

ORDINANCE NO. 2229

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, ADOPTING THE HEARING EXAMINER'S
SEPTEMBER 27, 2004 RECOMMENDATION TO APPROVE
WITH CONDITIONS THE CONOVER COMMONS PLANNED
RESIDENTIAL DEVELOPMENT (FILE L040122) AND
ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The Cottage Company LLC, herein referred to as applicant, submitted an application to develop a 13-unit, planned residential development (PRD) on 9.5 acres located along NE 111th Court, a private street, east of 132nd Avenue NE , and

WHEREAS, a planned residential development is a Type IV permit decision, and

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

WHEREAS, on September 13, 2004, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Conover Commons Planned Residential Development (File L040122) , and

WHEREAS, on September 27, 2004, the Hearing Examiner recommended approval of the Conover Commons PRD (File L040122) 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 Conover Commons PRD dated September 27, 2004.

Section 2. Approval. The City Council hereby approves the Conover Commons Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated September 27, 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



ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:



SANDRA L. MARION, DEPUTY CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: _____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: 2229

October 15, 2004
October 19, 2004
October 20, 2004
October 25, 2004
October 30, 2004



THE CITY OF REDMOND
HEARING EXAMINER

DATE: September 27, 2004
MEMO TO: Mayor and City Council
FROM: Gordon F. Crandall, Hearing Examiner
SUBJECT: CONOVER COMMONS #L040122

QUASI JUDICIAL

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 **October 11, 2004.**

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
5 **IN THE MATTER OF THE APPLICATION) FILE NO: L040122**
6 **OF CONOVER COMMONS LLC. FOR A)**
7 **PLANNED RESIDENTIAL) FINDINGS OF FACT,**
8 **DEVELOPMENT) CONCLUSIONS OF LAW**
9 **) AND DECISION**
10
11
12

13 **RECOMMENDATION**

14
15 The Hearing Examiner **RECOMMENDS** that the City Council **APPROVE** the application of
16 Conover Commons, LLC for a Planned Residential Development, subject to conditions.
17

18 **INTRODUCTION**

19 The application of Conover Commons LLC. for approval of a Planned Residential Development
20 (PRD) for 13 detached single-family homes and two garage buildings on Lot 2 of a previously
21 approved short plat came on for hearing before Gordon F. Crandall, Hearing Examiner, on
22 September 13, 2004 at 7:00PM. Steven Fischer, Senior Planner, presented the Technical
23 Committee Report.
24

25 Testifying under oath were:

26 Steven Fischer, Senior Planner

27 Jim Soules, Conover Commons LLC.
28

29 The following exhibits were offered and admitted:

30 Exhibit A: Planning Department Report dated September 13, 2004

Exhibit B: Staff PowerPoint Presentation

1 Exhibit C: Affidavit of Publication – Seattle Times

2 Exhibit D: New York Times Article dated August 26, 2004

3
4 The hearing adjourned at 8:00PM.

5
6 From the foregoing, the Hearing Examiner makes the following:

7
8 **FINDINGS OF FACT**

- 9 1. In 2003, the Cottage Company short plat (LO20280) was approved on NE 111th Court.
10 The short plat had two lots, together with private street and sidewalk improvements and
11 sanitary and stormwater management facilities serving both lots. Lot 1 has since been
12 developed with 12 bungalows clustered around a large common lawn. A separate garage
13 and activity room was also provided. Cluster developments are authorized by RCDG
14 20C.30.50. This was Phase I of the overall development scheme.
15
16 2. Applicant Conover Commons LLC now proposes to develop Lot 2 as the second step in
17 the process, by constructing 13 detached single-family units and two garage buildings,
18 also around a common lawn. The proposed units will be similar to the cluster
19 development on Lot 1 but larger in size. One unit will be affordable as defined in RCDG
20 20A.20.010. No subdivision of land is proposed, and the units will be sold as
21 condominiums. The Planned Residential Development process is necessary in order to
22 obtain variations from average lot size, minimum lot width, minimum lot frontage, and
23 front, side/interior, and side street setbacks. Lot 2 has approximately 9.5 acres. A site
24 plan is attached as Attachment A.
25
26 3. The proposed project is in the Willows/Rose Neighborhood. The site is designated for
27 low-moderate density residential use in the Comprehensive Plan. It is zoned R-1 and R-4.
28 All surrounding uses are residential except to the east, where a PSE power line easement
29 100' in width separates the site from property zoned Business Park. The site slopes
30 generally from west to east.

4. Some 48% of the site will be in open space and 66% of the existing healthy significant trees will be saved. There will be a community shelter with a fireplace and play area on top of the stormwater vault. An elevated platform will be installed out over the steep slope to provide residents with a view of the forested ravine. A similar platform was erected in Phase I of the project and is currently in use.
5. One Type II wetland and a Class III stream have been identified on the site, in the northeast corner. A wetland mitigation plan was developed as part of Phase I.
6. Access to the site will be from a private road constructed as part of Phase I. This road, named 111th Court NE, leads west to 132nd Avenue NE.
7. Applicant will be required to pay impact fees for fire, transportation, and parks at the rates in effect at the time of building permit issuance.
8. A Determination of Non-Significance (DNS) for the overall project (Phases I & II) was issued on March 5, 2003. The appeal period had long since expired.
9. Notice of the application, the SEPA determination, and the public hearing was given as required by ordinance. Only two comments were received, relating to construction impacts and future street overlay being done in the summer of 2004 by the City of Kirkland. No one from the public attended the public hearing and no written comments were received by the Hearing Examiner.
10. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

From these findings of fact the Hearing Examiner makes the following:

CONCLUSIONS OF LAW

1. An application for approval of a Planned Residential Development requires a Type IV review procedure. This is a quasi-judicial review and recommendation by the Hearing Examiner and a decision by the City Council. RCDG 20F.30.15.020. The Hearing Examiner is authorized to conduct a public hearing and submit recommendations to the City Council. RCDG 20F.30.45-015 et seq.
2. Planned Residential Developments are authorized by RCDG20C.30.105. This section allows for flexibility in project design to match the unique features of a project and a site to establish sets of minimum criteria. Its primary purpose is to enhance the design of a residential development by allowing flexibility and variation from the established site requirements and development standards of the RCDG.
3. The design criteria for a Planned Residential Development are set forth in RCDG 20C.30.105-040, and the City may approve, or approve with modifications, a PRD if the proposal meets the requirements of chapter 20C.30.105 and the design of the proposed development achieves two or more of the following results:
 - (a) High quality architectural design, placement, relationship or orientation of structures;
 - (b) Achieving allowable densities for the subject property;
 - (c) Providing housing types that effectively serve the affordable housing needs of the 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.

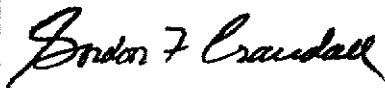
4. The foregoing criteria for a PRD are discussed at pages 9-10 of the Technical Committee Report (Exhibit A). Staff recommends approval of the Conover Commons PRD (L040122) subject to conditions. The Hearing Examiner concurs. Clearly more than two of the decision criteria are satisfied. The project will provide architecture of high quality. Phase I was favorably reviewed in the New York Times. (Exhibit D) The project nearly achieves the total allowed density for the site. One unit of the 13 will be affordable, available for a household earning 50% or less of the King County median income. Internal streets are minimized, reducing impervious surfaces. The ravine will be set aside in a tract and a community shelter will be provided. Some 48% of the total site will be open space.

5. Any finding of fact deemed to be a conclusion of law is adopted as such.

RECOMMENDATION

The Hearing Examiner recommends **APPROVAL** of the application of Conover Commons LLC for a Planned Residential Development for Lot 2 of the Cottage Company Short Plat on NE 111th Court, subject to the conditions attached hereto in Attachment B.

Done this 27th Day of September 2004.



GORDON F. CRANDALL
HEARING EXAMINER

Attachment A: Site Plan
Attachment B: Conditions of Approval

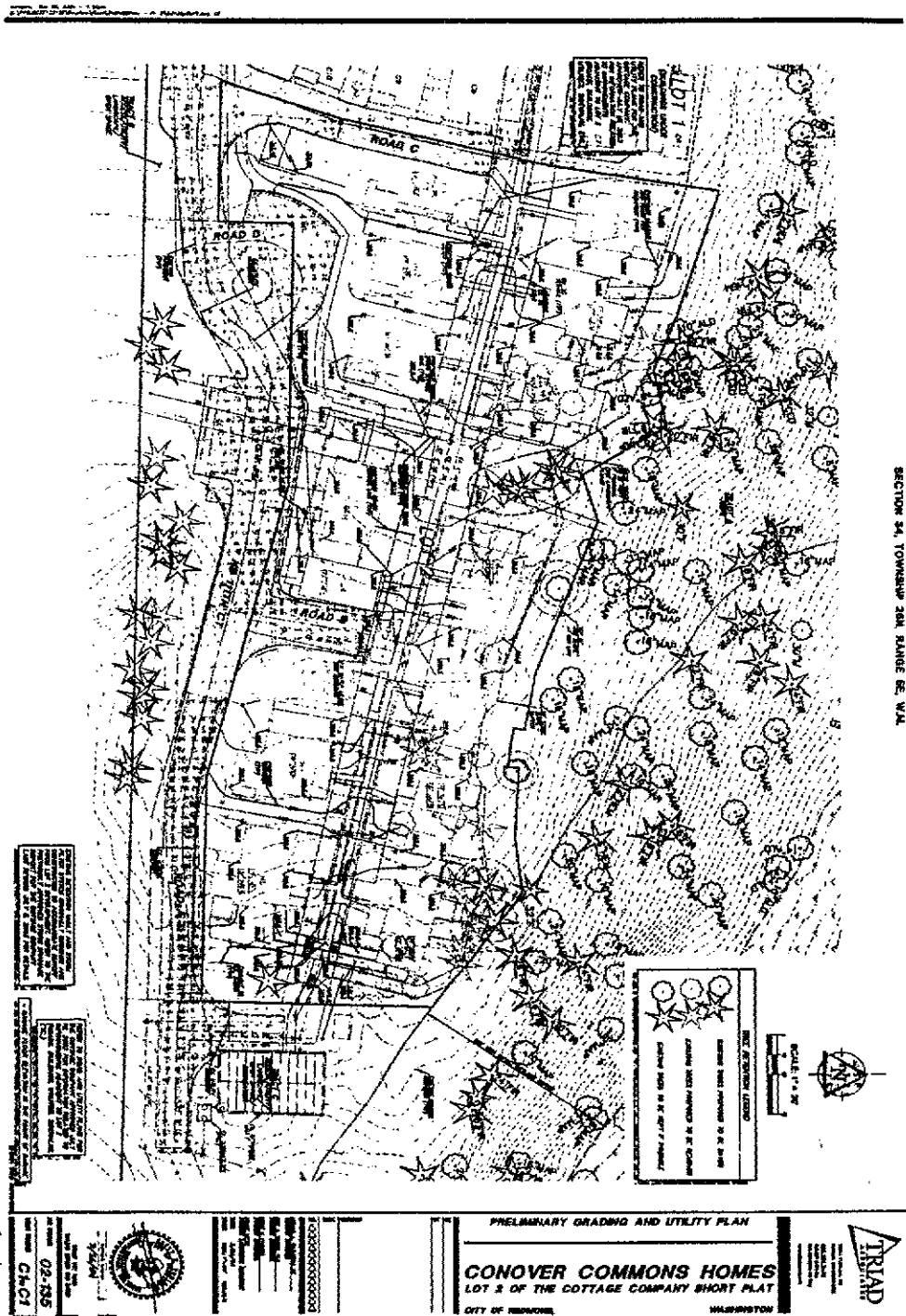
Conover Commons PRD - 5 of 39
9/27/04

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

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30

[illegible]

Attachment A



Attachment B
Conditions of Approval

This attachment identifies the Conditions that must be met for your proposal. Please be advised that unless otherwise stated herein, the proposal shall comply with all applicable regulations, including, but not limited to, the Redmond Comprehensive Plan, the Redmond Community Development Guide, and any applicant-proposed or agency-imposed mitigating measures identified as part of the threshold determination under the State Environmental Policy Act. If you have questions regarding these conditions, please contact the staff person for that City department. The contact information is listed under each Department/Division title.

I. Approved Plan Set and Supporting Material

- A. The following table identifies those materials that are approved with conditions by this Notice of Decision. The "Date Received" is the date that is stamped as "Received" by the Redmond Permit Center.

<u>Item</u>	<u>Date Received</u>	<u>Notes</u>
Plan Set, pages 0.1 – L3	April 19, 2004	<i>and as conditioned herein.</i>
SEPA Checklist	NA	<i>DNS issued on March 5, 2003 for the overall project</i>
Architectural Elevations	April 19, 2004	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	April 19, 2004	<i>and as conditioned herein.</i>
Proposed Tree Preservation Plan	NA	<i>Approved as part of the short plat L020280, see recorded plat</i>

II. Planning Department

A. Contact:

1. Steven Fischer, Senior Planner
2. Phone: 425.556.22432
3. Email: sfischer@redmond.gov

B. Site Specific Conditions

1. *The applicant shall comply with conditions of approval granted on April 15, 2003 for the Cottage Company Project short plat application, file number L020280.*
2. *Intrusions into the steep slope and its associated buffer for the proposed "educational overview" is approved with the following conditions:*
 1. *A plan, in profile view, be submitted to the City for review showing the educational overview, the location of the steep slope, its buffer and top of slope, and the location of the posts for this structure.*
 2. *A geotechnical report be submitted addressing the issue that the educational overview will not adversely impact the stability of the slope.*
3. *The design of the units shall comply with the architectural elevations submitted on April 19, 2004.*

- C. General Conditions. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to the table below, General Planning Approval Conditions, for a checklist of drawing, bond, and general Planning requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.

General Planning Approval Conditions

Topic	Code Reference *	Brief Explanation
Drawing Submittal Requirements		
Landscape Plan		Preparer: Prepared or approved by a licensed landscape architect, registered WA certified nurseryman or registered WA certified landscaper. Note certification on all landscape related plans. Scale: 1"=20'; Submittal Timeframe: With the construction drawings; Required Elements: (1)

Topic	Code Reference *	Brief Explanation
		Conditions of approval listed; (2) Complete plant schedule listing for each plant with the scientific and common names, quantities, size in height/spread, and spacing; (3) Identify which trees are designated as replacement trees, saved trees, and new planting. Show locations of trees in relation to water and drainage lines; (4) Note the area in square feet and the percent of the total site devoted to the following type of landscaping: perimeter, interior parking lot, building foundation, and courtyard/patio/plaza. Please include the Landscape Plans within the construction drawings submitted to the Public Works Department (do not include landscape plans with your building permit application).
Reduced set of the building permit/construction drawings		One set of reduced building permit and construction drawings must be submitted with the building permit/construction drawings. Either 8 1/2 x 11 or 11 x 17 is acceptable.
Restrictions		The following statement must be included on the mylars and all construction drawings: "Trees to be preserved shall be designated in accordance with the approved tree preservation plan on file with the City of Redmond Planning Department. Designated trees which are damaged or destroyed shall be replaced in accordance with RCDG Section 20D.80.20-080, or as hereafter amended."
Required Bonds		
Landscape and Irrigation Improvements Performance and Maintenance Bonds	RCDG 20D.80.10-190 RCDG 20D.80.10-050	Purpose: Performance security for landscape improvements; Estimate: Submit estimate with quantities, sizes, and unit costs for planting and an overall cost for irrigation and labor with the building permit/construction drawings; Bond Submittal Timeframe: Prior to issuance of the construction drawings. Amount: Must represent 100% of the cost of the improvements, 15%

Topic	Code Reference *	Brief Explanation
		contingency, and 8.8% sales tax. Estimate: Submit estimate of bond amount with the construction drawings; Maintenance Bond: A 1-year maintenance bond shall be required for the release of the performance bond. Maintenance bond shall be valued at 10% of the performance bond.
Tree Protection Measures Bond	RCDG 20D.80.20-120(1)	Purpose: Ensure the installation, maintenance and adequate performance of tree protection measures; Bond Submittal Timeframe: Prior to issuance of the construction drawings. Amount: equal to 150% of the City's estimated cost of replacing each protected tree (\$250.00) plus 8.8% sales tax; Estimate: Submit estimate of bond amount with the construction drawings; Bonding period: 5 years; Note: Prior to issuance of the CO, any protected tree found to be irreparably damaged, severely stressed or dying shall be replaced.
Tree Replacement Bond	RCDG 20D.80.20-120(2)	Purpose: Ensure survival of replacement trees; Bond Submittal Timeframe: Prior to issuance of the construction drawings. Amount: Equal 150 percent of the cost of plant material, periodic fertilizing and pruning and labor until tree survival is ensured, plus 8.8% sales tax; Estimate: Submit estimate of bond amount with the construction drawings; Bonding period: 3 years
General Requirements		
Landscaping Improvements		
Automatic Irrigation System	RCDG 20D.80.10-180	An automatic irrigation system shall be installed in all planting areas over 500 square feet. An irrigation plan must be submitted with the final landscape plan.

Topic	Code Reference *	Brief Explanation
Coordination With Water/ Sewer Lines & Fire Hydrants	RCDG 20D.80.10- 150(8)	Trees shall be planted a minimum of 8 ft from the centerline of any water, sewer or stormwater lines. Shrubs must be planted a min of 4 ft from the center of all fire hydrants/connections.
Site Clearance	RCDG 20D.80.10- 150(2)	Planting must meet site clearance requirements at intersections
Minimum Tree Size at Installation	RCDG 20D.80.10- 100(5)	Deciduous trees: 2" caliper; Vine maples and other multi-stemmed trees: 7'-8' minimum height; Evergreen trees: 6'-7' minimum height; Medium and tall shrubs: 24"-30" minimum height; Groundcover: 4" container (18" o.c.). Note that replacement trees required for removal of significant trees must be 2 1/2" caliper for deciduous and 6-8' for evergreen trees.

I. Fire Department

A. Contact

1. Robert Lovett, Fire Marshal
2. Phone: 425-556-2207/Fax: 425-556-2250
3. Email: blovett@redmond.gov

B. Site Specific Conditions. The current submittal is generally adequate for Entitlement Approval. The previous PRD conditions are integral to Entitlement Approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

1. Fire Protection Plan: Provide with Civil Drawing set. See below for details.

C. General Conditions. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to the table below, General Fire Department Approval Conditions, for a checklist of general Fire Department requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.

General Fire Department Approval Conditions

Topic	Code Reference *	Brief Explanation
Access		
Emergency Vehicle Access Roadway Requirements	RCDG 20E.100, Appendix 200-3, & RFDS	Emergency vehicle access roadways are the approved combination of public streets, private streets, private access tracts, and site access roads, lanes, alleys, and designated structures which provide access to Fire Department personnel, vehicles, and equipment for the purpose of providing emergency firefighting, physical and health hazard response, certain systems responses, and emergency medical response to built facilities under all circumstances. This section will provide a guideline to general emergency vehicle access roadway requirements. An emergency vehicle access roadway may be designated as a fire lane for marking purposes.
Width and height	RCDG 20E.100, Appendix 200-3, & RFDS	Minimum unobstructed surface width shall be 20 feet. Minimum unobstructed height shall be 13'6". Minimum interior turning radii shall be 25 feet, and exterior radii shall be 45 feet. Portions of some turnaround designs shall have a minimum 28-foot interior radius. See CDG Appendix 200-3 for illustrations. Where access exceeding 50 feet is needed to one or two dwelling units, a reduction to an unobstructed width of 14 feet is allowed if an approved 20' x 50' emergency vehicle operations area (EVOA) is provided.

1 2 3 4 5 6 7 8 9 10 11	Surface and support	RCDG 20E.100, Appendix 200- 3, & RFDS	<p>The minimum load bearing surface of an access roadway shall meet the compaction and load bearing requirements of the Engineering Department for a 70,000 pound vehicle and adequate point loading characteristics for both wheel systems and outrigger systems</p> <p>The surface shall be an approved all weather driving surface, typically asphalt or concrete. Alternate surfaces must have the approval of the Engineering Department and the Fire Department.</p> <p>The access surfaces shall be in place and able to support the weight of Fire Department vehicles prior to the delivery, use, or storage of combustible building materials to, or at the site except small amounts used for concrete forms.</p>
12 13 14 15 16 17 18 19	Extent and turnarounds	RCDG 20 E.100, Appendix 200- 3, & RFDS	<p>Roadways shall be within 150 feet of all portions of the exterior walls of a structure or a facility.</p> <p>Roadways shall be within 50 feet of 25 % of the exterior.</p> <p>Dead ends shall be no longer than 150 feet or provide a turnaround per City of Redmond standards. When three or more dwelling units are served by dead end access longer than 150' measured from the closest intersection or when one or two dwelling units are served by dead end access longer than 300' there shall be provided a turnaround per City of Redmond standards.</p>
20 21 22 23 24 25 26 27 28 29 30	Designated fire lanes and grade	RCDG 20E.100, Appendix 200- 3, & RFDS	<p>Fire lanes must be marked per Redmond Fire Department standards. Fire lanes identified through site plan review shall be included on civil drawings. Additional fire lanes or marking may be required anytime during the life of the development upon evaluation by and direction of the Fire Marshal.</p> <p>The emergency vehicle access roadway shall have a maximum grade of 10%. If off site access grades or on site grades are 11% or more, a design (plan and profile) of the proposed roadways must be submitted during Technical Committee review showing the extent and degree of overage in order to determine if mitigation is possible, and if so, what may be required. If approved, mitigation shall include at a minimum that all structures shall be fire sprinklered.</p> <p>Additional mitigation may also be necessary.</p>

		<p>Loading and unloading areas shall not occur in fire lanes. Indicate on your submittal the location of loading, unloading and/or delivery areas.</p>
Road system access points	<p>RCDG 20 E.100, Appendix 200-3, & RFDS</p>	<p>Where more than 50 units are designed in a residential development, either single family, multifamily, retirement or similar, there shall be a minimum of two access points to the street system. Such access points shall be so located so as to provide for general circulation, alternate emergency vehicle access routes, through access and general area transportation design considerations. One of these access points may be for emergency vehicle use only where the number of units does not exceed 100. Design of an "emergency vehicle use only" access must be approved by the Fire Department. Where a gate is desired for an emergency vehicle access roadway they shall be strobe activated electric gates with key and manual overrides and must have the approval of the Redmond Fire Marshal and the Technical Committee.</p> <p>All portions of an emergency vehicle access roadway not in a public Right Of Way, including turnarounds and Emergency Vehicle Operations Areas, shall be maintained in a dedicated Emergency Vehicle Access Easement.</p>
Addressing and Street Naming Convention		
Addressing	<p>RCDG 20 E.100, & RFDS</p>	<p>Approved Address numbers and street names are essential for rapid emergency response. Approved names, numbers, and signage shall be provided for all structures and facilities.</p> <p>One or more signs are required for all buildings and facilities.</p> <p>The building(s) shall have the building address numerals (i.e. 15001), or series of numerals (i.e. 15001-15157) located on the upper 25% of the building face</p>

		<p>Building units or suites shall be clearly differentiated in an ordered and sequential manner per RFD Standards and identified per floor where applicable.</p> <p>Approval is required for building and unit addressing. A plan with dimensions must be submitted during Technical Committee review for approval.</p> <p>Temporary signs shall be used at the job site as soon as construction begins. Numerals shall be high contrast in color, face the street fronting the property, and be a minimum 6" high</p> <p>Both public and/or private streets, avenues or portions thereof shall have appropriate number designations. Name designations shall not be used. Numbers shall be designated by the Fire Marshal.</p>
City Approved Fire Protection Systems		
Fire Alarm Systems	RCDG 20 E.100, & RFDS	<p>An approved alarm system may be required for one or more of the following reasons:</p> <ol style="list-style-type: none"> 1. An approved alarm panel and means of transmission is required for monitoring of the sprinkler system. 2. New buildings 3000 gross square feet or more (unless R-3 single family or fully sprinklered) require an approved fire alarm system. 3. Special hazards, occupancies, or situations may also require an approved fire alarm system. 4. An alarm system may be required, in concert with other fire protection systems, by the Fire Marshal as mitigation for substandard access or high fire flow. 5. Single station smoke detection is required in all residential occupancies.

1	Plan Submittal & Design	RCDG 20 E.100, & RFDS	Three copies of plans, specifications, calculations, and a completed permit application form shall be submitted to the Redmond Fire Marshal for permit and approval. The permit must be obtained prior to work beginning. Monitoring of Fire Alarm systems and Fire sprinkler systems shall meet the standards for Central Station Service including third party verification. Valid contracts with a listed "Prime Contractor" are required. The site will be required to be certificated (UL) or Labeled (FM).
2	Fire Sprinkler Systems	RCDG 20 E.100, & RFDS	An approved sprinkler system may be required for one or more of the following reasons:
3			1. Buildings with gross square footage of 6,000 square feet or more require an approved fire sprinkler system. 2. All residential occupancies with five (5) or more units; or hotels/motels with eight (8) or more guest units require an approved fire sprinkler system. 3. Any assembly occupancy with a calculated occupant load over 200 requires an approved fire sprinkler system. 4. Access grades to or within a project site may require mitigation that will include a requirement for an approved fire sprinkler system in every building. 5. Any assembly occupancy with a calculated occupant load over 200 requires an approved fire sprinkler system. 6. Where calculated fire flow demand for a non sprinklered building exceeds the available water or exceeds 3500 gpm. then an approved fire sprinkler system is required. 7. Certain hazardous occupancies and/or storage situations require an approved fire sprinkler system. Commercial additions where the structure after the addition exceeds 10,000 gross square feet
4	Plan Submittal & Design	RCDG 20 E.100, & RFDS	1. Three copies of plans, specifications, calculations, and a completed permit application form shall be submitted to the Redmond Fire Marshal for permit and approval. The permit must be obtained prior to work beginning. Fire Sprinkler System Design shall include: All underground sprinkler supply piping,

		<p>water mains, and hydrants shall be included on civil drawings and shall be approved by the water supplier and the Redmond Fire Department</p> <p>DOH approved back flow prevention is required. Indicate on submittal whether this will be installed inside the building or outside the building in a vault. A certified backflow assembly tester shall test this assembly. After a satisfactory test is completed, backflow assembly test form shall be submitted to the City of Redmond prior to acceptance of the related job.</p> <p>A dedicated riser room with direct exterior access shall be provided in an approved location. The proposed location of this room and the access door shall be indicated on your submittal.</p> <p>F.D.C.s shall terminate in a vault or riser room. The check valve must be accessible.</p>
Rapid Entry Systems	RCDG 20 E.100, & RFDS	<p>One or more "Knox" key boxes or switches may be required with any project.</p> <ol style="list-style-type: none"> 1. All buildings which have a fire sprinkler system or fire alarm system shall have an approved emergency key box. 2. Both recessed and surface mount boxes are available. 3. A "Knox" padlock is required for certain gates and other approved access applications. 4. A "Knox" key switch is required for use with approved, strobe-activated, electric gates, certain mechanical equipment, and/or some electrical systems 5. Grand Master keying and labeling is required. 6. The fire inspector or fire plan reviewer shall identify the type, number, and location of boxes or locks.
Fire Extinguishers	RCDG 20 E.100, & RFDS	<p>Fire Extinguishers shall be installed per RFD Standards and in conformance with NFPA 10 and in relation to the hazards being protected.</p>

		<p>1.Fire extinguishers rated 2A 10 BC shall be located a minimum of one per 3000 square feet. Travel distance from any location to an extinguisher shall in no case exceed 75 feet.</p> <p>2.Fire extinguishers shall be wall mounted so that the top of the extinguisher is no higher than 54" A.F.F.</p> <p>3.One or more K rated, fire extinguisher(s) shall be installed in (an) approved location(s) in the kitchen area. Travel distances shall not exceed 30 feet from any location in the kitchen area to an extinguisher.</p> <p>4.Fire extinguishers shall be maintained per R.F.D. Standards and shall be easily visible and readily accessible by any occupant at all times.</p> <p>5.Proposed locations should be near exits or exit corridors, or along main aisles.</p>
City Approved Water Supply and Hydrants		
Water Supply	RCDG 20 E.100, RFDDCG, & RFDS	Water System improvements shall be consistent with the City of Redmond Water plan.

	<p>Residential areas shall be master planned to provide a minimum of 1500 gpm.</p> <p>Most Commercial areas shall be master planned to provide a minimum 3500 gpm</p> <p>Hydrants must be capable of providing sufficient fire flow to meet the required flow of the project as calculated by the Fire Marshal. Any one hydrant shall be capable of providing a minimum of 1500 gpm and any two or three hydrants (depending on the demand) flowing simultaneously shall be capable of providing the demand flow.</p> <p>A fire flow report may be required. This report would consist of:</p> <p>Results of a functional flow test performed by a fire protection consultant. The test shall record pitot gauge readings for all ports opened, flow calculations for each port flowed, static and residual pressure readings, location of the test (identify specific hydrants used and what each was used for), calculated flow at 20 psi residual, and a flow graph.</p> <p>A hydraulically modeled fire flow estimate from the City of Redmond Water Utility. This flow estimate shall be the gallons per minute available at 20 psi residual for the maximum instantaneous peak. The water pressure zone(s) shall be identified. Any peculiarities of the water supply system at the location should also be noted.</p>
--	--

Hydrants, Fire Department Connections (FDCs) & Post Indicator Valves (PIVs)	Hydrants shall be located in relation to the building or area they serve. The Fire Marshal may consider existing hydrants within 150 feet of a proposed commercial building, or within 300 feet of a single-family residential project as providing some portion of coverage.
RCDG 20 E.100, RFDDCG, & RFDS	<p>Maximum hydrant spacing is 300 feet on center for commercial or multi-family; 600 feet on center for surface parking lots, and single-family residential (less than 6,000 square feet per building).</p> <p>Where structures on a dead end access are over 150 feet (300 feet for SFR) from a hydrant, an additional hydrant may be required within 150 feet and placed in relation to the overall development and existing hydrant layout.</p> <p>Final hydrant and F.D.C. locations and water mains must be shown on the civil drawings and approved by the water purveyor and Fire Marshal.</p> <p>Hydrants must be in place and serviceable prior to the delivery, use, or storage of combustible building materials.</p> <p>Proposed hydrant and F.D.C. locations and existing hydrant locations shall be shown on Technical Committee plan submittal. Hydrant locations must be coordinated with and approved by both the water supplier and the Redmond Fire Department.</p> <p>Hydrants shall be no closer than 12'0" to a carport, garage, or dumpsters. Planter islands or peninsulas for hydrants require a minimum diameter of 8 feet. Four feet is to be maintained between face of curbs and fire protection equipment and between hydrants, F.D.C.s, and P.I.V.s. Hydrants, F.D.C.s and P.I.V.s should be a minimum of 40 feet from other structures and on the opposite side of the access from the building they serve. F.D.C.s and P.I.V.s shall be located adjacent to a hydrant. A 5", locking, Storz adapter is required for steamer ports on all hydrants including existing hydrants considered important by Redmond Fire Department in relation to a proposal.</p>
Operations and Uses Gas Meters	Bollards are required around natural gas meters if the driving surface is within 20 feet. Placement shall be per Redmond Fire Department standards.
RCDG 20 E.100, RFDDCG, & RFDS	
Permits	Permits are required for storage, handling, processing, or use of any hazardous processes or materials regulated by the Uniform Fire Code. Contact Mike Trabue, Redmond Fire Department, 556-2231.
RCDG 20 E.100, RFDDCG, & RFDS	
Phasing	If some C.O.s are desired prior to others, submit a separate phasing plan to Technical Committee for approval. This plan

RCDG 20 E.100, RFDDCG, & RFDS	must indicate limits of construction/occupancy, types and location of barriers, traffic patterns, parking, and phasing of utilities, as well as a plan for maintaining uninterrupted service and access. Phasing is not possible on some projects. In these situations no occupancy will be allowed until all certificates of occupancy are signed.
Other RCDG 20 E.100, RFDDCG, & RFDS	1. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within five feet of combustible walls, openings, or combustible roof eaves line. EXCEPTION: Areas containing dumpsters or containers protected by an approved automatic sprinkler system. 2. Commercial and residential development will be assessed impact fees per the City of Redmond adopted fee schedule. 3. At least one designated elevator compartment shall have a minimum 4' by 7' clear interior for emergency medical service, patient transport equipment when directed by the Fire Department Plan Reviewer. 4. Provide the number and size of exits per Redmond Building Code. Exits shall be continuous and unobstructed to a public way.
Nonconformities RCDG 20F.10.60(10)	Unless a more specific condition is applicable, the alteration or expansion of a nonconformity is prohibited unless it does not enlarge or increase the degree of nonconformity.
Approval	Entitlement Review and approval is for the concept represented in the submittals. Final review for compliance with conditions and approval shall be accomplished through Civil Drawing Review, Plat Review, Building Permit Review, Fire System Permit Review or other process, as applicable.

Fire Protection Plans

RCDG 20 E.100, RFDDCG, & RFDS	In order to assist in the review of Fire Department requirements the following features of the proposed development, as applicable, shall be shown together on a minimal number of plan sheets. For consistent identification please label these sheets FP-1 (and following, as necessary). This plan shall also be included with the Civil Drawing set submitted to the City for final review. A minimal amount of other information shall be shown on this sheet (or sheets).
	General (1:20 scale or as otherwise approved) site layout, showing property lines, adjacent Rights Of Way, the exterior walls of buildings, labeled location of entry and egress points, access roadways, surface parking areas, loading/unloading/delivery zones, the location of fire lane signs and markings, gate systems. finished topography at 2-foot intervals, designated fire lanes, turnarounds, and/or EVOAs. Radii shall be labeled and the driving area of the emergency vehicle access shall be shown in a half tone (This will coincide with the Emergency Vehicle Access Easement where other than in the ROW). A scaleable vicinity map showing the involved parcel(s) and their

relation to adjoining parcels, and nearest Rights Of Way, overlaid with the accurate location of the King County Street grid in one block increments (i.e., 104th Ave. NE, 105th Ave. NE; NE 85th St., NE 86th St.).

Water supply and Fire Protection features including all fire hydrant locations, Fire Department Connections (F.D.C.s) labeled for the building served, Post Indicator Valves (PIVs) labeled for the building served, Standpipe Connections (STPCs) labeled with the approximate location of their discharge, and Standpipe Discharges (STPDs). Note: any dry line shall be footnoted with the approximate gallonage required to fill it.

If a building is fire sprinklered, note the location of the direct exterior access door to the Fire Sprinkler Riser Room. Also, indicate the location, size, and material for all underground fire sprinkler system supply piping.

If a building has a fire alarm system, note the approximate location of the Fire Alarm Panel, and any remote annunciators.

The location of exterior gas meters.

The approximate location of elevators and stairways in the building and a notation if they do not serve all floors and if they provide access to the roof.

A table showing the gross square footage per floor and total per building.

A table indicating all Building Code Uses, and Construction Types per building

Provide a detail of proposed address signage.

On FP-1 indicate the available fire flow (see Water Supply, #4)

II. Public Works/Clearing, Grading and Stormwater

A. Contact

1. Jeff Dendy
2. Phone: 425-556-2890
3. Email: jdendy@redmond.gov

B. Site Specific Conditions

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 the City of Redmond STORMWATER MANAGEMENT AND EROSION CONTROL TECHNICAL NOTEBOOK (notebook). Contact the Stormwater Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.
2. Stormwater Management
 - a) Stormwater quantity and quality control will be provided in an existing, private, permitted, onsite system
 - i. Provide for overflow routes through the site for the 100 year storm runoff (100 year flow may not impact any buildings).
3. Site grading shall not exceed a slope of 3 horizontal to one vertical measure, (3 to 1).

- 1 4. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to storm
2 pipes.
3 C. General Conditions. This approval is subject to all general criteria of the Redmond
4 Community Development Guide and Redmond Municipal Code. Please refer to the table
5 below, General Stormwater/Clearing and Grading Approval Conditions, for a checklist of
6 drawing and fee requirements. The checklist does not substitute for the code; it is
7 intended to be used as a guide in preparing your final construction drawing/building
8 permit submittal. Refer to the Redmond Community Development Guide and Redmond
9 Municipal Code for detailed information on each requirement.

10 **General Stormwater/Clearing and Grading Approval Conditions**

Topic	Code Reference *	Brief Explanation
Drawing Submittal Requirements		
Rainy Season Restrictions		Construction activities will be limited or suspended during the rainy season (October 1 – April 30). Submit a Wet Weather Plan for consideration of rainy season work.
Stencil Drainage Inlets		Stencil all on-site storm drainage inlets with “DUMP NO WASTE DRAINS TO STREAM”. Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets.
Materials for a Complete Submittal		A copy of the conditions of approval (this letter), along with two complete copies of plans, computations, and studies are required for a complete submittal for stormwater/clear and grade review.
Easements		Easements will be required for any public stormwater conveyance systems.
Private Roads		As applicable, designate private roads on the construction plans and plat drawings by adding (Private) after the road name.
Waste Storage Areas		Waste storage areas over 200 square feet must be covered. Areas containing 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 system provided appropriate separator(s) are included, and all construction is approved in advance by the City.
Bill of Sale and Asset Summary		Bill of Sale and Asset Summary shall be provided by the owner, and notarized, for all storm drainage improvements to be owned by the City.

Topic	Code Reference *	Brief Explanation
Stormwater/Clear and Grade Fees		
Construction Drawing Review Fee		Based upon the plans presented, the construction drawing review fee is estimated to be \$1,537. 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.
Construction Inspection Fee		The construction inspection fee is the same amount as the final construction drawing review fee, minus the \$320 Stormwater Process Fee paid at time of submittal. The construction inspection fee balance of \$1,217 is due and payable at the time a permit is issued.

III. Public Works/Water and Sewer

A. Contact

1. Jim Streit
2. Phone: 425.556.2844
3. Email: jstreit@redmond.gov
4. Utilities Reference Number: DE02-031
5. May 3, 2004

B. Site Specific Conditions

1. Water Service

- a) The water main location shown on the site plan may not conform to City standard locations. Revisions to comply with City standard locations may be required.
- b) Water service will only require the installation of water meters to be connected to the existing water main in the City of Redmond utility easement fronting the proposed homes shown on the design drawings prepared by Triad Associates.

2. Sewer Service

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

- 1 b) Sewer service will be provided by connecting the new homes to the existing
2 sanitary sewer in the City of Redmond utility easement fronting the proposed
3 homes shown on the design drawings prepared by Triad Associates.
- 4 3. General Conditions. This approval is subject to all general criteria of the Redmond
5 Community Development Guide and Redmond Municipal Code. Please refer to the
6 table below, General Water/Sewer Approval Conditions, for a checklist of drawing,
7 administrative, and fee requirements. The checklist does not substitute for the code;
8 it is intended to be used as a guide in preparing your final construction
9 drawing/building permit submittal. Refer to the Redmond Community Development
10 Guide and Redmond Municipal Code for detailed information on each requirement.

11 **General Water/Sewer Approval Conditions**

12

13

14

15

16

17

18

19

20

21

Topic	Code Reference *	Brief Explanation
Vehicular access to all new and existing manholes	RCDG 20D-4	Vehicular access to all new and existing manholes shall be provided. The access easement shall be a minimum of 20 feet in width with asphalt concrete surfacing. Alternative surfacing may be approved by the City depending upon the location. If access passes through fencing then 14-foot minimum width gates shall be provided. The plat or easement document shall (1) show and dedicate the 20-foot access easement, (2) have covenants advising property owners of their obligation to maintain the availability of the access by providing gates and not obstructing the access, and (3) that the property owners maintain, repair and replace the access surfacing as needed.
Construction Drawings	RCDG 20D-4	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 (425)556-2840 for further information on fees and amounts.

22

23

24

25

26

27

28

29

30

Topic	Code Reference *	Brief Explanation
Easements	RCDG 20D-4	Easements shall be provided for all water and sewer improvements as required in the design requirements. Offsite easements must be recorded prior to construction drawing approval. Onsite easements must be recorded prior to the improvements being placed into operation.
Agency Approvals		Construction drawings for water improvements may need to be reviewed and approved by DSHS prior to construction.
Performance Guarantee	RCDG 20F.20.60-060	A performance guarantee shall be provided in a form acceptable to the City for water improvements as follows: Plats and short plats; (1) All water improvements within City right-of-way or easement and any other portion of the improvements as required by the Utility Division. (2) For any improvements not completed at time of recording of the plat or short plat.
Bill of Sale		A Bill of Sale shall be provided for all water improvements to be owned and operated by the City.
Asset Summary		A Developer Extension Asset Summary shall be provided for all water improvements to be owned and operated by the City.
Maintenance Guarantee		A maintenance guarantee shall be provided in a form acceptable to the City for all water improvements to be owned and operated by the City. Period of guarantee shall be 1 year from acceptance of all improvements by the City.
As-built Drawings		As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.
Permit Applications	RMC 13.08.010, RMC 13.12	Water meter applications shall be submitted for approval to the Utility Division. Meters will not be issued until all improvements are constructed and administrative requirements are complete. Requests to install water meters prior to completion of all water

Topic	Code Reference *	Brief Explanation
		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 prior to improvements or administrative requirements being completed. All reimbursement fees shall be paid prior to sale of water and side sewer permits. Reimbursement fee may be required prior to plat or short plat recording.
Oil Water Separator		The side sewer shall include the installation of a oil water separator.
Pretreatment		The side sewer shall include the installation of the following pretreatment requirements: Metro approved oil/water separator.
Backflow Preventors	RMC 13.10	Backflow preventors shall be used in the water supply system in accordance with City, State and Federal requirements.
Metro Pretreatment	KING COUNTY DNR CONTRACT	The proposed development may require approval by Metro for industrial pretreatment.
Reimbursement Agreement	RMC 13.12	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.
Sewer System Study	WAC 173-240	As part of or in preparation for environmental documents for the project, an engineering report/sewer plan shall be prepared in accordance with Chapter 173-240 WAC. This report shall describe the sewer trunks and collectors needed to serve the project and other tributary areas. The engineering document will need to be adopted by the City as part of its Utility

Topic	Code Reference *	Brief Explanation
		Master Planning, either by development guide amendment or Technical Committee approval, as appropriate. The engineering document will need to be reviewed and approved by the applicable State and local agencies.
Water System Study	WAC 248-54	As part of or in preparation for environmental documents for the project, a water system plan/project report shall be prepared in accordance with Chapter 248-54 WAC. This report shall describe water transmission/distribution mains and appurtenances needed to serve the project and other proximate areas. The engineering document will need to be adopted by the City as part of its Utility Master Planning either by development guide amendment or Technical Committee approval, as appropriate. The engineering document will need to be reviewed and approved by the applicable State and local agencies.
Fees		
Plan Review, Inspection and Connection	RMC 13.11	Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Connection fees are at the rate in effect when water meter and side sewer permits are issued. Contact the Utility Division of the Public Works Department to obtain an estimate of the fees that will apply.
Reimbursement Agreements	RMC 13.12	All reimbursement fees shall be paid prior to sale of water and side sewer permits. Reimbursement fee may be required prior to plat or short plat recording.

IV. Public Works/Transportation Engineering

A. Contact

1. Steve Rountree, Senior Engineering Technician
2. Phone: 425.556.2877
3. Email: sroundtree@redmond.gov

1 B. Site Specific Conditions

2 1. Streets, Sidewalks, Access and Related Improvements

3 a) Easements & Dedications: Legal descriptions for easements and dedications shall
4 be provided prior to construction plan approval. The easements and dedications
5 shall be recorded prior to occupancy of the building improvements. The existing
6 and proposed easements and right-of-way shall be shown on the civil plans. All
existing easements shall be modified to the City of Redmond's satisfaction or
released prior to occupancy of the building improvements.

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

9 ii. At time of construction, additional easements may be required to
10 accommodate the improvements as constructed.

11 iii. Conversion of aerial utilities (Power, Telephone, Cable, etc.):

12 I. All existing aerial utilities shall be converted to underground along all
13 street frontages and within the site according to 20D.220.10 "Underground
14 Wiring" in the Redmond Community Development Guide. All new
15 utilities serving the site shall be placed underground.

16 C. General Conditions. This approval is subject to all general criteria of the Redmond
17 Community Development Guide and Redmond Municipal Code. Please refer to the table
18 below, General Transportation Engineering Approval Conditions, for a checklist of street
19 and parking requirements, construction drawing requirements, as well as processing and
20 record drawing requirements. The checklist does not substitute for the code; it is
21 intended to be used as a guide in preparing your final construction drawing/building
permit submittal. Refer to the Redmond Community Development Guide and Redmond
Municipal Code for detailed information on each requirement.

Topic	Code Reference *	Brief Explanation
Street Requirements		
Paving of parking lots /service areas	20D.130-10-030(2) Appendix 20D-3	All vehicle use areas including parking lots, service areas, driveways, streets, etc. shall be paved.
Driveways	Plan Requirement Appendix 20D-3	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. Driveways and access corridors shall be limited to one per lot per street frontage, or

Topic	Code Reference	Brief Explanation
	*	
	Appendix 20D-3	one per 150 feet of street frontage upon approval by the City of Redmond Public Works Department.
	Appendix 20D-3	Driveways and access corridors shall align with existing streets or driveways, or they shall be located a minimum of 150 feet from the nearside face of curb of an intersecting street or driveway. Separations less than these minimums shall obtain approval from the City of Redmond Public Works.
	20E.100.10.10-040(6) Appendix 20D-3	Driveways and access corridors shall be designed to have a 90-degree angle with the street wherever possible. The City of Redmond Public Works Department must approve driveways and access corridors not meeting this standard.
	Plan Requirement	The maximum driveway grade shall be 10 percent. The Fire Department and Public Works Department must approve access corridors exceeding a grade of 10 percent.
	Appendix 20D-3	The civil plans need to include profiles of all site driveways extending from the centerline of the public street to a distance of 50 feet beyond the public right-of-way.
		Joint use of driveways and cooperative parking with adjacent developments is encouraged.
		Concrete crosswalks, per the City of Redmond Standard Details, are required across all driveways and private streets intersecting minor or principal arterials.
Street Design		
Proposed centerline profiles-curb/edge of pavement elevations	Plan Requirement	Civil plans for all public and private street construction must include existing and proposed centerline profiles and curb/edge of pavement elevations. Cross sections at regular stationing along the length of the project may be required.
Horizontal Alignment/Minimum curve radii	Appendix 20D-3	Horizontal alignment shall indicate radius, length of tangent between curves, and length of curve. Minimum curve radii shall comply with the requirements stated in Appendix 20D-3 in the Redmond Community Development Guide.

Topic	Code Reference	Brief Explanation
	*	
Vertical Curves/ Minimum Stopping Sight Distance	Appendix 20D-3	Vertical curves shall indicate length of vertical curve, slopes, length of tangent between curves and stopping sight distance. Minimum stopping sight distance for design shall be 450 feet on arterials and collectors, 225 feet on local public access, and 150 feet on private streets.
Cross Slopes/Superelevations	Adopted Standard Specifications and Details	Cross slopes and superelevation of streets shall not exceed two (2) percent unless approved by the City of Redmond Public Works Department.
Sloping Approaches/Landings	Appendix 20D-3	On sloping approaches at intersections, landings are not to exceed 2 feet difference in elevation for 30 feet approaching an arterial or 20 feet approaching a local access street (measured from the back of sidewalk or the back of curb if no sidewalk exists).
Curb radius	Appendix 20D-3	Curb radius shall be 25 feet for local access streets and 30 feet for arterial and collector streets.
ROW intersections	Appendix 20D-3	Street rights-of-way shall intersect at 80 to 90 degrees where possible.
Pedestrian crossings at intersections	Appendix 20D-3	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.
Sight Distance		
Sight Distance Triangles	RCDG 20D.210.25	The appropriate sight distance triangles shall be drawn on the civil and landscaping plans. Adequate entering sight distance shall be maintained at all connections to public streets in accordance with Section 20D.210.25 "Sight Clearance at Intersections" of the <i>Redmond Community Development Guide</i> , pages 347 and 348.
Plan/Profiles of adjacent streets	Appendix 20D-3 Plan Requirement	For the purpose of determining adequate sight distance, provide plan and profile views of adjacent streets. On local access streets, provide drawings 225 feet each side of all proposed driveways or intersections. On arterials and neighborhood collector streets provide drawings 450 feet each side of all proposed driveways or intersections. Adequate stopping sight distance shall be maintained at all driveways and intersections in accordance with Appendix 20D-3 in the <i>Redmond Community Development Guide</i> .

Topic	Code Reference	Brief Explanation
	*	
Parking, Signs and Striping		
Parking lot striping	20D.130.10-030 Plan Requirement	The civil plans need to show the actual parking lot striping and dimensions including parking stalls, travel aisles and any proposed directional arrows. The location of all proposed compact-parking stalls shall be specifically indicated on the plan.
Channelization	Appendix 20D-3	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.
Channelization Plan Required	Adopted Standard Specifications and Detail Manual Appendix 20D-3 RCW 47.24.020	A separate <u>40-scale</u> channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual.
Traffic Control Devices	Appendix 20D-3 Adopted Standard Specifications and Details Manual	All traffic control devices, including signs and pavement markings, shall conform to the MUTCD and the City of Redmond Standard Details. The Transportation Division shall approve all layouts prior to installation.
Construction Plan Notes-Required on construction plans		
Safety Railings	Appendix 20D-3	"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."
WSDOT approved guardrails	Appendix 20D-3	"WSDOT approved guardrails shall be required as directed by the City Inspector, subject to approval by the City Transportation Engineer."
Contractor responsibility for sign/channelization installation	Appendix 20D-3	"The 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."
Signs/on-site markings	Appendix 20D-3	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

Topic	Code Reference	Brief Explanation
	*	
		Transportation Division whether or not these are indicated on the construction drawings.
Installation of paving section/geotechnical engineer verification	Appendix 20D-3	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.
Processing and Other Requirements		
Engineering Plans	Plan Requirement 20F.20.50	<p><u>Engineering Plans</u> for on-site and off-site drainage (storm water management), clearing, grading, utility and street improvements are required. The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits. Plan size must be 22" x 34" at a scale of 1" = 20' unless otherwise approved by the City. The following design manuals should be obtained to guide design work:</p> <p>Standard Specifications and Details Clearing, Grading and Storm water Management Redmond Technical Notebook Design Requirements for Water and Sewer System Extensions Community Development Guide</p> <p>These manuals reference a number of other commonly used engineering standards. It is vital the design professional performing this work be aware of the City and other pertinent standards to reduce review time. <i>The City will not accept designs that deviate from the standards without substantial justification.</i> Early consultation between design professionals and City staff is highly recommended if a design will propose deviations.</p> <p>Plans shall include a composite drawing that includes all utilities, landscaping, including trees, sprinklers, fire lines, dumpster enclosures, etc., is necessary to minimize the possibility of utilities/landscaping conflicts. All power, telephone, streetlights, etc. shall be shown on construction drawings to facilitate identification and resolution of</p>

Topic	Code Reference	Brief Explanation
	*	<p>utility conflicts.</p> <p>A copy of all recorded easements pertaining to the property is required. The designer must be sensitive to the existence or creation of utility easements within the project. Permanent structures not associated with the utility use—including rockeries—shall not be built within easements, unless approved by the City of Redmond.</p> <p>When construction drawings are submitted for review, eight (8) complete copies of the civil plans and two (2) sets of drainage computations and studies are required for a complete submittal. Only complete submittals will be accepted for review. (After the initial submittal, fewer copies may be required. If desired, you may contact Public Works at 556-2740 to determine the exact number required.)</p> <p>At the time of construction drawing approval, a digital file of the drawings shall be submitted to the city. File format shall conform to the requirements identified under 'October 2000 version Record Drawing Requirements' (see below).</p>
Recorded Easements	Plan Requirement	A copy of all recorded easements pertaining to the property is required. Permanent structures including rockeries cannot be built over easements.
Survey Control	Plan Requirement	<p>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 must tie the project to two numbered benchmarks. A publication of the benchmarks may be purchased from the City's Public Works service counter under the name <u>City of Redmond Vertical Control Survey February 1990</u>.</p> <p>b) Horizontal control: The surveyor shall tie the project to two City of Redmond horizontal control monuments. The plans shall show NAD 83-91 coordinates on a minimum to two points at exterior lot/boundary corners. A publication of the <u>Redmond City Horizontal Control Notebook</u> dated 1993 can be purchased at the Public Works service counter.</p> <p>c) Existing and New Monumentation: New survey monuments shall be installed at new street intersections, street tangent points and</p>

Topic	Code Reference *	Brief Explanation
		center of cul-de-sacs in accordance with the City of Redmond Standard Details. Existing monumentation must be identified on the construction plans and maintained by the contractor throughout the construction period.
Plan Review/Inspector Fees	Resolution No. 1162 (Updated Yearly)	Commercial/Apartment - 120% of Building Permit Fee
Transportation Impact Fees	20D.210	This project will be required to pay transportation impact fees at the time of building permit issuance. The applicant is advised to review Section 20D.210.10-190 of the Community Development Guide in order to determine eligibility for credits against impact fees.
Right of Way Use Permit Required	Adopted Standard Specifications and Details Manual Resolution No. 1162 (Updated Yearly)	A ROW use Permit is required for any work in the public right of way and shall be paid prior to the pre-construction conference and includes: A maximum of \$324 fee* (subject to annual increase) for utility installation in the public right-of-way A posting of a \$1000 cash bond for street cleaning A 3% technology surcharge is applied as authorized by Ordinance No. 2090, and extended by resolution No. 1162 on December 3, 2002.
Performance Guarantee (Bonds)	20F.20.60-060	Performance Guarantee: A performance guarantee shall be provided in a form acceptable to the City for street, water, sewer and storm water improvements. An acceptable performance guarantee includes a performance bond, irrevocable letter of credit, or cash. (In some unusual circumstances assignment of loan proceeds may be acceptable.) The amount of the bond shall be 125% of the estimated cost. Only City of Redmond security forms are acceptable. The performance guarantee will not be released until letter from the Director of Public Works advises the developer that all conditions of approval have been met. In addition to the street use permit, a performance guarantee shall be posted with the City for the following uses: a. Street and utility improvements within the public right-of-way. The amount of the security shall be determined by the

Topic	Code Reference	Brief Explanation
	*	
		<p>applicant and approved by the City.</p> <p>b. Prior to the issuance of any tenant improvement permit or occupancy permit a City approved Letter of Credit or Cash Deposit shall be posted with the City for all uncompleted on-site improvements. The amount of the Letter of Credit or Cash Deposit shall be determined by the applicant and approved by the City. In the event the street and utility Record Drawings plans have not been submitted and accepted at this time a cash bond shall be posted to ensure future submittal. The amount shall be the larger of \$6,570.00 or an area-based amount of \$2,630.00 per acre (for this purpose, "area" is the total parcel, less major areas left undisturbed for the project).</p> <p>c. Prior to acceptance of any improvements, provide an Asset Summary for all street improvement construction in the public way. This submittal shall meet the requirements of GASB 34. Please contact John Wellman, Engineering Technician at 425-556-2740 for further information on the submittal process.</p>

Record Drawing Requirements (October 2000 version)

One of the requirements 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 and 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.

What items should 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.
What are the accuracy requirements?	<p>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.</p> <p>Surveyed Sewer and Storm water elevations...+/-0.01'</p> <p>Includes pipe invert elevations, top of castings (manholes, inlets,) et</p> <p>Surveyed Water elevations.....+/-0.25'</p>

1	Horizontal and vertical alignment...+/-0	
2	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:
3		<u>Preliminary Submittal:</u>
4		-Two sets of full size prints.
5		-Digital files with drawing/layer documentation.
6		<u>Final Submittal:</u>
7	How does the Preliminary Record Drawing Submittal and Review Process work?	-Full size PHOTOGRAPHIC MYLAR Sepia or Xerox Mylar will not be accepted.
8		-11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
9		-8-1/2"x11" PHOTOGRAPHIC NEGATIVE
10		-Three sets of full size PRINTS.
11		-Digital files with drawing/layer documentation.
12	Who should approve the final drawings before submitting it to the City?	Upon completion of improvements and prior to project acceptance, Record Drawings in digital and hard copy format shall be submitted for review and approval.
13		-Submit 1 digital copy and 2 hard copy sets for review to Engineering Division, 2 nd Floor, City Hall, Please call (425) 556-2740 if you have any questions.
14		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.
15		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".
16		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.
17	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.
18		-All Record Drawing changes will be made in the digital format.
19		-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.
20		-Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be moved to reflect their accurate surveyed locations.
21		

	-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.
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.
What format should the electronic delivery be in?	<p>-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.</p> <p>-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.</p> <p>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.</p>
What should the hard copy delivery include?	<p>-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.</p> <p>-Record drawing submittals are to include all sheets of original city approved construction drawings except TЕСР and City Standard Details, i.e. Title sheet, Plan(s), Profile(s), Sensitive Areas/Wetlands and Site Specific Details.</p>
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.
Where do you submit your Record Drawings?	<u>Public Works Development Services Division</u> 2nd floor Redmond City Hall 15670 N.E. 85 th Street Redmond, WA 98073-9710

Construction Requirements		
Installation of street and utility improvements	RMC Chapter 12.12.030	<u>Installation of all street and utility improvements shall be to City of Redmond standards.</u>
Pre-Construction meeting required	20F.20.60-050 Adopted Standard Specifications and Details Manual	Prior to construction a pre-construction conference shall be held with the City. <ul style="list-style-type: none"> • A minimum of one (1) week of advance notice is required to arrange this meeting. • Construction drawing approval and print distribution to the Construction Engineering Division must occur before the pre-construction conference is scheduled.
Hours of construction	20D.100 Adopted Standard Specifications and Detail Manual	<u>Unless otherwise specified, hours of construction shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No work is permitted on Sunday. This shall apply to plat construction improvements (street and utility improvements) and exterior home construction only. Residential home construction (i.e. painting, drywall, etc.) working hours may be different. All construction work is enforced by the Redmond Community Development Guide Section 20D.100 (Noise Control). Any construction equipment that does not meet Redmond's Noise Control shall have mufflers.</u>
Haul Routes:	Administrative Requirement	<p>-Haul hours will be within the hours of 9 a.m. - 4 p.m. and 6 p.m. to 10 p.m. On Saturdays, hauling may be continuous between 9 a.m. -10 p.m. as long as it is in compliance with the City's noise ordinance.</p> <p>-Traffic control shall be provided at all times when working in or near the public rights of way, subject to the approval of the Transportation Division and the Police Department.</p> <p>-The applicant shall provide street sweeping at all times during hauling.</p> <p>-The applicant shall repair and/or replace any traffic markings (i.e., buttons, arrows, etc.) damaged during the hauling operations.</p> <p>-The PW Director retains authority to stop/ reroute hauling or change hauling hours if operating times are unsatisfactory or inclement weather adversely affects City facilities.</p>