

**City of Redmond**  
**Second Request for Additional Information**

September XX, 2017

Mr. Todd Levitt  
Murray Franklyn Companies  
14410 Bel-Red Rd  
Bellevue, WA 98007

**SUBJECT: Second Request for Additional Information:  
Holmgren Short Plat, LAND 2017-00548  
SEPA File Number SEPA-2017-00574**

**DATES:**

Application/Completion:	June 12, 2017	SEPA:	TBD
Vested:	June 12, 2017	Add/Info:	June 30, 2017
Notice of Application:	June 22, 2017	Resubmitted:	August 25, 2017
		Add/Info:	September 21, 2017
		Resubmittal Due:	December XX, 2017

Dear Mr. Todd Levitt

The City of Redmond Technical Committee have reviewed your proposal at their June 28 and September 20 meetings respectively. After reviewing your application, the Technical Committee is requesting additional information as noted in Attachment A. This information is needed to adequately review your proposal and must be submitted in order to proceed with the review of your project.

Attachment A identifies those items necessary to adequately review your proposal. The comments contained in the Attachment reflect the proposal that was submitted. Any redesign would require additional review by City staff and could result in additional or different comments than contained herein.

Please note that you must schedule an appointment with your assigned project Planner, Scott Reynolds for your resubmittal. In addition to providing the items in Attachment A, a copy of this letter along with a written response as to how each item in Attachment A has been addressed shall be required at the time of your appointment. If other changes to the proposal are made, a written explanation of those changes must be provided as well. A resubmittal fee in the amount of approximately \$5,460.29 is required at the time of your resubmittal. This is an estimate only. Please contact the project Planner to obtain an exact fee amount at the time you schedule your resubmittal appointment. At your appointment, the materials shall be reviewed to ensure all items listed within this letter have been included. Your resubmittal will not be accepted unless all items, including a copy of this letter, the written response, and the resubmittal fee, if required, have been provided.

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Please incorporate these comments and resubmit these. Your proposal will be rescheduled for review by the Technical Committee once this information is received.

**Resubmittal Requirements:** All resubmittal materials shall be submitted in an electronic form (i.e. Flash Drive or CD). If submitting a CD, the CD should be permanently marked with the Project Name and submission date. All resubmittal materials must be submitted as a PDF with the exception of Request Additional Information Letter with required responses.

Please be aware that failure to submit the required information within ninety (90) calendar days of the date of this letter shall result in the automatic expiration and voidance of the application unless a request for extension is submitted and accepted.

If you have any questions, please contact Scott Reynolds, Planner, at sreynolds@redmond.gov or at 425.556.2409.

Sincerely,

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KAREN A. HALUZA, Director  
*Department of Planning and Community  
Development*

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LINDA E. DE BOLDT, Director  
*Department of Public Works*

Attachments and Enclosures:

Attachment A – Request for Additional Information

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## **Attachment A**

This attachment identifies that information that must be provided to proceed with a review and consideration of your proposal. If you have questions regarding the information requested, please contact the staff person for that City department. The contact information is listed under each Department/Division title. In each section below, you will find subheadings for “Additional Information” and “Courtesy Notices”.

“Additional Information” is that information required for the City to approve or recommend approval of your development application. To be accepted, your re-submittal must include a response to each item identified under “Additional Information”. If you contest these revisions, please note in your response and provide reasons for not making the requested modification or providing the additional information. The Technical Committee will review your responses and evaluate whether the modifications are required to recommend approval.

“Courtesy Notices” are those comments that are not required to recommend approval, however the comments may identify issues that would impact your proposal’s timing or that would result in substantial conditions of approval. This is not an all-inclusive list.

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## I. Planning-Development Review

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Scott Reynolds, Planner
2. Phone: 425-556-2409
3. E-mail: sreynolds@Redmond.gov

B. ADDITIONAL INFORMATION:

1. SEPA

- a) General Note: Revise the SEPA Checklist to reflect any changes to the proposal resulting from this Request for Additional Information. If a SEPA Determination has been issued, the City may be required to amend or withdraw the determination per WAC 187-11-340 (3)(a). The past changes were not incorporated into the checklist as required by the first Additional Information letter dated June 30, 2017. Basic redlines have been added to the checklist.

2. PROJECT

- a) Lot frontage (C1.03): Denotation of an extended easement as stated in the August 22 response letter could not be found. The plans still fail to address lot frontage compliance. Provide an updated plan that is in compliance with RZC 21.08.170.G.
- b) Landscaping buffer (L2.01): The five foot landscaping buffer has missing landscaping in sections, plantings height that needs adjusted and a buffer area that is undersized. Revise the plans accordingly per RZC 21.08.180 and RZC 21.32. Please refer to redline plan set.
- c) Building Footprints: General building footprints are not denoted on the revised plans. Please show generalized building footprints on each buildable lot.
- d) Private Wells (C5.01): Ensure that you show any private wells near the project site and denote the buffers as required by WAC 173-160-171. Update the plans as necessary.
- e) Fence/Wall Height (L2.01): Show cross section of the wall and fence to confirm height compliance with RZC 21.24.030.
- f) Tree Protection (L1.01): Tree protection measure cannot be found within the plans per RZC 21.72.070. Show the necessary compliance with tree protection diagram and added note.
- g) Stream Classification: Staff's original decision regarding the Stream determination was based off the information available at that time. As a result of the updated information contained within the Geotech report and public

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comments received, please provide more information pertaining to the date of installation of the perforated pipe and loose drain rock, including the purpose for the work. Please submit any other relevant information regarding the stream. This will enable staff to make the best determination on moving forward.

- h) Arborist Report: The arborist report has a few inconsistencies based off the plan set that needs to be addressed. Please refer to redlined arborist report.

### C. COURTESY NOTICES

- 1. Tree 8335 (L1.01): It is unclear why this tree needs to be removed since improvements are only affecting the drip line. Keeping the impacted tree is recommended.
- 2. Redlines provided on the Plan Set V2 and other material called out above.

## II. Engineering and Transportation

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

- 1. Min Luo, Senior Engineer
- 2. Phone: 425-556-2881
- 3. E-mail: mluo@Redmond.gov

B. ADDITIONAL INFORMATION

- 1. SEPA
  - a) Revise the SEPA Checklist per redlines shown on page 25, Section 14.f.
- 2. PROJECT
  - a) On Sheet C1.03, it says “existing easement to be vacated and replaced with new easement”, where is the new easement?
  - b) On Sheet C3.31, call out the correct dimension for pavement width of 28 feet.
  - c) On Sheet C3.31, call out vertical curb width of 0.5 feet.
  - d) On Sheet C3.31, please note that Pavement Option A is for public local access street.
  - e) On Sheet C3.31, Please note that Pavement option B is for a private street and the pavement design and storm vault design need to accommodate fire truck load due to the storm vault location underneath the hammerhead.
  - f) On Sheet C4.01, where is the approximate driveway location for Lot 3?
  - g) On Sheet C4.21, check stopping sight distance to verify if it meets the requirement per RZC 21. Appendix 2. A.6.d.C. Minimum stopping sight distance for private street is 155 feet.

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- h) On Sheet C4.21, change “Driveway” to “Private Local Access Street”.
  - i) On Sheet C4.21/7.01, there is about 7 feet drop from the finished grade to existing grade, is there any vehicle barrier here to protect Fire Trucks from running down the road?
  - j) On Sheet 4.31, a storm vault is placed under emergency vehicle hammerhead, check with Storm and Fire to make sure the pavement design can accommodate the fire truck and storm educator truck load/weight.
  - k) On sheet C5.01, the existing 35 feet access and utility easement cannot be vacated because it needs for future road widening when the properties on the west of the private street apply for redevelopment.
  - l) On sheet C5.01, the 25 feet grind and overlay limits are measured from the edge of the trench, not from the centerline of the trench. Show the trench location and adjust the grind and overlay area accordingly.
  - m) On Sheet C7.01, the private local access street serves 5-9 lots and all lots accessing this road are considered as a whole. Extend the 35 feet access and utility easement to the end of the private road and build a standard roadway section with 28 feet paving and 6 feet sidewalk behind the curb in the pink highlighted area.
  - n) On Sheet C7.01, Per RZC 21.52.040, 20 feet by 100 feet sight distance triangle along NE 51<sup>st</sup> Street and 20 feet by 65 feet sight distance triangle along the private local access street need to be drawn as shown in redlines. Please make sure any signs or trees or any other obstructions within the sight distance triangles meet the clearance requirement per RZC 21.52.040.
  - o) On Sheet C7.01, Add " Private Street" and change "PUBLIC" to "MINOR ARTERIAL" for NE 51<sup>st</sup> St.

### C. COURTESY NOTICES

- 1. Redlines are shown on Plan Set\_V2.

## III. Utilities – Sewer and Water

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

- 1. Zheng Lu, Senior Engineer
- 2. Phone: 425-556-2844
- 3. E-mail: zlu@Redmond.gov

B. ADDITIONAL INFORMATION

- 1. SEPA
  - a) N/A

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2. PROJECT

- a) Move Water main and Sewer main 1.7 feet to NE. New manhole locations can be easily accessed by the City Vector Truck.
- b) Change utility (water and sewer) easement line accordingly based on new water main and sewer main locations.
- c) Install three cluster gate valves and thrust block at entrance "T" intersection.
- d) Abandon the existing water services on NE 51<sup>st</sup> Street. Physically remove the water services from water main and install 12" wide stainless steel repair bands on main.
- e) The existing side sewer for 1618 NE 51st Street shall be abandoned when the new building on Lot #1 will be demolished. The existing side sewer shall be removed from the manhole. Sewer channel and the inlet on the manhole shall be grouted.

**IV. Stormwater, Clearing and Grading**

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Jeff Dendy, Senior Engineer
2. Phone: 425-556-2890
3. E-mail: jdendy@Redmond.gov

B. ADDITIONAL INFORMATION

1. SEPA

a)

2. PROJECT

- a) The project discharges to a perforated pipe system serving the backyards of homes to the east. These perf. pipe systems usually are intended to relieve saturated soils of excess water. By developing the property to the west and directing the storm vault discharge to the perforated pipe, the downstream yards will have even more water. This cannot be allowed.
- b) By constructing the rockery wall along the east side of the project, how will maintenance trucks access the existing catch basin?
- c) The project storm report states that the vault discharges to a swale. There is no swale shown on the plan.
- d) Lot 2 grading needs to drain away from the structure. If the structure involves excavation that is OK.
- e) The Geotechnical Report advises the subsurface soils were wet at the time of exploration. A daylight basement will need protection from groundwater.
- f) 4 foot maximum fill rockery in Redmond.

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- g) The eastern section of pavement will slope significantly to the southeast. Verify that a tractor truck can use it safely without listing.

### C. COURTESY NOTICES

1. None at this time.

## V. Fire

### A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Gary Smith, Deputy Fire Marshal
2. Phone: 425-556-2236
3. E-mail: [gsmith@Redmond.gov](mailto:gsmith@Redmond.gov)

### B. ADDITIONAL INFORMATION

#### 1. SEPA

- a) N/A

#### 2. PROJECT

##### a) Redmond Fire Department Standards

(<http://www.redmond.gov/cms/one.aspx?portalId=169&pageId=137378>)

##### b) Fire Lane Markings required on both sides of roadway, plans needs to reflect this. See RFD Standards, 2.1.2 for full details

a) The standard states that you shall have type 1 on both sides of the 20' wide road **and** either type 2 (pavement lettering) or type 3 (metal signs). Both side of the road shall have 2 types of markings. Type 1&2 or type 1&3.

b) If metal signs are utilized, final location shall be approved by Fire Department personnel on site. Signs shall not be installed behind trees.

##### c) Hammerhead

#### 1. See link for current standard detail for hammerhead

a) <http://redmond.gov/common/pages/UserFile.aspx?fileId=207127>

b) No EVOA required since entire hammerhead serves as the EVOA.

c) Be sure that hammerhead meets the specs from the standard detail.

d) Need to see finish grades on fire site plan.

##### d) Roadway:



1. Roadway width shall be 20' for entire length.
  2. Road shall meet our standard for all weather surface, including weight requirements. See Redmond Fire Standard 2.1.1.3 (make note on fire site plan)
- e) Note all updates on the fire plan

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