

Technical Committee
Special Use Permit Amended Notice of Decision
Transmittal Letter

June 6, 2011

Fr. Angelos Sarkis
9205 NE 155th Street
Bothell, WA 98011

Subject: St. George Coptic Orthodox Church, L110130, DEV100002

Location: 13216 NE 100th Street, 124670-0177; 124670-0178

Dear Fr. Angelos Sarkis:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above referenced proposal for construction of a 19,739 square foot church with 81 parking spaces on 1.58 acres located in the Willows Rose Hill Neighborhood. A Notice of Decision was sent out on May 23, 2011 and the City is amending the Notice of Decision by revising a condition of approval specific to sewer standards - Section III(2)(b) – The revised language reads as below and as included in the conditions of approval

Sewer Service. Sewer service requires a developer extension of the City of Redmond sewer system as follows: **Install an 8-inch diameter sanitary sewer from the north driveway entrance to the site along 132nd Avenue NE south through the site to NE 100th Street and east in NE 100th Street to 134th Avenue NE and connect this sanitary line to the City of Kirkland sanitary system west of 132nd Avenue NE at NE 100th Street as shown on the drawings date stamped April 4, 2011 prepared by Land Development Advisors.** The side sewer from the church will connect to the 8-inch north south sanitary line in the drive aisle.

(Code Authority: RZC 21.54.010)

Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section III) for this project.

Sincerely,

James L. Roberts,
Deputy Director
Planning and Community Development
Department

David K. Almond,
Development Services Manager
Public Works Department

**Technical Committee
Special Use Permit Notice of Decision
Transmittal Letter**

May 23, 2011

Fr. Angelos Sarkis
9205 NE 155th Street
Bothell, WA 98011

Subject: St. George Coptic Orthodox Church, L110130, DEV100002

Location: 13216 NE 100th Street, 124670-0177; 124670-0178

Dear Fr. Angelos Sarkis:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above referenced proposal for construction of a 19,739 square foot church with 81 parking spaces on 1.58 acres located in the Willows Rose Hill Neighborhood. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section III) for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Site Plan Entitlement approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Drawing Review and the Building Permit Review processes.

Coordinated Civil Drawing Review Process. This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Public Works review and inspection fees. Construction drawings must be submitted per the *Civil Drawing Checklist* and the Notice of Decision Conditions of Approval; and reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found at www.redmond.gov/insidecityhall/publicworks/civildrawings.asp. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Dave Almond at 425.556.2861 or dalmond@redmond.gov.

Additional information regarding the Coordinated Civil Drawing Review process can be found at: <http://redmond.gov/cms/one.aspx?portalId=169&pageId=2984#Civil%20Drawing> including:

- **Public Works Development Review Fees:** Includes review and inspection fees.
- **Private Development Construction Process:** Includes fees, bonds, and other information required to begin and complete construction of your project.
- **Record Drawings:** Includes requirements for preparing Record Drawings

Building Permit Review Process. You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time, but cannot be issued prior to Civil Construction Drawing approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over 4 feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City's website at:

<http://redmond.gov/cms/One.aspx?portalId=169&pageId=2969>

<http://redmond.gov/common/pages/UserFile.aspx?fileId=5805> in the document **Building Permit Fees**

Impact fee information can be found at:

<http://redmond.gov/common/pages/UserFile.aspx?fileId=15516>

Stormwater Capital Facilities Charges can be found at:

<http://redmond.gov/common/pages/UserFile.aspx?fileId=15518> in the document **Public Works Development Review Fees**

If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

Department-Division	Contact	Title	Phone	Email
Transportation & Engineering	Kurt Seemann	Senior Engineer	425.556.2881	kseemann@redmond.gov
Water & Sewer	Jim Streit	Sr. Utility Engineer	425.556.2844	jstreit@redmond.gov
Stormwater, Clearing & Grading	Jeff Dendy	Senior Engineer	425.556.2890	jdendy@redmond.gov
Fire	Barry Nilson	Fire Marshal	425.556.2245	bnilson@redmond.gov
Planning – Development Review	Thara Johnson	Associate Planner	425.556.2470	tmjohnson@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Thara Johnson, Associate Planner at 425-556-2470 or tmjohnson@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,

James L. Roberts,
Deputy Director
Planning and Community Development
Department

David K. Almond,
Development Services Manager
Public Works Department

**Technical Committee Site Plan Entitlement
Notice of Decision**

Project Name: St. George Coptic Orthodox Church

Location: 13216 NE 100th Street, Redmond, WA 98052

Project File Number: L110130, DEV100002

Project Description: Construction of a new 19,739 square foot church with 81 parking stalls, located in the RIN zone

Application Date: April 4, 2011

Notice of Application Date: April 18, 2011

**State Environmental Policy Act
SEPA Threshold**

Determination: Determination of Non-Significance (DNS)

SEPA File Number: SEPA L100131

Date Issued: May 3, 2011

<u>Technical Committee Decision</u>	Decision Date:	05/20/2011
Approval with Conditions	Appeal Deadline:	06/06/2011

This decision may be appealed to the Hearing Examiner by filing an appeal with the Planning and Community Development Department within 14 calendar days of the date of this decision. Appeal forms are available on-line at www.redmond.gov. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Thara Johnson, Associate Planner at 425 556-2470 or tmjohnson@redmond.gov.

James L. Roberts,
Deputy Director
Planning and Community Development
Department

David K. Almond,
Development Services Manager
Public Works Department

I. State Environmental Policy Act (SEPA)

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Community Development Guide, Street and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) is the appropriate threshold determination for this project.

II. Vesting/Approval Expiration

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. The approval of this project shall expire one year from the date of this decision, unless an approval extension is granted. Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090(C)). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

III. Conditions of Approval**A. Site Specific Conditions of Approval**

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

Item	Date Received	Notes
Plan Set, [pages C, T1-T2, C-1, 1-8]	04/04/2011	<i>and as conditioned herein.</i>
SEPA Checklist	04/04/2011	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 05/03/2011.</i>
Architectural Elevations	04/04/2011	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	05/05/2011	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	04/04/2011	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	04/04/2011	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	04/04/2011	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	08/10/10 10/22/10	<i>and as conditioned herein.</i>
Stormwater Design	04/04/2011	<i>and as conditioned herein.</i>

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

1. Public Works Transportation and Engineering

Reviewer: Kurt Seemann, Senior Engineer

Phone: 425-556-2881

Email: kseemann@redmond.gov

a. Easements and Dedications. Easements and dedications shall be provided for City of Redmond review at the time of construction drawing review and finalized for recording prior to construction drawing approval. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

i. Easements are required as follows:

- (a) 10 feet wide utility easement, granted to the City of Redmond, along all right-of-way including NE 100th Street and 132nd Avenue NE.
- (b) 10 feet wide sidewalk easement, granted to the City of Redmond, along all right-of-way including NE 100th Street and 132nd Avenue NE.
- (c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

ii. Dedications are required as follows:

- (a) 2 feet wide street dedication to the City of Kirkland along 132nd Avenue NE.

(Code Authority: RZC 21.52.030(H); RMC 12.12)

b. Construction Restoration. In order to mitigate damage due to trenching and other work on NE 100th Street and 132nd Avenue NE, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Public Works Development Services Division.

(Code Authority: RMC 12.08; Redmond Standard Specifications and Details)

c. Street Frontage Improvements

- i. The frontage along NE 100th Street must meet current City Standards which include asphalt paving 8 feet from centerline to edge of concrete shiner with appropriate tapers, 3 feet wide concrete shiner, minimum 5 feet wide planter strips, 5 feet wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications.

In addition, three on-street parking spaces shall be constructed as shown on the St. George Coptic Orthodox Church site plans prepared by Ivary & Associates Architects and received by the City of Redmond on April 4, 2011. These spaces shall be 6 feet wide and 23' long.

The minimum pavement section for the streets shall consist of:

- 7 inches HMA Class ½" PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

(Code Authority: RZC 21.52.030; 21.52.030(J); RMC 12.12; RZC Appendix 2)

ii. The frontage along 132nd Avenue NE must meet current City of Kirkland Standards which include asphalt paving 22 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 4.5 feet wide planter strips, 5 feet wide concrete sidewalks, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

- 4) inches HMA Class ½" PG 64-22
- 5 inches HMA Class 1" PG 64-22
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Street crown 2% sloped to drain system

(Code Authority: RZC 21.52.030; 21.52.030(J); RMC 12.12; RZC Appendix 2)

iii. A separate 40-scale channelization plan may be required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual.

(Code Authority: RZC 21.52.030(G); RZC Appendix 2; Standard Specifications and Details Manual; RCW 47.24.020)

d. Access Improvements

i. The type and location of the proposed site accesses are approved as shown on the St. George Coptic Orthodox Church site plan prepared by Ivary & Associates received by the City of Redmond on April 4, 2011.

(Code Authority: RZC 21.52.030(E); Appendix 2)

e. Underground Utilities. All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

(Code Authority: RZC 21.54.020(B))

- f. **Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at:

http:// <http://www.redmond.gov/cms/one.aspx?objectId=2873&contextId=169>

(Code Authority: RZC 21.52.030(G); Appendix 2)

2. Public Works – Water and Sewer

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

Phone: 425-556-2844

Email: jstreit@redmond.gov

- a. **Water Service.** Water service requires a developer extension of the City of Redmond water system as follows: Install an 8-inch diameter ductile iron waterline from 132nd Avenue NE in the drive aisle as shown on the drawing date stamped April 4, 2011 prepared by Land Development Advisors to a new fire hydrant. Also, install a second fire hydrant near the southeast corner of the site west of the drive aisle. A new water meter, FDC and PIV will be installed as shown near the fire hydrant south of the drive aisle from 132nd Avenue NE. The existing water meter will be converted to serve the landscape irrigation system by adding a backflow preventer.

(Code Authority: RZC 21.54.010)

- b. **Sewer Service.** Sewer service requires a developer extension of the City of Redmond sewer system as follows: *Install an 8-inch diameter sanitary sewer from the north driveway entrance to the site along 132nd Avenue NE south through the site to NE 100th Street and east in NE 100th Street to 134th Avenue NE and connect this sanitary line to the City of Kirkland sanitary system west of 132nd Avenue NE at NE 100th Street as shown on the drawings date stamped April 4, 2011 prepared by Land Development Advisors.* The side sewer from the church will connect to the 8-inch north south sanitary line in the drive aisle.

(Code Authority: RZC 21.54.010)

- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond

review at the time of construction drawing approval. Easements must be recorded prior to construction drawing approval.

(Code Authority: RZC Appendix 3)

- d. **Backflow Preventers:** Backflow preventers shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10) WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use of premise isolation; reference Table 8 for the appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.
- e. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Public Works Development Services Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Services Division. All reimbursement fees shall be paid prior to sale of water and side sewer permits.
(Code Authority: RMC 13.08.010, 13.12)

3. Public Works – Stormwater/Clearing and Grading

Reviewer: Jeff Dendy, Senior Engineer

Phone: 425-556-2890

Email: jdendy@redmond.gov

- a. **Water Quantity Control:**
 - i. Stormwater discharges shall match the developed discharge duration to the pre-developed duration for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a privately maintained vault.
 - ii. Provide for overflow routes through the site for the 50 year storm.
(Code Authority: RMC 15.24.080)
- b. **Water Quality Control**
 - i. Basic water quality treatment shall be provided in a privately maintained under-ground vault. Treatment is required for the 6-month, 24 hour return period storm.
(Code Authority: RMC 15.24.080(2)(d))
- c. **Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval. The existing and proposed easements shall be shown on the civil plans. Prior to

acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded easements shall be provided to the Public Works Development Services Division.
(Code Authority: RMC 15.24.080(2)(i))

Frontage improvements along 132nd Avenue NE are within the City of Kirkland and shall meet Kirkland standards.

d. Clearing and Grading.

The under-ground vault must be capable of supporting fire truck out-riggers.
(Code Authority: RMC 15.24.080)

e. Temporary Erosion and Sediment Control (TESC).

Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.
(Code Authority: RMC 15.24.080)

f. Floodplain Management. Not Applicable

(Code Authority: RZC 21.64.010 and 21.64.040)

g. Landscaping. Provide a 8 foot buffer between storm vaults and deep rooted vegetation.

(Code Authority: RZC 21.32.080)

h. Wellhead Protection. Not Applicable

(Code Authority: RMC 13.07.100)

i. Department of Ecology Notice of Intent Construction Stormwater General Permit. Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at:

www.ecy.wa.gov/pubs/0710044.pdf.

(Code Authority: Department of Ecology Rule)

j. Regional Capital Facilities Charge: Not Applicable.

(Code Authority: RMC 13.20.045 (Downtown); RMC 13.20.047 (Overlake))

4. Fire Department

Reviewer: Barry Nilson, Deputy Fire Marshal

Phone: 425-556-2245

Email: bnilson@redmond.gov

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

conditions are integral to Entitlement Approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

- a. Site Plan Condition: There shall be an Emergency Vehicle Access Easement (EVAE) of 20’ wide going around the building to the exits onto local streets. The EVAE shall be submitted prior to signing the Mylar’s.
- b. Fire Protection Plan: Shall be submitted in the Civil Drawing set as noted in the Site Plan Entitlement Approval.
- c. Change or Modification: N/A
- d. Fire Code Permit: N/A
- e. Comment: N/A
(Code Authority: RMC 15.06; RCDG Appendix 2, RFD Standards, RFDD&CG)

5. Planning Department

Reviewer: Thara Johnson, Associate Planner

Phone: 425-556-2470

Email: tmjohnson@redmond.gov

- a. **Street Trees.** Street trees are required to be installed in accordance with RZC 21.32.090 as shown on the Landscape Plan. The minimum size at installation is 2 inch caliper.

Street	Species	Spacing
NE 100 th Street	Acer Buergeranum (Trident Maple)	30’ on center
132 nd Avenue NE	Acer Buergeranum (Trident Maple)	30’ on center

(Code Authority: RZC 21.32.090)

- b. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A plan showing the location of preserved trees and containing protection language approved by the City shall be shown on the face of the deed or similar document and shall be recorded with the King County Department of Records and Elections.

(Code Authority: RZC 21.72.060(D)(2))

- c. **Transportation Management Plan.** A Transportation Plan shall be submitted and approved by the City’s Transportation Demand Management Division prior to civil construction drawing approval.

(Code Authority: RZC 21.08.280 (C)(5))

- d. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval.

An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.
(Code Authority: RZC 21.38.020; RZC 21.32.080)

- e. **Design Review Board Approval.** The Design Review Board approved the proposed project at their May 5, 2011 meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board's conditions of approval are:
1. Presentation Materials Inconsistencies:
 - a) Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at its May 5, 2011 meeting will prevail.
 - b) If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for building permits.
 - c) During final Building permit review, revisions to tile color and materials shall be provided to staff and presented to DRB.
- f. **Boundary Line Adjustment.** An application and approval of a Boundary Line Adjustment is required prior to issuance of building permit, in order for the two Assessor parcel numbers to be consolidated, in accordance with RZC 21.74.030(M).
Code Authority: RZC 21.74
- g. **Seating Capacity.** The Church shall not exceed a seating capacity of 250 persons. An increase in seating capacity over 250 seats shall require approval of a Conditional Use Permit.
Code Authority: RZC 21.08.280
- h. **Lighting Standards.** Fixtures used to accent architectural features, materials, colors, style of buildings, or art shall be located, aimed and shielded so that light is directed only on those features.

For exterior lighting installations and fixtures within 50 feet of Residential zones, the following requirements shall apply:

- (1) The height of lighting fixtures shall be as provided in RZC 21.34.120, Mounting and Illumination Standards Table.

- (2) Lighting fixtures shall be aimed and shielded in a manner that shall not direct illumination on adjacent residential zones. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles.

Code Authority: RZC 21.08.280

B. Compliance with City of Redmond Codes and Standards

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

Transportation and Engineering

RMC 6.36:	Noise Standards
RZC 21.52:	Transportation Standards
RZC 21.40:	Design Requirements for Parking Facilities
RZC 21.54:	Utility Standards
RMC 12.08:	Street Repairs, Improvements & Alterations
RMC 12.12:	Required Improvements for Buildings and Development
RZC 21.76.100(F)(9)(c):	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G):	Civil Construction Drawing Review
RZC 21.76.020(H)(6):	Preconstruction Conference
RZC 21.76.090(F):	Performance Assurance
RZC Appendix 2:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements, Version 10-2005 (2005)
City of Redmond:	Standard Specifications and Details (current edition)

Water and Sewer

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

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
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RZC 21.32.080:	Types of Planting
RZC 21.64.040:	Frequently Flooded Areas
RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition)
City of Redmond:	Stormwater Technical Notebook, Issue No. 5 (2007)
Department of Ecology:	Stormwater Management Manual for Western Washington (revised 2005)

Fire

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

Planning

RZC 21.08	Residential Regulations
RZC Article III:	Design Standards
RMC 3.10:	Impact Fees
RZC 21.32:	Landscaping
RZC 21.72:	Tree Preservation
RZC 21.34:	Exterior Lighting Standards
RMC 6.36:	Noise Standards
RZC 21.38:	Outdoor Storage and Service Areas
RZC 21.40:	Parking Standards
RZC 21.44:	Signs

Building

2006 International Building Codes (IBCs)
2006 Uniform Plumbing Code
2006 International Residential Code (IRC)