



Technical Committee
Triton Shive Short Plat, Type II, Land Division Notice of Decision
Transmittal Letter

June 24, 2022

Barath Balasubramanian
Triton Homes LLC
20611 Bothell-Everett Highway Unit: E166
Bothell, WA 98012

Subject: Triton Shiva Short Plat, LAND-2020-00690, PR -2020-00465

Location: 15405 NE 59th Way, Redmond, WA 98052, Parcel No. 3882300080

Dear Barath Balasubramanian:

The City of Redmond Technical Committee has reviewed and approved the above-referenced proposal to subdivide one (1) .36-acre parcel into two (2), retaining the existing single-family home, and constructing one (1) new single-family home with associated site improvements. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section X) for this project.

NEXT STEPS

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

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; the drawings must be reviewed and approved by all applicable divisions of Development Services. The ***Civil Drawing Checklist*** can be found on the City's website. 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 Tony Regis at 425.556.2404 or aregis@redmond.gov.

City Hall

15670 NE 85th Street
PO Box 97010
Redmond, WA
98073-9710

Additional information regarding the Coordinated Civil Review process and Record Drawings can be found at <https://www.redmond.gov/944/Coordinated-Civil-Review>.

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 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: <https://www.redmond.gov/898/Development-Services>.

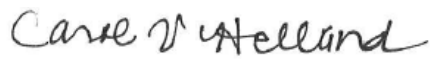
Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

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

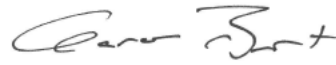
Department-Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mluo@redmond.gov
Planning- Development Engineering/Water & Sewer	Heba Awad	Senior Utility Engineer	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Tony Regis	Senior Stormwater Engineer	425.556.2404	aregis@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Andrea Kares	Planner	425.556.2480	akares@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Andrea Kares, Planner at 425-556-2480 or akares@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Carol V. Helland, Director
Department of Planning and
Community Development



Aaron Bert, Director
Public Works Department

Technical Committee Type II, Land Division
Notice of Decision

Project Name: Triton Shiva Short Plat, Type II, Land Division

Location: 15405 NE 59th Way, Redmond, WA 98052

Project File Number: LAND-2020-00690, PR-2020-00465

Project Description: Subdivide one (1) .36-acre parcel located in an R-5 Zone of the Overlake Neighborhood into two (2), retaining the existing single-family home and constructing one (1) new single-family home with associated site improvements

<u>Technical Committee Decision</u>	Decision Date:	06/24/2022
Approval with Conditions	Appeal Deadline:	07/08/2022

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at <https://www.redmond.gov/913/Request-for-Reconsideration-or-Appeal>. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Andrea Kares, Planner, at 425 556-2480 or akares@redmond.gov.


Carol V. Helland, Director
Department of Planning and
Community Development


Aaron Bert, 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** makes the final decision to approve, approve with conditions, or deny the application: LAND-2020-00690, Type II, Short Plat.

Key Dates

Application/Completeness Date: 07/23/2020
SEPA Exemption (SEPA-2021-00795): 09/01/2021
Technical Committee Recommendation: 06/15/2022

I. Proposal Summary

Subdivide one (1) .36-acre parcel located in an R-5 Zone of the Overlake Neighborhood into two (2) parcels, retaining the existing single-family home, and constructing one (1) new single-family home with associated site improvements.

II. Site Description and Context

The site .36-acre site currently contains one (1) single-family home built in 1982, which is proposed to remain. The topography of the site is generally flat with trees, landscaping, and grasses in addition to the current home. The addition of a new home is consistent with the density of development allowed within the R-5 (Single-Family Urban Residential) zone and will be adequately served by the existing rights-of-way (154th Avenue NE, and NE 59th Way) and new connections to existing utility services.

Adjacent	Existing Land Use	Zone
North	Single-Family	R-5 Single-Family Urban Residential
South	Single-Family	R-5 Single-Family Urban Residential
East	Single-Family	R-5 Single-Family Urban Residential
West	Natural and other recreational parks	R-5 Single-Family Urban Residential

III. Site Requirements

The site is located within the R-5 Single-Family Urban Residential Zone. The R-5 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods with an allowed base density of five dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. The site requirements listed in RZC 21.08.080 for this district are:

Requirement	Requirement	Proposed
Average Lot Size:	5,500 square feet	7,773 square feet
Minimum Lot Width Circle:	35 feet	35 feet
Minimum Lot Frontage:	20 feet	20 feet
Front Setback:	15 feet	15 feet
Side/Interior Setback:	5/10 feet	5/10 feet
Side Street Setback:	15 feet	15 feet
Rear Setback:	10 feet	10 feet
Minimum Building Separation	10 feet	10 feet
Maximum Lot Coverage (for structures):	40% of lot area	20% to 31% of lot area
Maximum Impervious Surface Area:	60% of lot area	50% of lot area

Minimum Open Space:	20% of lot area	20% to 23% of lot area
Maximum Height of Structures:	35 feet	35 Feet

IV. Public Notice and Comment

Requirements for public notice are contained in RZC 21.76.080.

A. Notice of Application:

The Notice of Application for this proposal was published on June 16, 2020. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. A notice was also mailed to property owners within 500 feet of the site.

Public Input: During the Notice of Application public comment period and throughout the project review, the City received no written comments.

V. State Environmental Policy Act

The proposal is exempt from review under SEPA pursuant to WAC Exemption 197-11-800(6)(d).

VI. Compliance with Development Regulations

A. 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 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 met. The proposal includes landscaping around the perimeter of the site with a minimum dimension of five feet in width. In addition, irrigation is proposed for all landscaping over 500 square feet in size providing longevity for the plantings to be installed.

B. Tree Protection & Replacement

The Redmond Zoning Code (RZC 21.72.060) requires that 35 percent of all healthy significant trees and all healthy landmark trees be retained. 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 21.72.060 has been met. There are eight total trees currently on-site, including eight significant trees (6-inches to 30-inches DBH) and zero landmark trees (over 30-inches DBH). The proposal includes the removal of five trees.

The applicant is retaining 37.5 percent of the total trees on-site, which exceeds the required 35 percent tree retention requirement, thereby, complying with minimum tree retention requirements.

C. Critical Areas

Redmond Zoning Code (Chapter 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, riparian stream corridors or habitat, where possible.

Finding:

RZC 21.64 has been met. A report was prepared by Colbalt Geosciences on February 25, 2020 and submitted to the City, which confirms that there are no geologically hazardous areas, wetlands, streams, or related buffers on the site. In addition, there are no unique species or habitats on the site or state or federally listed species. Therefore, the project has demonstrated compliance with RZC 21.64.

D. Open Space

The Open Space requirements of RZC 21.08.170.L.2.a applies when a project proposes lot-by-lot compliance. Where the minimum open space requirement is met on a lot-by-lot basis, open space shall consist of a contiguous area of natural vegetation, landscaping, or recreation and may include front or backyard areas. The chart below demonstrates that minimum open space requirements are met on a lot-by-lot basis.

Finding:

RZC 21.08.170.L.2.a has been met. The applicant has demonstrated compliance with open space requirements pursuant to RZC 21.08.170.L.2.a by exceeding the minimum requirement of 20% on each lot.

Lot by Lot Open Space Table		
Lot # & Lot Size (SF)	20% Required (SF)	As Proposed (SF)
1 – 8,031 SF	20% - 1,606 SF	23.7% - 1,904 SF
2 – 7,515 SF	20% - 1,503 SF	20.6% - 1,548 SF
Total: 15,546 SF	Total – 3,109 SF	Total: 3,452 SF

E. Affordable Housing

The Affordable Housing requirements outlined in RZC 21.20.030.C apply to all new single-family dwelling units within the Overlake Neighborhood for proposals with 10 or more new dwelling units.

Finding:

RZC 21.20.030.C does not apply. As the proposed short subdivision is for two-lots, the affordable housing requirement does not apply to the proposed project.

F. Transportation

The Redmond Zoning Code (RZC) 21.17.010.F, RZC 21.52, RZC Appendix 2, and the City's Standard Specifications and Details require frontage improvements and easement dedication.

Finding:

The Redmond Zoning Code RZC 21.17.010.F, RZC 21.52, RZC Appendix 2 and the City's Standard Specifications and Details have been satisfied as conditioned. The development is proposed to provide a 10-foot sidewalk and utility easement along the project frontage adjacent to the south side of NE 59th Way right-of-way and adjacent to the east side of 154th Avenue NE right-of-way. The frontage improvements along both streets on NE 59th Way and on 154th Avenue NE including streetlights, storm drain, utilities undergrounding, pavement restoration, a minimum 5 feet wide planter strip and a 5 feet wide concrete sidewalk are proposed. A shared access serving the two dwelling units is proposed. Streetlights will be designed and constructed per the City's Illumination Design Manual.

G. Stormwater

The Redmond Municipal Code 15.24 and the 2019 Stormwater Technical Notebook (STN) requires that projects meet minimum requirements that apply per threshold requirements. This project is required to meet minimum requirements Numbers one through nine, as defined in the Washington State Department of Ecology Manual and the City's Stormwater Technical Notebook.

Finding:

Redmond Municipal Code 15.24 and the 2019 Stormwater Technical Notebook (STN) requirements have been met. Stormwater management for this short plat is proposed to be accomplished using a stormwater detention vault. The project meets the threshold requiring flow control as configured. The project falls below the threshold requiring runoff treatment. The proposed stormwater management is in compliance with the City of Redmond's Municipal code and the Washington State Department of Ecology Manual.

H. Utilities

RZC 21.74.020.D and Water & Wastewater System Extensions design requirement require the project to construct a new water service line to be connected to the existing water main along NE 59th Way and one new residential meter for the new single-family home; and to construct one new side sewer service line for the new single-family home, to be connected to the existing sewer main along NE 59th Way.

Finding:

RZC 21.74.020.D and Water & Wastewater System Extensions design requirements have been satisfied. As conditioned, the proposal will meet all requirements, per RZC 21.74.020.D and Water & Wastewater System Extensions design requirements.

VII. 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.

1. 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 single-family home development is consistent with the R-5 (Single-Family Urban Residential) zone. The proposed two-lot subdivision including one existing 2,330 sf single-family dwelling is consistent with the density of development allowed within the R-5 (Single-Family Urban Residential) zone and will be adequately served by the existing rights-of-way (154th Avenue NE, and NE 59th Way) and new connections to existing utility services. The development is conditioned to be constructed and consistent with adopted design standards and will be required to demonstrate compliance, at the time of building permit review. Additionally, the proposed project demonstrates full compliance with all decision criteria for a Short Subdivision as described below.

2. 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 proposed project meets each of the criteria above and has been reviewed against the short plat decision criteria. The proposal was reviewed for consistency with the Comprehensive Plan to confirm the proposed development is consistent with the applicable goals of the Overlake Neighborhood as well as the Citywide vision and requirements. The project has demonstrated compliance with all Article I Zone Based Regulations applicable for the R-5 (Single-Family Urban Residential) zone and those adopted in Article II, Citywide Regulations. 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.

The proposed two-lot short subdivision is exempt from SEPA pursuant to WAC Exemption Citation 197-11-800(6)(d). All required internal technical review and public notice for this project has been completed and confirmed to be in compliance with Article VI, Review Procedures, and has been heard by the Technical Committee as the final step in the application review process. The Technical Committee has recommended conditions of approval (Section X,) reducing adverse impacts on other properties, and ensuring consistency with the policies of the Comprehensive Plan.

The proposed development specifically addresses the following Comprehensive Plan goals and policies:

Comp Plan Policy	<i>How the project complies, supports, or aligns.</i>
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.	The applicant's proposal meets all applicable zoning Code requirements and aligns with HO-15: including, but not limited to the following: site standards, infrastructure standards, affordable housing and environmental policies as outlined within this report.
HO-18: Ensure an appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire to live in Redmond, especially near existing and planned employment centers, such as Downtown, Overlake and SE Redmond.	The applicant's proposal to develop a two-lot short plat meets the intent of HO-18 policy as it seeks to add an additional home to the Overlake Neighborhood, which will meet the needs of people who work and live in the Overlake Neighborhood and will add to the City's housing supply by providing additional housing options.
HO-39: Encourage housing ownership or rental opportunities for all economic segments of the Redmond community.	The proposed two-lot short plat aligns with HO-39 as it will create two new lots and provide an opportunity for housing ownership in the rapidly growing Overlake Neighborhood.
LU-6: Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.	The proposed project is located on a site that contains one existing home of 2,330 sf, which will remain as a part of the proposed two-lot short plat. The proposed project will adhere to R-5 (Single-Family Urban Residential) zoning regulations. Additionally, the project is adjacent to residential zones on the north, south and east sides, which are also R-5 (Single-Family Urban Residential) zones and right-of-way (154th Avenue NE, and NE 59 th Way.) The applicant will continue to demonstrate compliance with height and design throughout the building permit process.
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.	Residential Development and Architectural, Site and Landscaping Design Regulations outlined in RZC 21.08.180, as well as the R-5 (Single-Family Urban Residential) zone and the Overlake Neighborhood regulations stipulate the design criteria in the City of Redmond. The short plat proposal will incorporate moderate density with a range of housing sizes.
OV-66: Allow a mix of housing types and a range of choices, while maintaining the overall single-family character of established developments within Overlake.	The proposed two-lot short plat meets the intent of OV-66 as it will allow the construction of a new single-family home in addition to the division of an existing property, but will keep one of the existing homes to maintain the overall single-family character of the neighborhood.

VIII. Code Deviation(s)

The Technical Committee has reviewed the following deviations to the development standards through the authority referenced.

1. **Frontage Improvement Deviation Request (DEVREQ-2020-00805):** The Deviation Review Team including staff from Long Range Planning, Traffic Operations and Development Engineering authorized by the Technical Committee has denied the Deviation Request that requested waiving the 5 feet wide planter along the Triton Shiva Short Plat’s project frontage. The proposed development shall provide the required frontage improvements including a Type A-1 vertical curb and gutter, a 5 feet wide planter strip and a 5 feet wide concrete sidewalk, storm drainage, streetlights and undergrounding utilities fronting 154th Avenue NE and fronting NE 59th Way, with an exception on the south end of 154th Avenue NE, the concrete sidewalk may be allowed to meander or attach to the curb so the two mature trees can be saved

Code Authority: RZC Appendix 2; RZC 21.17.010.F

IX. Vesting/Approval Expiration

Per RZC 21.76.030.D.4.a, this approval shall expire two (2) years from the date of this Technical Committee Notice of Decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

X. 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 1-13]	03/01/2022	<i>and as conditioned herein.</i>
SEPA Checklist	08/17/2021	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on 09/01/2021.</i>
Conceptual Landscaping Plan	03/01/2022	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	12/20/2021	<i>and as conditioned herein.</i>

Proposed Tree Retention Plan	03/01/2022	<i>and as conditioned herein.</i>
Stormwater Design	04/08/2022	<i>and as conditioned herein.</i>

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

1. **Development Engineering - Transportation and Engineering**

Reviewer: Min Luo, Senior Engineer

Phone: 425-556-2881

Email: mluo@redmond.gov

a. **Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized upon recording of the final plat subdivision. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer shall 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) A 10-foot wide sidewalk and utility, granted to the City of Redmond, abutting the south side of NE 59th Way and along the east side of 154th Avenue NE right-of- way.

(b) 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; RZC Appendix 2. Table 2

b. **Construction Restoration and Street Overlay.** Existing pavement damaged by trenching or other work on NE 59th Way or on 154th Ave 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. If the Pavement Condition Index (PCI) of the existing pavement on NE 59th Way or on 154th Avenue NE is below 70, the development shall be required to plane and overlay the half street along the project frontage at a minimum, or as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Adnan Shabir at 425-556-2776 if there are additional questions.

Code Authority: RMC 12.08; Redmond Standard Specifications & Details

c. Street Frontage Improvements

- i. The frontage along NE 59th Way and along 154th Avenue NE must meet current City Standards, which include asphalt paving approximately 16 feet from the centerline to the face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 5 feet wide concrete sidewalks, storm drainage, streetlights, street trees, street signs and underground utilities including power and telecommunications. If the existing pavement depth does not meet the requirement of the City's Standard Specifications and Details 301, the minimum pavement section shall consist of:
- 7 inches HMA Class ½ inches PG 64-22
 - 4 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)
 - Street crown 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. 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.

Code Authority: RZC 21.52.030.F, RZC Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020

- iii. Sidewalks constructed to meet ADA compliant requirements and City standards are required at the following locations:
- A 5 feet wide concrete sidewalk along south side of NE 59th Way and along the east side of 154th Avenue NE.

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

d. Access Improvements

- i. The type and location of the proposed site accesses are approved as shown on the Triton Shiva Short Plat (aka. 15405 NE 59th Way Short Plat) site plan prepared by Beyler Consulting on December 1, 2021.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- ii. Direct vehicular access from each individual dwelling unit to NE 59th Way or to 154th Avenue NE shall not be permitted. A combined vehicular access for the existing and new dwelling units shall be to and from the shared drive access via NE 59th Way. This restriction shall be indicated on the civil construction plans and other final documents such as short plat.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- iii. The following driveway are required to be improved as specified below:
A portion of the existing driveway connecting NE 59th Way shall be removed and replaced with standard frontage improvements.

Code Authority: RZC Appendix 2

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

Code Authority: RZC 21.17.020; RZC Appendix 2 – A.11

- f. **Street Lighting.** Illumination of the street(s) along NE 59th Way and along 154th Avenue NE frontages 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 Hidemi Tsuru, Traffic Operations at (425) 556-2749 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: <https://www.redmond.gov/DocumentCenter/View/424/Illumination-Design-Manual-PDF>. The Developer is required to provide a photometric analysis with all calculation points shown for the roadway and adjust proposed streetlight locations and/or change the pole style, height, and streetlight fixture type to achieve target light levels.

Code Authority: RZC 21.52.030.F, RZC Appendix 2

- g. **Temporary Pedestrian Access Plan.** The applicant is required to provide a temporary pedestrian access plan for approval by the City prior to any construction on the project site. This plan needs to show how pedestrian traffic

passing by the proposed development will be accommodated during the entire length of the construction phase.

Existing sidewalks or pathways shall be closed only when absolutely necessary during construction. If unavoidable, the pedestrian access plan should provide temporary routes with barricades and cones that parallel existing facilities. These routes must be accessible for persons with disabilities per the current ADA regulations and standards, including the provision of ramps, minimum widths, and smooth surfaces for wheelchair access. When a parallel route is not available, pedestrians must be detoured with advance signing in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). The developer may be required to install temporary crosswalks and street lighting as part of this detour.

Code Authority: MUTCD 2009 (or latest revision) sections 6D.01, 6D.02, & 6D.05

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. The Developer will construct a new water service line to be connected to the existing water main along NE 59th Way and one new residential meter for the new single-family home.

Code Authority: RZC 21.74.020.D

- b. **Sewer Service.** Sewer service will require a developer extension of the City of Redmond sewer system. The Developer will construct one new side sewer service line for the new single-family home, to be connected to the existing sewer main along NE 59th Way

Code Authority: RZC 21.74.020.D

- c. **Potholing.** All existing utilities at the location of the proposed water/sewer mains 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 and water 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 designs in first submittal of CCR review. The developer shall add clearance information on the water and 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.

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: Tony Regis, Senior Stormwater Engineer

Phone: 425-556-2404

Email: aregis@redmond.gov

a. Water Quantity Control

- i. Project lies within the North Overlake Flow Control Alternative Area. Stormwater discharges shall be limited to 0.37 cfs/acre for the 50-year storm event. Detention shall be provided in a privately maintained 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.I

b. Water Quality Control

- i. Project does not meet the threshold for water quality treatment (5000 sq of new or replaced pollution-generating hard surfaces (PGIS). No water treatment is required.

Code Authority: RZC 21.74.020.D; RMC 15.24.080.H

- c. **Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. Easements shall be provided for City of Redmond review at the time of construction drawing approval. The existing and proposed easements shall be shown on the civil plans. Prior to acceptance of the easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights to encumber the property to be dedicated. Prior to construction drawing approval, fully executed and recorded off-site easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

- 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, fully executed and recorded easements shall be provided to the Development Engineering Division.

Code Authority: RZC 21.74.020.C

- e. **Temporary Erosion and Sediment Control (TESC).**
i. A Wet Weather Plan for work during the rainy season (October 1st through April 30th) must be included with the civil plan submittal.

Code Authority: RMC 15.24.080

- f. **Floodplain Management.** The site does not lie within a regulatory floodplain.

Code Authority: RZC 21.64.010; RZC 21.64.040

- g. **Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NOI) 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: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>

Code Authority: Department of Ecology Rule

- h. **Regional Capital Facilities Charge:** A Regional Capital Facilities Charge applies to this project, located in the Overlake Sub-basin. Please see the Development Engineering Fee Schedule for current fee information.

Code Authority: RMC 13.20.047 (Overlake); RMC 13.20.040 -Citywide

- i. **Potholing.** All existing utilities at the location of the proposed storm drainage lines and/or structure 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 storm facilities may be necessary to avoid conflict with existing utilities.

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

Code Authority: Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019, Section 8.4.4

5. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2020-00690 Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

- a. **Site Plan Condition**
Hydrant access is across the street. No additional hydrants required.

- b. **Fire Protection Plan**
An NFPA 13D compliant sprinkler system is required for all new homes.

- d. **Fire Code Permit**
Fire sprinkler permit required.

6. **Planning Department**

Reviewer: Andrea Kares, Planner

Phone: 425-556-2480

Email: akares@redmond.gov

- a. **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 trees shall be shown and recorded at the time of final plat.

Code Authority: RZC 21.72.060.D

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

Code Authority: RZC 21.32

- c. **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

- d. **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. Please see Building Permit User Guide condition for additional information.

Code Authority: RZC 21.08.180.B

Condition Applies: Building Permit

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

- e. **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.L2.a

Condition Applies: Building Permits and Final Plat Document

- f. **Impact Fees.** For the Purpose of Impact fees, the use(s) assigned for this project have been determined as the following: one unit classified as single-family. 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

- g. **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 time of CCR submittal, entire submittal will be rejected for intake.

Code Authority: RZC 21.767.090.F

Condition Applies: Building Permit

- h. **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.

- i. **Archeological and Historical Preservation:** The applicant shall employ the standard Inadvertent Discovery Plan during ground disturbing activities for assurance of following federal and state laws in the event of an inadvertent discovery.

Code Authority: RZC 21.30.070.D

Condition Applies: Civil Construction & Building Permit

- j. **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

RZC 21.10.150	Downtown Pedestrian System
RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010.E	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RMC 12.16	Highway Access Management
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.G.3	Preconstruction Conference
RZC 21.76.090.F	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, 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 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond	Design Requirements: Water and Wastewater System Extensions – April 2019.

Stormwater/Clearing and Grading

RMC 13.25	Temporary Construction Dewatering
RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	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, Amended June 5, 2019
Department of Ecology	Stormwater Management Manual for Western Washington (amended December 2017)

Fire

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access

City of Redmond
City of Redmond

Fire Department Design and Construction Guide
Fire Department Standards

Planning

RZC 21.12	Overlake
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.50	Transition Area Overlay Areas
RZC Appendix 1	Critical Areas Reporting Requirements

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code