

**DRAFT TECHNICAL COMMITTEE REPORT
TO THE HEARING EXAMINER**

Project Name: Rosewood Court Preliminary Plat

Location: 10428 / 10612 134th Ave NE
Parcel Numbers: 1246700090, 1246700100, 1246700080

Project File Number: LAND-2019-01105, PR-2019-01534

Project Description: 51 Lot Subdivision for Single Family homes in the Willows/Rose Hill Neighborhood. The subdivision includes ten (10) size-limited dwelling units, one (1) affordable and two (2) low-cost housing units with tracts dedicated for Native Growth Protection Area and Open Spaces.

File Numbers: LAND-2019-01105 – Preliminary Plat
SEPA-2019-01129 – SEPA DNS
PR-2019-01534

Applicant: **Raelyn Hulquist**
SSHI, LLC dba DR Horton
11241 Slater Ave NE, Suite 200
Kirkland WA, 98033

Planner: Scott Reynolds, Planner

Decisions Included: **Preliminary Plat/Type III (RZC 21.76.050.H)**

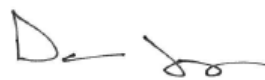
Recommendation: **Approval with Conditions**

Public Hearing Date: November 1, 2021

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



CAROL V. HELLAND, Director
Planning and Community Development
Department



DAVID JUAREZ, Director
Public Works Department

Project Review Authority and Procedures

The City of Redmond **Technical Committee** is comprised of staff from different departments and disciplines who analyze project applications for compliance with City codes and regulations. Based on this analysis, **the Technical Committee** provides responses, conclusions, and recommendations (in the form of this report) to the **Hearing Examiner**. The **Hearing Examiner** will conduct a public hearing to review the **Technical Committee's** analysis and recommendations on the Preliminary Plat/Type III, and receive public testimony regarding the proposal. Based upon the **Technical Committee's** recommendations and testimony received at the public hearing, the **Hearing Examiner** will make the final decision to approve, approve with conditions, or deny the LAND-2019-01105, Rosewood Court/Type III.

Coordinated Civil Review Process. This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering 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 <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=141912> . 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 Min Luo, Senior Engineer at 425.556.2881 or mluo@redmond.gov.

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 Review 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 four (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: www.redmond.gov/DSC.
Impact fee information can be found at: www.redmond.gov/permitfees

Stormwater Capital Facilities Charges can be found at:
www.redmond.gov/permitfees in the document ***Development Engineering Fees Schedule***

Key Dates

Application/Completeness Date: November 6, 2019
Notice of Application: November 13, 2019

Neighborhood Meeting: January 9, 2020
Date SEPA Determination Issued: May 29, 2020
SEPA Appeal Deadline: June 12, 2020
Technical Committee Recommendation: October 8, 2021
Public Hearing Date: November 1, 2021

Report Attachments

Attachment 1	Determination of Completeness
Attachment 2	General Application
Attachment 3	SEPA Application Form
Attachment 4	SEPA DNS Certificate of Posting with Checklist
Attachment 5	Vicinity Map
Attachment 6	Plan Set
Attachment 7	Notice of Application Certificate of Public Notice and Public Notice Site Plan
Attachment 8	Neighborhood Notice, Presentation and Notes
Attachment 9	Public Comments
Attachment 10	Stormwater Report
Attachment 11	Traffic Study
Attachment 12	Critical Area Report
Attachment 13	Geotechnical Report
Attachment 14	Notice of Public Hearing and Certificates of Posting
Attachment 15	Arborist Report
Attachment 16	Geological Hazard Area Exception Review

Technical Committee Analysis

I. Proposal Summary

The proposal is for a 51-lot subdivision for Single Family homes in the Willows/Rose Hill Neighborhood. Ten (10) of the 51-lots will be size-limited single-family dwelling units. Three (3) of the size-limited single-family dwelling units will offer different levels of ownership affordable housing. The proposal contains steep slopes, wetland & stream critical areas with associated buffers, hazardous liquid pipelines and Puget Sound Energy electrical transmission lines which all will be protected within Tracts and additional easements. Additional analysis is provided below in sections III-VIII.

II. Site Description and Context

The project site is located within the Willows/Rose Hill Neighborhood and zoned Residential Innovative Zone (RIN). The site, and most of Willows/Rose Hill Neighborhood, has a Kirkland mailing address designated by the United States Postal Service. However, the project is located within City of Redmond boundaries. The proposed project is bounded on the west by 134th Avenue NE and the east by

critical areas and regional utilities. To the north and south of the subject site are existing single-family residences.

The subject site consists of three tax parcels comprised of undeveloped land. The site contains hazardous liquid pipelines, Puget Sound Energy electrical transmission lines and critical areas which include steep slopes, a wetland and a stream with associated buffers. Additional analysis is provided below. (Attachment 6 - Plan Set)

Adjacent	Existing Land Use	Zone
North	Single-Family Residential and Critical Areas	R-1, (Single-Family Constrained), RIN (Residential Innovative)
South	Single-Family Residential	RIN
East	Undisturbed Critical Areas	R-1, (Single-Family Constrained)
West	Single-Family Residential	RIN

Lot and Tract Tables

Lot	Area (SF)	Lot	Area (SF)
1	4,765	27	7,113
2	3,233	28	5,253
3	4,071	29	5,998
4	5,005	30	6,107
5	4,409	31	12,798
6	3,595	32	6,593
7	3,811	33	4,206
8	4,650	34	6,982
9	3,786	35	6,667
10	4,050	36	5,505
11	5,196	37	6,745
12	3,484	38	5,532
13	4,637	39	7,426
14	5,007	40	6,504
15	6,105	41	5,485
16	3,451	42	6,970
17	6,371	43	5,116
18	5,164	44	4,089
19	4,648	45	6,091
20	3,186	46	3,885
21	4,430	47	5,277
22	5,169	48	5,044
23	4,692	49	5,256
24	5,338	50	4,651
25	7,282	51	4,449

26	6,722	Average SF	5,360
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Tract	Area (SF)
Tract A Detention / Open Space	71,542
Tract B Access / Utility	3,131
Tract C Pedestrian Trail	4,921
Tract D NGPA / Open space	27,194
Tract E Access / Utility	2,350
Tract F Access / Utility	1,030

III. Site Requirements

The site is located within the RIN (Residential Innovative) Single-Family Urban Residential zoning districts. The site requirements listed in RZC 21.08.070 are:

	Requirement	Proposed
Average Lot Size:	4,000 SF	5,360 SF
Minimum Lot Width Circle:	35 feet	35 feet
Minimum Lot Frontage:	20 feet	20 feet. Lots 31 meet the 14 foot reduction per RZC 21.08.170.G.2
Front Setback:	15 feet	15 feet
Garage Setback	18 feet	18 feet
Side/Interior Setback:	5 feet/ 10 feet	5 feet/10 feet.
Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	15 feet & 10 feet for sized limited lots	15 feet and 10 feet for sized limited lots
Maximum Lot Coverage (for structures):	35 percent	35 percent
Maximum Impervious Surface Area:	65 percent	65 percent
Minimum Open Space:	20 percent	36 percent
Maximum Height of Structures:	25 feet	25 feet

Conclusion: The proposal complies with all of the site requirements for the RIN (Residential Innovative) Single-Family Urban Residential zone. The proposed lots are above the minimum average lot size by 1,360 SF and the applicant has shown compliance with the minimum dimensional requirements in Attachment 6, Plan Set. Building related dimensional requirements will be reviewed and verified for compliance during the building permit application review.

IV. Residential Architectural, Site and Landscape Design Standards

Variety and Visual Interest in Building and Site Design			
RZC 21.08.180.C	Complies	Complies as conditioned	Applies at Building Permit
Variety in Building Design			X
Variety in Site Design			X
Building Orientation			
RZC 21.08.180.D	Complies	Complies as conditioned	Applies at Building Permit
Garage Placement			X
Garage Doors			X
Transition Area			X
Building Character, Proportionality and Massing			
RZC 21.08.180.E	Complies	Complies as conditioned	Applies at Building Permit
Modulation and Articulation			X
Consideration of Site Conditions	X		
Open Space	X		
Landscaping			
RZC 21.08.180.F	Complies	Complies as conditioned	Applies at Building Permit
Landscaping Plan	X		
Landscape Transition	X		
Stormwater Detention	X		
Streets and Pathways			
RZC 21.08.180.G	Complies	Complies as conditioned	Applies at Building Permit
Design Criteria	X		

Finding: The proposal complies with all site requirements for the RIN (Residential Innovative) Single-Family Urban Residential zone (Attachment 6, Plan Set). Building related dimensional requirements will be reviewed and verified for compliance during the building permit application review.

V. Neighborhood Regulations

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

Neighborhood: Willows/Rose Hill			
RZC 21.08.070 & 21.08.360 (Residential Innovative) Single-Family Zone	Complies	Complies as conditioned	Applies at Building Permit
Location Criteria	X		
Building Height			X
Low Impact Development			X
Tree Preservation	X		
Vegetation for Common Areas		X	
Street Trees		X	
Vegetated Treatments		X	
Size-limited Units	X		
Multiplex Housing	N/A		
Density	X		
Minimum lot size and lot division	X		
Design	X		

Finding: The proposal complies with all the neighborhood regulations for the RIN (Residential Innovative) Single-Family Urban Residential zone.

VI. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on November 13, 2019. The notice was posted at City Hall, the Redmond Regional Library, and two (2) notice signs were posted on the property. Notice was also mailed to property owners within 500 feet of the site (Attachment 7, Notice of Application and Certificate of Posting).

Public Input: During the public comment period for the Notice of Application, the City received nine (9) written comments pertaining to traffic, utilities, environmental, noise, recreation and miscellaneous (Attachment 9, Notice of Application Public Comments).

The synopsis of the comments expressed or requests for consideration with staff and the applicant are included with responses below:

1) Traffic / Street Concerns:

Comment: Will the Developer install a traffic light at NE 100th Street and 132nd Avenue NE intersection? Is there any mitigation for traffic for this neighborhood and intersection?

Staff Response: Mayor at the time, John Marchione, responded to the Willows/Rose Hill neighborhood [Attachment 9, Notice of Application Public Comments] that the City of Redmond and City of Kirkland have completed

signal warrant analysis, with the outcome being not warranted yet. The City of Kirkland owns the intersection of NE 100th Street and 132nd Avenue NE and is ultimately responsible for transportation improvements. The City of Kirkland has listed this signal design and construction at NE 100th Street and 132nd Avenue NE in the 2019-2024 capital improvement program. The Rosewood Court traffic study does not trigger signalization of the intersection, but both jurisdictions are working on a pro-rata share fees applicable to future developments to provide funding for needed future improvements.

Comment: Will the development construct the Rustic Street Standards with the larger ditches similar to other plats in the area?

Staff Response: The development shall meet Design Standard 14 and 16 per standard which is supported by the Willows/Rose Hill Neighborhood Plan for Rustic Street Standards. Staff provided contact in long range planning for further information.

2) Utilities

Comment: Will the developer install a sewer line along NE 104th Street between 132nd Avenue NE and the project location?

Staff Response: The development will be constructing the sewer main up to NE 104th Street and within the property. Future development will construct sewer on 134th Avenue NE.

3) Environmental

Comment: What environmental studies has the developer done to assess the impacts of the development?

Staff Response: The application has submitted a Critical Area Report which assesses wildlife impacts (Attachment 12, Critical Area Report, Attachment 13 Geotechnical Report & Attachment 15, Arborist Report).

4) Noise

Comment: What mitigation measures has the developer planned for daytime noise levels? Will there be a limit to the number of vehicles and equipment in the area during a given time?

Staff Response: The City of Redmond has established noise standards under RMC 6.36 that the project shall follow. If noise is going over maximum limits per RMC 6.36, this will be a code enforcement matter.

5) Open Space

Comment: There appears to be a trail planned on the east end of the project, but is there any open space factored into the project?

Staff Response: The project meets the Open Space requirements at thirty-six percent (36%). Compliance with open space exceeds the Redmond Zoning Code minimum of twenty percent (20%) within the lots and development wide.

6) Miscellaneous

Comment: How is the school district going to deal with overcrowding in the nearby Mark Twain Elementary School with the addition of new dwelling units?

Staff Response: The City of Redmond collects School Impact Fees on behalf of the Lake Washington School District to help mitigate for the addition of new students. The Lake Washington School District uses the impact fees to plan for future student population growth. The land is being sold by Lake Washington School District and staff recommended reaching out to the School District for concerns about overcrowding. Lake Washington School District received notice under the SEPA DNS process on May 29, 2020.

Comment: Request to becoming a party of Records or interested parties were submitted.

Staff Response: The requesters were added to the parties of record list.

Public Meeting Notice: The Notice of Neighborhood Meeting for this proposal was mailed to property owners within 500 feet of the site on December 19, 2019. Public input was also received during the Neighborhood meeting which was held on January 9, 2020. The notes, with staff and applicant follow up at the meeting, are included in Attachment 8, Neighborhood Notice, Presentation and Notes.

Notice of SEPA Threshold Determination: The Notice of Determination of Non-Significance (DNS) for this project was issued on May 29, 2020. This notice was posted at City Hall, the Redmond Regional Library, and on the property. The notice was also sent to state and local agencies, Parties of Record for the project and residents within 500 feet of the site (Attachment 4, SEPA DNS Certificate of Posting). No comments were filed, and no appeal of the SEPA Threshold Determination have been received by staff as of the issuance of this technical report.

Notice of Public Hearing: The Notice of Public Hearing for this project was posted on the site, at City Hall, and at the Redmond Regional Library on October 11, 2021. The notice was also mailed to property owners within 500 feet of the site and to individuals who provided written correspondence to the City on the same date. The notice was also included in a one-time newspaper publication (Attachment 14, Notice of Public Hearing and Certificates of Posting).

VII. State Environmental Policy Act

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

Significance (DNS) was issued for this project on May 29, 2020 (Attachment 3, SEPA Application Form and Attachment 4, SEPA DNS Certificate of Posting with Checklist).

VIII. Compliance with Development Regulations

A. Hazardous Liquid Pipeline

The Redmond Zoning Code includes setback requirements from the hazardous liquid pipeline (RZC 21.26). The hazardous liquid pipeline requires a minimum setback of 25 feet from the edge of the pipeline corridor, defined as the easement. The Administrator may determine measurement from the pipeline is needed rather than measuring from the corridor. In addition, the Administrator may reduce the setback due to site specific conditions and if the applicant demonstrates that the purpose of setback requirements are met; factors that may be considered include, but are not limited to, pipeline location and type of construction proposed. There should be a minimum setback of 30-feet from the nearest hazardous liquid pipeline. Within the setback and easement, no excavation or expansion of structures are permitted (RZC 21.26.040.A). In addition, streets, utilities, trails, and similar uses are exempt from the hazardous liquid pipeline setback requirements.

Finding: RZC 21.26 has been satisfied. Rosewood Court contains two hazardous liquid pipelines on the east side of the project site that is majority in the western most part of the easement, specifically impacting Lot 31, Lots 35-40, Tract A and Tract D (Attachment 6, Plan Set). The project contains a 30-foot building setback on the western side of the Hazardous Liquid Pipelines due to the finding that the pipeline placement in the easement is in the western most part of the Hazardous Liquid Pipeline Corridor and meets RZC 21.26.040.A. A pedestrian trail located in Tract A is within the setbacks of the pipeline, which is exempt from the setback requirements. The stormwater outfalls and maintenance road are located in and also cross the corridor and setbacks, however, are exempt from the requirements (RZC 21.26.040.C) as conditioned in section XII. No structures are proposed within the required setbacks from the edge of the pipeline corridor which include a 25-foot setback from the east and a 30-foot setback from the west. The backyard of Lots, 31 and 35-40 are proposed to contain a 15-foot easement dedicated to the Homeowners Association with fencing and signage for long term Hazardous liquid protection. No excavation is proposed in the Hazardous Liquid Pipeline Corridor or setback. The project complies with the Hazardous Liquid Pipeline requirements per RZC 21.26.

B. Landscaping

The Redmond Zoning Code (RZC 21.08.180) requires that for new subdivisions, landscaping shall be provided along the perimeter of the site that incorporates native vegetation and softens the transition between new and existing dwelling

units when the new dwellings are directly adjacent to lots with existing dwellings or the dwellings can be viewed from public streets or park areas.

Finding: RZC 21.08.180 has been satisfied. The proposal includes perimeter landscaping, along the site's south and north boundary, adjacent to existing neighboring single-family properties. Native vegetation is retained along part of the project boundaries. The open space located on the eastern property is directly next to Puget Sound Energy electrical transmission lines with vegetated steep slopes behind it. The frontage improvements on 134th Avenue NE complete the full perimeter landscaping. The project provides adequate buffering and landscaping and therefore complies as required with RZC 21.08.180.

C. Tree Protection

The Redmond Zoning Code (RZC 21.72) requires that all healthy landmark trees and 35 percent of all healthy significant trees be saved. Landmark trees are those trees that are greater than 30-inches measured in diameter at breast height. Significant trees are those trees that are between six-inches and 30 inches in diameter at breast height.

Finding: RZC 21.72 has been satisfied. The property contains 64 significant trees (6-inches to 30-inches DBH) and one (1) landmark tree (over 30-inches DBH). The proposal includes the removal of 41 significant trees, and no landmark trees. The applicant is proposing to replace all removed significant trees at a ratio of one-to-one, per RZC 21.72.090.B.2. Forty one (41) trees are required to be planted onsite to replace the significant trees proposed for removal. The applicant is retaining 36-percent of the existing significant trees, which exceeds the required 35-percent minimum tree retention requirement. (Attachment 6, Plan Set & Attachment 15, Arborist Report).

D. Critical Areas

Redmond Zoning Code Section 21.64 contains standards, guidelines, criteria, and requirements intended to identify, analyze, preserve, and mitigate potential impacts to the City's critical areas and to enhance and restore degraded resources such as wetlands, steep slopes, riparian stream corridors or habitat, where possible.

Wetland buffers are set based on the class and habitat score per Table 21.64.030A.1. The buffers can be reduced per Table 21.64.030A.2 if all of the requirements are met to minimize impacts to wetlands under Table 21.64.030A.3.

Finding: Compliance with RZC 21.64 is achieved. A report was prepared by Scott Brainard of Wetland Resources, Inc. (Attachment 12, Critical Areas

Report) which documents that the site contains onsite steep slopes, a Category III wetland and Class IV intermittent stream in the southeast part of the site. The Category III wetland is located on top of the Hazardous Liquid Pipeline/corridor, to the east and at the bottom of the steep slope where the stream forms and continues east off property as part of the overall drainage basin. The Category III Wetlands and 60/80-foot buffer are filled with invasive blackberries which will be removed in compliance with RMC 6.12. The wetlands and buffers will be mitigated with native plantings. The mitigation is limited in height under the PSE power line and only planted with grass in the Hazardous Liquid Pipeline Corridor due to maintenance from both utility providers. (Attachment 6, Plan Set & Attachment 12, Critical Areas Report). All critical areas on the site will be protected by a Native Growth Protection Tract or Easement.

The Category III wetland is required to have 80-foot buffers per Redmond Zoning Code. The proposal met the requirements needed to minimize impacts to Category III Wetlands and the associated buffer is reduced to 60-feet only in the western part of the wetland per Table 21.64.030A.2. The regional Puget Sound Energy (PSE) trail constructed with the project as required per the PARCC Plan, will be adjacent to the 60-foot wetland buffer at the top of the steep slope and ideally placed to protect the critical areas on the site. Full compliance with wetland requirements is achieved.

The northern steep slope and associated 15-foot buffer and 10-foot setback is located in the back yards of Lots 27-31 and will be protected with a Native Growth Protection Easement. The easement will help protect a grouping of preserved trees which provide steep slope benefits. The steep slope and its associated buffers will be protected by Tract D and Native Growth Protection Easement with fencing and signage to avoid encroachments. Full compliance with steep slopes per RZC 21.64.060 is achieved (Attachment 13 Geotechnical Report & Attachment 12 Critical Area Report)

The Class IV stream is fully contained within the Wetland and Steep slope buffer and will be protected by the Native Growth Protection Area, Tract D. Full compliance with Fish and Wildlife Habitat conversation area, RZC 21.64.020 is achieved.

E. Affordable Housing

The Affordable Housing requirements of RZC 21.20 apply to all new single-family dwelling units within the Willows/Rose Hill Neighborhood per RZC 21.20.020.A.1. There are two levels of affordability listed in the Redmond Zoning Code, low-cost affordable housing and affordable housing. Affordable is defined as 80-percent of the area median income (AMI) where low-cost affordable is defined at 50-percent AMI per RZC 21.78.A & L. Redmond Zoning Code 21.20.030.E allows each low-cost affordable housing unit to count

as two affordable housing units for the purpose of meeting RZC 21.20.030.C, which states that 10-percent of the units in new housing developments shall be affordable.

Finding: RZC 21.20 has been satisfied. The required number of affordable housing units on this site is 10 percent of the 51 dwelling units or five (5) units as calculated pursuant to RZC 21.20.030.F. The subdivision is proposing two low-cost affordable housing units which will count as four of the five required affordable housing units per RZC 21.20.030.E. The remaining lot will be standard affordable housing unit to complete the total of five (5) required units. The applicant has identified possible locations of the affordable housing under Attachment 6, Plan Set to be further refined in the Coordinated Civil Review process. The units are proposed to be both low-cost and size limited dwelling which is permitted by RZC 21.20.030.L and therefore, complies with the minimum number of required affordable ownership housing units.

- F. Noise Standards** RMC Section 6.36 Noise Standards regulates noise levels applicable to residential development within the City. All new subdivisions within 100 feet of an arterial with an existing or projected traffic volume of 20,000 or more average daily trips (ADT) are subject to the noise attenuation requirements of the code. The applicant shall include sound attenuation measures in the site and/or structure design.

Finding: RMC Section 6.36 has been satisfied. The project is not within 100 feet of an arterial, therefore, a noise study is not required for the subject Preliminary Plat.

G. Transportation

The Redmond Zoning Code 21.17.010.F, RZC 21.52, RZC Appendix 2, the City's Comprehensive Plan, the City's Parks, Arts & Culture, Recreation, and Conservation (PARCC) Plan and the City's Standard Specifications and Details require frontage improvements and easement/right-of-way dedication.

The development is proposed to provide right-of-way dedication for the proposed public streets, a 10-foot sidewalk and utility easement adjacent to the east side of the existing right-of-way of 134th Avenue NE and adjacent to the new right-of-way of the new public streets Road A, Road B and Road C. In addition, public trail easements are also proposed to cover the proposed trails. New street improvements, trail improvements, and existing street frontage improvements including paving, streetlights, storm drain, utility undergrounding, planter strip or drainage swale, and sidewalk are proposed.

Finding: The Redmond Zoning Code 21.17.010.F, RZC 21.52, RZC Appendix 2, the City's Comprehensive Plan and PARCC Plan, and the

City's Standard Specifications and Details have been satisfied. The developer will construct new street improvements, existing street frontage improvements and new trail improvements. Right-of-way dedication, sidewalk and utility easements and trail easements will be provided. All improvements and accesses will be designed and constructed per RZC Appendix 2 and the City's Standard Specifications and Details. All curb ramps and sidewalks will be constructed to be compliant with the Americans with Disabilities Act (ADA), and adequate driveway lengths will be provided to ensure that cars do not block accessible paths. Streetlights will be designed and constructed per the City's Illumination Design Manual.

H. Smaller or size-limited dwelling units

Lots over 30,500 square feet in the Residential Innovation Zone requires that R-5 rather than R-4 development standards be applied per RZC 21.08.070. The RIN zone requires 20 percent of the proposed density comprised of size-limited dwelling units for compliance with RZC 21.08.360. The smaller dwelling units shall be the greater of:

- (1) number of proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or
 - (2) net buildable area multiplied by the site's allowed or "zoned" density.
- The smaller dwelling unit(s) shall be a size-limited dwelling, a two-unit attached dwelling unit, or cottage as defined by 21.78.

Finding: RZC 21.08.360 has been satisfied. The project proposes 51 dwelling units within a net buildable area of 5.91 acres or 257,509 SF (Attachment 6, Plan Set). Using the first calculation method listed under RZC 21.08.360, 20 percent of 51 dwelling units would yield 10 size-limited dwelling units using rounding (RZC 21.78.R). The second calculation method under RZC 21.08.360 would yield six size-limited dwelling units by taking net buildable area of 5.91 acres multiplied by the zoned density of five (5) units per acre, which comes out as 30 net buildable dwelling units. Twenty percent of 30 net buildable dwelling units is six (6) size-limited dwelling units and is not greater than the proposed dwelling unit calculation of ten (10). The project proposes 10 size-limited dwelling units, therefore complying with standards outlined within RZC 21.08.360.

I. Stormwater

The Redmond Municipal Code 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet minimum requirements that apply when certain thresholds are met. The Rosewood Court project is required to meet all nine minimum requirements as defined in the Washington State Department of Ecology Manual and the City's STN.

Finding: As conditioned, the proposal will meet all requirements, per RZC 21.74.020 and RMC 15.24.080. The proposed stormwater improvements include a detention/wet-vault system facility to treat and detain onsite surface runoff. Stormwater leaving the vault system will be outlet via a dispersion system. A wetland bypass area has been identified to ensure proper hydration of the existing wetland areas onsite in the developed condition. The proposal will meet all requirements per RZC 21.74.020 and RMC 15.24.080.

J. Utilities

This development will be required to meet RZC 21.74.020.D, Water, Sewer, and Storm Drainage Systems. RZC 21.17.010 requires all new development proposals shall be adequately served by the Water Supply and Sewage Disposal prior to land use approval. The following must be demonstrated by the applicant where appropriate:

- The proposed development can be connected to the City's water supply system.
- The City's water supply system can supply sufficient flows to serve the proposed uses and their needed fire flows.
- The City's water supply system has sufficient storage capacity to serve the proposed uses and their needed fire flows.
- The site shall be connected to the City's sewage collection system in compliance with the General Sewer Plan.
- The disposal system has been approved by the City's Development Services as being consistent with applicable state and City policies, regulations, design, and operating guidelines.

Finding: RZC 21.74.020.D, Water and Sewer, Systems have been satisfied. The developer will install eight-inch water and sewer mains within the development limits, as well as, along NE 104th Street and along 136th Avenue NE to serve the development. All lots will be served by adequate public water and sanitary sewer systems approved by the City and meeting the design and construction requirements of the City's Technical Design and Construction Manuals. All public water and sanitary sewer systems will be placed underground in appropriate public easements or tracts and dedicated to the City.

IX. Criteria Applicable to all Land Use Permits:

Proposed land use actions within the city must comply with the criteria listed in RZC 21.76.070.B.3.a. These criteria are applicable to all land use permits to ensure overall consistency between proposed land use permits, applicable regulations, and the Comprehensive Plan. Staff's analysis of whether the proposal meets the decision criteria is below.

- i. A proposed project's consistency with the City's development regulations shall be determined by consideration of:
 - A. The type of land use;
 - B. The level of development, such as units per acre or other measures of density;
 - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.

Staff Response: The proposed development is a detached single-family subdivision in the Willows/Rose Hill Neighborhood that is zoned RIN. The properties surrounding the project site are in transition from detached single-family homes on large lots to detached single-family neighborhoods on lots that are consistent with the minimum lot size of the zone within which they are located. Directly south of the site includes both a recently developed short plat consistent with RIN zoning standards while properties adjacent to the north, west and south of the site include older residential detached homes on large lots. The lots proposed with the project are indicative of the changing nature of the area and reflect the new development occurring in the Rose Hill neighborhood. There are steep slopes, a wetland and stream located on the project site, all of which will be properly protected as proposed and conditioned.

The development will include 51 single family dwelling units which is below the maximum density of 5 dwelling units per acre in the RIN zone. Water and sewer services will be constructed within the development and will include an onsite stormwater facility. Construction of an offsite sewer line within 136th Avenue NE and NE 104th Street (offsite sewer line) will connect to a proposed sewer main and will be required to serve the project site. The development is consistent with the City's development standards including the Redmond Zoning Code, Land Division Code, Comprehensive Plan, and Willows/Rose Hill Neighborhood Plan.

- ii. Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:
 - A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;

- D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section;
- E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Staff Response: The project meets each of the criteria above and has been reviewed against the preliminary plat decision criteria. The Rosewood Court proposal was reviewed for consistency with the Comprehensive Plan to confirm the proposed new development is consistent with citywide and applicable neighborhood goals of the Willows/Rose Hill Neighborhood. Refer to Section X below. The project has demonstrated compliance with all Article I Zone Based Regulations applicable for the RIN (Single-Family Urban Residential) zone and those adopted in Article II, Citywide Regulations. Refer to Section III-V above. Compliance with all provisions of RMC Title 15 is required at time of Building Permit review and issuance for all structures associated with the project. A Determination of Non-Significance (DNS) was issued for this project on March 29, 2020. Refer to Attachment 4, SEPA DNS Certificate of Posting with Checklist. All required internal technical review and public notice for the project has been completed and confirmed to be in compliance with Article VI, Review Procedures and will be heard by the Hearing Examiner as the final step of the application review process. The Technical Committee has recommended conditions of approval (Section XII), reducing adverse impacts on other properties and ensuring consistency with the policies of the Comprehensive Plan.

X. Preliminary Plat Type III Decision Criteria

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

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

Response: The proposed Rosewood Court Preliminary Plat is located within the Willows/Rose Hill Neighborhood, as identified in the Redmond Comprehensive Plan Map NP-1. The applicable Citywide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

<p>LU-3 Allow new development only where adequate public facilities and services can be provided.</p>	<p><i>To ensure that the proposal is properly served by the City of Redmond’s water and sewer system, extensions will be constructed from the existing water and sewer mains to the project site. The City’s water and sewer facilities have adequate capacity to serve the proposed development. The project also includes the construction of a stormwater facility and roads that will serve the proposed dwelling units. A public pedestrian walking path is proposed east/west through the site as well as north/south that roughly follows the electric transmission/gas lines on the east side of the project.</i></p>
<p>LU-28 Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high density residential neighborhoods.</p>	<p><i>The proposal is consistent with the City of Redmond’s Zoning Code, design standards, comprehensive plan, and Willows/Rose Hill Neighborhood Plan, which all promote the creation of active, friendly, safe and quiet neighborhoods. The inclusion of onsite recreational amenities such as open space and public walking trails support this conclusion. The proposal will include moderate density single-family houses that will be in a range of square footages consistent with the RIN zone.</i></p>
<p>HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability</p>	<p><i>The proposal meets all the applicable goals and policies in the City of Redmond’s Comprehensive Plan and Willows/Rose Hill Neighborhood Plan. The proposal is also in compliance with the applicable sustainable site standards, landscaping requirements, building design guidelines and affordability and has been reviewed by City Staff for consistency.</i></p>
<p>HO-34 Promote a mix of housing for all income levels, including a portion of housing that is affordable to households earning 80 percent or less of the King County Median Income, as well as housing that is affordable to households earning between 80 to 120 percent of median income and above. In addition, support the development of housing that is affordable to households earning 50 percent or less of the King County Median Income, including housing affordable to households earning less</p>	<p><i>The proposal includes two (2) ownership low cost affordable and one (1) ownership affordable housing units. The low cost affordable units count as two (2) affordable housing units and therefore the site is proposing the equivalent of 5 affordable housing units which satisfy the requirement for the Willows/Rose Hill neighborhood in 10-percent of the site must be designated as affordable housing units per RZC 21.20.030.C.</i></p>

than 30 percent of median income, to address affordable housing targets.	
HO-36 Encourage the dispersal of affordable housing throughout the city. Some clustering of affordable housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.	<i>The proposal is in an area of the City with few affordable housing units. Within the proposed development the ownership affordable housing units have been dispersed throughout the development and not clustered in one central area.</i>

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

Response: The proposal conforms to the site requirements set forth in RZC 21.08.170.B which is expanded upon in Section III of this report.

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

Response: The proposal conforms to the applicable subdivision regulations and procedures in RZC 21.74.030.B and 21.76.050 under section IX and X of this report. The subdivision application was deemed complete on November 6th, 2019 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

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

Response: The street layouts conform to the Willows/Rose Hill neighborhood plan within the Comprehensive Plan. The site will be accessed via two access points on 134th Avenue NE. The street layouts, including the locations, pavement width, sidewalks, streetlights, curb ramps, provide a safe and orderly traffic circulation. Per the Traffic Study provided by the applicant, the proposed development is anticipated to generate approximately 481 new daily vehicle trips with 38 new trips in the AM peak hours and 51 new trips in the PM peak hours.

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

Response:

The proposed preliminary subdivision will be adequately served with City approved water and onsite/offsite sewer facilities including the construction of an onsite stormwater facility and other appropriate utilities as demonstrated within Attachment 6, Plan Set. The proposed offsite sewer line within 136th Avenue NE and NE 104th Street is to be constructed by another developer “Croquet Club Cottages” (LAND-2019-00702), to be part of their Coordinated Civil Review. The two developers agreed that the Croquet Club Cottages’ developer will take the lead in the offsite sewer installation, due to the advanced approval of their permit. Rosewood Court may take the lead to build the offsite sewer if desired.

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

Response: The proposed preliminary subdivision will be adequately served by onsite recreation facilities that are appropriate for a detached single-family neighborhood. The development will provide 131,851 square feet of total open space which totals 36%, of which 22,528 square feet will be designed for active open space uses. The project will exceed the open space requirement of 20%. The project proposes a sport court, public walking trails, and preserved protected open space areas that will be reserved for wildlife.

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

Response: The proposed preliminary subdivision will be conditioned to pay school impact fees at building permit issuance for any new structures.

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

Response: The proposed subdivision will be served by Mark Twain Elementary within a one-mile radius of the development. There are no middle or high schools located within a one mile radius of the development. A safe walk route on the east side of 134th Avenue NE and north side of NE 100th Street is available from the project site to Mark Twain Elementary School within one mile of the development.

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

Response: The layout of the lots, and their size and dimensions take into account the topography, vegetation, access points, hazardous liquid pipelines and Puget Sound Energy electrical transmission lines (see section II through V and VII). All required setbacks are shown within the preliminary plat documents.

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

Response: The Environmental Checklist, Critical Areas Report and Geotechnical Report provided information related to hazards and limitation to development. The subject site contains steep slopes, a Class IV stream, Category III Wetland, hazardous liquid pipelines and Puget Sound Energy electrical transmission lines. The site plan identifies all critical areas and their required buffers. The applicant proposes to have all critical areas and hazards within a Native Growth Protection Tract or Easements as shown in Attachment 6, Plan Set. (Attachment 4 SEPA DNS Certificate of Posting with Checklist, Attachment 12 Critical Area Report & Attachment 13 Geotechnical Report)

XI. Conclusions and Recommendations

The Technical Committee has conducted its various reviews on this proposal, including ensuring compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act. The Technical Committee is recommending that the Hearing Examiner **approve the Rosewood Court Preliminary Plat/Type III subject to conditions** listed in Section XII below.

This Preliminary Plat/Type III is vested to the regulations in effect upon the submission of a complete subdivision application for the proposal unless the preliminary plat expires before a complete building permit is received (RZC 21.76.050.B).

XII. Recommended Conditions of Approval

A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
Plan Set, [pages CS-01-PSE Plan]	08/17/21	<i>and as conditioned herein.</i>
SEPA Checklist	04/28/21	<i>and as conditioned by the SEPA threshold</i>

		<i>determination on May 29, 2020.</i>
Conceptual Landscaping Plan	08/17/21	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	08/17/21	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	08/17/21	<i>and as conditioned herein.</i>
Conceptual Wetland Mitigation Plan	08/17/21	<i>and as conditioned herein.</i>
Stormwater Design	08/17/21	<i>and as conditioned herein.</i>

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

1. Development Engineering - Transportation and Engineering

Reviewer: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

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

i. Easements are required as follows:

- (a) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way on the east side of 134th Avenue NE along the development’s frontage.
- (b) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way on both sides of Road A.
- (c) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way on the south side of Road B between station numbers 20+00 and 22+50.
- (d) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way on both sides of Road B between station numbers 22+50.00 and 29+20.20.
- (e) 10-foot wide sidewalk and utilities easement, granted to the City of Redmond, along all right-of-way on both sides of Road C.
- (f) 12-foot wide trail easement, granted to the City of Redmond for public

trails outside of Puget Sound Energy (PSE) and Olympic Easement, including the east-west trail between Access Corridor B and 134th Avenue NE and north-south trail between the Maintenance Access Drive and the south limit, as shown in the Site Plan prepared by LDC, signed on August 11, 2021. The clauses including a liability insurance coverage limit not less than three million dollars (\$3,000,000) and the maintenance/indemnity requirements stated in the City's trail easement template shall be applied to this trail easement.

- (g) 100-foot blanket trail easement, granted to the City of Redmond over the Puget Sound Energy (PSE) and Olympic Easement in the transmission line corridor, as shown in the Site Plan prepared by LDC, signed on August 11, 2021. The clauses including a liability insurance coverage limit not less than three million dollars (\$3,000,000) and the maintenance/indemnity requirements stated in the City's trail easement template shall be applied to this trail easement.
- (h) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

Code Authority: RZC 21.52.030.G; RMC 12.12

ii. Dedications for right-of-way are required as follows:

- (a) New right-of-way lines joining at the southeast of the intersection of 134th Avenue NE and Road B (the non full-street section) shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area at the northwest and southwest corners. The area formed by this radius or chord shall also be dedicated as right-of-way.
- (b) New right-of-way lines joining at the northeast and southeast corners of the intersection of 134th Avenue NE and Road A shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area at the northeast corner. The area formed by this radius or chord shall also be dedicated as right-of-way.
- (c) New right-of-way lines joining at the four corners of the intersection of Road B and Road C shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area at the southwest and southeast corners. The area formed by this radius or chord shall also be dedicated as right-of-way.
- (d) New right-of-way lines joining at northwest and southwest corners of the intersection of Road A and Road B shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area at the southwest and southeast corners. The area formed by this radius or chord shall also be dedicated as right-of-way.
- (e) A strip of land 53 feet wide shown as Road A in the Site Plan prepared

by LDC, signed on August 11, 2021 shall be dedicated as right-of-way.

- (f) A strip of land 35 feet wide shown as Road B (the non full-street section) in the Site Plan prepared by LDC, signed on August 11, 2021 shall be dedicated as right-of-way.
- (g) A strip of land 53 feet wide shown as Road B in the Site Plan (the full-street section) prepared by LDC, signed on August 11, 2021 shall be dedicated as right-of-way.
- (h) A strip of land 53 feet wide shown as Road C in the Site Plan prepared by LDC, signed on August 11, 2021 shall be dedicated as right-of-way.

Code Authority: RZC 21.52.030.G; RMC 12.12

- b. Construction Restoration and Street Overlay.** The existing pavement damaged by trenching or other work on 134th Avenue NE shall be mitigated. If the pavement is damaged, the asphalt street shall be planed, overlaid, and/or patched, per the City of Redmond (COR) Standard Specifications and Details (STD) 202 and 203. The Pavement Condition Index (PCI) of the existing pavement on 134th Avenue NE is below 40, the development shall be required to do full-depth reconstruction from the right-of-way centerline to the new concrete ribbon curb line along the entire project frontage. Contact Adnan Shabir at 425-556-2776 for additional questions.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. Streets, Access Corridors, Maintenance Access and Trails Improvements

- i. The frontage along 134th Avenue NE must meet current City Standards, which include asphalt paving 11 feet from centerline to the edge of the 3 feet wide concrete ribbon curb, 10 feet wide drainage swale, 5 feet wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
 - Seven inches HMA Class ½” PG 64-22
 - Four inches of 1-1/4 inches minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - Super elevated 2% sloped to drain system

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC Appendix 2; Redmond Standard Specifications & Details

- ii. The new streets Road A, Road B (the full-street section) and Road C must meet current City Standards, which includes asphalt paving 22 feet, 3 feet wide concrete ribbon curb on each side, 10 feet wide drainage swale on one side and 5 feet wide planter on the other side, 5 feet wide concrete sidewalk

on each side, 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:

- Seven inches HMA Class ½” PG 64-22
- Four inches of 1-1/4 inches minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Super elevated 2% sloped to drain system

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC Appendix 2; Redmond Standard Specifications & Details

iii. The new street Road B (the non full-street section) must meet current City Standards, which includes asphalt paving 17 feet, 3 feet wide concrete ribbon curb on the south side and 2 feet wide concrete thickened edge on the north side, 5 feet wide planter on the south side, 5 feet wide concrete sidewalk on the south side, 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:

- Seven inches HMA Class ½” PG 64-22
- Four inches of 1-1/4 inches minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Super elevated 2% sloped to drain system

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC Appendix 2; Redmond Standard Specifications & Details

iv. The street section of the Access Corridors A, B, C, D, E, F and G must meet current City Standards, which include asphalt paving 20 feet and asphalt thickened edge on one side. The minimum pavement section for the Access Corridors shall consist of:

- Three inches HMA Class ½” PG 64-22
- Four inches of 1-1/4 inches minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
- Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- Super elevated 2% sloped to drain system

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC Appendix 2; Redmond Standard Specifications & Details

- v. The street section of the maintenance vault access must meet current City Standards COR STD DG 11, which include asphalt or concrete paving 14 feet, 2 feet wide gravel shoulder on each side, and asphalt or concrete thickened edge on one side. The minimum pavement section for the maintenance vault access shall consist of:
- Four and a half-inches HMA Class ½” PG 64-22 for the maintenance vault access grade equal to or less than 10 percent and six-inches portland cement for the maintenance vault access grade greater than 10 percent
 - Four inches of 1-1/4 inches minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - Super elevated 2% sloped to drain system

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC Appendix 2; Redmond Standard Specifications & Details

- vi. Public trails outside of Puget Sound Energy (PSE) and Olympic Pipeline Easement must meet current City Standards, which include asphalt paving 6 feet, 1 foot wide crushed rock shoulder on each side, and 2 feet wide vegetated clear zone on each side. The minimum pavement section for the trails shall consist of:
- Four inches HMA Class ½” PG 64-22
 - Two inches of 1-1/4 inch minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
 - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
 - Cross slope max 2%, target 1.5% to drain system

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC Appendix 2; Redmond Standard Specifications & Details; COR Comprehensive Plan Map N-WR-3 NE Rose Hill Transportation Connections; Chapter 6 of the PARCC Plan

- vii. The north-south public trails within Puget Sound Energy (PSE) and Olympic Pipeline Easement must meet current City Standards, which include 6 feet wide local soft surface trail with 8 feet vertical clearance. A dirt or crushed gravel surface shall be acceptable.

Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC Appendix 2; Redmond Standard Specifications & Details; COR Comprehensive Plan Map N-WR-3 NE Rose Hill Transportation Connections; Chapter 6 of the PARCC Plan

- viii. A separate 20-scale or 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.F; RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

- ix. Sidewalks constructed to City standards are required at the following locations:

- Five feet concrete sidewalks on the east side of 134th Avenue NE
- Five feet concrete sidewalks on both sides of Road A
- Five feet concrete sidewalks on the south side of Road B on the non full-street section
- Five feet concrete sidewalks on both sides of Road B on the full-street section
- Five feet concrete sidewalks on both sides of Road C

Code Authority: RZC 21.10.150; RZC 21.17.010; RZC 21.52.050; RMC 12.12

d. Access Improvements

- i. The types and locations of the proposed site accesses are approved as shown on the Rosewood Court Site Plan prepared by LDC on August 11, 2021.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- ii. Direct vehicular access from each dwelling unit to 134th Avenue NE shall not be permitted. This restriction shall be indicated on the civil construction plans and other final documents.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- e. Underground Utilities.** All existing aerial utilities, with the exception of the PSE transmission lines over the PSE and Olympic Pipeline Easement, 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 21.17.020; RZC Appendix 2 – A.11

- 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 Andrew Scales, Transportation Operations at (425) 556-2882 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: [Microsoft Word - Illumination Design Manual-Oct Revisions.doc \(redmond.gov\)](#)

Roads A, B and C shall meet lighting requirements for a local access road in a residential neighborhood. Lighting design will be updated to eliminate dark spots on Road B to bring average light level and uniformity ratio up to City target values.

Code Authority: RZC 21.52.030.F; RZC Appendix 2

- g. Safe Walking Route(s).** The Redmond Zoning Code requires that safe pedestrian linkages be provided between new developments and public facilities. The proposed subdivision is within a one-mile walking radius of the Mark Twain Elementary School. A safe walk route on the east side of 134th Avenue NE and north side of NE 100th Street is available to from the project site to Mark Twain Elementary School within one mile of the development.

Code Authority: RCW 58.17.060; RZC 21.17.010.F.2.; RZC Appendix 2; RZC 21.52.030; RZC 21.74.020.I

2. Development Engineering – Water and Sewer
Reviewer: Heba Awad, Senior Utility Engineer
Phone: 425-556-2861
Email: hawad@redmond.gov

- a. Water Service.** Water service will require a developer extension of the City of Redmond water system as follows:

The developer shall install new eight-inch water mains along the Road A, Road B and Road C within the development to service the fifty-one new homes. The developer shall install new service lines and new water meters to service the fifty-one new homes. The developer shall also install six new fire hydrants.

To ensure the water main looping requirements are met, the developer shall connect the new eight-inch water mains within the development to the City of Redmond water system at the following locations:

- a. Intersection of 134th Avenue NE and western end of Road A.
- b. Intersection of 134th Avenue NE and western end of Road B.
- c. The south end of Road B and 135th Avenue NE connection.

Code Authority: RZC 21.74.020.D

- b. Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system as follows:

The developer shall install new eight-inch sewer mains along the Road A, Road B, Road C, Tract B, Tract E, Tract F, and part of Access Corridor A within the development to serve the 51 new homes. The developer shall install new sewer service lines and new cleanouts to service the 51 new homes. The developer shall also install 13 new manholes within the development.

To ensure the City of Redmond general sewer requirements are met, the developer shall connect the new eight-inch sewer main to the City of Redmond sewer system at existing manhole number 2D3SMH498 along 135th Avenue NE.

To ensure the City of Redmond general sewer requirements are met, the developer shall install offsite sewer main extension from the existing sewer manhole number 2D3DMH574 at the intersection of 136th Avenue NE and N.E 100th Street, north along 136th Ave NE to the intersection with NE 104th St, then west along NE 104th St to the east until existing SSMH 2D3SMH500 at the intersection of 135th Avenue NE. The offsite sewer design will be based on the “Minor Comprehensive Sewer Amendment-N.E. 100th Street Basin, issued by the City of Redmond on December 21, 2020.

Another developer “Croquet Club Cottages” (LAND-2019-00702) has also proposed to install the offsite sewer main along NE 104th Street and 136th Ave NE, to be part of their Coordinated Civil Review. The two developers agreed that the Croquet Club Cottages’s developer will take the lead in the offsite sewer installation, due to the advanced approval of their permit. Rosewood Court may take the lead to build the offsite sewer if desired. The developer needs to clearly show the existing utilities along NE 104th St and 136th Ave NE in the Coordinated Civil Review utility plans. Utility conflict locations must be identified to be added to the utility plans and profiles. The developer needs to clearly identify utilities to be protected in place including water services.

Code Authority: RZC 21.74.020.D

- 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. Offsite easements must be recorded prior to construction drawing approval.

Fire hydrants and water meters within the development shall be surrounded by ten-foot utility easements. Fire hydrants and water meters' easements to be included in the first submittal of Coordinated Civil Review.

The sewer mains and manholes located within Tract B, Tract E, Tract F, and Access Corridor A within the development shall be surrounded by ten-foot utility easements.

Code Authority: RZC 21.74.020.C, Appendix 3

Condition Applies: Civil Construction, Short Subdivision Document

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

Code Authority: RMC 13.12

Condition Applies: Prior to Pre-Construction Meeting

- e. Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed. All stub fees shall be paid prior to issuance of water and side sewer permits.

Code Authority: RMC 13.08.010, 13.12

Condition Applies: Prior to Permits' issuance of Water meters and side sewers

- f. Reimbursement Fees:** Reimbursement fees in the amount of \$28,614.60 for connection of sewer are required. These fees are due prior to issuance of Coordinated Civil Review permit, which allows connection to any sewer facility.

Code Authority: RMC 13.12.120

Condition Applies: Prior to CCR Permit Issuance

- g. Potholing:** All existing utilities at the location of the proposed water/sewer mains, storm and service line crossings shall be potholed prior to submittal of first Civil Plan Review.

Potholing in the City Right-of Way requires a permit, approved traffic control plans, and a performance bond before commencing work. The developer shall include in the Right-of-Way permit, a list of potholing numbers along with the potholing information for each number, such as utility name, type of facility and the reason for potholing.

The developer shall do the following during and after potholing:

1. Follow City of Redmond Detail 203 for pothole restoration.
2. Protect existing traffic loops.
3. Survey all potholing locations.

Based on the final survey, a modified design of sewer, water and storm facilities may be necessary to avoid conflict with existing utilities.

All potholing information shall be included in the plans and profiles of water and sewer in first submittal of CCR review. The developer shall add clearance information on the water/sewer profiles at all crossings of existing and proposed utilities. Minimum clearance of one foot is required between the sewer/water mains and other utilities including storm sewer.

Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V. 3. K

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer: Janelle Hitch, Senior Engineer

Phone: 425-556-2488

Email: jhitch@redmond.gov

a. Water Quantity Control:

- i. Stormwater discharges shall match the developed discharge duration to the predeveloped duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year flow. Detention shall be provided in a publicly maintained detention/wet-vault.
- ii. Provide for overflow routes through the site for the 100-year storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.9

b. Water Quality Control

Basic water quality treatment shall be provided in a publicly maintained detention/wet-vault. Treatment is required for the 6-month, 24-hour return period storm.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.8

- c. Easements.** 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 and finalized for recording prior to issuance of a building permit or issuance of water meter or side sewer permits. 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 that encumber the property to be dedicated.

Code Authority: RMC 15.24.080.2.i

- d. Private Stormwater Easements.** Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. Maintenance of private drainage systems will be the responsibility of the property owners benefiting from the easement. Prior to construction drawing approval and final subdivision recording, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.54.010.D, 21.74.020.C, 21.54.010.E

- e. Clearing and Grading.**
- i. Show vertical clearances at all utility crossings
 - ii. Show horizontal clearances at all utility crossings
 - iii. Obtain easement for flow of stormwater from outfall onto City unimproved right-of-way.

Code Authority: RMC 15.24.080

- f. Temporary Erosion and Sediment Control (TESC).**
- i. Rainy season work permitted October 1st through April 30th with an approved Wet Weather Plan.

Code Authority: RMC 15.24.080

- g. Landscaping.**
- i. All new landscaped areas within the project site are required to have compost amended soils. See City or Redmond Standard Detail 632.

Code Authority: RZC 21.32

- h. 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

Condition Applies: Prior to Commencement of Construction

- i. **Capital Facilities Charge:** A Citywide Capital Facilities Charge applies to this project. Please see the Development Engineering Fee schedule for current fee information.

Code Authority: RMC 13.20.040

- j. **Critical Landslide Hazard Areas.** To mitigate potential impacts to critical landslide hazard areas, all buildings and earth fill shall be set back from the top/bottom of steep slope buffer a minimum distance of 25 feet. These 25 feet are a combined 15-foot steep slope buffer and a 10-foot building setback as recommended by Carolyn S. Decker at Tarra Associates, Inc in their geotechnical engineering study dated August 11, 2021. The top/bottom of the slope and slope setback shall be field surveyed and verified (located by bearing and distance) on the short subdivision document.

Code Authority: RZC 21.64.060.B

Condition Applies: Civil Construction, Short Subdivision Document

4. **Fire Department**

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425.556.2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2019-01105 approval, but does not fully represent compliance with all requirements. The following conditions are integral to the approval and compliance shall be demonstrated in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

a. **Site Plan Condition**

1. All portions of Emergency Vehicle Access Roadways not in a public right-of-way, including turnarounds and Emergency Vehicle Operations Areas shall be maintained in a dedicated Emergency Vehicle Access Easement. Specific required easements shall be identified in the civil construction drawings.
2. Required fire access roadways indicated on plans shall be marked per Redmond Fire Department Standard 2.0.
3. All required fire access roadways shall be in place and capable of supporting the weight of fire apparatus prior to combustible materials arriving on site.

Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG

b. Fire Protection Plan

1. All homes shall be equipped with a National Fire Protection Association (NFPA) 13D compliant fire sprinkler system.
2. Hydrant spacing, meter size and available fire flow shall comply with Redmond Fire Standards.

Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG

c. Change or Modification

1. The fire hydrant system serving this project shall be installed or modified to provide 1,500 gpm in residential areas.
2. In the future, the Fire Marshal may require the property owner(s) to maintain required fire access roadway markings or require additional fire lane markings.

Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG

d. Fire Code Permit

1. Fire sprinkler permits are required for each NFPA 13D fire sprinkler system.

Code Authority: RMC 15.06; RZC Appendix 3, RFD Standards, RFDD&CG

5. Planning Department

Reviewer: Scott Reynolds, Planner

Phone: 425-556-2409

Email: sreynolds@redmond.gov

a. Site Specific Conditions

1. Critical area NGPA or Tract D on the south east part of the site shall be consistent between Attachment 6, Plan Set, Attachment 12, Critical Area Report and Attachment 13, Geotechnical Report to account for the steep slope buffer. NGPA shall be expanded from the Development wide Open Space to ensure full boundaries of critical areas and buffers are captured for code compliance with RZC 21.64.010.R.4

2. Critical Area Tree Protection fencing and signage shall be required to be updated to fully cover steep slope buffer at the rear of lots 27 – 31 in its entirety per RZC 21.64.010.R & 21.72.060.D.

3. Further clarity is needed between the landscaping, irrigation, mitigation plan and Geotech report on how landscaping and required irrigation will be

added to the steep slope buffer to prevent slope failure. This is specific to the steep slopes on the south east portion of the site in compliance with both RZC 21.32.100 & RZC 21.64.060.

- b. Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090 and Standard Detail 907 which requires structural soils. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
Road "A"	Fraxinus p. "Marshall's Seedless"	30 feet on-center
Road "B"	Acer rubrum "Bowhall" and Fraxinus p. "Marshall's Seedless"	30 feet on-center
Road "C"	Fraxinus p. "Marshall's Seedless"	30 feet on-center
134 th Avenue NE	Fraxinus p. "Marshall's Seedless"	30 feet on-center

Code Authority: RZC 21.32.090

Condition Applies: Coordinated Civil Review and Construction

- c. 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 map of all retained and replacement trees shall be shown and recorded at the time of final plat.

Code Authority: RZC 21.72.060.D

- d. Tree Health Assessment.** An updated tree health assessment shall be provided during the Civil review process.

Code Authority: RZC 21.32

- e. Enhancement Mitigation Plan.** All required enhancement and mitigation must be shown on the civil drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report.

Code Authority: RZC Appendix 1

- f. Monitoring Program and Contingency Plan.** A monitoring program shall be prepared and implemented to determine the success of the mitigation project and any necessary corrective actions. A contingency plan shall be established prior to civil drawing approval for indemnity in the event that the mitigation project is inadequate or fails.

Code Authority: RZC 21.64.010.P

- g. Critical Areas Recording.** The regulated critical area and its associated buffers must be protected by an NGPE or placed in a separate tract where development is prohibited. Proof of recording must be submitted to the City prior to issuance of a Certificate of Occupancy on the site.

Code Authority: RZC 21.64.010.R.4

Condition Applies: Final Plat documents

- h. Final Critical Areas Report.** A final Critical Areas Report must be submitted with the civil construction drawings. All required enhancement and mitigation must be shown on the civil construction drawings. This includes any required planting, signage, fencing, wetland or stream enhancement, etc. that is required in the report. If report is greater than two years old at time of CCRs, an updated report shall be submitted.

Code Authority: RZC Appendix 1, Section G.2

Condition Applies: Building Permits and Final Plat documents

- i. Setbacks.** Setback classifications (e.g. front, side, side street, rear) shall be noted on each lot corresponding to the appropriate location for each setback. The setback dimensions shall not be included.

Code Authority: RZC 21.08.170.H

Condition Applies: Building Permits and Final Plat documents

- j. Residential Architectural, Site, and Landscape Design.** All single-family building permits associated with the Plat shall be reviewed by the Department of Planning and Community Development for conformance with the Residential architectural, site and landscape design requirements. Adequate driveway length shall be maintained to ensure that cars do not overhang sidewalks and block accessible pathways. Please see Building Permit User Guide condition for additional information.

Code Authority: RZC 21.08.180.B , RMC 10.40.070, RZC 21.17.010.F.2. & RZC 21.17.010.F.3.

Condition Applies: Building Permits and Final Plat documents

- k. Planting Standards.** Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections. Trees shall be planted a minimum of 8 feet from the centerline of any water/sewer lines, unless otherwise approved and provisions provided. Shrubs shall be planted to maintain at least 4 feet of clearance from the center of all fire hydrants/connections.

Code Authority: RZC 21.32.080

- l. Open Space.** The proposal includes development-wide calculations to meet the open space requirements. Each lot shall include a minimum of 10 percent of total lot square footage in open space. Open space for the benefit of the entire development must be contiguous, designed for recreation, and not have a dimension less than 25 feet. Required open space shall be illustrated on the final subdivision document.

Code Authority: RZC 21.08.170.L.2.a

Condition Applies: Building Permits and Final Plat Document

- m. Impact Fees.** For the Purpose of Impacts, the uses assigned for this project have been determined as the following: 51 units classified as single-family residence. There are currently no structures on the site, therefore no impact fee credits are applicable. If the proposed development is eligible for any additional credits including right-of-way dedication and system improvements, these additional credits will be assessed and provided after construction, dedication or implementation is completed and accepted by the City.

Code Authority: RMC 3.10

Condition Applies: Building Permit

- n. Bonds.** Bonds for Landscaping, Tree Preservation, Tree Replacement and Mitigation shall be provided no less than 5 days prior to request for Mylar signatures. Drafts of the Bond Agreements, Bond quantity Worksheets and Bond Calculation Worksheets shall be submitted at time of Civil Construction Application. If not provided at the time of CCR submittal, the entire submittal will be rejected for intake.

Code Authority: RZC 21.76.090.F

- o. Building Permit Submittal.** Items listed within the *Building Permit User Guide—Planning* shall be provided and remain code compliant at the time of building permit submittal. All tables, associated information, and submittal items shall be completed per the required formatting. The *Intake Requirements Overview and Signature Page*, Arborist Report (for in-fill lots), Tree Preservation Plan (for active plats), and a copy of the recorded final plat shall be provided no less than TWO business days prior to permit application submittal. If these requirements are not met and provided at the designated time per the building permit application submittal, your submittal will be rejected.

- p. Affordable Housing.** The Rosewood Court Preliminary Plat shall demonstrate conformance with the Affordable Housing Regulations in RZC 21.20.050 comprising of two (2) low cost and one (1) affordable for a total of (5) affordable ownership housing units. An agreement in a form approved by the City must be recorded with the King County Recorder’s Office to stipulate conditions under which the required affordable housing unit will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. Applicant shall initiate contract by contacting Ian Lefcourte on Human Services and Long Range Planning staff at 425-556-2438 or at ilefcourte@redmond.gov.

Code Authority: RZC 21.20.050

Condition Applies: Building Permit

- q. Critical Area Invasive Weed Removal.** Prior to transfer of ownership of Native Growth Protection Tract, all invasive weeds shall be removed to the satisfaction of City of Redmond Natural Resource Department within the tract. In compliance with condition s. below, the work shall be done in coordination with Olympic Pipeline removal standards and if necessary non-mechanical means.

Code Authority: RMC 6.12

Condition Applies: Final Plat documents

- r. Archeological and Historical Preservation:** The City's standard Inadvertent Discovery Plan (IDP) shall be employed during all ground disturbing activities including but not limited to demolition of the existing residential

structure(s), clearing, and grading. The IDP and example photographs of cultural resources shall be posted at the project site in an easily accessible location. All project proponents and contractors shall be made aware of the purpose and location of the IDP and photographs. The City of Redmond standard Inadvertent Discovery Plan and example photographs are at <http://www.redmond.gov/crmp>:

Planning Your Project Early - Preparing for Inadvertent Discoveries

Planning in advance for the possible discovery of cultural resources helps you and your team prepare and, in the event of a discovery, take steps in accordance with federal, state, and local laws.

Implementation

Two resources provide information and laws. These shall be maintained at the project site and accessible to all participants of the project:

1. Inadvertent Discovery flyer and checklist
2. Cultural Resources photographs (courtesy of WSDOT)

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- s. **Hazardous Liquid Pipeline:** The applicant shall notified utilities through the one-call locator service prior to commencement of any of the permitted work for crossing the Hazardous Liquid Pipeline or for working within the pipeline easement.

Code Authority: RZC 21.26.050.C

Condition Applies: Site Construction

- t. **Construction Parking Requirements and Contact Information.** A sign shall be posted on-site visible to the public throughout the duration of all construction activity per the Construction Contact Sign Handout. Construction activities consist of all site work including, but not limited to grading, landscaping, infrastructure and building permit related construction. Applicant and contractor shall work with city planner prior to mylar signing to determine location(s) of sign(s). Contact information shall remain up-to-date and visible at all times. The assigned city planner shall be notified within two business days when contact person has been changed and a picture of the updated sign shall be e-mailed. Construction Parking requirements for the project shall be denoted on the bottom portion of the sign per handout instructions.

Code Authority: RZC 21.76.070.B.3.a.ii.A; Comprehensive Plan TR-19

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
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:	Site Construction Drawing Review
RZC 21.76.020.H.6:	Preconstruction Conference
RZC 21.76.020.H.7:	Performance Assurance
RZC Appendix 2:	Construction Specification and Design Standards for Streets and Access
City of Redmond:	Record Drawing Requirements (February 2021)
City of Redmond:	Standard Specifications and Details (current edition at the time of this approval letter issued)

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 21.17.010:	Adequate Public Facilities and Services Required
RZC Appendix 4:	Design Requirements for Water and Wastewater System Extensions
City of Redmond:	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond:	Design Requirements: Water and Wastewater System Extensions - April 2019.
RZC 21.54:	Utility Standards

Stormwater/Clearing and Grading

RMC 15.24:	Clearing, Grading, and Storm Water Management
RZC21.64.060.C:	Planting Standards
RZC 21.64.010:	Critical Areas
RZC 21.64.040:	Frequently Flooded Areas

RZC 21.64.050:	Critical Aquifer Recharge Areas
RZC 21.64.060:	Geologically Hazardous Areas
City of Redmond:	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond:	Stormwater Technical Notebook, Issue No. 8, April 1 st , 2019
Department of Ecology:	Stormwater Management Manual for Western Washington (amended December 2014)

Fire

RMC 15.06:	Fire Code
RZC Appendix 3:	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 21.20	Affordable Housing
RMC 3.10	Impact Fees
RZC 21.32, 21.72:	Landscaping and Tree Protection
RZC 21.24	Fences
RZC 21.26	Hazardous Liquid Pipelines
RMC 6.36:	Noise Standards
RZC 21.40:	Parking Standards
RCZ 21.64:	Critical Areas
RZC Appendix 1:	Critical Areas Reporting Requirements

Building

2015 International Building Codes (IBCs)
2015 Uniform Plumbing Code
2015 International Residential Code (IRC)