

TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER

Project Name: Kirkmond Preliminary Plat

Location: 10032 134th Avenue NE, Redmond, WA 98052

Project File Number: LAND 2013-0280

Project Description: Subdivide a 7.3 acre site into 41 single family lots, including 7 limited size dwellings

File Numbers: LAND 2013-0280; SEPA 2013-0281

Applicant: Ogden Farms LLC

Planner: Thara Johnson, Associate Planner

Decisions Included: Preliminary Plat, Type III

Recommendation: **Approval with Conditions**

Public Hearing Date: August 5, 2013

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



ROBERT G. ODLE,
Planning Director
Planning and Community Development
Department



RONALD D. GRANT,
Assistant Public Works Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, **the Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Preliminary Plat. And receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will make the final decision regarding the Preliminary Plat.

Key Dates

Application/Completeness Date: April 17, 2013
Date SEPA Determination Issued: June 14, 2013
SEPA Appeal Deadline: July 24, 2013
Public Hearing Date: August 5, 2013

Report Attachments

1. Vicinity Map
2. Zoning Map
3. General Application Form
4. SEPA Application Form
5. Completeness Letter
6. Notice of Application & Optional DNS and Certificate of Publishing
7. Notice of Application Public Comment Letters
8. Final SEPA Determination of Non-Significance
9. SEPA Public Comment Letters
10. Notice of Public Hearing and Certificates of Posting
11. Preliminary Plat Plan set
12. Arborist Report
13. Landmark Tree Removal Exception Request Letter
14. Landmark Tree Removal Exception Approval Letter
15. Neighborhood Meeting Sign in Sheet
16. Preliminary Storm Drainage Report
17. Computation Sheet
18. Traffic Study
19. Application of Transportation Concurrency
20. Comprehensive Planning Policies
21. Title Report
22. Signal Warrant Analysis
23. Architectural Elevations

Technical Committee Analysis

I. Proposal Summary

The proposal includes a request for a preliminary plat to subdivide the property into 41 lots on 7.3 acres located within the RIN zones, including providing 7 size limited dwellings. The 41 units are achieved by applying a 4-unit density bonus for providing affordable housing units to the base density of 37 units.

II. Site Description and Context

The proposed plat is within the Willows Rose Hill Neighborhood. The site is surrounded by low density single-family development within RIN zoning districts (Attachment 2, Zoning Map).

The property consists of six tax parcels and there are two single-family homes located within the 7.3 acre site. There are no associated critical areas located on site.

	<u>Existing Land Use</u>	<u>Zoning District</u>
North	Single-Family Residential	RIN
South	Single-Family Residential	RIN
East	Single-Family Residential	RIN
West	Single-Family Residential	Outside city limits

III. Site Requirements

The site is located within the RIN zoning district. The site requirements listed in RZC 21.08.170(B) for this district are:

	Requirement	Proposed
Average Lot Size:	4,000 square feet	5,017 square feet
Minimum Lot Width Circle:	35 feet	35 feet
Minimum Lot Frontage:	20 feet	20 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5 feet/10 feet	5 feet/10 feet
Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	10 feet	10 feet

Maximum Lot Coverage (for structures):	35 percent	35 percent
Maximum Impervious Surface Area:	65 percent	65 percent
Minimum Open Space:	20 percent	25.6 percent
Maximum Height of Structures:	35 feet	25 percent

The proposal complies with all of the site requirements for the RIN zone.

IV. Residential Architectural, Site and Landscape Design Standards

Variety and Visual Interest in Building and Site Design				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Variety in Building Design			X
	Variety in Site Design			X
Building Orientation				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks			X
	Garage Placement			X
	Garage Doors			X
	Transition Area			X
	Alleys		X	
Building Character, Proportionality and Massing				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Modulation and Articulation			X
	Consideration of Site Conditions			X
	Open Space			X
Landscaping				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Landscaping Plan	X		
	Landscape Transition	X		
	Stormwater Detention	X		
Streets and Pathways				

Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Design Criteria			

The proposal complies with all of the residential development and architectural, site and landscape design regulations for the RIN zone.

V. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on June 14, 2013. The notice was posted at City Hall, the Redmond Regional Library, and 2 notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 6, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received 6 written comments. Comments included concerns with drainage flow on the existing site, consideration of removal of additional trees and concerns with the type and character of street lighting. (Attachment 7, Notice of Application Public Comment Letters).

City staff have been reviewing street lighting fixtures options that meet the City’s standards for illumination and incorporate neighborhood policies of [pedestrian scale lighting. Staff will be meeting with neighboring residents prior to the public hearing to discuss options for fixtures that are consistent with the City’s requirements.

Notice of SEPA Threshold Determination: The Notice for the Optional Determination of Non-Significance (DNS) for this project was issued on June 14, 2013 and the Notice for Final Determination of Non-Significance was issued on July 10, 2013. This notice was posted at City Hall, the Redmond Regional Library, and on the property. The notice was also sent to state and local agencies, Parties of Record for the project and residents within 500 feet of the site (Attachment 8, SEPA DNS Certificate of Posting). 2 comment letters were filed during the DNS comment period relating to information regarding tree retention within the Environmental Checklist. There were some errors with the tree retention calculations and the City reissued SEPA (Attachment 9, SEPA Public Comment Letters).

Notice of Public Hearing: The Notice of Public Hearing for this project was posted on the site, at City Hall, and at the Redmond Regional Library on July 15, 2013. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment 10, Notice of Public Hearing and Certificates of Posting).

VI. State Environmental Policy Act

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Streets and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) was issued for this project on July 10, 2013 (Attachment 8, Final SEPA Threshold Determination).

VII. Neighborhood Regulations

The site is located within the Willows Rose Hill Neighborhood. The following table shows the project’s compliance with the applicable neighborhood regulations.

Neighborhood: Willows Rose Hill				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
	Arterial Setbacks	X		
	Building Height	X		
	Low Impact Development	N/A		
	Tree Preservation	X		
	Vegetation for Common Areas	X		
	Street Trees	X		
	Vegetated Treatments	X		
	Access to Wedge Subarea	N/A		
	Multiplex Housing			
	Applicability	N/A		
	Density	X		
	Minimum lot size and lot division	X		
	Design	X		
	Affordable housing exception	N/A		
	Location Criteria			

The proposal complies with all of the neighborhood regulations for the RIN zone.

VIII. Compliance with City-Wide Development Regulations

A. Landscaping

The proposal includes perimeter and interior landscaping, including a 10' landscape buffer along the site's west and north boundaries, thereby providing for adequate buffering and landscaping. The southeast boundary of the property consists of an open space area which includes retained trees and recreational open space as well as detention. The proposal also includes provision of 117 replacement trees and 76 retained trees within the site.

B. Tree Protection

The Redmond Zoning Code (RZC 21.72) requires that all healthy landmark trees and 35 percent of all healthy significant trees be saved. Landmark trees are those trees that are greater than 30 inches in diameter at breast height. Significant trees are those trees that are between 6 inches and 30 inches in diameter at breast height. Tree health of the existing trees on the Kirkmond property was assessed in an arborist's report prepared by Tree Solutions Incorporated dated May 28, 2013 (Attachment 12 Arborist Report). The arborist evaluated a total of 215 trees on the site. 15 trees were determined to be non-significant for a total of 195 significant trees on the property. Out of the 195 significant trees on the site, 8 trees met the classification of landmark trees.

Finding: The applicant is proposing to save 74 significant trees and 2 landmark trees on the site. This results in a saved tree percentage of 39.4 percent (Attachment 14, Preliminary Plat). A majority of the trees to be preserved are located within open space tracts. A health assessment of all of the trees proposed to be retained has been performed by a certified arborist to assure that each retained tree is healthy.

The Redmond Zoning Code requires that all healthy landmark trees be saved. Where landmark trees cannot be saved, the RZC requires that the applicant demonstrate that there is not a practicable alternative to save landmark trees and that mitigation will occur to replace the functions and values associated with the landmark trees.

Finding: The applicant is proposing to save 2 of the 8 landmark trees located within the development area and 3 landmark trees may be impacted during

construction but are not anticipated to be removed. The 5 landmark trees to be removed are located in areas where road infrastructure or building pad area precludes their ability to be saved. An exemption to the RZC requirements to allow removal of the 5 landmark trees has been reviewed for each individual landmark tree and granted by the Director of Planning and Community Development. See Attachment 14 for approval of Tree Exception request.

C. Affordable Housing

The Affordable Housing requirements of RZC 21.20 apply to all new single-family attached and detached dwelling units within the North Redmond Neighborhood. The required number of affordable housing units on a site is 10 percent of the proposed dwelling units on site, or 4 units.

Finding: The applicant is proposing to provide 4 affordable units as part of the preliminary plat.

Preliminary Plat Decision Criteria

Each proposed subdivision shall be reviewed to insure that (RZC 21.74.030(B)):

- A. The proposal conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan.

Response: The Kirkmond Subdivision is located within the Willows Rose Hill Neighborhood, as identified in the Redmond Comprehensive Plan, Map N-1. The applicable City-wide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

- B. The proposal conforms to the site requirements set forth in RZC 21.08.170(B) (Residential Zone Summaries).

Response: The proposal conforms to the site requirements set forth in RZC 21.08.170(B). See Section III of this report.

- C. The proposal conforms to the requirements of this section and those set forth in RZC 21.74, RZC 21.76, and submittal requirements on file in the Planning Department.

Response: The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030(B) and 21.76.050). The subdivision application was deemed complete on April 17, 2013 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

- D. The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.

Response: The proposal conforms to the Willows Rose Hill Neighborhood Plan in the Comprehensive Plan. The site will be accessed from 134th Avenue NE, Local Street serving the surrounding neighborhood. The proposed street system associated with the Kirkmond plat conforms to the City of Redmond Arterial Street Plan. The site will gain access from 134th Avenue NE. New 26-foot wide public street (52-foot wide right of way) within the plat will be constructed to provide access within the site, as well as access tracts to serve individual lots. Street frontage improvements are required along 134th Avenue NE. Proposed street improvements will meet the construction requirements in RZC Appendix 2.

- E. The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the preliminary subdivision.

Response: The proposed preliminary subdivision will be adequately served with City approved water and sewer facilities, and other appropriate utilities as demonstrated on the approved plan set.

- F. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the preliminary subdivision.

Response: The proposed preliminary subdivision will be adequately served with City approved parks, recreation, playgrounds and open-space as demonstrated on the approved plan set.

- G. The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the preliminary subdivision.

Response: The proposed preliminary subdivision will be conditioned to pay school impact fees prior to building permit issuance.

- H. The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the preliminary subdivision.

Response: The proposed preliminary subdivision will be conditioned to provide and construct a safe walking route from the development for students who walk to and from school.

- I. The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from development of the lots.

Response: The layout of the lots, and their size and dimensions take into account the topography and vegetation on the site in order that structures may be reasonably sited with the least disruption of the site.

- J. Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.

Response: The Environmental Checklist provided information related to hazards and limitation to development. There are no applicable critical areas located on site and the proposal makes provisions for consideration of these hazards and limitations for site development

IX. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is requesting that the Hearing Examiner **approve the Kirkmond Preliminary Plat subject to conditions** listed in Section XI.

Limitation on Preliminary Plat Approval. Final Plat approval must be acquired within seven years of preliminary approval, after which time the preliminary subdivision approval is void. The Hearing Examiner may grant an extension for one year if the applicant has attempted in good faith to submit the final plat within the seven-year time period; provided, however, the applicant must file a written request with the Hearing Examiner requesting the extension at least 30 days before expiration of the seven-year period.

X. Recommended Conditions of Approval

A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision. The “Date Received” is the date that is stamped as “Received” by the Development Services Center.

Item	Date Received	Notes
Plan Set	05/30/2013	<i>and as conditioned herein.</i>
SEPA Checklist	05/30/2013	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on June 14, 2013.</i>
Conceptual Landscaping Plan	05/30/2013	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	05/30/2013	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	05/30/2013	<i>and as conditioned herein.</i>
Stormwater Design	05/30/2013	<i>and as conditioned herein.</i>

The following conditions shall be reflected on the Civil Construction Drawings, unless otherwise noted:

1. Public Works Transportation and Engineering

Reviewer: Kurt Seemann, Senior Engineer

Phone: 425-556-2881

Email: kseemann@redmond.gov

a.	Site Specific Conditions
a.	Easements and Dedications. On-site easements and dedications shall be provided for City of Redmond review at the time of civil drawing approval and <u>finalized upon recording of the final subdivision</u> . Off-site easements must be finalized prior to civil drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil drawings and preliminary subdivision documents. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
i.	Easements are required as follows:
	(a) 10’ wide sidewalk easement, granted to the City of Redmond, along all right-of-way including 134 th Avenue NE, plat Road A and Road B.
	(b) 10’ wide utility easement, granted to the City of Redmond, along all right-of way including 134 th Avenue, plat Road A and Road B.
	(b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
	<u>Code Authority:</u> RZC 21.74.020(C), 21.74.020(G), 21.74.020(I), 21.52.030(H); RMC 12.12

	<p><u>Condition Applies:</u> Civil Construction, Final Subdivision Document</p>
<p>b.</p>	<p>Construction Restoration. In order to mitigate damage due to trenching and other work on 134th Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, as determined by Public Works.</p> <p><u>Code Authority:</u> RMC 12.08, Redmond Standard Specifications and Details <u>Condition Applies:</u> Civil Construction</p>
<p>c.</p>	<p>Street Frontage Improvements</p>
	<p>i. The frontage along 134th Avenue NE must meet current City Standards which include asphalt paving 11’ from centerline to front edge of shiner, a 3’ concrete shiner, 10’ wide drainage swale, 5’ wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:</p> <ul style="list-style-type: none"> • 7 inches] HMA Class ½” PG64-22 • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p><u>Code Authority:</u> RZC 21.52.030, 21.54.010(F); RMC 12.12; RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
	<p>ii. The frontage along Plat Roads A and B must meet current City Standards which include asphalt paving 22’ from front of shiner to front of shiner with appropriate tapers, a 3’ concrete shiner on both sides of the street, 9’ wide drainage swale on one side of the street, 5’ wide concrete sidewalks on both sides of the street, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:</p> <ul style="list-style-type: none"> • 7 inches HMA Class ½” PG 64-22 • Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557) • Street crown 2% sloped to drain system <p><u>Code Authority:</u> RZC 21.52.030, 21.54.010(F); RMC 12.12; RZC Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
	<p>iii. A separate 40-scale 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 at least 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.</p>

	<p><u>Code Authority:</u> RZC 21.52.030(G), Appendix 2; Standard Specifications and Details Manual; RCW 47.24.020</p> <p><u>Condition Applies:</u> Civil Construction</p> <p>iv. At the intersection of 132nd Avenue and NE 100th Street and , a traffic signal system may be required per City of Redmond Standards. A signal warrant analysis has been prepared and is currently under review jointly by the City of Redmond and the City of Kirkland.</p> <p><u>Code Authority:</u> RZC 21.52.030(G)</p> <p><u>Condition Applies:</u> Civil Construction</p>
d.	Access Improvements
	<p>i. The type and location of the proposed site accesses are approved as shown on the Kirkmond site plan prepared by LDC.</p> <p><u>Code Authority:</u> RZC 21.52.030(E); Appendix 2</p> <p><u>Condition Applies:</u> Civil Construction, Preliminary Subdivision Document</p>
	<p>ii. Direct vehicle access from lots to 134th Avenue will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.</p> <p><u>Code Authority:</u> RZC 21.52.030(E)</p> <p><u>Condition Applies:</u> Civil Construction</p>
	<p>iii. The following driveways are required to be improved as specified below:</p> <ul style="list-style-type: none"> • All driveways shall be constructed as shown on the Kirkmond site plan prepared by LDC. <p><u>Code Authority:</u> RZC Appendix 2</p> <p><u>Condition Applies:</u> Civil Construction</p>
e.	Underground Utilities. All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground. <p><u>Code Authority:</u> RZC 21.74.020(F), 21.54.020</p> <p><u>Condition Applies:</u> Civil Construction</p>
f.	Street Lighting. Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contract Paul Cho, Transportation Operations at (425)

	<p>556-2751 with questions. The street lighting shall be designed using the criteria found in the City’s Illumination Design Manual which can be accessed at: http://www.redmond.gov/workspaces/one.aspx?objectid=25473&contextId=22451</p> <p><u>Code Authority:</u> RZC 21.74.020(G), 21.54.020, 21.52.030(G), Appendix 2 <u>Condition Applies:</u> Civil Construction</p>
g.	<p>Safe Walking Route(s). The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and existing neighborhoods and public facilities. Current conditions on 134th Avenue NE do not provide safe walking conditions for students or other pedestrians. An interim walkway(s) shall be constructed of concrete curb, gutter and a 5-foot sidewalk if adjacent to the street. The curb face shall be located at least 12-feet from the centerline. The interim walkway(s) shall be 4 feet wide, constructed of asphalt or concrete, and located a minimum of 10 feet from the street edge of traveled way where no curb and gutter exists. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall. The interim walkway must be constructed prior to occupancy of any house.</p> <p><u>Code Authority:</u> RCW 58.17; RZC 21.52.030, 21.54.010(F), RZC 21.74.020(I) <u>Condition Applies:</u> Civil Construction</p>

2. Public Works – Water and Sewer

Reviewer: Jim Streit, P.E., Sr. Utility Engineer

Phone: 425-556-2844

Email: jstreit@redmond.gov

a.	Site Specific Conditions
	i.
a.	<p>Water Service. Water service will require a developer extension of the City of Redmond water system as follows: Construct 8-inch ductile iron water mains with fire hydrants and appurtenances as shown on the drawings prepared by LDC Civil Engineers.</p> <p>Water meters that provide potable and residential demands for each new lot are also required. Service lines will tee off the existing water mains or new water mains and serve each water meter.</p> <p><u>Code Authority:</u> RZC 21.74.020(D), 21.54.010 <u>Condition Applies:</u> Civil Construction</p>
b.	<p>Sewer Service. Sewer service will require a developer extension of the City of Redmond sewer system as follows: Construct 8-inch diameter sanitary sewer</p>

	<p>mains as shown on the drawings prepared by LDC Civil Engineers. Pipe material varies depending on the location of the improvement from PVC, HDPE or hydrogen sulfide resistant ductile iron.</p> <p>Side sewers that provide sanitary sewer service to each new lot will also be installed.</p> <p><u>Code Authority:</u> RZC 21.74.020(D), 21.54.010 <u>Condition Applies:</u> Civil Construction</p>
c.	<p>Easements. Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Public easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing approval. Offsite easements must be recorded prior to construction drawing approval. Water and Sewer improvements shall be shown on the face of the final preliminary subdivision and granted through the final preliminary subdivision document.</p> <p><u>Code Authority:</u> RZC 21.74.020(C), Appendix 3 <u>Condition Applies:</u> Civil Construction, Final Subdivision Document</p>
d.	<p>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 civil drawings and the agreement must be fully executed, by the City, prior to commencement of construction of the facility.</p> <p><u>Code Authority:</u> RMC 13.12 <u>Condition Applies:</u> Prior to Pre-Construction Meeting</p>
e.	<p>Backflow Preventers: Backflow preventers shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10) WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use of premise isolation; reference Table 8 for the appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.</p> <p><u>Code Authority:</u> RMC 13.10 <u>Condition Applies:</u> Civil Construction</p>
f.	<p>Permit Application. Water meter and sewer service applications shall be submitted for approval to the Public Works Development Services Division. Permits and meters will not be issued until all improvements are constructed</p>

	<p>and approved for use, and administrative requirements are completed. In certain limited circumstances, as determined solely by the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Services Division. All reimbursement and stub fees shall be paid prior to sale of water and side sewer permits.</p> <p><u>Code Authority:</u> RMC 13.08.010, 13.12 <u>Condition Applies:</u> Prior to Permit Purchase</p>
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3. **Public Works – Stormwater/Clearing and Grading**
Reviewer: Jeff Dendy, Senior Engineer
Phone: 425-556-2890
Email: jdendy@redmond.gov

	Site Specific Conditions
a.	<p>Water Quantity Control:</p> <p>i. Stormwater discharge shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained pond.</p> <p>ii. Provide for overflow routes through the site for the 100 year storm.</p> <p>iii. The stormwater pond shall be designed in accordance with City of Redmond Clearing, Grading, and Stormwater Management Technical Notebook, Issue Number 6, section 3.2.1 – Detention Ponds. “Detention ponds in infiltrative soils shall be lined, unless otherwise approved as infiltration facilities.” “Lining may consist of an impermeable till layer 18 inches or thicker, bentonite or synthetic liners approved by the Stormwater Engineer.” Liner type as directed by the project geotechnical engineer. The project geotechnical engineer is required during pond construction to verify impermeability.</p> <p>Code Authority: RZC 21.74.020(D); RMC 15.24.080 Condition Applies: Civil Construction</p>
b.	<p>Water Quality Control</p> <p>i. Basic water quality treatment shall be provided in a publicly maintained pond. Treatment is required for the 6-month, 24 hour return period storm.</p>

	<p>Code Authority: RZC 21.74.020(D); RMC 15.24.080(2)(d) Condition Applies: Civil Construction</p>
c.	<p>Public Stormwater Easements. Public easements (if any) shall be created at time of final plat.</p> <p>Code Authority: RZC 21.74.020(H); RMC 15.24.080(2)(i) Condition Applies: Civil Construction, Preliminary Subdivision Document</p>
d.	<p>Private Stormwater Easements. Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval and final preliminary subdivision recording, fully executed and recorded easements shall be provided to the Public Works Development Services Division.</p> <p>Code Authority: RZC 21.54.010(D), 21.74.020(C), 21.54.010(E), Appendix 3 Condition Applies: Civil Construction, Preliminary Subdivision Document</p>
e.	<p>Clearing and Grading</p> <p>The project may use eight-inch driveway culverts where necessary instead of the standard 12-inch pipe diameter due to low cover restrictions.</p> <p>The project may use the proposed alternative biofiltration swale design for stormwater quality control. The alternative is needed due to incorporating the required Rustic Street Standard which involves a series of preliminary, open channels.</p> <p>Code Authority: RZC 21.74.020(J); RMC 15.24.080 Condition Applies: Civil Construction</p>
f.	<p>Temporary Erosion and Sediment Control (TESC).</p>
	<p>i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.</p>
	<p>Code Authority: RMC 15.24.080 Condition Applies: Civil Construction</p>
g.	<p>Floodplain Management. Project does not lie in a designated flood plain.</p>

	<p>Code Authority: RZC 21.64.010, 21.64.040 Condition Applies: Civil Construction, Preliminary Subdivision Document, Other</p>
h.	<p>Landscaping. Deep rooted plantings must not be place closer than eight feet from stormwater pipes unless a root barrier is used.</p> <p>Code Authority: RZC 21.32.30 Condition Applies: Civil Construction</p>
i.	<p>Wellhead Protection. Project lies within Well Head Protection Zone 4, the least restrictive zone.</p> <p>Code Authority: RMC 13.07.100 Condition Applies: Civil Construction</p>
j.	<p>Department of Ecology Notice of Intent Construction Stormwater General Permit. Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: www.ecy.wa.gov/pubs/0710044.pdf.</p> <p>Code Authority: Department of Ecology Rule Condition Applies: Prior to Commencement of Construction</p>
k.	<p>Regional Capital Facilities Charge. No Regional Capital Facilities Charge applies to this project.</p> <p>Code Authority: RMC 13.20.045 (Downtown); RMC 13.20.047 (Overlake) Condition Applies: Building Permit Issuance</p>
l.	<p>Critical Landslide Hazard Areas. No critical landslide hazard areas occur on this project.</p> <p>Code Authority: RZC 21.64.060(B) Condition Applies: Civil Construction, Final Subdivision Document</p>

4. Fire Department

Reviewer: Rich Gieseke Assistant Fire Marshal

Phone: 425-556-2204

Email: RGieseke@redmond.gov

The current submittal is generally adequate for Site Plan Entitlement Approval, but does not fully represent compliance with all requirements. The following 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:

a.	<p>Site Specific Conditions</p> <p>The current submittal is generally adequate for Preliminary Subdivision Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the Preliminary Subdivision Approval and shall be complied with in Civil Drawings, the Final Preliminary Subdivision, Building Permit submittals, Fire Code Permit submittals, and/or other applicable processes:</p> <p>Existing home will need to be readdressed of the newly created address grid/streets.</p> <p>Proposed street names and addresses for all lots shall be established prior to signing of mylars at the completion of CCR.</p> <p>Show the turning radii for the south access road, radius to be not less than 25'. Show turning radii on Fire Protection sheet.</p> <p>Provide notes on Fire Plan indicating the type of proposed fire lane markings.</p> <p>Hydrants spacing not to exceed 600' on center or more than 300 feet from any home. Spacing shall be maintained along 134 Ave NE and interior to the plat.</p> <p>Add 2 hydrants to plat; one near lot 8 and one near lot 16. Provide stortz adapters on hydrants along 134 Ave NE</p>
b.	Preliminary Subdivision Condition
c.	Fire Protection Permit
d.	Change or Modification
e.	Fire Code Permit
f.	Comment
	<p>Code Authority: RMC 15.06; RZC Appendix 2; RFD Standards, RFDD&CG</p> <p>Condition Applies: Civil Construction, Final Subdivision Document</p>
g.	<p>Emergency Vehicle Access Easement. All portions of 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>

	Code Authority: RZC Appendix 2, Section III Condition Applies: Civil Construction, Final Subdivision Document
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5. Planning Department
Reviewer: Thara Johnson, Associate Planner
Phone: 425-556-2470
Email: tmjohnson@redmond.gov

a.	<p>Street Trees. The following street trees are required to be installed in accordance with RZC 21.32.090. The minimum size at installation is 2 ½ inch caliper.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 40%;">Street</th> <th style="width: 30%;">Species</th> <th style="width: 30%;">Spacing</th> </tr> </thead> <tbody> <tr> <td>134th Avenue NE</td> <td>TBD</td> <td>30' on center</td> </tr> </tbody> </table> <p>Code Authority: RZC 21.32.090 Condition Applies: Civil Construction</p>	Street	Species	Spacing	134 th Avenue NE	TBD	30' on center
Street	Species	Spacing					
134 th Avenue NE	TBD	30' on center					
b.	<p>Residential Regulations. The Kirkmond Preliminary plat shall demonstrate compliance with the Residential Development and Architectural, Site, and Landscape Design Regulations.</p> <p><u>Code Authority:</u> RZC 21.08.180 <u>Condition Applies:</u> Building Permit Application</p>						
c.	<p>Tree Preservation Plan. A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be recorded with the preliminary subdivision.</p> <p>Code Authority: RZC 21.72.060 Condition Applies: Civil Construction, Final Subdivision Document</p>						
d.	<p>Tree Replacement. Tree Replacement shall be implemented in conformance with the Landscape Plan.</p> <p><u>Code Authority:</u> RZC 21.72.080 <u>Condition Applies:</u> Civil Construction, Final Plat Document</p>						
e.	<p>Planting Standards. Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from</p>						

	<p>the centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.</p> <p><u>Code Authority:</u> RZC 21.32 <u>Condition Applies:</u> Civil Construction</p>
f.	<p>Affordable Housing. Prior to issuing any building permit, an agreement in a form approved by the City that addresses price restrictions, home buyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Redmond Zoning Code in effect at the time of the issuance of the land use permit(s).</p> <p><u>Code Authority:</u> RZC 21.20.080 <u>Condition Applies:</u> Building Permit Issuance</p>
g.	<p>Setbacks. Setback classifications (e.g. front, side, side street, rear) shall be noted shall be noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall not be included.</p> <p>Code Authority: RZC 21.08.170(H) Condition Applies: Final Subdivision Document</p>
h.	<p>Open Space. The proposal includes development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 10 percent of total lot square footage in open space. Open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 25 feet. Required open space shall be illustrated on the final subdivision document.</p> <p>Code Authority: RZC 21.08.170(L)(2)(a) Condition Applies: Final Subdivision Document</p>

B. Compliance with City of Redmond Codes and Standards

This approval is subject to all applicable City of Redmond codes and standards, including the following:

Transportation and Engineering

RMC 6.36:	Noise Standards
RZC 21.74:	Land Division Regulations
RZC 21.52:	Transportation Standards
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Building and Development
RMC 12.16:	Highway Access Management
RZC 21.76.100(F)(9)(c):	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G):	Civil Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC 21.76.020(H)(7):	Performance Assurance
RZC Appendix 2:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, Version 10-2005 (2005)
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04:	Sewage and Drainage
RMC 13.08:	Installing and Connecting Water Service
RMC 13.10:	Cross-Connection and Backflow Prevention
RZC 21.74:	Land Division Regulations
RZC 21.54.010:	Adequate Public Facilities and Services Required
RZC Appendix 3:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standards Specifications and Details (current edition)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions – January 2000.

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC21.32.030:	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
RZC 21.74:	Land division Regulations
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 5 (2007)
Department of Ecology:	Stormwater Management Manual for Western

Washington (revised 2005)

Fire

RMC 15.06:	Fire Code
RZC Appendix 2:	Construction Specifications and Design Standards for Streets and Access
City of Redmond:	Fire Department Design and Construction Guide 5/6/97
City of Redmond:	Fire Department Standards

Planning

RZC 21.08:	Residential Regulation
RZC 21.24:	Fences
RMC 3.10; Ordinance 2610AM, 2616AM:	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RMC 6.36:	Noise Standards
RZC 21.64:	Critical Areas
RZC 21.44:	Signs
RZC 21.74:	Land Division Regulations
RZC Appendix 1:	Critical Areas Reporting Requirements

Building

2009 International Residential Code
2009 Uniform Plumbing Code