



Connected Community  
Enhanced Livability  
Environmental Sustainability

Technical Committee  
Chuang Short Plat LAND-2021-00092 Type II Short Subdivision  
Notice of Decision  
Transmittal Letter

September 12, 2022

Gina Estep  
Murray Franklyn  
14410 Bel-Red Road  
Bellevue, WA 98007

**Subject: Chuang Short Plat, LAND-2021-00092**

Location: 16211 NE 51<sup>st</sup> St, Parcel No. 519641-0310

Dear Ms. Estep:

The City of Redmond Technical Committee has reviewed and approved the above-referenced proposal to redevelop and subdivide the project site to accommodate three new single family homes, an access driveway, and a stormwater detention facility. The project also proposes to encroach into 199 square feet of an 80-foot wide Category III wetland buffer that originates from a parcel southeast of the project site. Wetland buffer averaging is proposed to be used to mitigate for the intrusion. 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 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 Jody Conyers at 425.556.2468 or [jconyers@redmond.gov](mailto:jconyers@redmond.gov).

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

**City Hall**

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

**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>

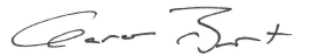
If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

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 Engineer	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Jody Conyers	Senior Engineer	425.556.2468	jconyers@redmond.gov
Fire	Adam Mullinax	Deputy Fire Marshal	425.556.2245	amullinax@redmond.gov
Planning – Development Review	David Lee	Planning Manager	425.556.2462	dlee@redmond.gov

The City’s Development Review Staff are available to meet with you regarding the development review process. Please contact David Lee, Planning Manager at 425-556-2462 or dlee@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 Short Subdivision  
Notice of Decision

Project Name: Chuang Short Plat

Location: 16211 NE 51<sup>st</sup> St

Project File Number: LAND-2021-00092

Project Description: The applicant proposes to redevelop and subdivide the project site to accommodate three new single-family homes, an access driveway, and a stormwater detention facility. The project also proposes to encroach into 199 square feet wide of an 80-foot-wide Category III wetland buffer that originates from a parcel southeast of the project site. Wetland buffer averaging is proposed to be used to mitigate for the intrusion.

Technical Committee Decision  
Approval with Conditions

Decision Date: September 12, 2022  
Appeal Deadline: September 26, 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 David Lee, Planning Manager at 425 556-2462 or [dlee@redmond.gov](mailto:dlee@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** make the final decision to approve, approve with conditions, or deny the application: LAND-2021-00092 Type II Short Subdivision.

**Key Dates**

Neighborhood Meeting(s): May 24, 2021  
Application/Completeness Date: March 11, 2021  
Date SEPA DNS Issued: September 12, 2022  
Technical Committee Recommendation: August 31, 2022

**I. Proposal Summary**

The applicant proposes to redevelop and subdivide the project site to accommodate three new single family homes, an access driveway, and a stormwater detention facility. The project also proposes to encroach into 199 square feet wide of an 80-foot wide Category III wetland buffer that originates from a parcel southeast of the project site. Wetland buffer averaging is proposed to be used to mitigate for the intrusion.

**II. Site Description and Context**

The project site is an approximately .82 acres site located at 16211 NE 51<sup>st</sup> St which is in an R-4 zone within the Overlake neighborhood. The project site is bordered to the north by NE 51<sup>st</sup> St and private single-family developments. Single-family developments are also located to the east and west of the project site. A City of Redmond open space tract (also containing a Category III wetland) is located southeast of the project site. The project site is accessed through a private driveway off of NE 51<sup>st</sup> St. A stormwater easement is in the northeast corner of the property from an existing gravel driveway. The project site was originally developed into a single-family home in 1951.

The eastern half of the project site is currently undeveloped except for a gravel driveway that is part of a stormwater facility. The east half of the site is largely forested with no other critical areas surveyed.

Adjacent	Existing Land Use	Zone
North	Single Family	R-4 Single-Family Urban
South	Single Family	R-4 Single-Family Urban
East	Single Family	R-4 Single-Family Urban
West	Single Family	R-4 Single-Family Urban

**III. Site Requirements**

The site is located within the R-4 zone in the Single-Family Urban Comprehensive Land Use Plan Map Designation. The R-4 Single-Family Urban Residential zone provides for primarily single-family residential neighborhoods on lands suitable for residential development with an allowed base density of four dwellings per gross acre. This designation provides for stable and attractive suburban residential neighborhoods that have a full range of public services and facilities. To complement the primarily residential nature of these zones, some

nonresidential uses are allowed. The site requirements listed in (RZC 21.08.060) for this district are:

Requirement	Requirement	Proposed
Average Lot Size:	7,000 square feet	8,278 square feet
Minimum Lot Width Circle:	40'	40'
Minimum Lot Frontage:	20'	20'
Front Setback:	15' (18' to Garage)	15' (18' to Garage)
Side/Interior Setback:	5'/10'	5'/10'
Side Street Setback:	15'	15'
Rear Setback:	10'	10'
Minimum Building Separation	10'	10'
Maximum Lot Coverage (for structures):	35%	35%
Maximum Impervious Surface Area:	60%	37%
Minimum Open Space:	10%	14%
Maximum Height of Structures:	35'	35'
Maximum Density:	4 Dwelling Units/Acre	3 Dwelling Units

**V. 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 March 11, 2021. 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 (Attachment B, Notice of Application, Certificate of Public Notice and Public Notice Site Plan).

Public Input: During the Notice of Application public comment period and throughout the project review, the City received three written comments (Attachment D, Public Comments).

The comments expressed the following concerns or requests for consideration and staff has included responses below:

1. Tree Preservation Concerns & New Regulations

**Staff Response:** The City and applicant will follow all applicable codes and regulations concerning tree retention. As the application vests at the time of complete application, future code amendments regarding trees will not apply.

2. Relocation of Mailbox Due To Sightlines

**Staff Response:** The applicant has agreed to relocate the mailbox in question.

3. Addition Of Party of Record

**Staff Response:** The commenter has been added as a party of record.

**B. Neighborhood Meeting:**

One neighborhood meeting was held for the subject site. A virtual neighborhood meeting was held on May 24<sup>th</sup>, 2021 (Attachment C, Neighborhood Meeting Notice). There was no attendance by members of the public at the meeting, and no comments received as a result of the neighborhood meeting.

**VI. State Environmental Policy Act**

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment that may occur 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. The project was determined to be not exempt Per WAC 197-11-800.1.b.i. A threshold determination of non-significance was issued on August 31, 2022 (Attachment D, SEPA Application Form, SEPA Checklist) SEPA-2022-00224.

**VII. 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:**

The proposal, as submitted, satisfies the intent of RZC 21.08.180. The proposal includes a 5-foot wide Type III perimeter landscaping in areas that are not within the wetland buffer restoration tract. The tract will be demarcated by a split-rail fence and signage. The

perimeter landscaping will contain native vegetation and will soften the transition between the existing adjacent homes and this new development. In summary, the requirements of 21.08.180 have been met.

**B. Tree Protection & Replacement**

*The Redmond Zoning Code (RZC 21.72) 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.*

*A landmark tree is defined in the Redmond Zoning Code (RZC 21.75) as any healthy tree over thirty inches in diameter. A significant tree is defined in the Redmond Zoning Code (RZC 21.78) as any healthy tree six-inches in diameter at breast height (d.b.h.), or any tree four-inches in diameter at breast height (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant.*

**Finding:**

The proposal as submitted satisfies the tree retention, protection, and replacement requirements of RZC 21.72. There are twelve (12) total significant trees currently on-site, with zero landmark trees. The proposal includes the removal of seven (7) significant trees. The trees being removed are either located within the proposed shared driveway or within the buildable area of the proposed lots. The lots and site design have been configured to remove the least number of trees possible. The ensuing tree retention rate of 42% will be achieved with this configuration.

The applicant proposes adding a total of 11 trees (excluding street trees) exceeding the 1:1 replacement ratio prescribed by RZC 21.72.090.B.2. With the 42% retention and the replacement ratio being exceeded, the project meets the 35% tree retention requirement of RZC 21.72.

**C. Critical Areas**

Critical areas are governed by RZC 21.64 to preserve the City's important environmental features while allowing development to occur if compatible with and in consideration of the critical areas affecting the site. One of the objectives of the critical areas regulations is to ensure that there is no net loss of critical areas, function, value, acreage, and where possible, enhance and restore critical areas.

**Finding:**

The proposal as submitted meets the intent of RZC 21.64. There are no critical areas on the project site. However, a Category III wetland exists to the southeast of the site and a

portion (199 square feet) of its 80' wide buffer exists on the project site. The wetland was surveyed and categorized as a Category III wetland (with a score of 19; 4 points for habitat function) by the Watershed Company (Attachment E - Wetland Buffer Averaging Plan, Watershed Company). The critical areas report concluded in alignment with the RZC that because the project site is located in an area of high land use intensity, the wetland should be provided with an 80' wide standard buffer.

RZC 21.64.030.B.5. allows for the averaging of buffer widths. The following is the criteria and analysis for buffer averaging for this project:

- a. It will not reduce the functions or values;
  - i. Analysis: The proposed buffer restoration area will not result in a diminished value or function. The area proposed for buffer reduction and averaging are currently degraded with invasive Himalayan blackberry. The proposed buffer additions will be restored with native trees and shrubs and provide better habitat value than the existing conditions.
- b. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from increased buffers adjacent to the higher function area of habitat or more sensitive portion of the wetland and would not be adversely impacted by a decreased buffer adjacent to the lower-functioning or less-sensitive portion of the wetland;
  - i. Analysis: The area proposed for buffer reduction and averaging are currently degraded with invasive Himalayan blackberry. The proposed buffer additions will be restored with native trees and shrubs and provide better habitat value than the existing conditions and will meet the requirements of RZC 21.64.010.Q. which governs the establishment of buffer areas. The proposed buffer averaging would not result in a more sensitive portion of the off-site wetland being impacted because of the project.
- c. The total area contained in the buffer area after averaging is equal to the area required in the standard buffer;
  - i. Analysis: The total area of buffer on the subject property will not be reduced after averaging. The project will encroach into approximately 199 square feet of wetland buffer. The project proposes to add and restore 398 square feet to the east and west of proposed Lot 1.
- d. The buffer width is not reduced more than 25% of the width or 75 feet for Category I and II wetlands. 50 feet for Category III wetlands, and 25 feet for Category IV wetlands, whichever is greater and;



- i. Analysis: The buffer will not reduce the buffer of the off-site Category III wetland to a width less than 50 feet. A small portion of the wetland buffer would be reduced to accommodate proposed Lot 1 and an additional buffer would be provided immediately northeast of the proposed encroachment. The minimum buffer after reduction would still be greater than 60 feet.
  
- e. The wetland has significant differences in characteristics that affect its habitat functions, such a wetland with a forested component adjacent to a degraded emergent component,
  - i. Analysis: The offsite wetland is currently contained within a forested city owned tract. The proposed buffer averaging would not adversely affect the off-site wetlands habitat functions. The on-site buffer area would be restored and will provide a higher level of habitat function than current conditions for the wetland that it serves.

As part of the of the buffer additions, buffer enhancement is proposed. The grounds/soil of the existing buffer will be amended as necessary. Native trees, shrubs, and groundcover including western red arborvitae, big leaf maple, Nootka rose, and Salal will be planted upon the amendment of the soil. A monitoring and maintenance period, as well as performance/maintenance bonds will be in place. In summary, as proposed, RZC 21.64 has been met.

**D. Open Space**

RZC 21.08.170 establishes open space requirements as the minimum percentage of a lot or a development that must be set aside as open space. If providing open space on a lot-by-lot basis, a minimum of 10% of the lot must be provided. If provided for in a development wide open space, 20% of the total site must be provided.

**Finding:**

RZC 21.08.170 has been met. The proposal is to provide open space on a lot-by-lot basis. The open space per lot is as follows:

Lot#	Lot Size	Proposed Open Space	Percent of Lot
1	6,090 sqft	1,218 sqft	20%
2	9,881 sqft	1,976 sqft	20%
3	8,864 qft	1,773 sqft	20%

**E. 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 51<sup>st</sup> Street right-of-way. The frontage improvements along NE 51<sup>st</sup> Street including streetlights, storm drain, utilities undergrounding, pavement restoration, a minimum 5-foot wide planter strip and a 6-foot wide concrete sidewalk are proposed. A single shared access is proposed for entering and exiting of the three lots. Streetlights will be designed and constructed per the City's Illumination Design Manual.

**F. Stormwater**

The Redmond Municipal Code (RMC 15.24) and the 2022 Stormwater Technical Notebook (STN) requires that projects meet the applicable minimal requirements based on threshold requirements. Redmond Zoning Code (RZC 21.17.010.E.) and (RZC 21.74.020) requires that all projects shall be served by an adequate surface water management system.

**Finding:**

RMC 15.24 and the requirements of the 2022 Stormwater Technical Notebook have been met. The proposed project is classified as a Large Project and minimum requirements #1-9 have been met. Stormwater management for this short plat will be accomplished by a privately maintained detention vault. The project falls below the secondary threshold requiring runoff treatment per minimum requirement #6. In summary, as conditioned, the proposal will meet the RZC 21.17.010.E, RZC 21.74.020, and RMC 15.24.080.

**G. Utilities**

RZC 21.74.020.D and Water & Wastewater System Extensions design requirement require that all lots be served by adequate public water, sanitary sewer, and storm drainage systems approved by the City and meeting the design and construction requirements of the City's Technical Design and Construction Manuals.

**Finding:**

RZC 21.74.020.D and Water & Wastewater System Extensions design requirements have been satisfied. The project will construct two new water service lines with manifolds and setters to be connected to the existing water main along NE 51<sup>st</sup> Steet. One new service

line is for one irrigation meter and the other new service line is for three separate new meters for three new single-family homes. The project is also required to construct three sewer service lines to be connected to the existing sewer main along NE 51<sup>st</sup> Street for the three new single-family homes. As conditioned, the proposal will meet all requirements, per RZC 21.74.020.D and Water & Wastewater System Extensions design requirements.

#### VIII. 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-4 (Single-Family Urban Residential) zone. The proposed three-lot subdivision is consistent with the density of development allowed within the R-4 Zone and will be adequately served by the existing right-of-way NE 51<sup>st</sup> St 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 policies. The project has demonstrated compliance with all Article I Zone Based Regulations applicable for the R-4 (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 three-lot short subdivision is not exempt from SEPA pursuant to WAC 197-11-800(6)(d) and a SEPA DNS was issued on September 9, 2022 in conjunction with the review and approval of this project. 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	The applicant’s proposal to develop a three-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 Redmond and will

Redmond, especially near existing and planned employment centers, such as Downtown, Overlake and SE Redmond.	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 three new lots and provide an opportunity for housing ownership.
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 which will be demolished as a part of the proposed three-lot short plat. The proposed project will adhere to R-4 (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-4 (Single-Family Urban Residential) zones and right-of-way (NE 51 <sup>st</sup> St). 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 stipulate the design criteria in the City of Redmond. The short plat proposal will provide moderate density.

**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	6/3/22	<i>and as conditioned herein.</i>
SEPA Checklist	5/6/22	<i>and as annotated</i>
Buffer Averaging Plan	6/3/22	<i>and as conditioned herein.</i>
Conceptual Tree Preservation Plan	6/3/22	<i>and as conditioned herein.</i>
Arborist Report	6/3/22	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	6/3/22	<i>and as conditioned herein.</i>
Stormwater Design	6/3/22	<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](mailto: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 51<sup>st</sup> Street.

(b) The Puget Sound Energy (PSE) easement and the associated facilities along NE 51<sup>st</sup> Street are required to be subordinated or relocated prior to acceptance of the sidewalk and utility easement along NE 51<sup>st</sup> Street. The developer is required to work with PSE to complete the PSE easement

subordination/relocation and the PSE facilities removal or relocation prior to the approval of the final plat subdivision.

- (c) 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 51<sup>st</sup> Street 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 NE 51<sup>st</sup> Street 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 51<sup>st</sup> Street must meet current City Standards, which include asphalt paving approximately 14 feet from the centerline to the face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strips, 6 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:
- 4 inches HMA Class ½ inches PG 64-22
  - 5 inches HMA Class 1 inch 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 6 feet wide concrete detached sidewalk along south side of NE 51<sup>st</sup> Street.

**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 access is approved as shown on the Chuang Property Short Plat site plan prepared by Core Design on April 29, 2022.

**Code Authority: RZC 21.52.030.E; RZC Appendix 2**

ii. Direct vehicular access from each individual dwelling unit to NE 51<sup>st</sup> Street shall not be permitted. The existing and new dwelling units shall be consolidated to and from a single shared drive access via NE 51<sup>st</sup> Street. 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:

The existing driveway to Lot 3 connecting on NE 51<sup>st</sup> Street shall be closed 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 51<sup>st</sup> Street 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 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>. 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  
**Condition Applies:** Civil Construction

## **2. Development Engineering – Water and Sewer**

**Reviewer:** Heba Awad, Senior 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 will construct two new water service lines with manifolds and setters to be connected to the existing water main along NE 51<sup>st</sup> Steet. One new service line is for one irrigation meter and the other new service line is for three separate new meters for three new single-family homes.

**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 will construct three sewer service lines for the three new single-family homes, to be connected to the existing sewer main along NE 51<sup>st</sup> Street.

**Code Authority:** RZC 21.74.020.D

3. **Development Engineering – Stormwater/Clearing and Grading**

**Reviewer:** Jody Conyers, Senior Engineer

**Phone:** 425-556-2468

**Email:** jconyers@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 privately maintained vault.

**Code Authority:** RZC 21.74.020.D; RMC 15.24.080.I

- b. **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.

- i. A private stormwater easement may be required across the northern portion of lot 1 for the 12" storm drain running from CB 4 to CB 3 then to the eastern property line. This is for the benefits of lots 2 and 3.

**Code Authority:** RZC 21.74.020.C

- c. **Temporary Erosion and Sediment Control (TESC).**

- i. Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> with an approved Wet Weather Plan.

**Code Authority:** RMC 15.24.080

- d. **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

- e. **Potholing.** All existing utilities at the location of the proposed storm drainage line 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. 9, July 1, 2022, Section 5.4.4

5. **Fire Department**

Reviewer: Adam Mullinax, Deputy Fire Marshal

Phone: 425-556-2245

Email: [amullinax@redmond.gov](mailto:amullinax@redmond.gov)

The current submittal is generally adequate for 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
  1. Ensure adequate supply for the NFPA 13D system.
  2. Based on current plan, fire access easement not required. 300-foot access provided from a public way. In CCR and at time of building permit review, the need for a fire access easement will be assessed again based on the plans at that time.
  3. If drive is not used for fire access, RFDS 2.0 rules not applied to the driveway. As long as homes have 300-foot access around the structure from a public way, drive is not for fire access. Changes to the plan that would require the drive to be used for fire access would require the drive to be RFDS 2.0 compliant.
  4. Homes to be provided with NFPA 13D flow through sprinkler systems compliant with RFDS 5.0.
  5. Address monument shall be provided at the entrance to the driveway, displaying the addresses of all three homes.
  6. Fire will assign addresses as a part of the civil process.
  7. According to water modeling, nearest hydrant provides over the required 1500 GPM fire flow for IRC structures. Fire flow of 1500 is max allowed for calculating allowable square footage, which for a type VB IRC would be 13,400 sq ft.

**Code Authority:** RMC 15.06; RZC Appendix 2, Redmond Fire Department Standards and Redmond Standard Specifications and Details

**6. Planning Department**

**Reviewer:** David Lee, Planning Manager

**Phone:** 425-556-2462

**Email:** dlee@redmond.gov

- a. **Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090 and Standard Detail 907. The minimum size at installation is 2 ½ inch caliper with CU-Structural Soil.

Street	Species	Spacing
NE 51 <sup>st</sup> St	Red Oak/Quercus Rubra	30" On Center

**Code Authority:** RZC 21.32.090 & Standard Detail 907

- b. **Tree Preservation Plan.** A Tree Preservation Plan depicting all significant and landmark trees required to be preserved as part of the site development must be provided with the civil construction drawings. A map of all retained trees shall be shown and recorded at the time of final plat.

**Code Authority:** RZC 21.72.060.D

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

**Code Authority:** RZC 21.32

- d. **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

- e. **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

- f. **Critical Areas Recording.** The regulated critical area buffer(s) 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:** Prior to certificate of occupancy

- g. Final Critical Areas Report.** A final Critical Areas Report must be submitted with the civil construction drawings or building permits if civil construction drawings are not required. 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

- h. 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

- i. Noise Report.** A noise report prepared by a qualified acoustical consultant must be submitted and approved prior to civil drawing approval. The noise report shall comply with RMC 6.36 and provide sound attenuation measures.

**Code Authority:** RMC 6.36.060

- 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. 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

- k. **Impact Fees.** For the Purpose of Impacts, the use(s) assigned for this project have been determined as the following: one (1) unit classified as Single Family - Overlake. The existing use may be credited for 1 (one) current structure to be demolished at time impact fee calculation during building permit review. 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

- l. **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

- m. **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.

## B. Compliance with City of Redmond Codes and Standards

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

### Transportation and Engineering

RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RZC 21.76.100.F.9.C	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020.G	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 21.64.060	Geologically Hazardous Areas



City of Redmond	Standard Specifications and Details (current edition at the time of this approval letter issued)
City of Redmond Department of Ecology	Stormwater Technical Notebook, Issue No. 9, July 1, 2022 Stormwater Management Manual for Western Washington (amended December 2017)

**Fire**

RMC 15.06 RZC Appendix 2	Fire Code 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 21.14	Commercial
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 21.64	Critical 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