicant held two community meetings, attended by City staff and interested
16 citizens.

17
18 13. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

19
20 From the foregoing Findings of Fact, the Hearing Examiner makes the following:

21
22 **CONCLUSIONS OF LAW**

23 1. The Hearing Examiner is authorized to conduct a hearing and make a decision on an
24 application for approval of a Preliminary Plat (RCDG 20C.90) and to make a
25 recommendation to the City Council on a request for approval of a Planned Residential
26 Development. (RCDG 20F.30.45-010 et seq.)

27
28 2. RCDG 20D.180.10-020 sets forth the criteria for approval of a subdivision or short
29 subdivision:

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

- 1 (a) The proposal conforms to the goals, policies and plans set forth in RCDG Title
2 20B;
- 3 (b) The proposal conforms to the site requirements set forth in RCDG 20C.30.25-140,
4 Site Requirements;
- 5 (c) The proposal conforms to the requirements of this section and those set forth in
6 RCDG Title 20F and submittal requirements on file in the Planning Department;
- 7 (d) The proposed street system conforms to the City of Redmond Arterial Street Plan
8 and Neighborhood Street Plans, and is laid out in such a manner as to provide for
9 the safe, orderly and efficient circulation of traffic;
- 10 (e) The proposed subdivision or short subdivision will be adequately served with City
11 approved water and sewer, and other utilities appropriate to the nature of the
12 subdivision or short subdivision;
- 13 (f) The layout of lots and their size and dimensions take into account topography and
14 vegetation on the site in order that buildings may be reasonably sited and that the
15 least disruption of the site, topography and vegetation will result from
16 development of the lots;
- 17 (g) Identified hazards and limitations to development have been considered in the
18 design of streets and lot layout to assure street and building sites are on
19 geologically stable soil considering the stress and loads to which the soil may be
20 subjected.

21 In addition, each subdivision or short subdivision must be consistent with the City's
22 development regulations, Comprehensive Plan's policy, and the City's SEPA
23 ordinance.

24
25 3. A Planned Residential Development is authorized by RCDG 20C.30.105:

- 26 (a) High quality architectural design, placement, relationship or orientation of
27 structures;
- 28 (b) Achieving allowable densities for the subject property;
- 29 (c) Providing housing types that effectively serve the affordable housing needs of the
30 community;

- (d) Improving circulation patterns or the screening of parking facilities;
- (e) Minimizing the use of impervious surfacing materials;
- (f) Increasing open space or recreational facilities on-site;
- (g) Landscaping, buffering, or screening in or around the proposed PRD;
- (h) Providing public facilities;
- (i) Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
- (j) Incorporating energy efficient site design or building features;
- (k) Providing for an efficient use of infrastructure.

The PRD is requested to allow reduction of the average lot size in Phase A, reduce lot frontage for lots 11, 19 and 20, and reduce front and side setbacks. In addition, decks will be allowed to overhang the driveways and extend as close as two feet from the sidewalk in Phase A. See pp. 18-23 of the Technical Committee Report.

4. Initially this proposal evoked considerable opposition, mostly from residents of the condominiums in Walnut Hills and Marymoor Heights. Most of the comments dealt with traffic, transportation, and access to the site. Applicant already had an easement across the condominium sites for Phase A but not for Phase B. NE 68th Street is so inadequate that only two building sites could be approved there unless access through Phase A could be obtained. Applicant was able to negotiate access for Phase B through the condominium sites by agreeing to improve their private roads and contributing to each association's reserve funds. At the hearing, both condominium associations supported this proposal.
5. **Vicky Methven**, who lives at the intersection of 154th Avenue NE and NE 68th Street, was concerned with the improvement of NE 68th Street and the effect on a landmark tree on her property. Applicant will install gates or bollards to prevent vehicular use of this street except for emergency vehicles. The grade of NE 68th Street will be raised. A sidewalk will be installed on one side, with guard rails where required by the City of

1 Redmond's Public Works Department standards. Her overhead wires will be placed
2 underground. Her sewer line which goes to Old Redmond Road will be separated from a
3 water main by at least 18 inches. In the end, Ms. Methven complimented City staff for
4 their efforts to protect the interests of nearby properties.

5
6 6. **John Robbins** was concerned about traffic on Old Redmond Road, especially at its
7 intersection with West Lake Sammamish Parkway. The problems with this intersection
8 existed before this proposal was advanced. City staff has indicated that a traffic signal at
9 this location will be requested in the next six year TIP program.

10
11 7. The Technical Committee recommends approval of the Preliminary Plat and Planned
12 Residential Development, subject to conditions. The Hearing Examiner concurs. The
13 proposal satisfies the criteria for both the Preliminary Plat and the Planned Residential
14 Development and will provide innovative housing consistent with its high density
15 surroundings.

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

2 The application of Pan-Terra at Redwood Acres, Inc. for a the Preliminary Plat of Sequoia
3 Estates is **APPROVED**, subject to conditions and subject to approval by the City Council of the
4 Planned Residential Development.

5 **RECOMMENDATION**

6
7 The Hearing Examiner recommends **APPROVAL** of the Planned Residential Development for
8 Sequoia Estates, subject to the conditions attached to this Decision and Recommendation as
9 Attachment B.

10
11 Done this 14th Day of July, 2004
12

13
14 /s/Gordon F. Crandall

15 **GORDON F. CRANDALL**
16 **HEARING EXAMINER**

17
18 Attachment A: Site Plan
19 Attachment B: Conditions of Approval - (Changes in bold)
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2 **PROCEDURE FOR RECONSIDERATION**

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 July 28, 2004**,
6 and should be sent to the **Office of the Hearing Examiner**, City of Redmond, MS: PSFHE,
7 8701 160th Avenue N.E., PO Box 97010, Redmond, Washington, 98073-9710.
8
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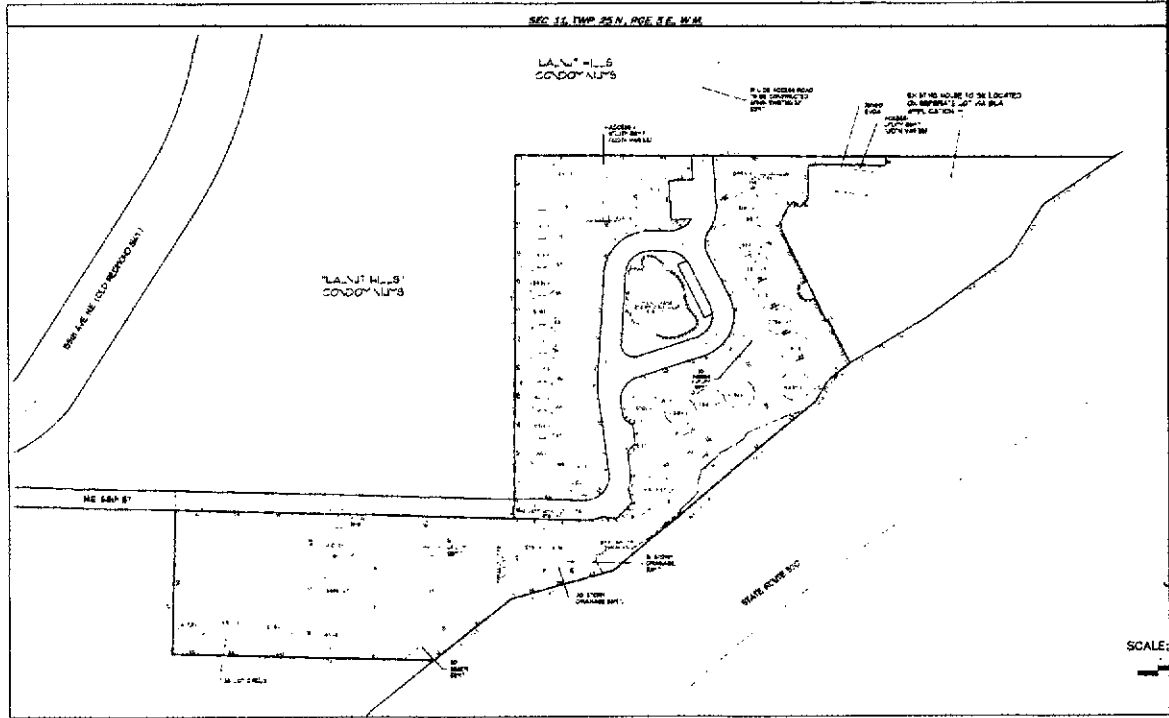
10 **FURTHER PROCEEDINGS**

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

SITE PLAN



**ATTACHMENT B
CONDITIONS OF APPROVAL**

I. GENERAL

- A. Compliance with City Regulations Required. This approval is subject to all general criteria of the Redmond Community Development Guide, Redmond Municipal Code, and Redmond Comprehensive Plan. Refer to Attachment VI.A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing the final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.
- B. The conditions of approval contained herein are intended to clarify or supplement these requirements, not supercede them.
- C. Approved Plat Map. The approved site plan is that Plat Map identified as Attachment II A to this report. The preliminary plat, which is illustrated by this Plat Map in Attachment II A, is a neat and approximate drawing of a final plat. Subsequent civil drawings and the final plat shall be in substantial conformity with the preliminary plat proposed by Attachment II A.
- D. SEPA. The Technical Committee has issued a Determination of Non-Significance for this proposal. The DNS has been issued based upon the proposal and those disclosures as contained within the attachments to this report. Modifications to the proposal or discovery of information not contained within these materials may require that the Technical Committee re-evaluate the project for compliance under the State Environmental Policy Act and may require the issuance of an Amended or new threshold determination.
- E. Planned Residential Development.
1. This proposal relies on the approval of a planned residential development, which is subject to the review and consideration of the Redmond City Council. To be constructed as proposed requires the approval of the City Council.
 2. The buildings, including the elevations, materials, and colors, shall be in substantial conformity with those drawings submitted with the application.
 - a) Recording documents shall be submitted that describe how structures will be constructed to meet the approved architectural standards.
 - b) Designs shall be revised to minimize the appearance of the garage doors.
 - i. Windows shall be placed within the garage doors, for example along the top of said doors.
 - ii. Additional measures will be used to minimize the appearance of garage doors, such as: installing two garage doors instead of one double-car garage door and constructing arbors and other architectural features to reduce the appearance of the garage doors.

1 II. Conditions of Approval and Revisions Required on Mylar – Document to
2 be Recorded with King County

3 A. Planning

4 1. Note: Transportation, parks, and fire impact fees shall be assessed at the time of
5 building permit issuance for each residence. The fee in effect at the time of issuance
6 of the building permit shall apply.

7 2. Specific Planning Requirements:

8 a) Landscaping:

9 i. Landscaping shall be provided for parking spaces in accordance with RCDG
10 20D.30, Parking Standards and 20D.80, Landscaping and Tree Protection.

11 ii. Landscaping shall be coordinated with water/sewer lines and fire
12 hydrants/connections. Trees shall be planted no closer than 8 feet from the
13 centerline of any water/sewer lines. Shrubs shall be planted to maintain at
14 least 4 feet of clearance from the outside edge of the shrub to the center of all
15 fire hydrants/connections. Ground cover may be planted within this radius.
(RCDG Section 20D.80.10-150(8)).

16 iii. Planting shall meet the City requirements for site clearance at intersections as
17 identified in Section 20D.210.25 of the Redmond Community Development
18 Guide. (20D.80.10-150(2))

19 iv. For landscaping within the plat, including within planter strips, an irrigation
20 system shall be installed before final plat approval. The landscaping and
21 irrigation system shall be maintained by the Home Owners' Association or
22 other means acceptable by the City of Redmond Parks Department. Any
23 installation or other work in the public right of way requires an Extended
24 Right of Way Use Permit issued by the Public Works Department.

25 v. Maintenance of the street tree are the responsibility of the HOA or the
26 adjacent property owner

27 b) Tree Protection: Restrictive covenants shall include a statement notifying property
28 owners and the Homeowner's Association that significant and landmark trees on
29 individual lots may only be removed in accordance with the approved tree
30 retention plan. This language shall be reviewed and approved by the Planning
Department prior to recording of the restrictive covenants with King County.

c) Setbacks: The proposal is a planned residential development. Consequently,
modifications have been made to setbacks and other dimensional standards.
Setbacks shall be illustrated on the site plan and shall be identified in text on the
recording documents.

B. Stormwater

1. Erosion control systems must be implemented throughout the construction process
and until the site is stabilized. Design of all systems must be in accordance with
section 20E.90.10 of the Community Development Guide and the most recent issue of

1 the City of Redmond STORMWATER MANAGEMENT AND EROSION
2 CONTROL TECHNICAL NOTEBOOK (notebook). Contact the Stormwater
3 Division at 556-2890 for information about, or a copy of, the notebook. Preferred
4 methods for management and control are discussed in the notebook.

5 2. Quantity Control

6 a) Provide detention for peak discharge control to match one half of the 2-year and
7 match the 10-year and 100-year storms natural (prior to any development) runoff
8 peak rate. Stormwater may be detained in an underground vault. A tank may be
9 used if it passes the air test.

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

12 3. Quality control: Public stormwater runoff may be treated in an underground tank
13 provided it passes the air test. Private stormwater will be treated in a 200-foot
14 biofiltration swale to provide water quality treatment for the 6-month, 24-hour design
15 storm runoff. Use the developed condition land use when determining the water
16 quality storm flow rate.

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

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

20 6. Provide documentation of approval from WSDOT of acceptance of point discharge of
21 stormwater onto SR 520 right-of-way, **if required by law.**

22 7. The southeast boundary of the project is adjacent to a steep slope. A request to
23 reduce the steep slope buffer to 15 feet has been received. This request will be
24 granted upon receipt of an approved geotechnical report supporting the reduced
25 buffer. To be approved by the City, the geotechnical report must be determined
26 complete by a geotechnical peer review engineer. Any measures deemed advisable
27 by the geotechnical engineer to support the slope shall be included in the construction
28 drawings.

29 8. **Subject to review and approval of City of Redmond Technical Committee,**
30 **applicant may grade the lots as part of the road and utilities grading in order to**
stabilize the entire site during the summer months.

C. Water and Sewer

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

a) Install a new, 425 pressure zone, 8-inch diameter water line in NE 68th Street from
the existing 12-inch water line in 154th Avenue NE east approximately 455 lineal
feet to serve Lots 1-3 of Phase "B", **provided that if applicant demonstrates that**
water pressure for lots 1-3 will be at 40 PSI at the meter, such extension to
N.E. 154th Street will not be required.

- 1 b) Install new, 285 pressure zone, 8-inch diameter water lines as shown on Sheets P8
2 through P11 prepared by CORE Design to serve Lots 4-6 of Phase "B" and all of
3 Phase "A".
- 4 c) The water main locations shown on the site plan may not conform to City standard
5 locations for **Phase B**. Revisions to comply with City standard locations **shall**
6 **reflect the attached cross section for N.E. 68th showing the water line 8 ft.**
7 **from the north boundary line. Site plan locations for Phase A are acceptable.**
- 8 d) Water service will require the installation of water meters to be connected to the
9 new mains shown on the plans prepared by CORE Design with the proposed new
10 homes.

2. SEWER SERVICE

- 11 a) Sewer service will require a developer extension of the City of Redmond sewer
12 system as follows: install new 8-inch diameter sanitary sewers in the streets or 20-
13 foot wide easements as shown on the drawings prepared by CORE Design.
- 14 b) The sewer main location shown on the site plan may not conform to City standard
15 location for **Phase B**. Revisions to comply with City standard locations **shall**
16 **reflect the attached cross section for N.E. 68th showing the sewer line 18 feet**
17 **from the north boundary of N.E. 68th Street. Site plan locations for Phase A**
18 **are acceptable.**
- 19 c) Vehicular access to all new and existing manholes shall be provided. The access
20 easement shall be a minimum of 20 feet in width with non-erosive surfacing
21 capable of supporting a loaded vector truck, H2O loading. The City **approves** the
22 surfacing; any structural fill requires a geo-technical report. If access passes
23 through fencing then 14-foot minimum width gates shall be provided. The plat or
24 easement document shall (1) show and dedicate the 20-foot access easement, (2)
25 have covenants advising property owners of their obligation to maintain the
26 availability of the access by providing gates and not obstructing the access, and (3)
27 that the property owners maintain, repair and replace the access surfacing as
28 needed.
- 29 d) Sewer service will require each new home to have a side sewer connection to the
30 new sanitary collection system.

D. Engineering/Transportation

1. No lot in this Plat shall be permitted direct access to 154th Avenue NE via NE 68th
Street. This restriction shall be indicated on the face of the final plat and other
documents.
2. Easements & Dedications: The existing and proposed easements and right-of-way
shall be shown on the final plat, civil plans and other documents. The existing
easements for ingress, egress, private utilities, etc. shall be modified to the City of
Redmond's satisfaction or released from both the plat certificate and the final plat
prior to approval.
- a) Easements are required as follows:

- 1 i. Public 10-foot wide for sidewalks, roadway and utilities, **adjacent to the area**
2 **dedicated pursuant to condition D.2.b.i. on the parcel B frontage** granted
3 to the City of Redmond, along the south side of the right-of-way for NE 68th
4 Street.
- 5 ii. Public 5-foot wide for sidewalks and utilities, granted to the City of Redmond,
6 along both sides of the internal plat street within Tract 991 in Phase A as
7 shown on the 4/9/04 preliminary plat prepared by Core Design.
- 8 iii. Private minimum 22-foot wide for road and utilities, granted for the benefit of
9 all lots in Phase B, along the private street system within Phase A, the Walnut
10 Hills condominiums and the Marymoor Heights condominiums. The actual
11 easements must be granted before the City will sign construction plans for this
12 Plat.
- 13 b) Dedications for right of way are required as follows:
- 14 i. At least 2.5 feet on the south side of NE 68th Street, or whatever width is
15 necessary to encompass the street, **curb and gutter** along the frontage of
16 Phase B.
- 17 ii. All lots are subject to an easement for utilities and drainage facilities over,
18 under and across a strip of land 2-1/2 feet wide along each side of the interior
19 lot lines within the development, together with a strip of land 5 feet wide
20 along the lot lines around the perimeter of the development.
- 21 iii. At time of construction, additional easements may be required to
22 accommodate the improvements as constructed.
- 23 3. Public and Private Engineering/Transportation Improvements
- 24 i. To provide for emergency access and a safe walking route for school children,
25 full street improvements are required on NE 68th Street from 154th Avenue NE
26 to Phase B with 16 feet of asphalt paving including a 12-foot driving surface
27 and a 4-foot pedestrian walkway on the north side. The walkway is to be at
28 grade with the driving surface, but delineated with a patterned, colored
29 treatment. The street shall include curbs and/or guard rails on both sides,
30 storm drainage, streetlights, street signs and underground utilities including
power and telecommunications. A City-approved opticon controlled gate or
bollards will need to be installed across NE 68th Street **on the eastern right-
of-way line on 154th Avenue NE** to prevent use of NE 68th Street by general
vehicle traffic. The specific design of this street will need to be approved by
the Redmond Fire Department for use as a fire access within the 20 feet of
existing right-of-way. The minimum pavement section for the street shall
consist of:
1. 3" Asphalt Pavement Cl. B
 2. 4" Asphalt Treated Base
 3. Subgrade compacted to 95% compacted maximum density as determined
by modified Proctor (ASTMD 1557)

- 1 4. Street crown 2% sloped to drain system
- 2 ii. Full street improvements are required on NE 68th Street across the entire
- 3 frontage of Phase B including asphalt paving 28 feet from face of curb to face
- 4 of curb with appropriate tapers, type A-1 concrete curb and gutter on both
- 5 sides, a 5-foot planter strip and a 5-foot concrete sidewalk on the south side,
- 6 and storm drainage, streetlights, street trees, street signs and underground
- 7 utilities including power and telecommunications. **The planter strip may be**
- 8 **located behind the sidewalk in areas to save existing trees if agreed to by**
- 9 **applicant and City staff.** The 28-foot street width can be reduced to 20 feet
- 10 provided that eight (8) general use, public parking spaces are provided off-
- 11 street. At least four (4) of these spaces must be standard size. The minimum
- 12 pavement section for the street shall consist of:
- 13 1. 3" Asphalt Pavement Cl. B
- 14 2. 4" Asphalt Treated Base
- 15 3. Subgrade compacted to 95% compacted maximum density as determined
- 16 by modified Proctor (ASTMD 1557)
- 17 4. Street crown 2% sloped to drain system
- 18 iii. Full street improvements are required on the internal private street through
- 19 Phase A including asphalt paving 28 feet from face of curb to face of curb
- 20 with appropriate tapers, type A-1 concrete curb and gutter on both sides, a 5-
- 21 foot concrete sidewalk on one side, storm drainage, and underground utilities
- 22 including power and telecommunications. The 28-foot street width can be
- 23 reduced to 20 feet provided that twenty (20) general use parking spaces are
- 24 provided off-street. At least ten (10) of these spaces must be standard size.
- 25 The minimum pavement section for the street shall consist of:
- 26 1. 2" Asphalt Pavement Class B
- 27 2. 4" Crushed Rock surfacing
- 28 3. Subgrade compacted to 95% compacted maximum density as determined
- 29 by modified Proctor (ASTM D 1557)
- 30 4. Street crown 2% sloped to drain system
- iv. On 154th Avenue NE at NE 68th Street the ASPHALT STREET shall be
- planed, overlaid, and/or patched to repair damage from utilities, as determined
- by the Engineering Division.
- v. Other off-site work includes the traffic calming improvements within the
- Marymoor Heights and Walnut Hills condominiums recommended by the
- applicant in the SEPA **checklist** for this Plat.
- vi. All vehicle use areas including parking lots, service areas, driveways, private
- streets, etc. shall be paved.
- vii. Streetlights are required on NE 68th Street to illuminate the property frontage.
- The street lighting shall be designed using the following criteria:

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

- viii. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Dave Alm, Transportation Operations Manager, at (425) 556-2875 with questions.
- ix. Installation of mailbox stand(s) shall be in accordance with City standards.
- x. All power, telephone, streetlights, etc. shall be shown on the engineering drawings and landscape plans submitted for construction permits.
- xi. A composite drawing that includes all utilities, landscaping including trees, etc., is necessary to minimize the possibility of utilities/landscaping conflicts.
- xii. CONVERSION OF AERIAL UTILITIES (POWER, TELEPHONE, T.V., ETC. TO UNDERGROUND)
- xiii. All existing aerial utilities shall be converted to underground along all street frontages and within the short plat according to 20D.220.10 "Underground Wiring" in the Redmond Community Development Guide. All new utilities serving the plat shall be placed underground.

III. SPECIFIC REQUIREMENTS FOR CONSTRUCTION DRAWINGS

A. Planning

- 1. Please refer to Attachment "General Planning Conditions" for further requirements.
- 2. To ensure compliance with residential site standards, at the time that construction drawings are submitted for Public Works review, the applicant shall provide two (2) copies of the construction drawings, clearing/grading plan and tree retention plan at a scale of 1" = 20' to the Planning Department.
- 3. A sign permit application must be submitted separately to the Planning Department for review and approval prior to installation of any proposed signs (RCDG Section 20D.160.10-020).
- 4. Tree Protection Measures:
 - a) The fifteen landmark trees that are proposed to be removed shall be mitigated at a ratio of 3 mitigation trees for each removed landmark tree.
 - b) Tree preservation measures for trees designated to be saved must at a minimum comply with required tree protection in RCDG Section 20D.80.20-100(1). These measures include but are not limited to the following requirements:
 - c) All construction activities, including staging and traffic areas, shall be prohibited within five feet of the drip line of saved trees.

- 1 d) Tree protection barriers shall be installed along the outer edge and completely
2 surround the area 5' from the drip line of significant trees to be protected prior to
3 any land disturbance.
- 4 e) Tree protection barriers shall be a minimum of four feet high, constructed of chain
5 link, or polyethylene laminar safety fencing or similar material. "Tree Protection
6 Area" signs shall be posted visibly on all sides of the fenced areas. Signs
7 requesting subcontractor cooperation and compliance with tree protection
8 standards may also be required to be posted at site entrances.
- 9 f) Where tree protection areas are remote from areas of land disturbance, and where
10 approved by the Planning Department, alternative forms of tree protection may be
11 used in lieu of tree protection barriers, provided that protected trees are completely
12 surrounded with continuous rope or flagging and are accompanied by "Tree Save
13 Area-Keep Out" signs.
- 14 g) Per RCDG Section 20D.80.20-080(1), each significant tree that is removed on the
15 site must be replaced by one new tree. The required number of replacement trees
16 must be identified on the Tree Replacement Plan. The minimum size of
17 replacement trees is 2-½ -inch caliper for deciduous trees and six to eight feet in
18 height for evergreen trees.
- 19 h) Two copies of the final Tree Preservation Plan, Landscape Plan and Tree
20 Replacement Plans at 1"=20' scale must be submitted with construction drawings
21 and approved prior to issuance of construction drawings. The final plans shall be
22 prepared or approved by a licensed landscape architect, registered Washington
23 certified nurseryman or registered Washington certified landscaper (RCDG
24 Section 20D.80.10-040). This certification shall be noted on all landscape-related
25 plans. A copy of the Tree Preservation Plan shall be recorded with the Final Plat.
- 26 i) A tree health assessment shall be completed for off-site improvements that extend
27 into areas with significant and landmark trees. Mitigation will be required where
28 trees are removed or improvements extend within 5' of the drip line of any healthy,
29 significant or landmark tree, beyond those improvements that currently exist.
- 30 B. Fire. The following approval conditions are part of your entitlement approval, and shall
be reflected in your final civil Drawings:
1. Attachment B: General Fire Conditions. The General Fire Conditions contained
within Attachment B shall apply.
 2. Plan:
 - a) Show details of 25-foot interior and 45-foot exterior emergency vehicle turning
radii at all turning points. Include both directions from Old Redmond Road into
NE 68th Street. Include drive from Old Redmond Road through the adjacent
property into Parcel A. Include access into the **Spaulding Estate** (including radii,
14-foot minimum width, & 20' by 50' Emergency Vehicle Operations Area,-
EVOA). Include the radii into the two dead ends of Parcel B. Identify any grades
10% or over.

- b) Show and label the location of all guest, extra vehicle, and RV parking alluded to in the traffic consultant's memo of August 11, 03 (last item on the fifth page).
3. Easement: The allowance for the narrowing of the NE 68th paved surface was based upon that area being as small an area as possible. We understand that the property to the south of the entry has not allowed an easement to provide the normal width. Obtain sufficient area for full 20-foot pavement width where NE 68th is adjacent to the utility property or provide documentation of a good faith effort to obtain such.
4. Fire Protection Plan: Provide a plan as detailed in the last section of the attached General Conditions and Guidelines. Submit this along with your Civil Drawing set.
5. Gates or Bollards: There will be allowed only one gate (or bollards if approved by the Fire Department) located between Parcel B and 154th Avenue NE, and shall be located where NE 68th is 20 feet in width just prior to where it tapers to less than 20 feet. (See condition II.D.3.i) If a gate is required by the City, the gate shall be strobe activated (from both directions – east-bound and west-bound), with electric key switch and maintained by the development. This shall be identified on the Civil Plan set and as part of the conditions for the PRD and PPL.
6. Addresses: The following addresses and street designations shall be applicable:
- a) Lots B-1 to 6 and A-27 & 28 shall be addressed with odd numbers between 15551 and 15591 NE 68th Court. A sign shall be placed at the west end of the NE 68th right of way stating, "Emergency Access to NE 68th Court only".
- b) Lots A-1 to 13 shall be odd numbers from 6801 to 6889 156th Place NE. A Street sign shall be placed at the intersection of 156th Place NE and NE 70th Ct.
- c) The large estate lot shall be addressed 6890 156th Place NE.
- d) Lots A-26 to 14 shall be even numbers from 6802 to 6888 156th Place NE. Individual building addresses shall be assigned by the Permit Center.
7. Entitlement plans shall be in compliance with the applicable Redmond Fire Department General Conditions and Guidelines (see the attached).
- C. Water and Sewer: Construction drawings for water and sewer improvements shall be prepared in accordance with the Design Requirements for Water and Sewer System Extensions prepared by the Utilities Division of the Department of Public Works. A plan review fee shall be paid to the water and sewer utility prior to construction drawing review. An inspection fee shall be paid to the water and sewer utility prior to construction drawing approval. Contact this utility at 556-2840 for further information on fees and amounts.
- D. Engineering and Transportation
1. General Requirements:
- a) Engineering Plans for on-site and off-site drainage (storm water management), clearing, grading, utility and street improvements are required. The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits. Plan size must be 22" x 34" at a scale of 1" = 20'

1 unless otherwise approved by the City. The following design manuals should be
2 obtained to guide design work:

- 3 i. Standard Specifications and Details
- 4 ii. Clearing, Grading and Storm water Management Redmond Technical
Notebook
- 5 iii. Design Requirements for Water and Sewer System Extensions
- 6 iv. Community Development Guide

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

15 All power, telephone, streetlights, etc. shall be shown on construction drawings to
16 facilitate identification and resolution of utility conflicts.

17 The designer must be sensitive to the existence or creation of utility easements
18 within the project. Permanent structures not associated with the utility use—
19 including rockeries—shall not be built within easements unless approved by the
20 City of Redmond.

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

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

29 2. Survey Control

- 30 a) Vertical control: Elevations must be referenced to City of Redmond Datum. This
Datum is based on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor

1 must tie the project to two numbered benchmarks. A publication of the
2 benchmarks may be purchased from the City's Public Works service counter under
3 the name City of Redmond Vertical Control Survey February 1990.

4 b) Horizontal control: The surveyor shall tie the project to two City of Redmond
5 horizontal control monuments. The plans shall show NAD 83-91 coordinates on a
6 minimum to two points at exterior lot/boundary corners. A publication of the
7 Redmond City Horizontal Control Notebook dated 1993 can be purchased at the
8 Public Works service counter.

9 c) New and Existing Monumentation: New survey monuments shall be installed at
10 new street intersections, street tangent points and center of cul-de-sacs in
11 accordance with the City of Redmond Standard Details. Existing monumentation
12 must be identified on the construction plans and maintained by the contractor
13 throughout the construction period.

14 3. Street Design:

15 a) Civil plans for all public and private street construction must include existing and
16 proposed centerline profiles and curb/edge of pavement elevations. Cross sections
17 at regular stationing along the length of the project may be required.

18 b) Horizontal alignment shall indicate radius, length of tangent between curves, and
19 length of curve. Minimum curve radii shall comply with the requirements stated in
20 Appendix 20D-3 in the *Redmond Community Development Guide*.

21 c) Vertical curves shall indicate length of vertical curve, slopes, and length of tangent
22 between curves. Minimum stopping sight distance for design shall be 450 feet on
23 arterials and collectors, 225 feet on local public access, and 150 feet on private
24 streets.

25 d) Cross slopes and super elevation of roadways shall not exceed two (2) percent
26 unless approved by the City of Redmond Public Works Department.

27 e) On sloping approaches at intersections, landings are not to exceed 2 feet difference
28 in elevation for 30 feet approaching an arterial or 20 feet approaching a local
29 access street (measured from the back of sidewalk or the back of curb if no
30 sidewalk exists).

f) Curb radius shall be 25 feet for local access streets and 30 feet for arterial and
collector streets.

g) Street rights-of-way shall intersect at 80 to 90 degrees where possible.

h) Sight Distance

i. Adequate entering sight distance shall be maintained at all connections in
accordance with Section 20D.210.25 "Sight Clearance at Intersections" of the
Redmond Community Development Guide, pages 347 and 348. The
appropriate sight distance triangles shall be drawn on the civil and
landscaping plans.

ii. Adequate stopping sight distance shall be maintained at all driveways and
intersections in accordance with Appendix 20D-3 in the *Redmond Community*

Development Guide. For the purpose of determining adequate sight distance, provide plan and profile views of adjacent roadways. For local access streets, provide drawings 225 feet on either side of all proposed driveways or intersections. For arterials and neighborhood collector streets, the distance shall be 450 feet. For private streets, the distance shall be 150 feet.

- i) Any pedestrian crossings at intersections or across curb return type driveways need to include handicap ramps. These ramps must be designed to meet the most recent ADA standards.
 - j) Joint use of driveway and cooperative parking with adjacent developments is encouraged.
4. Street Trees: Street trees are required to be installed on principal, minor and collector arterials. See Section 20D.80.10-140 "Street Tree Program" in the Redmond Community Development Guide for further requirements.
 5. General Notes: The following notes shall be included on the construction plans for this project:
 6. Safety railings shall be required when the bottom of a rock wall, retaining wall or slope is 30" or more below the finished elevation of a sidewalk or other pedestrian facility.
 7. WSDOT approved guard rails shall be required as directed by the City Inspector, subject to approval by the City Transportation Engineer.
 8. Contractor is responsible for installing all signs and channelization per City of Redmond standards. Contractor shall lay out all signs and channelization, and then contact Deby Canfield, Senior Transportation Technician, at (425) 556-2752 48 hours in advance of installation to verify layout.
 9. All necessary signs and markings on-site, along property frontage, and at specifically designated off-site locations shall be provided by the applicant as required by the Transportation Division whether or not these are indicated on the construction drawings.
 10. When requested by the City Inspector, the geotechnical engineer employed by the developer shall verify and subsequently advise the City of Redmond that the installation of the paving section(s) conforms to his/her design. The project will not be accepted until this written documentation is submitted.
 11. Site Access – Type and Location
 - a) The location of all existing and proposed driveways, access corridors, and intersections (both sides of the street) shall be shown along the property frontage and within 150 feet of the site property line.
 - b) The existing and proposed channelization shall be shown on the site plan for all streets adjacent to the site and within 150 feet of the site property line. This should include the location of all fog lines, center stripes, stop bars and directional arrows.

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

17 12. Signs, Striping, Street Lighting and Signals

- 18 a) Separate 40 scale channelization plans are required for all public streets being
19 modified or constructed. The plan shall include the existing and proposed signs,
20 striping and street lighting for all streets adjacent to the site and within 150 feet of
21 the site property line (both sides of the street). The plan shall conform to the
22 requirements in the City of Redmond Standard Specifications and Details Manual.
23 If the channelization is on a state route, WSDOT approval of the channelization
24 plan is also required.
- 25 b) All traffic control devices, including signs and pavement markings, shall conform
26 to the MUTCD and the City of Redmond Standard Details. The Transportation
27 Division shall approve all layouts prior to installation.

28 IV. GENERAL INFORMATION & ADMINISTRATION REQUIREMENTS

29 A. Fees:

- 30 1. Stormwater. Fees must be paid for construction drawing review and for construction
inspection.
- a) Based upon the plans presented, the construction drawing review fee is estimated
to be \$1,761.45. A deposit equal to that amount is due and payable when
construction drawings are presented for review. The construction drawing review
fee will be adjusted to account for plan changes during review and will be
determined prior to drawing approval. If the adjustments cause the fee to exceed
the deposit, the balance due must be paid prior to approval of drawings. If
adjustments result in a final figure less than the deposit, the overpayment may be
credited against the subsequent fee below or will be refunded.
- b) Permit issuance and construction inspection fee equal to the final construction
drawing review fee is due and payable at the time a permit is issued.

- 1 c) Based upon the current estimate, the total storm water review and inspection fees
2 for this project will be approximately \$3,522.90. Crediting the project with the
3 initial deposit of \$313, the total amount due will be approximately \$3,209.90.

4 2. Water and Sewer.

- 5 a) Plan review and construction inspection fees are required and will be at the rate in
6 effect when plans are approved. Connection fees are at the rate in effect when
7 water meter and side sewer permits are issued. Contact the Utility Division of the
8 Public Works Department to obtain an estimate of the fees that will apply.
- 9 b) All reimbursement fees shall be paid prior to sale of water and side sewer permits.
10 Reimbursement fee may be required prior to plat or short plat recording.

11 3. Engineering/Transportation

- 12 a) A plan review fee shall be paid to both the water and sewer utility and the storm
13 water utility prior to construction drawing review. Inspection fees shall be paid to
14 the utilities prior to construction drawing approval. Plan review and construction
15 inspection fees are required and will be at the rate in effect when plans are
16 approved. Contact the respective utility for fee information.
- 17 b) Water and sewer connection fees for homes built on the proposed lots will be paid
18 at the rate in effect when water meter and side sewer permits are issued. Contact
19 the Utility Division of the Public Works Department at 556-2840 to obtain
20 information and/or an estimate of the fees that will apply.
- 21 c) Non-Utility Plan Review and Inspection fees are paid through the Engineering
22 Plan Review and Inspection Fee (subject to annual revision.) The fees are (subject
23 to annual revision) and paid at the time of submitting the final plat documents:
24 Subdivision Fee = \$6,308* plus \$460*/lot.
- 25 d) Transportation Impact Fees: This project is subject to Redmond Transportation
26 impact fees. Transportation impact fees shall be collected at time of building
27 permit issuance. The applicant is advised to review Section 20D.210.10-190 of the
28 Community Development Guide in order to determine eligibility for credits against
29 impact fees.
- 30 e) The City has recently imposed other impact fees on development. Contact the
Permit Center to determine the extent to which these fees apply to this
development.
- f) A Right of Way Use Permit will be required and includes:
- i. A maximum of \$332* fee, subject to annual revision and shall be paid prior to
the pre-construction conference, for utility installation in the public right-of-
way.
 - ii. A posting of a \$1000 cash bond for street cleaning
 - iii. A 3% technology surcharge is applied as authorized by Ordinance No. 2090,
and extended by resolution No. 1162 on December 3, 2002.

B. Easements/Agreements:

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

5 2. Engineering/Transportation

6 a) A copy of all recorded easements pertaining to the property is required. Permanent
7 structures including rockeries cannot be built over easements.

8 b) Easements shall be provided for all water, sewer and storm water improvements
9 (both public and private) as required in the design requirements. Off-site
10 easements needed to execute the proposed improvements must be recorded prior to
11 construction drawing approval. On-site easements must be recorded prior to the
12 improvements being placed into operation.

13 c) Native Growth and Protection Easement(s) (NGPE) may be required for this site.
14 The specific wording of the NGPE is subject to review and approval by the City.

15 d) When clearing and grading involves excessive amounts of hauling, as determined
16 by the Public Works Department, a Road Surface Impact Mitigation item shall be
17 negotiated prior to approval of the Clearing and Grading Plans.

18 e) Any required landscape irrigation in the City of Redmond right-of-way
19 necessitates the execution of a Hold-Harmless Agreement and submittal of as-built
20 construction plans to the City.

21 C. Approvals and Reports:

22 1. Water and Sewer

23 a) Agency Approvals. Construction drawings for sewer improvements shall be
24 reviewed and approved by Metro and DOE prior to construction. Construction
25 drawings for water improvements may need to be reviewed and approved by
26 DSHS prior to construction.

27 b) Bill of Sale. A Bill of Sale shall be provided for all water and sewer improvements
28 to be owned and operated by the City.

29 c) Asset Summary. A Developer Extension Asset Summary shall be provided for all
30 water and sewer improvements to be owned and operated by the City.

d) Permit Applications. Water meter and side sewer permit applications shall be
submitted for approval to the Utility Division. Permits and meters will not be
issued until all improvements are constructed and administrative requirements are
complete. Requests to install water meters or construct side sewers prior to
completion of all water and sewer improvements and administrative requirements
will only be approved on a case by case basis after review of the project specifics.
Various additional guarantees or requirements may be imposed as determined by
the Utilities Division for issuance of meters and permits prior to improvements or
administrative requirements being completed.

2. Engineering/Transportation: In order to mitigate potential impacts to critical
landslide hazard areas, all buildings shall be set back from the top/bottom of slope

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

4 D. Bonds and Performance Guarantees:

5 1. Water and Sewer --

- 6 a) Performance Guarantee. A performance guarantee shall be provided in a form
7 acceptable to the City for sewer and water improvements as follows:
- 8 i. All water and sewer improvements within City right-of-way or easement and
any other portion of the improvements as required by the Utility Division.
 - 9 ii. For any improvements not completed at time of recording of the plat or short
10 plat.
 - 11 iii. The amount of the performance guarantee shall be established by the City
upon review of estimates prepared by the applicant and the guarantee shall be
12 provided prior to plan approval.
- 13 b) Maintenance Guarantee. A maintenance guarantee shall be provided in a form
14 acceptable to the City for all water and sewer improvements to be owned and
operated by the City. Period of guarantee shall be 1 year from acceptance of all
15 improvements by the City.

16 2. Engineering/Transportation.

- 17 a) A performance guarantee shall be provided in a form acceptable to the City for
street, water, sewer and storm water improvements. An acceptable performance
18 guarantee includes a performance bond, irrevocable letter of credit, or cash. (In
some unusual circumstances assignment of loan proceeds may be acceptable.) The
19 amount of the bond shall be 125% of the estimated cost. Only City of Redmond
security forms are acceptable. The performance guarantee will not be released until
20 letter from the Director of Public Works advises the developer that all conditions
of approval have been met. Circumstances that require performance guarantee are
21 as follows: Subdivision: The street and utility improvements within existing and
new street right-of-way, and b. Off-site storm drainage, water and sanitary sewer
22 installation.
- 23 b) A maintenance guarantee shall be provided for all water, sewer, storm water and
street improvements to be owned and operated by the City. Period of guarantee
24 shall be 1 year from acceptance of all improvements by the City. (The City has
authority to require a longer period where circumstances warrant.)
- 25 c) A cash deposit (refundable cash bond) or irrevocable letter of credit shall be posted
26 at the time of posting the performance guarantee to ensure the completion of the
Record Drawing set. The amount shall be the larger of \$6,570.00, or an area-based
27 amount of \$2,630.00/per acre. Note: Area, in this situation, means the total parcel
less major undisturbed areas for the project. For plats, the area of the lots used for
28 houses, paving, yards, etc. is included.
- 29
30

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

V. RECORD DRAWING REQUIREMENTS (Oct. 2000 Version)

A. Water and Sewer - As-built Drawings. As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

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

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

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

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

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

a) Preliminary Submittal:

- i. Two sets of full size prints.
- ii. Digital files with drawing/layer documentation.

b) Final Submittal:

- i. Full size PHOTOGRAPHIC MYLAR Sepia or Xerox mylars will not be accepted.
- ii. 11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
- iii. 8-1/2"x11" PHOTOGRAPHIC NEGATIVE
- iv. Three sets of full size PRINTS.
- v. Digital files with drawing/layer documentation.

- 1 c) *How does the Preliminary Record Drawing Submittal and Review Process work?:*
2 Upon completion of improvements and prior to project acceptance, Record
3 Drawings in digital and hard copy format shall be submitted for review and
4 approval.
- 5 i. Submit 1 digital copy and 2 hard copy sets for review to Engineering
6 Division, 2nd Floor, City Hall. Please call (425) 556-2740 if you have any
7 questions.
- 8 ii. If review of the preliminary Record drawings reveals errors and/or omissions,
9 the digital files and drawings (redlines copies) will be returned to the
10 Engineer/Surveyor for corrections. The Engineer/Surveyor shall make all
11 corrections in the digital copy of the original construction plans and re-plot the
12 hard copy. Please resubmit the digital files, two revised plans sets derived
13 from the revised digital files and redlines for re-review. Upon approval of
14 preliminary record drawings, the Engineer/Surveyor will be notified by the
15 Public Works, Engineering department to proceed with the "Final Submittal".
- 16 d) *Who should approve the final drawings before submitting it to the City?:* The final
17 drawings shall be prepared and stamped by a Professional Engineer and/or
18 Professional Land Surveyor currently licensed in the State of Washington
19 verifying that all improvements have been built in accordance with the approved
20 construction plans and that all changes will be accurately noted in the digital file
21 on the appropriate plan sheets and detailed drawings. The hard copy submittal
22 derived from the digital file shall reflect these changes.
- 23 e) *What should the electronic delivery include?*
- 24 i. All sheets of the original digital construction plans with noted construction
25 changes. The construction contractor and/or design consultant shall record all
26 field changes and any existing utilities encountered during construction.
- 27 ii. All Record Drawing changes will be made in the digital format.
- 28 iii. Changes to text: invert elevations, dimensions, notes, etc. will be lined out
29 with the Record Drawing text placed above it. Do not alter, modify or erase
30 original approved design text.
- iv. Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be
moved to reflect their accurate surveyed locations.
- v. An overall digital site plan.
- vi. 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.
- f) *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.

g) *What format should the electronic delivery be in?*

- i. 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.
- ii. 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.
- iii. 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.

h) *What should the hard copy delivery include?*

- i. Three sets of prints derived from the Record drawing digital file will include the Stamp, Signature and Date of the Professional Engineer or Professional Land Surveyor that prepared the Record drawing document.
 - ii. Record drawing submittals are to include all sheets of original city approved construction drawings except TЕСP and City Standard Details, i.e.: Title sheet, Plan(s), Profile(s), Sensitive Areas/Wetlands and Site Specific Details.
- i) *Who do you contact if you have additional questions?:* Please call John Wellman of the Public Works Development Services Division at (425) 556-2740 if you have any questions.
- j) *Where do you submit your Record Drawings?* Public Works Development Services Division, 2nd floor Redmond City Hall, 15670 N.E. 85th Street Redmond, WA 98073-9710

C. Construction Requirements:

1. Engineering/Transportation

- a) Installation of all street and utility improvements shall be to City of Redmond standards.
- b) Prior to construction a pre-construction conference shall be held with the City.
 - i. A minimum of one (1) week of advance notice is required to arrange this meeting.

- 1 ii. Construction drawing approval and print distribution to the Construction
2 Engineering Division must occur before the pre-construction conference is
3 scheduled.
- 4 c) Unless otherwise specified, hours of construction shall be limited from 7:00 a.m. to
5 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No
6 work is permitted on Sunday or holidays. This shall apply to plat construction
7 improvements (street and utility improvements) and exterior home construction
8 only. Residential home construction (i.e. painting, drywall, etc.) working hours
9 may be different. All construction work is enforced by the Redmond Community
10 Development Guide Section 20D.100 (Noise Control). Any construction
11 equipment that does not meet Redmond's Noise Control shall have mufflers.
- 12 2. Haul Routes:
- 13 a) The applicant is required to complete and submit a construction hauling form to
14 the City of Redmond to calculate any haul fees for this development. Please
15 contact Steve Rountree at (425) 556-2877 to obtain a copy of this form.
- 16 b) Haul hours will be within the hours of 9 a.m. - 4 p.m. and 6 p.m. to 10 p.m. On
17 Saturdays, hauling may be continuous between 9 a.m. -10 p.m. as long as it is in
18 compliance with the City's noise ordinance.
- 19 c) Traffic control shall be provided at all times when working in or near the public
20 rights of way, subject to the approval of the Transportation Division and the Police
21 Department.
- 22 d) The applicant shall provide street sweeping at all times during hauling.
- 23 e) The applicant shall repair and/or replace any traffic markings (i.e., buttons, arrows,
24 etc.) damaged during the hauling operations.
- 25 f) The Public Works Director shall retain the authority to stop or reroute hauling or
26 change hours of hauling if operating times are unsatisfactory or inclement weather
27 adversely affects City facilities.
- 28 g) The Public Works Director shall retain the authority to stop or reroute hauling or
29 change hours of hauling if operating times are unsatisfactory or inclement weather
30 adversely affects City facilities.
- 31 3. In certain circumstances, a Clearing and Grading Permit (clearing prior to having all
32 final plans approved) may be granted prior to Building Permit issuance.
- 33 4. Construction activities may be limited or suspended during the rainy season (October
34 1 - April 30).

VI. MISCELLANEOUS REQUIREMENTS

A. Stormwater

- 1 1. All projects working under a Dry Season TESC Management Plan shall be
2 substantially complete by September 30th to avoid implementation of Rainy-Season
3 construction requirements. Projects that will not be substantially completed by
4 September 30th shall submit a Seasonal Suspension Plan and/or Wet Weather Plan

1 prepared in accordance with the General Standards for Rainy-Season
2 Clearing/Grading, for approval by the City of Redmond. An approved plan must be
3 available by September 1st. Allow 7 working days for each review period. The
4 approved plan must be implemented by September 15th. If no plan has been approved
5 by September 1st, then stop work and secure the site against erosion, no further work
6 will be permitted until May 1st when the Dry Season returns.

7 2. Two complete copies of plans, computations, and studies are required for a complete
8 submittal. Only complete submittals will be accepted for review.

9 3. Stencil all on-site storm drainage inlets with "DUMP NO WASTE DRAINS TO
10 STREAM". Stencils are available from the Stormwater Division located at the City
11 Annex (phone 556-2840). Design plans shall identify the requirement to stencil
12 drainage inlets.

13 4. Easements will be required for any public conveyance systems. Public stormwater
14 easement width is 20 feet minimum.

15 5. A copy of the conditions of approval (this letter) must accompany all Grading and
16 Storm drainage plan submittals.

17 6. As applicable, designate private roads on the construction plans and plat drawings by
18 adding (Private) after the road name.

19 7. Waste storage areas over 200 square feet must be covered. Areas containing
20 dumpsters that receive food waste shall not drain to, or slope toward the storm drain
21 system. Such areas may be provided with drains to the sanitary sewer system
22 provided appropriate separator(s) are included, and all construction is approved in
23 advance by the City.

24 8. Bill of Sale and Asset Summary shall be provided for all storm drainage
25 improvements to be owned by the City.

26 9. At the time of building permit a Capital Facilities Charge in the amount of \$400 per
27 2,000 square feet of impervious area will be required.

28 10. Concrete stormwater vaults shall be pH neutralized prior to being put in service,
29 including use as TESC silt traps.

30 11. In accordance with the City of Redmond "General Standards for Rainy-Season Clearing /
Grading" the project site falls within Area Class 5D.

B. Water and Sewer

1. Backflow Preventors. Backflow preventors shall be used in the water supply system
in accordance with City, State and Federal requirements.

Reimbursement Agreement: Portions of this extension may benefit other properties and meet the criteria
to be eligible for a reimbursement agreement. In order to be eligible for reimbursement, the City must
have received a completed reimbursement agreement application prior to approval of construction
drawings and the agreement must be fully executed, by the City, prior to commencement of construction
of the facility.

END OF CONDITIONS