

MEMO TO: City Council **QUASI-JUDICIAL**
FROM: John Marchione, Mayor
DATE: November 5, 2013
SUBJECT: ORDINANCE: FINAL PLAT APPROVAL – GLENSHIRE II, L050155

I. RECOMMENDED ACTION

Approve the Ordinance (Attachment A) for the final plat of Glenshire II.

II. DEPARTMENT CONTACT PERSONS

Rob Odle, Director, Planning and Community Development, 425-556-2417

Ron Grant, Acting Director, Public Works, 425-556-2742

Paulette Norman, Development Engineering Manager, 425-556-2861

III. DESCRIPTION

Glenshire II is a residential subdivision of 3.78 acre tract into 16 single-family lots, using the provisions of RCDG 20F.30.40 and Planned Residential Development (PRD) RCDG 20F.30.45.

The site is located at the 169th Block of NE 122nd Street and is bounded by residential properties (see Attachment B). The plat is in the North Redmond Neighborhood and is designated in the Redmond Comprehensive Plan for low-moderate density residential uses. The zoning is R-4 as are all surrounding tracts except those to the north in King County, which are zoned R-8.

Preliminary plat approval was granted by the Hearing Examiner on April 16, 2007. The applicant, Centex Homes, applied for the final plat approval on August 9, 2013. Staff has reviewed the list of conditions outlined in the Hearing Examiner's decision and determined that the final plat of Glenshire II conforms to the conditions.

All engineering plans have been approved for the site improvements and significant construction has occurred. Approval of the final plat will allow the applicant to record the plat with King County and thus create new lots. This approval does not imply final acceptance of the plat construction. A Performance Guarantee for any incomplete work will be posted with the City prior to recording of the plat to ensure all conditions are fulfilled.

IV. IMPACT

- A. **Service Delivery:** The City will provide maintenance of the public utilities and roads that serve the plat.
- B. **Fiscal.** Maintenance funding for the utilities (water and sewer) will be provided from the Utility Fund.

V. ALTERNATIVES

- A. Approve the Ordinance and authorize the Mayor to inscribe and execute the written approval on the face of the plat map.
- B. Disapprove the plat and return it to the applicant with reasons for denial and conditions for compliance (RZC 21.74.030(G)).

VI. TIME CONSTRAINTS

The subdivision developer is interested in recording the plat as soon as possible. Along with the completion of site construction improvements, this final plat approval and subsequent recording of the plat are necessary prerequisites to obtaining building permits within this subdivision.

VII. LIST OF ATTACHMENTS

- Attachment A:** Ordinance
- Attachment B:** Vicinity Map
- Attachment C:** Hearing Examiner Decision

/s/
Robert G. Odle, Director, Planning and Community Development

10/15/2013
Date

Approved for Council Agenda: /s/
John Marchione, Mayor

10/25/2013
Date

ATTACHMENT A

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, APPROVING THE FINAL PLAT OF
GLENSHIRE II PURSUANT TO RCW 58.17.170 AND
RZC 21.74.030, CITY FILE NO. L050155, AND
ESTABLISHING AN EFFECTIVE DATE

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

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

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

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

1. The Redmond Hearing Examiner approved the preliminary plat of Glenshire II on April 16, 2007. The Hearing Examiner's decision contains conditions incorporated as Attachment C to the decision.
2. The developer of Glenshire II, Centex Homes, filed an application for final plat approval on August 9, 2013.

3. Under RCW 58.17.170 and RZC 21.74.030(G), final plat approvals require City Council approval.
4. Under RCW 58.17.170 and RZC 21.74.030(C), the criteria to be used by the City Council in determining whether to grant final plat approval are:
 - A. Whether the final plat substantially conforms to all terms, conditions, and provisions of the preliminary approval; and
 - B. Whether the final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat; and
 - C. Whether the final plat meets the requirements of RZC 21.74, applicable state laws, and all other local ordinances adopted by the City which were in effect at the time a complete application for preliminary plat approval was filed.
5. The City staff has reviewed the final plat of Glenshire II and has advised the Council that the final plat conforms to

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

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

Section 2. Approval of final plat. The final plat of Glenshire II, City File No. L050155, is hereby approved, subject to fulfilling any late-comer agreements and posting of any performance guarantees as determined by the Director of Public Works.

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

ADOPTED by the Redmond City Council this _____ day of _____, 2013.

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST:

MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

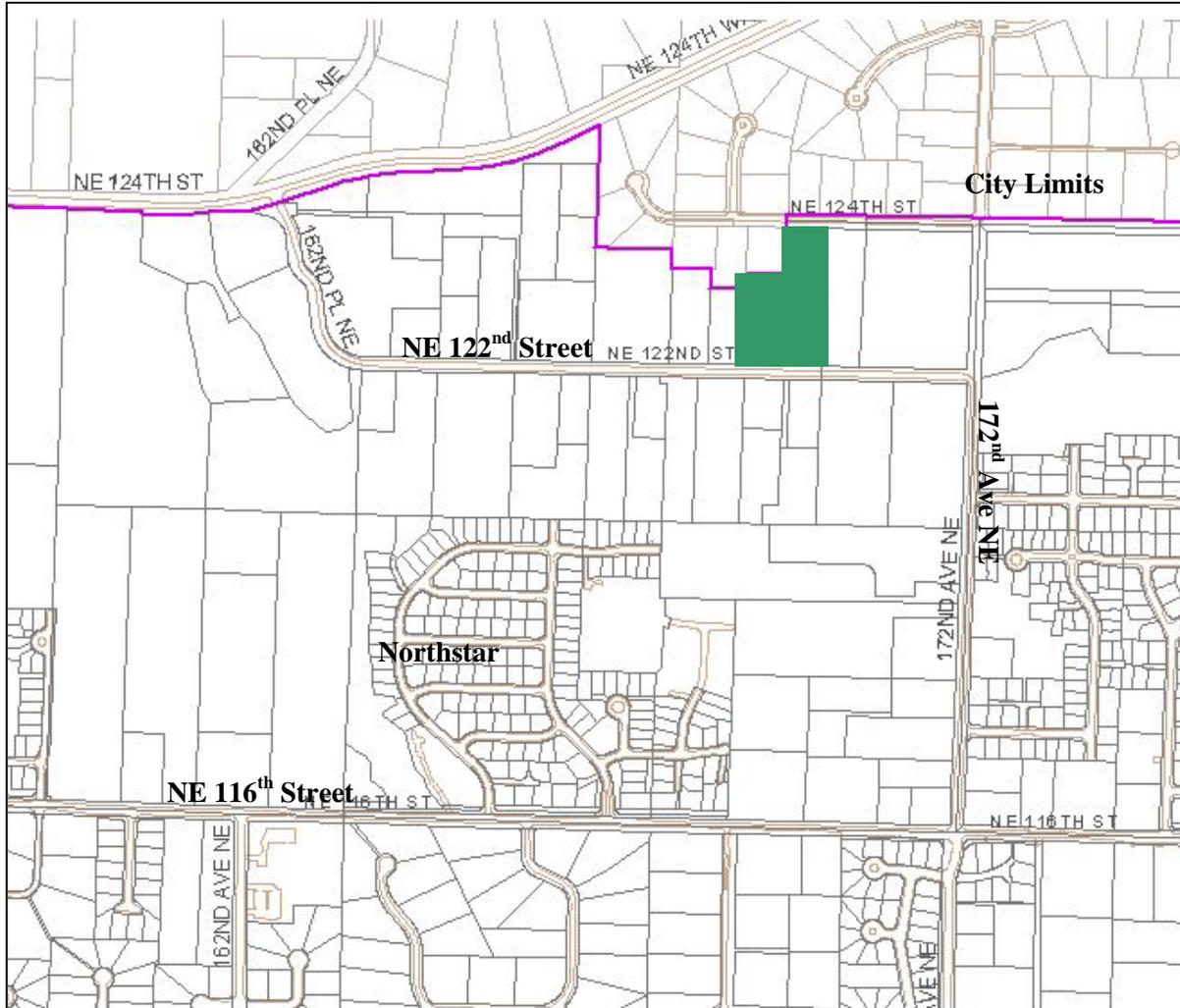
APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CITY ATTORNEY

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

ATTACHMENT B

Vicinity Map



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

3
4 **APPLICATIONS OF MAPLEWOOD**) **File No.: L050146, L050147, L050155,**
5 **HOMES, INC. FOR APPROVAL OF**) **L050157, L070026, L070027**
6 **PRELIMINARY PLATS AND PLANNED**)
7 **RESIDENTIAL DEVELOPMENTS FOR**) **FINDINGS OF FACT, CONCLUSIONS**
8 **GLENSHIRE I & II, AND APPEAL OF A**) **OF LAW, DECISIONS AND**
9 **MITIGATED DETERMINATION OF**) **RECOMMENDATIONS**
10 **NONSIGNIFICANCE**)
11) *Glenshire I & II*
12)

13 **DECISIONS**

14
15 The Preliminary Plats of Glenshire I & II are **APPROVED**, subject to conditions and subject to
16 approval of the Planned Residential Developments by City Council.

17
18 The appeals of Maplewood Homes, Inc. of the conditions attached to the Mitigated
19 Determinations of Non-Significance (MDNS) are conditionally **GRANTED**.

20
21 **RECOMMENDATION**

22 The Hearing Examiner recommends that the City Council **APPROVE** the Planned Residential
23 Developments for Glenshire I & II.

24
25 **INTRODUCTION**

26 The applications of Maplewood Homes, Inc. (Applicant) for approval of the Preliminary Plats of
27 Glenshire I & II came on for hearing before Gordon F. Crandall, Hearing Examiner, on March
28 26, 2007 at 7:00 PM. Steven Fischer, Senior Planner, presented the Technical Committee Staff
29 Report. David Almond, Development Services Manager for the Department of Public Works,
30

1 presented the Technical Committee's defense of the SEPA appeals. Bill Dunlap represented
2 Applicant, and Amy Kosterlitz, attorney, argued Applicant's SEPA appeals.

3
4 The following persons testified under oath:

5 For the City:

6 Steven Fischer, Senior Planner

7 David Almond, Development Services Manager

8
9 For the Applicant:

10 William Dunlap, Maplewood Homes, Inc.

11 Amy Kosterlitz, Attorney for Applicant

12 Victor Bishop, Principal Engineer, Mirai Transportation

13
14 Public:

15 Michael Smith, 16907 124th Street, Redmond

16
17 The following exhibits were offered and admitted:

18 Exhibit A: Technical Committee Report dated 3/26/2007, with Attachments

19 Exhibit B: Technical Committee PowerPoint Presentation

20 Exhibit C: Additional comments from Citizens

21 Exhibit D: Staff Memorandum for Modified Utility Conditions, dated 3/26/2007

22 Exhibit E: Applicant's Amendments to the Technical Committee Report Glenshire I

23 Exhibit F: Applicant's Amendments to the Technical Committee Report Glenshire II

24 Exhibit G: Large map of the Property and Vicinity

25 Exhibit H: Certificate of Concurrency for Glenshire I

26 Exhibit I: Resume of Victor Bishop, Principal Engineer

27 Exhibit J: Excerpts from the MUTCD 2003 Manual

28 Exhibit K: Memorandum from Mirai Transportation/162nd Place NE/NE 124th St Intersection

29 Exhibit L: LEED Certification Excerpts/Seattle LEED Incentive Program

1 The hearing adjourned at 8:30 PM.

2 **FINDINGS OF FACT**

- 3 1. *Proposal.* Maplewood Homes, Inc. (Applicant) proposes two separate subdivisions in
4 close proximity to each other. In Glenshire I, Applicant proposes to subdivide a 6.32 acre
5 site on the northwest corner of NE 122nd Street and 172nd Avenue NE into 28 single-
6 family lots. A site plan is attached at Attachment A. In Glenshire II, Applicant proposes
7 to subdivide a 3.78 acre tract on NE 122nd Street west of Glenshire I (one parcel in
8 between the two) into 16 single-family lots. A site plan is attached as Attachment B.
9
- 10 2. *Access.* Access to Glenshire I will be solely from NE 172nd Avenue as extended for the
11 project. Provision for future street linkage to the west has been made should that parcel
12 be developed. Access to Glenshire II will be from NE 122nd Street, and all homes will be
13 accessed from an internal street.
14
- 15 3. *Neighborhood/Zoning.* Both proposed plats are in the North Redmond Neighborhood and
16 are designated in the Redmond Comprehensive Plan for low-moderate density residential
17 uses. Both are zoned R-4 as are all surrounding tracts except those to the north in King
18 County, which are zoned R-8.
19
- 20 4. *SEPA.* A Mitigated Determination of Non-Significance (MDNS) was issued for
21 Glenshire I & II on December 14, 2006, which were subject to a condition that the City
22 would not issue building permits for the developments until improvements were made or
23 proposed to relieve the effects of anticipated traffic growth on the intersection of NE
24 124th Street and 162nd Place NE. Acceptable improvements would include:
25
- 26 • Installation of left turn lanes on NE 124th Street at the east and west approaches to
27 the intersection and installation of a traffic signal at the intersection, or
 - 28 • Extension and opening to traffic of 172nd Avenue NE between NE 116th Street
29 and NE 128th Street including required traffic calming measures.
30

Applicant appealed this condition, and offered instead to contribute its proportionate share of the costs of these improvements.

5. *Impact Fees.* Applicant will pay impact for each development for schools, fire service, transportation and parks.

6. *Design Criteria.* Each development proposes to employ the Planned Residential Development (PRD) provisions of the RCDG, which is a mechanism by which the City may allow modification of the development regulations if the design of the proposal meets certain criteria. Both projects propose substantially the same modifications.

Development regulations	Required	Proposed
Street Right-of-Way	50 feet	44 feet
Average Lot Size	Glenshire I: 7,000 sq.ft. Glenshire II: 7,000 sq.ft.	Glenshire I: 5,360 sq.ft. Glenshire II: 6,230 sq.ft.
Setbacks	10 feet	5 foot side yard
Maximum Lot Coverage	35%	45%
Maximum Impervious Surface	60%	70%
Easements for Utilities	5' exterior, 2.5' interior lot lines	Zero, zero

7. *Interim Walkways.* Both plats are within one-mile of Rockwell and Einstein Elementary Schools. Applicant will be required to provide interim walkway plans to ensure safe walking conditions for students who walk to school.

8. *Trees.* Glenshire I contains 154 significant trees, and Applicant proposes to preserve 56 or 36% of these trees. Glenshire II has 195 significant trees, and Applicant proposes to preserve 69 or 35.4%.

9. *Sewer/Stormwater.* The sanitary sewer systems of both plats are somewhat integrated. The sewer line from Glenshire I will flow north to a sewer lift station off NE 123rd Street. From there sewage will be pumped west along NE 124th Street to the Glenshire II project,

1 and then south across that project to an existing sewer in NE 122nd Street. Sewage from
2 Glenshire II will proceed east to the pump station and then back with the Glenshire I
3 effluent to NE 122nd Street. Stormwater collection will also be integrated between the
4 projects.

5
6 10. *Sensitive Areas*. There are no sensitive areas in either project. The two small wetlands in
7 Glenshire I are not regulated by the City of Redmond and will be filled.

8
9 11. *Wildlife*. There are no threatened, endangered or priority wildlife species on either site.

10
11 12. *Concurrency*. The City issued a Certificate of Transportation Concurrency for Glenshire I
12 on February 8, 2005. Glenshire II is so small that a Certificate of Transportation
13 Concurrency was not required.

14
15 13. *Public Notice and Input*. Public notice of the application and public hearing was given as
16 required by ordinance. The City received ten written comments for Glenshire I and three
17 for Glenshire II. The comments were related to traffic, street improvements at 124th and
18 NE 122nd Avenue, child safety, and signage. At the hearing, Michael Smith of 16907 NE
19 124th Street was concerned about possible noise and order from a pump station on NE
20 124th Street, increased density, filling wetlands, lack of affordable housing, more
21 progressive design requirements, (e.g. LEED Certification) and loss of trees.

22
23 14. Any conclusion of law deemed to be a finding of fact is hereby adopted as such

24
25 From these findings of fact, the Hearing Examiner makes the following:

26
27 **CONCLUSIONS OF LAW**

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

1 recommendation on an application for approval of a Planned Residential Development
2 (PRD). RCDG 20F.30.45.
3

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

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

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

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

1 results listed in RCDG 20C.30.105-040 (Design Criteria). A PRD is permitted only in a
2 residential zone, the primary use must be residential, and the process may not be applied
3 to a single-family lot incapable of further subdivision so as to avoid its use when other
4 processes are applicable. Development standards may be modified in a PRD.
5

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

- 8 a. High quality architectural design, placement, relationship or orientation of
9 structures;
- 10 b. Achieving allowable densities for the subject property;
- 11 c. Providing housing types that effectively serve the affordable housing needs of the
12 community;
- 13 d. Improving circulation patterns or the screening of parking facilities;
- 14 e. Minimizing the use of impervious surfacing materials;
- 15 f. Increasing open space or recreational facilities on-site;
- 16 g. Landscaping, buffering, or screening in or around the proposed PRD;
- 17 h. Providing public facilities;
- 18 i. Preserving, enhancing or rehabilitating natural features of the subject property
19 such as significant woodlands, wildlife habitats or streams;
- 20 j. Incorporating energy efficient site design or building features;
- 21 k. Providing for an efficient use of infrastructure.
22

23
24 5. Applicant must show that its proposal achieves two or more of these results. Staff has
25 demonstrated that the proposal meets most if not all of the design criteria.
26

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

- a. Sewage disposal

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

7. The adequacy of sewer, water, surface water, streets, etc. and fire services for a subdivision or PRD is determined by the Technical Committee. The school concurrency finding for a subdivision or PRD is made by the Hearing Examiner. RCDG 20D.220.20-090. The Examiner finds that payment of impact fees as agreed will provide the District with sufficient resources to enable it to provide adequate school facilities for students from the plat.

8. The concern for a sewer pump station in NE 124th is valid, and residents on that street should not be required to suffer any detrimental effects if they can be avoided. Residents asked for extra landscaping and screening and Applicant should provide it. The City should approve the landscaping and screening plan with a view to providing adequate protection from those effects.

9. The condition imposed on the MDNS has been considered by the Hearing Examiner before. On September 28, 2006 the Hearing Examiner issued a decision in which the condition was held invalid and applicant was required instead to pay only a pro rata contribution for future construction of the street improvements. In that case (Wexford Glen and Prescott Glen, numbers L050149, L050154), the Hearing Examiner said:

“In each case, the City issued a Certificate of Transportation Concurrency. The Growth Management Act (GMA) requires that the City of Redmond adopt and enforce ordinances which prohibit development approval if the development causes the level of service of a transportation facility to decline below the standard adopted in the transportation element of the Comprehensive Plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

1 Pursuant to Redmond's transportation management code (RCDG 20D.210.10)
2 development proposals are 'tested', and if they pass they are issued a Certificate of
3 Concurrency. What this means is that the volume of traffic from a proposed development,
4 when added to the back ground traffic volume of the affected intersections, would not
5 cause degradation of the average arterial intersection level of service (LOS) standard in
6 any transportation management district for which the development contributes 30 or
7 more new PM peak hour trips at a system intersection.

8
9 The Certificates of Concurrency issued by the City here establish that these projects will
10 not degrade the average intersection LOS below City standards, even though the traffic
11 when added to traffic from future developments in the area may do so. Once a Certificate
12 of Concurrency is issued, the City may not deny or delay development on this basis as it
13 has attempted to do so here. It is not enough to say that the City's concern is for safety
14 rather than the level of service. A substandard level of service always carries with the
15 risk of increased collision risk.

16
17 An applicant's rights must be ascertained at the time its application is under review, not
18 by what the City expects to occur. If later proposals will tip the balance against a
19 Certificate of Concurrency, they can be asked to mitigate the impact or wait until the
20 intersection is improved. This Applicant is entitled to go ahead on its record of
21 concurrency and mitigation under SEPA."
22

- 23 10. In the Hearing Examiner's opinion, this rationale applies to Glenshire I & II. Neither of
24 the projects will add traffic counts that would cause degradation of the average arterial
25 intersection Level of Service (LOS) here. What the condition does is declare a
26 moratorium on development until one of the identified improvements is made. A
27 moratorium on development is a legislative decision which must be made by City
28 Council. RCW 35A.63.220. The appeal of the MDNS is **GRANTED**.

1 11. The proposals satisfy the criteria for approval of a Preliminary Plat, and a Planned
2 Residential Development. Both should be approved. Applicant's offers to contribute a
3 pro rata share of the cost of improving the subject intersection should be accepted.
4

5 12. Any finding of fact deemed to be a conclusion of law should hereby be adopted as such.
6

7 **DECISIONS**

8 The Preliminary Plat and Planned Residential Development of Glenshire I and II are
9 **APPROVED**, subject to conditions as set forth in Attachment C and subject to the approval
10 of the PRD by the City Council.

11
12 The appeal of the MDNS is **GRANTED**, subject to Applicant's agreements to pay a pro rata
13 share of the cost of improving the subject intersection.
14

15 **RECOMMENDATION**

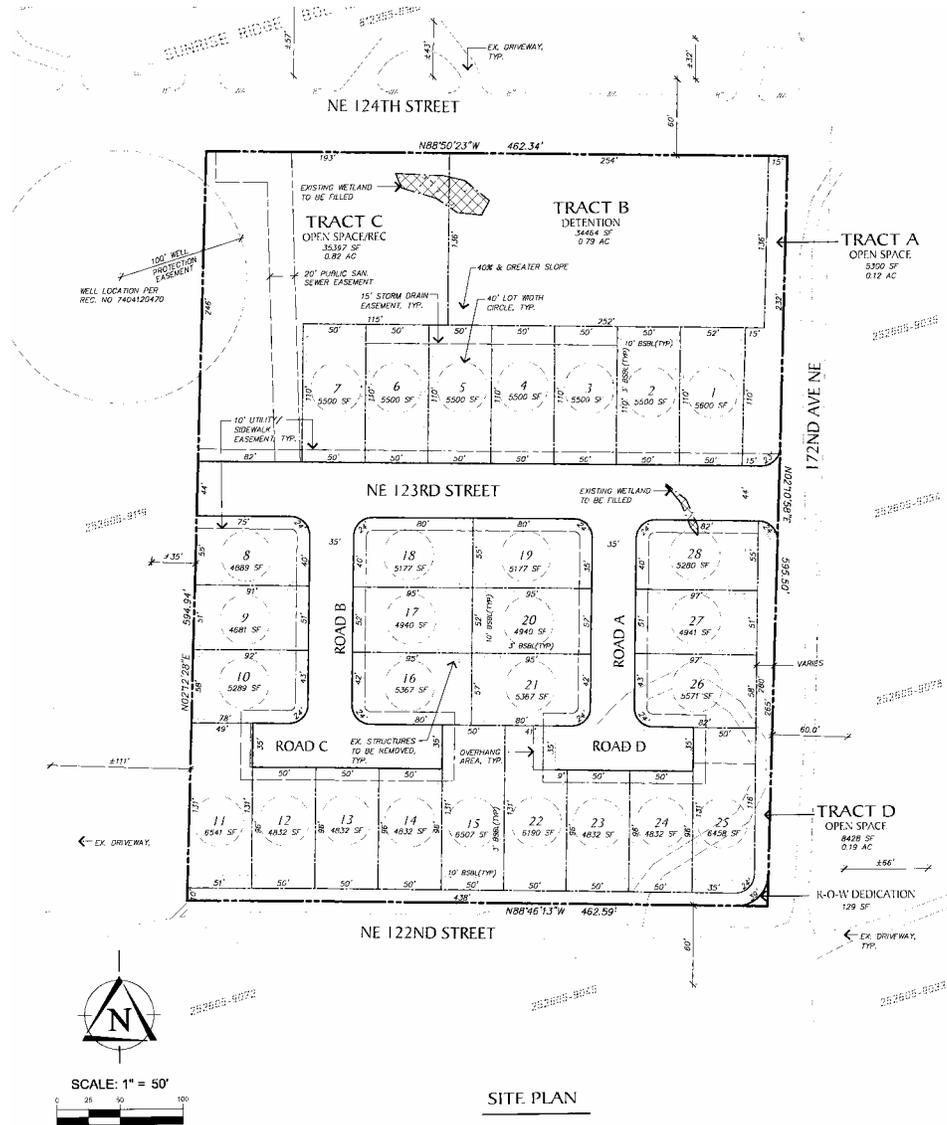
16 The Hearing Examiner recommends that the City Council **APPROVE** the Planned
17 Residential Developments for Glenshire I and Glenshire II.
18

19
20 Dated this 16th day of April, 2007
21

22
23 /s/ Gordon F. Crandall
24 **Gordon F. Crandall**
25 **Hearing Examiner**
26
27

28 Attachment A: Site Plan Glenshire I
29 Attachment B: Site Plan Glenshire II
30 Attachment C: Conditions of Approval Glenshire I
Attachment D: Conditions of Approval Glenshire II

ATTACHMENT A SITE PLAN GLENSHIRE I



SITE PLAN

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**ATTACHMENT C
CONDITIONS OF APPROVAL GLENSHIRE I**

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, Sheet P1-P20	2/20/2007	<i>and as conditioned herein.</i>
SEPA Checklist	5/2/2005	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 4/10/2006</i>
Architectural Elevations	5/2/2005	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	2/20//2007	<i>and as conditioned herein.</i>
Proposed Tree Preservation Plan, Sheet P12-13	2/20/2007	<i>and as conditioned herein.</i>
Stormwater Design	2/20/2007	<i>and as conditioned herein.</i>

1 **II. PLANNING REQUIREMENTS**

2
3 A. General

- 4 1. This approval is subject to all general criteria of the Redmond Community
5 Development Guide and Redmond Municipal Code. Please refer to Attachment A,
6 General Planning Approval Conditions, for a checklist of drawing, bond, and
7 general planning requirements. The checklist does not substitute for the code; it is
8 intended to be used as a guide in preparing your final construction drawing/building
9 permit submittal. Refer to the Redmond Community Development Guide and
10 Redmond Municipal Code for detailed information on each requirement.
- 11 2. *An irrigation system within the planter strips along the internal streets shall be
12 maintained by the Homeowners Association or by other means acceptable to the
13 City of Redmond Parks Department.*
- 14 3. *Maintenance of landscaping installed within the street rights-of-way and
15 landscape/open space tracts created by the Glenshire I final plat shall be the
16 responsibility of the Homeowners Association, including the landscaping installed
17 within the public street right-of-way along the site's NE 122nd Street frontage,
18 except that the City shall be responsible for maintenance of street trees along NE
19 122nd Street.*
- 20 4. To ensure compliance with residential site standards, at the time that construction
21 drawings are submitted for Public Works Department review, the applicant shall
22 provide two (2) copies of the construction drawings, clearing/grading plan and tree
23 retention plan at a scale of 1" = 20' to the Planning Department.
- 24 5. A sign permit application must be submitted separately to the Planning Department
25 for review and approval prior to installation of any proposed entry/monumentation
26 signs for the subdivision (RCDG Section 20D.160.10-020).

27 B. Landscaping and Street Trees

- 28 1. Street trees are required as follows (RCDG Section 20D.80.10-140):

<u>Street</u>	<u>Species</u>	<u>Spacing</u>
<i>NE 122nd Street</i>	<i>European Hornbeam Carpinus Betulus Fastigate</i>	<i>30 feet on center</i>
<i>172nd Avenue NE</i>	<i>Cleveland Norway Maple nursery grown for streets</i>	<i>30 feet on center</i>

1 *streetlights and underground utilities. A right-of-way width of 44 feet*
2 *with an additional 10-foot sidewalk and utility easement to be*
3 *established on either side.*

- 4 *b. The minimum Front Setback shall be 10-feet with the provision that garages shall be*
5 *setback 18-feet.*
6 *c. The minimum Side Street Setback shall be 10 feet.*
7 *d. The minimum Side/Interior Setback shall be 5 feet.*
8 *e. The average lot size shall be 5,360 square feet.*
9 *f. The maximum Lot Coverage shall be 45 percent.*
10 *g. Five foot easement along the perimeter or a 2.5 foot easement along interior lot lines*
11 *is not required.*
12 *h. The maximum impervious surface area shall be 70 percent.*
- 13 2. The recommendations of the applicant's arborist, Greenforest, shall be
14 implemented in all situations were there is encroachment into the dripline of a tree
15 that has been determined to be saved.
- 16 3. City of Redmond Parks Department impact fees shall be assessed at the time of building
17 permit issuance for each residence. The fee in effect at the time of complete building
18 permit application shall apply.
- 19 4. *Restrictive covenants to be recorded against each phase of the property in conjunction*
20 *with a final plat for each phase of the subdivision shall include a statement notifying*
21 *property owners that all new construction of single-family homes in the Glenshire I plat*
22 *shall comply with the approved Architectural Plans for the Glenshire I plat on file with*
23 *the City of Redmond Planning Department.*
- 24 5. *The architectural elevations for the homes shall have trim around all windows and doors*
25 *(regardless of which elevation) and that all windows must be consistent or similar in style*
26 *as used on the front elevation.*
- 27 6. *In an attempt to anticipate potential future conflicts between grading and tree*
28 *retention, the "clearing limit line" will be included on the final tree*
29 *retention plan.*
- 30 7. *During clearing and grading, any tree roots that are encountered within the*
drip line of a preserved tree (saved tree) shall be pruned leaving a clean cut.
Roots shall not be ripped out by grading activity.
8. *Fencing surrounding the sanitary sewage pump station shall be well*
landscaped to provide screening of the facility and consist of a combination
of trees and shrubs. Chain link fencing shall be dark green in color and powder
coated.

- 1 9. *At the time of civil construction drawing review the storm water system shall*
2 *be reviewed, and modified if needed, to accommodate the requested 70 percent*
3 *impervious surface area.*

4 **III. ENGINEERING REQUIREMENTS**

5 **Conditions of Approval and Revisions Required on Mylar – Document to be**
6 **Recorded with King County**

7 A. Engineering/Transportation

- 8
9 1. Lots 11-15 and 22-28 shall not be permitted direct vehicular access to NE 122nd
10 Street and 172nd Ave NE. This restriction shall be indicated on the face of the final
11 plat and other documents.

12 2. Easements & Dedications:

13 The existing and proposed easements and right-of-way shall be shown on the final
14 plat, civil plans and other documents. The existing easements for ingress, egress,
15 private utilities, etc. shall be modified to the City of Redmond's satisfaction or
16 released from both the plat certificate and the final plat prior to approval.

17 a. Easements are required as follows:

18 Public 10-foot wide utility easement, granted to the City of Redmond, along
19 all rights of way including NE 122nd Street, NE 124th Street, 172nd Ave NE
20 and new plat streets.

21 Public 10-foot wide sidewalk/trail easement, granted to the City of Redmond,
22 along all rights of way including NE 122nd Street, 172nd Ave NE and new plat
23 streets.

24 Public sidewalk easement, granted to the City of Redmond, generally over the
25 north 10 feet of Lots 15, 22 and 25 and the south 5 feet of Lots 16, 21 and 26
26 or as other wise required by the City of Redmond.

- 27 b. Dedications for right of way are required as follows: 44-feet for NE 123rd
28 Street and 35-feet all other plat streets including Roads A, B, C, and D.

- 29 c. New right-of-way lines joining at the intersections shall connect with a 25-
30 foot radius. The area formed by this radius shall also be dedicated as right-of-
31 way.

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

1 **SPECIFIC REQUIREMENTS FOR CONSTRUCTION DRAWINGS**

2 A. General Requirements:

- 3
4 1. **Engineering Plans** for on-site and off-site drainage (storm water management), clearing,
5 grading, utility and street improvements are required. The plans shall be prepared by a
6 registered engineer and shall be reviewed and approved by Public Works Department prior
7 to issuance of the building, foundation, clearing and grading or street use permits.

8 A Project Lead will be assigned by the City for coordinating review of the civil drawings.
9 Prior to preparing civil drawings, contact the Development Services Manager at 425-556-
10 2861 to obtain an outline of the review process and have a Project Lead assigned. Only
11 complete submittals will be accepted for review. Additional information can be found at:
12 <http://www.redmond.gov/insidacityhall/publicworks/civildrawings.asp>

13 **The following design manuals should be obtained to guide design work:**

- 14
- 15 • Standard Specifications and Details
 - 16 • Clearing, Grading and Storm water Management Redmond Technical Notebook
 - 17 • Design Requirements for Water and Sewer System Extensions
 - 18 • Community Development Guide

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

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

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

A digital file of the drawings shall also be submitted to the city. File format shall conform
to the requirements identified under ‘Oct. 2005 Version Record Drawing Requirements’
(see below).

1 **2. Survey Control**

2 a. **Vertical control:**

3 Elevations must be referenced to City of Redmond Datum. This Datum is based
4 on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor must tie the
5 project to two numbered benchmarks. A publication of the benchmarks may be
6 purchased from the City's Public Works service counter under the name City of
7 Redmond Vertical Control Survey February 1990.

1 b. Horizontal control:

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

7 c. New and Existing Monumentation:

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

13 3. Street Design:

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

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

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

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

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

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

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

33 h. Sight Distance

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

39 2) Adequate stopping sight distance shall be maintained at all driveways and
40 intersections in accordance with Appendix 20D-3 in the *Redmond*
41 *Community Development Guide*.. For the purpose of determining adequate

1 sight distance, provide plan and profile views of adjacent roadways. For
2 local access streets, provide drawings 225 feet on either side of all proposed
3 driveways or intersections. For arterials and neighborhood collector streets,
the distance shall be 450 feet.

- 4 i. Any pedestrian crossings at intersections, or across curb return type driveways
5 need to include handicap ramps. These ramps must be designed to meet the
6 most recent ADA standards.

7 **4. Street Trees:**

8 Street trees are required to be installed on principal, minor and collector arterials.
9 See Section 20D.80.10-140 "Street Tree Program" in the Redmond Community
10 Development Guide for further requirements.

11 **5. General Notes:** The following notes shall be included on the construction plans for
12 this project:

- 13 a. Safety railings shall be required when the bottom of a rock wall, retaining wall
14 or slope is 30" or more below the finished elevation of a sidewalk or other
15 pedestrian facility.
- 16 b. WSDOT approved guard rails shall be required as directed by the City
17 Inspector, subject to approval by the City Transportation Engineer.
- 18 c. Contractor is responsible for installing all signs and channelization per City of
19 Redmond standards. Contractor shall lay out all signs and channelization, and
20 then contact Deby Canfield, Senior Transportation Technician, at (425) 556-
21 2752 48 hours in advance of installation to verify layout.
- 22 d. All necessary signs and markings on-site, along property frontage, and at
23 specifically designated off-site locations shall be provided by the applicant as
24 required by the Transportation Division whether or not these are indicated on
25 the construction drawings.
- 26 e. When requested by the City Inspector, the geotechnical engineer employed by
27 the developer shall verify and subsequently advise the City of Redmond that the
28 installation of the paving section(s) conforms to his/her design. The project will
29 not be accepted until this written documentation is submitted.

30 **6. Site Access – Type and Location**

- a. The location of all existing and proposed driveways, access corridors, and
intersections (both sides of the street) shall be shown along the property
frontage and within 150 feet of the site property line.
- b. The existing and proposed channelization shall be shown on the site plan for all
streets adjacent to the site and within 150 feet of the site property line. This
should include the location of all fog lines, center stripes, stop bars and
directional arrows.

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

20 **7. Signs, Striping, Street Lighting and Signals**

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

B. Public and Private Engineering/Transportation Improvements

1. Street improvements are required on 172nd Ave NE including asphalt paving 20-21
feet from east pavement edge to face of west curb with appropriate tapers, type A-1
concrete curb and gutter, planter strip at least 5-foot wide, a meandering 10-foot
wide concrete sidewalk, 4-foot wide 3/8"-minus crushed rock trail separated from
the sidewalk by landscaping, storm drainage, streetlights, street trees, street signs

1 and underground utilities including power and telecommunications. The minimum
2 pavement section for the street shall consist of:

3 4" Asphalt Pavement Cl. B

4 5" Asphalt Pavement Cl. E

5 Subgrade compacted to 95% compacted maximum density as determined by
6 modified Proctor (ASTMD 1557)

7 Street crown 2% sloped to drain system

- 8 2. Half street improvements are required on NE 122nd Street including asphalt paving
9 10.5 feet from centerline to face of curb, widening to 17.5 feet for parking as
10 required by the City, with appropriate transition tapers; type A-1 concrete curb and
11 gutter, planter strip at least 5-feet wide, a meandering 6-foot wide concrete
12 sidewalk, storm drainage, streetlights, street trees, street signs and underground
13 utilities including power and telecommunications. The minimum pavement section
14 for the street shall consist of:

13 4" Asphalt Pavement Cl. B

14 5" Asphalt Pavement Cl. E

15 Subgrade compacted to 95% compacted maximum density as determined by
16 modified Proctor (ASTMD 1557)

17 Street crown 2% sloped to drain system

- 18 3. The type and location of the proposed site accesses are approved as shown on the
19 Glenshire 1 site plans prepared by Triad Associates and received at the City on
20 February 20, 2007.

- 21 4. On NE 122nd Street, NE 124th Street and 172nd Ave NE, the ASPHALT STREET
22 shall be overlaid across the plat frontage and additional planing, overlay, and/or
23 patching, as determined by the Development Services Division.

- 24 5. 5-foot wide concrete sidewalks, constructed to City standards, are required along to
25 connect between Road C and D as well as between Road D and 172nd Ave NE.

- 26 6. 5-foot wide concrete sidewalk, constructed to City standards, is required along the
27 plat frontage of NE 124th Street. The sidewalk shall be separated from the street by
28 a minimum 5-foot wide planter strip unless otherwise approved by the Development
29 Services Division.

- 30 7. The minimum cross section for crush rock trails shall consist of:

4-inches of 3/8" minus Crush Rock

Subgrade compacted to 95% max density per modified Proctor (ASTM 1557)

1% cross slope

- 1 8. The Redmond Community Development Guide requires that safe pedestrian
 2 linkages be provided between new developments and existing neighborhoods and
 3 public facilities. The propose plat is within the 1-mile walking radius of the
 4 Einstein Elementary school. Current conditions on NE 122nd Street and sections of
 5 172nd Ave NE do not provide safe walking conditions for students or other
 6 pedestrians. An interim walkway plan shall be developed and missing links
 7 identified prior to preliminary plat approval. The interim walkway(s) shall be
 8 constructed of concrete curb, gutter and a 5-foot sidewalk if adjacent to the street.
 9 The curb face shall be located at least 12 feet from the centerline. The interim
 10 walkway(s) shall be 4 feet wide and located a minimum of 10 feet from the street
 11 edge of traveled way where no curb and gutter exists. A safety railing or fencing
 12 will be required when (1) the interim walkway is located at the top of a slope or
 13 wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than
 14 the toe of the slope or wall. Missing links in the approved walkway plan shall be
 15 constructed prior to any occupancy within the plat.
- 16 9. Traffic calming features, including speed humps and traffic circles, shall be
 17 incorporated into the design and construction of 172nd Ave NE and NE 122nd Street
 18 along the project frontage as identified in the City's 172nd Ave NE Corridor Study.
- 19 10. All vehicle use areas including parking lots, service areas, driveways, private
 20 streets, etc. shall be paved.
- 21 11. Streetlights are required on 172nd Ave NE, NE 122nd Street and NE 124th Street to
 22 illuminate the property frontage. Luminaire spacing should be designed to meet the
 23 specified criteria for the applicable lamp size, luminaire height and roadway width.
 24 Contact Paul Cho, Transportation Operations, at (425) 556-2751 with questions.
 25 The street lighting shall be designed using the following criteria:

Roadway Classification	Area Classification	Average Illuminance (Foot-candles)	Uniformity Ratio (Average/Minimum)
Collector & Local	Commercial	0.8	6:1
	Residential	0.6-0.4	6:1

- 26 12. Specific subdivision public street improvement conditions:
- 27 a. Street improvements within the dedicated rights-of-way and adjacent easements
 28 shall include asphalt paving (28 feet curb to curb), with appropriate tapers, type
 29 A-1 concrete curb and gutter, 5-foot wide planter strips, street trees, 5-foot wide
 30 concrete sidewalks, storm sewers, streetlights, street signs, and underground
 utilities including power and telecommunications. The minimum pavement
 section for the street shall consist of:
- 3" Asphalt Pavement Cl. B
- 4" ATB

1 Subgrade compacted to 95% compacted maximum density as determined by
2 modified Proctor (ASTMD 1557)

3 Street crown 2% sloped to drain system

- 4 13. Installation of mailbox stand(s) shall be in accordance with City standards.
5 14. All power, telephone, streetlights, etc. shall be shown on the engineering
6 drawings and landscape plans submitted for construction permits.
7 15. A composite drawing that includes all utilities, landscaping including trees, etc.,
8 is necessary to minimize the possibility of utilities/landscaping conflicts.
9 16. CONVERSION OF AERIAL UTILITIES (POWER, TELEPHONE, T.V., ETC. TO
10 UNDERGROUND): All existing aerial utilities shall be converted to underground
11 along all street frontages and within the short plat according to 20D.220.10
12 "Underground Wiring" in the Redmond Community Development Guide. All new
13 utilities serving the plat shall be placed underground.

14 **GENERAL INFORMATION AND ADMINISTRATION REQUIREMENTS**

15 **A. Fees:**

16 1. Engineering/Transportation

- 17 a) A plan review fee shall be paid to both the water and sewer utility and the storm
18 water utility prior to construction drawing review. Inspection fees shall be paid
19 to the utilities prior to civil drawing approval. Plan review and construction
20 inspection fees are required and will be at the rate in effect when plans are
21 approved. Contact the respective utility for fee information.
- 22 b) Water and sewer connection fees for homes built on the proposed lots will be
23 paid at the rate in effect when water meter and side sewer permits are issued.
24 Contact the Utility Division of the Public Works Department at 556-2840 to
25 obtain information and/or an estimate of the fees that will apply.
- 26 c) Non-Utility Plan Review and Inspection fees are paid through the Engineering
27 Plan Review and Inspection Fee (subject to annual revision.) The fees are
28 (subject to annual revision) and paid at the time of submitting the final plat
29 documents:
30 Subdivision Fee = \$9,453.70* plus \$144*/lot.
- d) Transportation Impact Fees: This project is subject to Redmond Transportation
impact fees. Transportation impact fees shall be collected at 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.

1 e) The City has recently imposed other impact fees on development. Contact the
2 Permit Center to determine the extent to which these fees apply to this
3 development.

4 f) A Right of Way Use Permit will be required and includes:

- 5 ■ A maximum of \$565* fee, subject to annual revision and shall be paid prior to the
6 pre-construction conference, for utility installation in the public right-of-way.
- 7 ■ A posting of a \$1000 cash bond for street cleaning

8 * A 3% technology surcharge is applied.

9 B. Easements/Agreements:

10 1. Engineering/Transportation

- 11 a) A copy of all recorded easements pertaining to the property is required. Permanent
12 structures including rockeries cannot be built over easements.
- 13 b) Easements shall be provided for all water, sewer and storm water improvements (both
14 public and private) as required in the design requirements. Off-site easements needed
15 to execute the proposed improvements must be recorded prior to construction drawing
16 approval. On-site easements must be recorded prior to the improvements being placed
17 into operation.
- 18 c) Native Growth and Protection Easement(s) (NGPE) may be required for this site. The
19 specific wording of the NGPE is subject to review and approval by the City.
- 20 d) When clearing and grading involves excessive amounts of hauling, as determined by
21 the Public Works Department, a Road Surface Impact Mitigation item shall be
22 negotiated prior to approval of the Clearing and Grading Plans.
- 23 e) Any required landscape irrigation in the City of Redmond right-of-way necessitates the
24 execution of a Hold-Harmless Agreement and submittal of as-built construction plans
25 to the City.

26 C. Bonds and Performance Guarantees:

27 1. Engineering/Transportation

28 A performance guarantee shall be provided in a form acceptable to the City for
29 street, water, sewer and storm water improvements. An acceptable performance
30 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 150% 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. Circumstances that require performance
guarantee are as follows:

- Subdivision:

- 1 a. The street and utility improvements within existing and new street right-of-
2 way.
3 b. Off-site storm drainage, water and sanitary sewer installation.
- 4 2. A maintenance guarantee shall be provided for all water, sewer, storm water and street
5 improvements to be owned and operated by the City. Period of guarantee shall be 1 year
6 from acceptance of all improvements by the City. (The City has authority to require a
7 longer period where circumstances warrant.)
- 8 3. A Record Drawing cash bond shall be posted prior to civil drawing approval. The amount
9 shall be no less than \$50,000 but not more than 150% of this amount.
- 10 4. Prior to acceptance of any improvements, provide an **Asset Summary** for all street
11 improvement construction in the public right of way. This submittal shall meet the
12 requirements of GASB 34. Please contact John Wellman, Engineering Technician at (425)
13 556-2740 for further information on the submittal process.

14 **D. RECORD DRAWING REQUIREMENTS (Oct. 2005 Version)**

15 The City of Redmond currently maintains a Geographic Information System (GIS) to
16 track constructed features such as utilities and roadway improvements. This
17 information is used by city personnel, other government agency personnel, developers,
18 engineers, business owners/operators and citizens for planning, design and maintenance
19 purposes. One of the main sources of information for GIS is the drawings of record
20 supplied to the City after features are constructed. The City of Redmond requires that
21 persons constructing improvements in the City provide accurate drawings (Record
22 Drawings) documenting improvements. This following outlines the requirements for
23 preparing Record Drawings.

24 Record Drawing Preparer: Record drawings shall be prepared and certified by a
25 Professional Engineer and/or Professional Land Surveyor currently licensed in the State
26 of Washington.

27 **1. APPROVED CONSTRUCTION DRAWING SUBMITTAL**

28 Upon approval of the construction drawings by the City, a copy of the electronic
29 drawings in CAD format shall be submitted along with a completed digital checklist
30 meeting the requirements shown in (Appendix A – Checklist 1) together with the
required hard copy (paper) prints.

2. CONSTRUCTION PHASE

During the construction phase of the project, the Contractor/Developer for the
project shall maintain one set of full size plans for record drawings. The
Contractor's superintendent or authorized representative, together with the City's
construction inspector, shall update the plans with record information on a daily
basis. Record information includes the final locations of all new materials

1 incorporated into the work and all existing improvements encountered during
2 construction.

3
4 **3. RECORD DRAWING PREPARATION**

5 Upon completion of construction, the record information will be provided to the
6 Engineer / Surveyor and together with the survey of the as-built conditions, shall be
7 the basis for the record drawing submittal. As-built changes to text: invert
8 elevations, dimensions, notes, etc. will be lined out with the record drawing text
9 placed near it. Do not alter, modify or erase original approved construction
10 drawing text. Refer to Appendix B for specific record drawing requirements.

11
12 **4. PRELIMINARY RECORD DRAWING SUBMITTAL AND REVIEW PROCESS**

13 A record drawing submittal shall consist of the following:

14 a. Record Drawings

15 TWO full size sets of prints (22" x 34") which shall include **all sheets** of the
16 original city approved construction drawings. These drawings shall be
17 reviewed by City of Redmond staff. Comments or recommendations for change
18 or correction shall be provided and returned to the Engineer / Surveyor.

19 The Engineer/Surveyor shall make all such corrections and resubmit two sets of
20 revised prints together with the redline comment sets. This process shall
21 continue until all comments or recommendations have been satisfied.

22 b. Digital Site Plan

23 Once the city is satisfied with the record drawing prints, the Engineer/Surveyor
24 shall provide ONE full size set of prints and the digital submittal completed in
25 accordance with and together with digital submittal checklist 2. This submittal shall
26 be reviewed by City of Redmond GIS staff where comments or recommendations
27 for change or correction shall be provided and returned to the Engineer/Surveyor.

28 The Engineer/Surveyor shall make all such corrections and resubmit the digital
29 submittal. This process shall continue until all comments or recommendations
30 have been satisfied.

5. FINAL RECORD DRAWING SUBMITTAL PROCESS

When the preliminary record drawing process is complete, the Engineer will be notified that the record drawings are ready for final submittal. The final record drawing submittal includes the following:

1 One full size set of (22" x 34") OCE type mylars.
2 Two full size bond prints.
3 Five half size bond prints (11" x 17").

4 6. RECORD DRAWING SUBMITTAL ADDRESS

5
6 Public Works Development Services Division
7 2nd floor Redmond City Hall
8 15670 NE 85th Street
9 P.O. Box 97010
10 Redmond, WA 98073-9710

11 If you have any questions please call (425) 556-2740.

- 12 7. This approval is subject to all standards and criteria contained in Attachment B of
13 this staff report.

14 **IV. UTILITIES**

15 A. Site Specific Conditions

- 16 1. This project is dependent on utility services from projects west of this site. Sanitary
17 sewers are not available for the force main as shown to connect to. A water system
18 loop to the west and fed from south is also required as more building sites are added
19 needing water service:
- 20 2. Water Service:
- 21 a) Water service will require a developer extension of the City of Redmond water
22 system as follows:
- 23 i. Install 12-inch diameter ductile iron water mains in 172nd Avenue NE
24 from the Wynstone Plat north to nearly NE 124th Street and in NE 122nd
25 Street from 172nd Avenue NE west past Glenshire II as shown on the plans
26 prepared by Triad Associates. 4-inch and 8-inch ductile iron water mains
27 will be installed in the street grid as shown on the drawings prepared by
28 Triad Associates. Provisions for a future 8-inch water main extension in
29 NE 123rd Street to Glenshire II with development of the property between
30 the Glenshires shall be provided.
- b) 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.
- c) Water service will require the installation of water meters to be connected to the
new water mains off the internal street grid as shown on the drawings prepared
by Triad Associates.

1 3. Sewer Service:

2 a) Sewer service will require a developer extension of the City of Redmond sewer
3 system as follows:

4 i. Install 8-inch diameter sanitary sewers and a 4-inch ductile iron force
5 main as shown on the drawings prepared by Triad Associates.
6 Additionally, sanitary pump station No.18 shall be constructed and
7 operational prior to acceptance of this project. Provisions for a future 8-
8 inch sewer main extension in NE 123rd Street with development of the
9 property between the Glenshires shall be provided

10 b) The sewer main location shown on the site plan may not conform to City
11 standard location. Revisions to comply with City standard locations may be
12 required.

13 c) Sewer service will be provided by installing side sewers from the proposed
14 homes to the new sanitary sewers as shown on the drawings prepared by Triad
15 Associates.

16 d) The proposed sanitary pump station needs to be on its own parcel and match the
17 property shown on the sanitary pump station plans.

18 4. General Conditions. This approval is subject to all general criteria of the Redmond
19 Community Development Guide and Redmond Municipal Code. Please refer to the
20 table below, General Water/Sewer Approval Conditions, for a checklist of drawing,
21 administrative, and fee requirements. The checklist does not substitute for the code;
22 it is intended to be used as a guide in preparing your final construction
23 drawing/building permit submittal. Refer to the Redmond Community
24 Development Guide and Redmond Municipal Code for detailed information on
25 each requirement.

26 **General Water/Sewer Approval Conditions**

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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

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Topic	Code Reference *	Brief Explanation
		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.
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.
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. Apartments, condominiums and commercial projects; (1) All water improvements in City rights-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 issuing meters or permits for occupancy. The amount of the performance guarantee shall be established by the City upon review

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Topic	Code Reference *	Brief Explanation
		of estimates prepared by the applicant and the guarantee shall be provided prior to plan approval.
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 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.
Backflow Preventors	RMC 13.10	Backflow preventors shall be used in the water supply system in accordance with City, State and Federal requirements.
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

Topic	Code Reference *	Brief Explanation
		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.

V. CLEARING/GRADING AND STORMWATER MANAGEMENT

A. 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 Chapter 15.24 of the Redmond Municipal Code and with the most recent issue of the City of Redmond CLEARING, GRADING, AND STORMWATER MANAGEMENT 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) Quantity Control
 - i. Stormwater discharges shall match the developed condition discharge duration to the pre-developed condition duration for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow. Detention shall be provided in a publicly maintained open pond.
 - ii. Provide for overflow routes through the site for the 50 year storm runoff (50 year flow may not impact any buildings).
 - b) Quality control
 - i. Stormwater quality shall be provided in publicly maintained wet pond. A permanent pool is required with a volume equal to the project runoff from the 6-month 24-hour storm.
3. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to storm pipes. Tree setbacks can be reduced to not less than 4 feet with approved root barriers.
4. Site grading shall not exceed a slope of 3 horizontal to one vertical measure, (3 to 1).

5. The stormwater management pond retaining wall can have an exposed face height of not over 12 feet. The wall is to have an aesthetic appearance.

B. 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 Stormwater/Clearing and Grading Approval Conditions, for a checklist of drawing and fee 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 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

Topic	Code Reference *	Brief Explanation
		the City.
Stormwater/Clear and Grade Fees		
Construction Drawing Review Fee		Based upon the plans presented, the construction drawing review fee is \$2,026.67 . A deposit equal to that amount is due and payable when construction drawings are presented for review.
Construction Inspection Fee		The construction inspection fee is \$2,026.67 , (the same amount as the final construction drawing review fee). The construction inspection fee is due and payable at the time a permit is issued. The Public Works, Storm Water Process Fee of \$320 paid at the time of application is deducted from the Construction Inspection Fee. Total Outstanding Stormwater Fee \$3,733.34

VI. FIRE PROTECTION

A. Site Specific Conditions

1. 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. Comply with the Community Development Guide and Redmond Municipal Code.
 - b. The applicant may at his discretion (strongly encouraged by the City) provide adequate service line sizing and provisions for a fire sprinkler meter for each lot upon which a new house will be constructed in anticipation of Redmond's residential fire sprinkler ordinance.
 - c. All required access not in a public right of way shall be maintained in an approved and recorded Emergency Vehicle Access Easement.
 - d. Designate Road A as 171 Court NE, & Road B as 170 Court NE.
 - e. Provide a fire protection plan sheet.
2. Fire Protection Plans
 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

1 identification please label these sheets FP-1 or Fire Protection Plan (and
2 following, as necessary). This plan shall also be included with the Civil
3 Drawing set submitted to the City for final review. A minimal amount of
4 other information shall be shown on this sheet (or sheets).

- 5 a. General (1:20 scale or as otherwise approved) site layout, showing
6 property lines, adjacent Rights Of Way, the exterior walls of buildings,
7 labeled location of entry and egress points, access roadways, surface
8 parking areas, loading/unloading/delivery zones, the location of fire lane
9 signs and markings, gate systems, finished topography at 2-foot
10 intervals, designated fire lanes, turnarounds, and/or EVOAs. Radii shall
11 be labeled and the driving area of the emergency vehicle access shall be
12 shown in a half tone (This will coincide with the Emergency Vehicle
13 Access Easement where other than in the ROW).
- 14 b. A scaleable vicinity map showing the involved parcel(s) and their
15 relation to adjoining parcels, and nearest Rights Of Way.
- 16 c. Water supply and Fire Protection features including all fire hydrant
17 locations. Indicate the location, size, and material for all underground
18 fire sprinkler system meter & supply piping.
- 19 d. The location of exterior gas meters.
- 20 e. Provide a detail of existing or proposed address signage.

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End of Conditions

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ATTACHMENT C CONDITIONS OF APPROVAL GLENSHIRE II

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.

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I. Approved Plan Set and Supporting Material

C. 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</u> <u>Received</u>	<u>Notes</u>
Plan Set, Sheet P1-P11, EXH 1-3	2/20/2007	<i>and as conditioned herein.</i>
SEPA Checklist	5/2/2005	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 4/10/2006</i>
Architectural Elevations	5/2/2005	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	2/20/2007	<i>and as conditioned herein.</i>
Proposed Tree Preservation Plan, Sheet P9-11	2/20/2007	<i>and as conditioned herein.</i>
Stormwater Design	2/20/2007	<i>and as conditioned herein.</i>

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II. PLANNING REQUIREMENTS

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B. General

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1. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to Attachment A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements. The checklist does not substitute for the code; it is intended to

1 be used as a guide in preparing your final construction drawing/building permit
2 submittal. Refer to the Redmond Community Development Guide and Redmond
3 Municipal Code for detailed information on each requirement.

- 4 2. *An irrigation system within the planter strips along the internal streets shall be*
5 *maintained by the Homeowners Association or by other means acceptable to the City of*
6 *Redmond Parks Department.*
- 7 3. *Maintenance of landscaping installed within the street rights-of-way and*
8 *landscape/open space tracts created by the Glenshire II final plat shall be the*
9 *responsibility of the Homeowners Association, including the landscaping installed*
10 *within the public street right-of-way along the site's NE 122nd Street frontage, except*
11 *that the City shall be responsible for maintenance of street trees along NE 122nd Street.*
- 12 4. To ensure compliance with residential site standards, at the time that construction
13 drawings are submitted for Public Works Department review, the applicant shall
14 provide two (2) copies of the construction drawings, clearing/grading plan and tree
15 retention plan at a scale of 1" = 20' to the Planning Department.
- 16 5. A sign permit application must be submitted separately to the Planning Department for
17 review and approval prior to installation of any proposed entry /monumentation signs
18 for the subdivision (RCDG Section 20D.160.10-020).

19 B. Landscaping and Street Trees

- 20 1. Street trees are required as follows (RCDG Section 20D.80.10-140):

<u>Street</u>	<u>Species</u>	<u>Spacing</u>
<i>NE 122nd Street</i>	<i>European Hornbeam</i> <i>Carpinus Betulus Fastigate</i>	<i>30 feet on center</i>
<i>NE 124th Street</i>	<i>Cleveland Norway Maple</i> <i>nursery grown for streets</i>	<i>30 feet on center</i>
<i>Internal Street</i>	<i>To be determined</i>	<i>To be determined</i>

- 21 2. Street trees shall be included throughout the plat as a component required for site
22 improvements within the plat as noted in condition 1 above. The size, spacing,
23 and species shall be approved by the City of Redmond Planning Department in
24 accordance with applicable City Standards.
- 25 3. As part of the final plat approval the unimproved portion of the NE 122nd Street
26 frontage shall be landscaped from the property line to the north edge of the
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1 planned curb line in accordance with the landscape plan to be approved by the
2 City of Redmond Planning Department.

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- 4 4. Landscaping shall be coordinated with water/sewer lines and fire
5 hydrants/connections. Trees shall be planted a minimum of 8 feet from the
6 centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4
7 feet of clearance from the center of all fire hydrants/connections. Ground cover
8 may be planted within this radius.
- 9 5. The following statement shall be included on the final plat mylar for each phase
10 of the subdivision and on all construction documents under the heading
11 “RESTRICTIONS”:

12 *“Trees to be preserved have been designated in accordance with the approved
13 tree preservation plan on file with the City of Redmond Planning Department.
14 Designated trees which are damaged or destroyed shall be replaced in
15 accordance with RCDG Section 20D.80.20.”*

- 16 6. The applicant shall obtain a Forest Practice Permit from the Washington State
17 Department of Natural Resources, if required, for the development after the City
18 of Redmond has approved the final landscape and tree retention plans.

19 C. Miscellaneous

- 20 1. As part of the Planned Residential Development, the following code shall be modified as
21 recommended by the Technical Committee:
- 22 a. The reduction in street standards as follows:
23 Internal streets are to be public and to be at a paved width of 28 feet with
24 type A-1 concrete curbing (vertical) and a five-foot sidewalk on both
25 sides. A 5-foot planting area shall separate the curb from the sidewalk.
26 Street improvements for the internal public streets will include
27 streetlights and underground utilities. A right-of-way width of 44 feet
28 with an additional 10-foot sidewalk and utility easement to be established
29 on either side.
 - 30 b. The minimum Front Setback shall be 10-feet with the provision that garages shall be
setback 18-feet.
 - c. The minimum Side Street Setback shall be 10 feet.
 - d. The minimum Side/Interior Setback shall be 5 feet.
 - e. The average lot size shall be 6,230 square feet.
 - f. The maximum Lot Coverage shall be 45 percent.
 - g. Five foot easement along the perimeter or a 2.5 foot easement along interior lot lines
shall not be required.
 - h. The maximum impervious surface area shall be 70 percent.

- 1 2. The recommendations of the applicant’s arborist, Greenforest, shall be
2 implemented in all situations were there is encroachment into the dripline of a tree
3 that has been determined to be saved.
- 4 3. Implement the recommendation of the consultant (Talasaea) to relocate snags
5 and/or trees from the site to areas that are to be preserved open space to provide
6 habitat for woodpeckers.
- 7 4. City of Redmond Park Department impact fees shall be assessed at the time of building
8 permit issuance for each residence. The fee in effect at the time of complete building
9 permit application shall apply.
- 10 5. Restrictive covenants to be recorded against each phase of the property in conjunction
11 with a final plat for each phase of the subdivision shall include a statement notifying
12 property owners that all new construction of single-family homes in the Glenshire II plat
13 shall comply with the approved Architectural Plans for the Glenshire II plat on file with
14 the City of Redmond Planning Department.
- 15 6. The architectural elevations for the homes shall have trim around all windows and doors
16 (regardless of which elevation) and that all windows must be consistent or similar in style
17 as used on the front elevation.
- 18 7. In an attempt to anticipate potential future conflicts between grading and tree
19 retention, the “clearing limit line” will be included on the final tree retention plan.
- 20 8. During clearing and grading, any tree roots that are encountered within the drip
21 line of a preserved tree (saved tree) shall be pruned leaving a clean cut. Roots
22 shall not be ripped out by grading activity.
- 23 9. At the time of civil construction drawing review the storm water system shall be
24 reviewed, and modified if needed, to accommodate the requested 70 percent
25 impervious surface area.

23 **III. ENGINEERING REQUIREMENTS**

25 **Conditions of Approval and Revisions Required on Mylar – Document to be** 26 **Recorded with King County**

27 A. Engineering/Transportation

28 1. Lot 1 and Lots 14-16 shall not be permitted direct access to NE 122nd Street. This l be
29 indicated on the face of the final plat and other documents.

30 2. Easements & Dedications:

1 The existing and proposed easements and right-of-way shall be shown on the final
2 plat, civil plans and other documents. The existing easements for ingress, egress,
3 private utilities, etc. shall be modified to the City of Redmond's satisfaction or
4 released from both the plat certificate and the final plat prior to approval.

5 a. Easements are required as follows:

6 Public 10-foot wide utility easement, granted to the City of Redmond, along all
7 rights of way including NE 122nd Street, NE 124th Street, and new plat street.

8 Public 10-foot wide sidewalk/trail easement, granted to the City of Redmond,
9 along all rights of way including NE 122nd Street, and new plat street.

10 Public sidewalk/trail easement, granted to the City of Redmond, over the
11 applicable portions of Tract A consisting of a 15-foot wide easement, 7.5 feet
12 on each side of the centerline of the sidewalk/trail or as otherwise approved by
13 the City of Redmond.

14 b. Dedications for right of way are required as follows: 44-feet for the new plat
15 street.

16 c. New right-of-way lines joining at the intersections shall connect with a 25-foot
17 radius. The area formed by this radius shall also be dedicated as right-of-way.

18 d. At time of construction, additional easements may be required to accommodate
19 the improvements as constructed.

20 **SPECIFIC REQUIREMENTS FOR CONSTRUCTION DRAWINGS**

21 **A. General Requirements:**

- 22 **1. Engineering Plans** for on-site and off-site drainage (storm water management), clearing
23 grading, utility and street improvements are required. The plans shall be prepared by a
24 registered engineer and shall be reviewed and approved by Public Works Department
25 prior to issuance of the building, foundation, clearing and grading or street use permits.

26 A Project Lead will be assigned by the City for coordinating review of the civil
27 drawings. Prior to preparing civil drawings, contact the Development Services Manager
28 at 425-556-2861 to obtain an outline of the review process and have a Project Lead
29 assigned. Only complete submittals will be accepted for review. Additional information
30 can be found at: <http://www.redmond.gov/insidcityhall/publicworks/civildrawings.asp>

The following design manuals should be obtained to guide design work:

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

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

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

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

14 A digital file of the drawings shall also be submitted to the city. File format shall conform
15 to the requirements identified under ‘Oct. 2005 Version Record Drawing Requirements’
16 (see below).

17 **2. Survey Control**

18 a. Vertical control:

19 Elevations must be referenced to City of Redmond Datum. This Datum is based
20 on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor must tie the
21 project to two numbered benchmarks. A publication of the benchmarks may be
22 purchased from the City's Public Works service counter under the name City of
23 Redmond Vertical Control Survey February 1990.

24 b. Horizontal control:

25 The surveyor shall tie the project to two City of Redmond horizontal control
26 monuments. The plans shall show NAD 83-91 coordinates on a minimum to
27 two points at exterior lot/boundary corners. A publication of the Redmond City
28 Horizontal Control Notebook dated 1993 can be purchased at the Public Works
29 service counter.

30 c. New and Existing Monumentation:

New survey monuments shall be installed at new street intersections, street
tangent points and 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.

3. Street Design:

a. 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.

b. 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.*

- c. Vertical curves shall indicate length of vertical curve, slopes, and length of tangent between curves. 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.
- d. Cross slopes and superelevation of roadways shall not exceed two (2) percent unless approved by the City of Redmond Public Works Department.
- e. 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).
- f. Curb radius shall be 25 feet for local access streets and 30 feet for arterial and collector streets.
- g. Street rights-of-way shall intersect at 80 to 90 degrees where possible.
- h. Sight Distance
 - 1) Adequate entering sight distance shall be maintained at all connections in accordance with Section 20D.210.25 “Sight Clearance at Intersections” of the *Redmond Community Development Guide*, pages 347 and 348. The appropriate sight distance triangles shall be drawn on the civil and landscaping plans.
 - 2) Adequate stopping sight distance shall be maintained at all driveways and intersections in accordance with Appendix 20D-3 in the *Redmond Community Development Guide*. For the purpose of determining adequate sight distance, provide plan and profile views of adjacent roadways. For local access streets, provide drawings 225 feet on either side of all proposed driveways or intersections. For arterials and neighborhood collector streets, the distance shall be 450 feet.
- i. Any pedestrian crossings at intersections, or across curb return type driveways need to include handicap ramps. These ramps must be designed to meet the most recent ADA standards.
- j. Joint use of driveway and cooperative parking with adjacent developments is encouraged.

4. **Street Trees:**

Street trees are required to be installed on principal, minor and collector arterials. See Section 20D.80.10-140 “Street Tree Program” in the Redmond Community Development Guide for further requirements.

5. **General Notes:** The following notes shall be included on the construction plans for this project:

- 1 a. Safety railings shall be required when the bottom of a rock wall, retaining wall
2 or slope is 30” or more below the finished elevation of a sidewalk or other
3 pedestrian facility.
- 4 b. WSDOT approved guard rails shall be required as directed by the City Inspector,
5 subject to approval by the City Transportation Engineer.
- 6 c. Contractor is responsible for installing all signs and channelization per City of
7 Redmond standards. Contractor shall lay out all signs and channelization, and
8 then contact Deby Canfield, Senior Transportation Technician, at (425) 556-2752
9 48 hours in advance of installation to verify layout.
- 10 d. All necessary signs and markings on-site, along property frontage, and at
11 specifically designated off-site locations shall be provided by the applicant as
12 required by the Transportation Division whether or not these are indicated on the
13 construction drawings.
- 14 e. When requested by the City Inspector, the geotechnical engineer employed by the
15 developer shall verify and subsequently advise the City of Redmond that the
16 installation of the paving section(s) conforms to his/her design. The project will
17 not be accepted until this written documentation is submitted.

14 **6. Site Access – Type and Location**

- 15 a. The location of all existing and proposed driveways, access corridors, and
16 intersections (both sides of the street) shall be shown along the property
17 frontage and within 150 feet of the site property line.
- 18 b. The existing and proposed channelization shall be shown on the site plan for all
19 streets adjacent to the site and within 150 feet of the site property line. This
20 should include the location of all fog lines, center stripes, stop bars and
21 directional arrows.
- 22 c. Driveways and access corridors shall be limited to one per lot per street frontage,
23 or one per 150 feet of street frontage upon approval by the City of Redmond
24 Public Works Department.
- 25 d. Driveways and access corridors shall align with existing streets or driveways, or
26 they shall be located a minimum of 150 feet from the nearside face of curb of an
27 intersecting street or driveway. Separations less than these minimums shall
28 obtain approval from the City of Redmond Public Works. This section does not
29 apply to single-family residences.
- 30 e. 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.
- f. 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. This condition does not apply to a driveway less than 50 feet long
serving a single-family residence.

- 1 g. The civil plans need to include profiles of all site driveways extending from the
2 centerline of the public street to a distance of 50 feet beyond the public right-of-way.
3 This condition does not apply to a driveway less than 50 feet long serving a single-
4 family residence.

5 **7. Signs, Striping, Street Lighting and Signals**

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- 7 a. Separate 40 scale channelization plans are required for all public streets being
8 modified or constructed. The plan shall include the existing and proposed signs,
9 striping and street lighting for all streets adjacent to the site and within 150 feet of
10 the site property line (both sides of the street). The plan shall conform to the
11 requirements in the City of Redmond Standard Specifications and Details Manual.
12 If the channelization is on a state route, WSDOT approval of the channelization
13 plan is also required.
- 14 b. All traffic control devices, including signs and pavement markings, shall conform
15 to the MUTCD and the City of Redmond Standard Details. The Transportation
16 Division shall approve all layouts prior to installation.

17 **B. Public and Private Engineering/Transportation Improvements**

- 18 1. Half street improvements are required on NE 122nd Street including asphalt paving 10.5
19 feet from centerline to face of curb, widening to 17.5 feet for parking as required by the
20 City, with appropriate transition tapers; type A-1 concrete curb and gutter, planter strip at
21 least 5-feet wide, a meandering 6-foot wide concrete sidewalk, storm drainage,
22 streetlights, street trees, street signs and underground utilities including power and
23 telecommunications. The minimum pavement section for the street shall consist of:

24 4" Asphalt Pavement Cl. B

25 5" Asphalt Pavement Cl. E

26 Subgrade compacted to 95% compacted maximum density as determined by
27 modified Proctor (ASTMD 1557)

28 Street crown 2% sloped to drain system

- 29 2. The type and location of the proposed site accesses are approved as shown on the
30 Glenshire 2 site plans prepared by Triad Associates and received at the City on February
20, 2007.
- 31 3. On NE 122nd Street and NE 124th Street, the ASPHALT STREET shall be overlaid across
the plat frontage and additional planing, overlay, and/or patching, as determined by the
Development Services Division.
- 32 4. 6-foot wide concrete sidewalk, constructed to City standards, is required within Tract A
to connect from the plat street (between Lots 7 & 8) to northwesterly corner of the plat
near Lot 6.

- 1 5. 5-foot wide concrete sidewalk, constructed to City standards, is required along the plat
 2 frontage of NE 124th Street. The sidewalk shall be separated from the street by a
 3 minimum 5-foot wide planter strip unless otherwise approved by the Development
 4 Services Division.
- 5 6. 5-foot wide crush rock trail, constructed to City standards, is required within Tract A to
 6 connect from the plat street to NE 124th Street. The minimum cross section for crush
 7 rock trails shall consist of:
- 8 4-inches of 3/8" minus Crush Rock
 9 Subgrade compacted to 95% max density per modified Proctor (ASTM 1557)
 10 1% cross slope
- 11 7. The Redmond Community Development Guide requires that safe pedestrian linkages be
 12 provided between new developments and existing neighborhoods and public facilities.
 13 The propose plat is within the 1-mile walking radius of the *Einstein Elementary school*.
 14 Current conditions on NE 122nd Street and sections of 172nd Ave NE do not provide safe
 15 walking conditions for students or other pedestrians. An interim walkway plan shall be
 16 developed and missing links identified prior to preliminary plat approval. The interim
 17 walkway(s) shall be constructed of concrete curb, gutter and a 5-foot sidewalk if adjacent
 18 to the street. The curb face shall be located at least 12 feet from the centerline. The
 19 interim walkway(s) shall be 4 feet wide and located a minimum of 10 feet from the street
 20 edge of traveled way where no curb and gutter exists. A safety railing or fencing will be
 21 required when (1) the interim walkway is located at the top of a slope or wall that is 2:1
 22 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope
 23 or wall. Missing links in the approved walkway plan shall be constructed prior to any
 24 occupancy within the plat.
- 25 8. Traffic calming features, including speed humps and traffic circles, shall be incorporated
 26 into the design and construction of NE 122nd Street along the project frontage as
 27 identified in the City's 172nd Ave NE Corridor Study.
- 28 9. All vehicle use areas including parking lots, service areas, driveways, private streets, etc.
 29 shall be paved.
- 30 10. Streetlights are required on NE 122nd Street and NE 124th Street 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. Contact Paul Cho,
 Transportation Operations, at (425) 556-2751 with questions. The street lighting shall be
 designed using the following criteria:

Roadway	Area	Average Illuminance	Uniformity Ratio
<u>Classification</u>	<u>Classification</u>	<u>(Foot-candles)</u>	<u>(Average/Minimum)</u>
Collector & Local	Commercial	0.8	6:1
	Residential	0.6-0.4	6:1

1 11. Specific subdivision public street improvement conditions:

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

7 3" Asphalt Pavement Cl. B

8 4" ATB

9 Subgrade compacted to 95% compacted maximum density as determined by
10 modified Proctor (ASTMD 1557)

11 Street crown 2% sloped to drain system

12 12. Installation of mailbox stand(s) shall be in accordance with City standards.

13 13. All power, telephone, streetlights, etc. shall be shown on the engineering drawings
and landscape plans submitted for construction permits.

14 14. A composite drawing that includes all utilities, landscaping including trees, etc., is
15 necessary to minimize the possibility of utilities/landscaping conflicts.

16 15. CONVERSION OF AERIAL UTILITIES (POWER, TELEPHONE, T.V., ETC. TO
17 UNDERGROUND): All existing aerial utilities shall be converted to underground along
18 all street frontages and within the short plat according to 20D.220.10 "Underground
19 Wiring" in the Redmond Community Development Guide. All new utilities serving the
plat shall be placed underground. GENERAL INFORMATION AND ADMINISTRATION
REQUIREMENTS

20 A. Fees:

21 1. Engineering/Transportation

- 22 a. A plan review fee shall be paid to both the water and sewer utility and the storm
23 water utility prior to construction drawing review. Inspection fees shall be paid to
24 the utilities prior to civil drawing approval. Plan review and construction
25 inspection fees are required and will be at the rate in effect when plans are
26 approved. Contact the respective utility for fee information.
- 27 b. Water and sewer connection fees for homes built on the proposed lots will be paid
28 at the rate in effect when water meter and side sewer permits are issued. Contact
29 the Utility Division of the Public Works Department at 556-2840 to obtain
30 information and/or an estimate of the fees that will apply.

1 c. Non-Utility Plan Review and Inspection fees are paid through the Engineering
2 Plan Review and Inspection Fee (subject to annual revision.) The fees are
3 (subject to annual revision) and paid at the time of submitting the final plat
4 documents:

5 Subdivision Fee = \$9,453.70* plus \$144*/lot.

6 d. Transportation Impact Fees: This project is subject to Redmond Transportation
7 impact fees. Transportation impact fees shall be collected at time of building
8 permit issuance. The applicant is advised to review Section 20D.210.10-190 of
9 the Community Development Guide in order to determine eligibility for credits
10 against impact fees.

11 e. The City has recently imposed other impact fees on development. Contact the
12 Permit Center to determine the extent to which these fees apply to this
13 development.

14 f. A Right of Way Use Permit will be required and includes:

- 15 ■ A maximum of \$565* fee, subject to annual revision and shall be paid prior to the
16 pre-construction conference, for utility installation in the public right-of-way.
- 17 ■ A posting of a \$1000 cash bond for street cleaning

18 * A 3% technology surcharge is applied.

19 B. Easements/Agreements:

20 1. Engineering/Transportation

- 21 a. A copy of all recorded easements pertaining to the property is required. Permanent
22 structures including rockeries cannot be built over easements.
- 23 b. Easements shall be provided for all water, sewer and storm water improvements (both
24 public and private) as required in the design requirements. Off-site easements needed to
25 execute the proposed improvements must be recorded prior to construction drawing
26 approval. On-site easements must be recorded prior to the improvements being placed
27 into operation.
- 28 c. Native Growth and Protection Easement(s) (NGPE) may be required for this site. The
29 specific wording of the NGPE is subject to review and approval by the City.
- 30 d. When clearing and grading involves excessive amounts of hauling, as determined by the
Public Works Department, a Road Surface Impact Mitigation item shall be negotiated
prior to approval of the Clearing and Grading Plans.
- e. Any required landscape irrigation in the City of Redmond right-of-way necessitates the
execution of a Hold-Harmless Agreement and submittal of as-built construction plans to
the City.

C. Bonds and Performance Guarantees:

1. Engineering/Transportation

1 A performance guarantee shall be provided in a form acceptable to the City for
2 street, water, sewer and storm water improvements. An acceptable performance
3 guarantee includes a performance bond, irrevocable letter of credit, or cash. (In
4 some unusual circumstances assignment of loan proceeds may be acceptable.) The
5 amount of the bond shall be 150% of the estimated cost. Only City of Redmond
6 security forms are acceptable. The performance guarantee will not be released until
7 letter from the Director of Public Works advises the developer that all conditions of
8 approval have been met. Circumstances that require performance guarantee are as
9 follows:

7 ■ Subdivision:

- 8 a. The street and utility improvements within existing and new street right-of-
9 way.
- 10 b. Off-site storm drainage, water and sanitary sewer installation.
- 11 2. A maintenance guarantee shall be provided for all water, sewer, storm water and street
12 improvements to be owned and operated by the City. Period of guarantee shall be 1 year
13 from acceptance of all improvements by the City. (The City has authority to require a
14 longer period where circumstances warrant.)
- 15 3. A Record Drawing cash bond shall be posted prior to civil drawing approval. The amount
16 shall be no less than \$25,000 but not more than 150% of this amount.
- 17 4. Prior to acceptance of any improvements, provide an Asset Summary for all street
18 improvement construction in the public right of way. This submittal shall meet the
19 requirements of GASB 34. Please contact John Wellman, Engineering Technician at (425)
20 556-2740 for further information on the submittal process.

19 **D. RECORD DRAWING REQUIREMENTS (Oct. 2005 Version)**

20 The City of Redmond currently maintains a Geographic Information System (GIS) to track
21 constructed features such as utilities and roadway improvements. This information is used by
22 city personnel, other government agency personnel, developers, engineers, business
23 owners/operators and citizens for planning, design and maintenance purposes. One of the main
24 sources of information for GIS is the drawings of record supplied to the City after features are
25 constructed. The City of Redmond requires that persons constructing improvements in the City
26 provide accurate drawings (Record Drawings) documenting improvements. This following
27 outlines the requirements for preparing Record Drawings.

26 Record Drawing Preparer: Record drawings shall be prepared and certified by a Professional
27 Engineer and/or Professional Land Surveyor currently licensed in the State of Washington.

28 1. **APPROVED CONSTRUCTION DRAWING SUBMITTAL**

29 Upon approval of the construction drawings by the City, a copy of the electronic
30 drawings in CAD format shall be submitted along with a completed digital checklist

1 meeting the requirements shown in (Appendix A – Checklist 1) together with the
2 required hard copy (paper) prints.

3
4 **2. CONSTRUCTION PHASE**

5 During the construction phase of the project, the Contractor/Developer for the
6 project shall maintain one set of full size plans for record drawings. The
7 Contractor’s superintendent or authorized representative, together with the City’s
8 construction inspector, shall update the plans with record information on a daily
9 basis. Record information includes the final locations of all new materials
10 incorporated into the work and all existing improvements encountered during
11 construction.

12
13 **3. RECORD DRAWING PREPARATION**

14 Upon completion of construction, the record information will be provided to the
15 Engineer / Surveyor and together with the survey of the as-built conditions, shall be
16 the basis for the record drawing submittal. As-built changes to text: invert
17 elevations, dimensions, notes, etc. will be lined out with the record drawing text
18 placed near it. Do not alter, modify or erase original approved construction
19 drawing text. Refer to Appendix B for specific record drawing requirements.

20
21 **4. PRELIMINARY RECORD DRAWING SUBMITTAL AND REVIEW PROCESS**

22 A record drawing submittal shall consist of the following:

23 **a. Record Drawings**

24 TWO full size sets of prints (22” x 34”) which shall include **all sheets** of the
25 original city approved construction drawings. These drawings shall be reviewed
26 by City of Redmond staff. Comments or recommendations for change or
27 correction shall be provided and returned to the Engineer / Surveyor.

28 The Engineer/Surveyor shall make all such corrections and resubmit two sets of
29 revised prints together with the redline comment sets. This process shall
30 continue until all comments or recommendations have been satisfied.

b. Digital Site Plan

Once the city is satisfied with the record drawing prints, the Engineer/Surveyor shall provide ONE full size set of prints and the digital submittal completed in accordance with and together with digital submittal checklist 2. This submittal shall be reviewed by City of Redmond GIS staff where comments or recommendations for change or correction shall be provided and returned to the Engineer/Surveyor.

1 The Engineer/Surveyor shall make all such corrections and resubmit the digital
2 submittal. This process shall continue until all comments or recommendations
3 have been satisfied.

4 5. FINAL RECORD DRAWING SUBMITTAL PROCESS

5 When the preliminary record drawing process is complete, the Engineer will be
6 notified that the record drawings are ready for final submittal. The final record
7 drawing submittal includes the following:

- 8 One full size set of (22" x 34") OCE type mylars.
- 9 Two full size bond prints.
- 10 Five half size bond prints (11" x 17").

11 6. RECORD DRAWING SUBMITTAL ADDRESS

12 Public Works Development Services Division
13 2nd floor Redmond City Hall
14 15670 NE 85th Street
15 P.O. Box 97010
16 Redmond, WA 98073-9710

17 If you have any questions please call (425) 556-2740.

- 18 7. This approval is subject to all standards and criteria contained in Attachment B of this
19 staff report.

20 **IV. UTILITIES**

21 A. Site Specific Conditions

- 22 1. This project is dependent on utility services from projects west of this site. Sanitary
23 sewers are not available for the force main as shown to connect to. A water system
24 loop to the west and fed from the south is also required as more building sites are
25 added needing water service.
- 26 2. Water Service:
 - 27 a) Water service will require a developer extension of the City of Redmond water
28 system as follows:
 - 29 i. Install 8-inch diameter ductile iron water main from NE 122nd Street north
30 in Road "A" as shown on the drawings prepared by Triad Associates.
Provisions for a future 8-inch water main extension in NE 123rd Street to
Glenshire I with development of the property between the Glenshires shall
be provided.
 - b) 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.

1 c) Water service will require the installation of water meters to be connected to the
2 new water in Road "A" as shown on the drawings prepared by Triad Associates.

3 3. Sewer Service:

4 a) Sewer service will require a developer extension of the City of Redmond sewer
5 system as follows:

6 i. Install 8-inch diameter sanitary sewers in Road "A" and in NE 122nd Street
7 east to Glenshire I and install a 4-inch ductile iron force main as shown on
8 the drawing prepared by Triad Associates. Provisions for a future 8-inch
9 sewer main extension in NE 123rd Street with development of the property
10 between the Glenshires shall be provided

11 b) The sewer main location shown on the site plan may not conform to City
12 standard location. Revisions to comply with City standard locations may be
13 required.

14 c) Sewer service will be provided by installing side sewers from the proposed
15 homes to the new sanitary sewer in the Road "A".

16 4. 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
18 table below, General Water/Sewer Approval Conditions, for a checklist of drawing,
19 administrative, and fee requirements. The checklist does not substitute for the code;
20 it is intended to be used as a guide in preparing your final construction
21 drawing/building permit submittal. Refer to the Redmond Community
22 Development Guide and Redmond Municipal Code for detailed information on
23 each requirement.

24 **General Water/Sewer Approval Conditions**

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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

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Topic	Code Reference *	Brief Explanation
		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.
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.
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. Apartments, condominiums and commercial projects; (1) All water improvements in City rights-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 issuing meters or

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Topic	Code Reference *	Brief Explanation
		permits for occupancy. The amount of the performance guarantee shall be established by the City upon review of estimates prepared by the applicant and the guarantee shall be provided prior to plan approval.
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 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.
Backflow	RMC 13.10	Backflow preventors shall be used in the

Topic	Code Reference *	Brief Explanation
Preventors		water supply system in accordance with City, State and Federal requirements.
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.

V. CLEARING/GRADING AND STORMWATER MANAGEMENT

A. 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 Chapter 15.24 of the Redmond Municipal Code and with the most recent issue of the City of Redmond CLEARING, GRADING, AND STORMWATER MANAGEMENT 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) Quantity Control
 - i. Stormwater discharges shall match the developed condition discharge duration to the pre-developed condition duration for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow. Detention shall be provided on site or in the Glenshire Division I project pond, a publicly maintained open pond.
 - ii. Provide for overflow routes through the site for the 50 year storm runoff (50 year flow may not impact any buildings).
 - b) Quality control

Topic	Code Reference *	Brief Explanation
		storm drainage improvements to be owned by the City.
Stormwater/Clear and Grade Fees		
Construction Drawing Review Fee		Based upon the plans presented, the construction drawing review fee is \$1,723.39 . A deposit equal to that amount is due and payable when construction drawings are presented for review.
Construction Inspection Fee		The construction inspection fee is \$1,723.39 , (the same amount as the final construction drawing review fee). The construction inspection fee is due and payable at the time a permit is issued. The Public Works, Storm Water Process Fee of \$320 paid at the time of application is deducted from the Construction Inspection Fee. Total Outstanding Stormwater Fee \$3,126.78

VI. FIRE PROTECTION

A. Site Specific Conditions

1. 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. Comply with the Community Development Guide and Redmond Municipal Code.
 - b. The applicant may at his discretion (strongly encouraged by the City) provide adequate service line sizing and provisions for a fire sprinkler meter for each lot upon which a new house will be constructed in anticipation of Redmond's residential fire sprinkler ordinance.
 - c. All required access not in a public right of way shall be maintained in an approved and recorded Emergency Vehicle Access Easement.
 - d. Per sheet 3/11 lots 11 to 16 access from tract C, therefore, designate tract C as NE 122 Court.
 - e. Provide a fire protection plan sheet.

2. Fire Protection Plans

In order to assist in the review of Fire Department requirements the following features of the proposed development, as applicable, shall be

1 shown together on a minimal number of plan sheets. For consistent
2 identification please label these sheets FP-1 or Fire Protection Plan (and
3 following, as necessary). This plan shall also be included with the Civil
4 Drawing set submitted to the City for final review. A minimal amount of
5 other information shall be shown on this sheet (or sheets).

- 6 a. General (1:20 scale or as otherwise approved) site layout, showing
7 property lines, adjacent Rights Of Way, the exterior walls of
8 buildings, labeled location of entry and egress points, access
9 roadways, surface parking areas, loading/unloading/delivery zones,
10 the location of fire lane signs and markings, gate systems, finished
11 topography at 2-foot intervals, designated fire lanes, turnarounds,
12 and/or EVOAs. Radii shall be labeled and the driving area of the
13 emergency vehicle access shall be shown in a half tone (This will
14 coincide with the Emergency Vehicle Access Easement where
15 other than in the ROW).
- 16 b. A scaleable vicinity map showing the involved parcel(s) and their
17 relation to adjoining parcels, and nearest Rights Of Way.
- 18 c. Water supply and Fire Protection features including all fire hydrant
19 locations. Indicate the location, size, and material for all
20 underground fire sprinkler system meter & supply piping.
- 21 d. The location of exterior gas meters.
- 22 e. Provide a detail of existing or proposed address signage.

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END OF CONDITIONS