

**Technical Committee**  
**Type II Site Plan Entitlement Notice of Decision**  
**Transmittal Letter**

August 16, 2017

S + L Architects  
Shin Goto  
2731 183rd Ave SE  
Snohomish, WA 98290

**Subject: Willows Preparatory School Development Phase One, LAND-2017-00336**  
Location: 12280 Redmond-Woodinville Road

Dear Mr. Goto

The City of Redmond Technical Committee and Design Review Board have reviewed and recommended for approval the above referenced proposal for a 20,000 square-foot three story classroom building, associated landscaping, open space and net addition of six parking stalls. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section IV) 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 LAND-2017-00336 approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Drawing Review and the Building Permit Review processes.

**Coordinated Civil Drawing Review Process.** This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the *Civil Drawing Checklist* and the Notice of Decision Conditions of Approval; and reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found at <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=141912> . A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Min Luo at 425.556.2881 or [mluo@redmond.gov](mailto:mluo@redmond.gov).

Additional information regarding the Coordinated Civil Drawing Review process can be found at [www.redmond.gov/DSC](http://www.redmond.gov/DSC) , including:

- Development Engineering Fee Schedule: Includes review and inspection fees.
- Private Development Construction Process: Includes fees, bonds, and other information required to begin and complete construction of your project.
- Record Drawings: Includes requirements for preparing Record Drawings

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

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City’s website at: [www.redmond.gov/DSC](http://www.redmond.gov/DSC).  
 Impact fee information can be found at: [www.redmond.gov/permitfees](http://www.redmond.gov/permitfees)

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

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	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Cindy Wellborn	Senior Engineer	425.556.2495	cwellborn@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Sarah Pyle	Senior Planner	425.556.2426	spyle@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Sarah Pyle, Senior Planner at 425-556 2426 or spyle@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,

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Karen Haluza, Director  
Department of Planning and  
Community Development

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Linda E. De Boldt, Director  
Public Works Department

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**Technical Committee Type II/ Site Plan Entitlement  
Notice of Decision**

**Project Name:** Willows Preparatory School Development Phase One,  
Site Plan Entitlement

**Location:** 12280 Redmond-Woodinville Road

**Project File Number:** LAND-2017-00336

**Project Description:** Proposal for a 20,000 square-foot three story classroom building, associated landscaping, open space and net addition of six parking stalls

**Application Date:** April 4, 2017

**Notice of Application Date:** April 20, 2017

**State Environmental Policy Act****SEPA Threshold**

**Determination:** Determination of Non-Significance (DNS)

**SEPA File Number:** SEPA-2017-00329

**Date Issued:** May 18, 2017

**Technical Committee Decision****Approval with Conditions****Decision Date:** [Date]**Appeal Deadline:** [Date]

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 [http://www.redmond.gov/Government/HearingExaminer/request\\_for\\_reconsideration\\_or\\_appeal/](http://www.redmond.gov/Government/HearingExaminer/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 Sarah Pyle, Senior Planner at 425-556 2426 or spyle@redmond.gov.

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Karen Haluza, Director  
Planning and  
Community Development Department

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Linda E. De Boldt, Director  
Public Works Department

**I. State Environmental Policy Act (SEPA)**

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

## II. Compliance with Development Regulations

- A. **Transportation:** The developer will dedicate a strip of land ranging from 16 feet to 21 feet wide abutting the east side of existing Woodinville-Redmond Road right-of-way to make up the half street ROW of 50 feet. The existing sidewalk and planter along existing Woodinville-Redmond Road is verified to be acceptable to the City. The developer will restore the pavement damage due to utility trenches. The developer will also construct a pedestrian connection between the SE corner of the property and the internal pedestrian circulation system per RZC 21.60.020(H)(2)(d)(ii). The pedestrian connection shall be paved per the Comprehensive Plan Neighborhood section and the design shall be consistent with RZC 21.60.020(H) - Pedestrian and Bicycle Circulation, including a 6-foot width path.
- B. **Stormwater:** The project proposes to demolish four existing buildings and construct two new buildings and associated parking. The proposed impervious surface area will be less than the existing impervious by nearly 7,850 square feet. The project does not meet the thresholds for either water quality or flow control, but will meet all remaining current Stormwater requirements for both the City of Redmond and Department of Ecology. The project proposes to intercept Stormwater runoff from the site in a system of catch basins and pipes. Runoff will be conveyed to the existing Stormwater system located in Redmond-Woodinville Road NE.
- C. **Utilities:** The developer proposes abandoning the existing water service. An 8-inch city water main will be extended to serve the new buildings from Redmond-Woodinville Road, NE. New water service, hydrants, fire line and other elements will be connected from this line. The developer also proposes abandoning the existing side sewer and connecting a side sewer to the City's sewer main on Redmond-Woodinville Road, NE.

## III. Code Deviations Granted

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

1. 20 percent reduction in front setback requirements (21.76.070.C)

**IV. Vesting/Approval Expiration**

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. The approval of this project shall expire two years from the date of this decision, unless an approval extension is granted. Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090(C)(2)). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

**V. 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.

<b>Item</b>	<b>Date Received</b>	<b>Notes</b>
Plan Set	4/4/2017	<i>and as conditioned herein.</i>
SEPA Checklist	4/4/2017	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on May 18, 2017.</i>
Architectural Elevations	4/4/2017	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	4/4/2017	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	4/4/2017	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	4/4/2017	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	4/4/2017	<i>and as conditioned herein.</i>
Stormwater Design	4/4/2017	<i>and as conditioned herein.</i>

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

**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 for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.

i. Easements are required as follows:

(a) 10-foot wide sidewalk and utility easement, granted to the City of Redmond, abutting east side of Woodinville-Redmond Road right-of-way.

(c) At the time of construction, additional easements may be required to accommodate the improvements as constructed.

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

(a) New right-of-way lines joining at the intersection of Woodinville-Redmond Road and NE 124<sup>th</sup> Street shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.

(b) A strip of land ranging from 16 feet to 21 feet wide abutting the east side of existing Woodinville-Redmond Road right-of-way is required to be dedicated to make up the half street right-of-way of 50 feet.

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

iii. Vacation of right-of-way is required as follows:

(a) No vacation of right-of-way is required.

(Code Authority: RCW 35.79)

**b. Construction Restoration.** In order to mitigate damage due to trenching and other work on Woodinville-Redmond Road-, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Traffic Operations and Safety Engineering Division in Public Works. Contact Rob Crittenden at 425-556-2838.

(Code Authority: RMC 12.08; Redmond Standard Specifications & Details; RZC 21 Appendix 2-A.8.e)

**c. Street Frontage Improvements**

i. The frontage along Woodinville-Redmond Road shall be maintained as built condition, which include existing asphalt paving, type A-1 concrete curb and gutter, existing planter strips and existing concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the street trench

repair locations shall consist of:

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

(Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

ii. Upon development of Parcels A,D & E or any one of them, the frontage improvement requirements for NE 124<sup>th</sup> Street shall be required:

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

(Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

iii. ADA ramp requirements:

Curb ramps for persons with disabilities are required to all new curb construction and to all replacement curbs constructed in combination with sidewalks, paths, or other pedestrian access ways.

(Code Authority: RCW 35.68.075; RZC 21-A.21.a)

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

(Code Authority: RZC 21.52.030(F), RZC 21 Appendix 2; Redmond Standard Specifications & Details; RCW 47.24.020)

#### **d. Access Improvements**

- i. The existing site accesses shall be maintained as shown on the Willows Preparatory School site plan prepared by S+L Architects, LLC dated March 10, 2017.

(Code Authority: RZC 21.52.030(E); RZC 21 Appendix 2)

- ii. Direct access to NE 124<sup>th</sup> Street will not be permitted. This restriction shall be indicated on the civil plans and other final documents.

(Code Authority: RZC 21.52.030(E); RZC 21 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 21 Appendix 2 – A.11)

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

(Code Authority: RZC 21.52.030(F), RZC 21 Appendix 2)

- g. **Trail Connector on the southeast corner of the property line:** A pedestrian connection is required between the south east corner of the property and the internal pedestrian circulation system in the south parking lot. Connection shall be paved per the Comprehensive Plan Neighborhood section and the design shall be consistent with RZC 21.60.020(H) - Pedestrian and Bicycle Circulation, including a 6-foot width concrete walkway.

(Code Authority: RZC 21.60.020)

**2. Development Engineering – Water and Sewer****Reviewer: Zheng Lu, Senior Utility Engineer****Phone: 425-556-2844****Email: zlu@redmond.gov**

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

An 8-inch water main shall be extended from the existing 12-inch water main on Redmond-Woodinville Road NE to serve two new buildings. New water services, hydrants, fire line and other elements will be connected from this 8-inch line. The new 8-inch water main also connects to fire line, which serves the existing church building in south. The existing water services shall be physically disconnected at the 12-inch water main on Red-Wood Road. 12-inch wide stainless steel repair band shall be used to abandon the water services.

In addition, the developer shall extend approximately 210 lineal feet of 12-inch ductile iron water main from the existing 12-inch water pipe along the east property line. This water main will be extended further to the north in the future in order to connect future city water system improvements on 124th Street NE. A 14-foot wide gravel maintenance access road will be constructed at the same time.

(Code Authority: RZC 21.74.020(D), RZC 21.17.010)

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

An 8-inch sewer main shall be extended from the existing 8-inch sewer main on Redmond-Woodinville Road NE to new development. Connected with the last new manhole, a 6-inch side sewer shall then be extended to the east in order to serve two new buildings as well as the existing church building in south, provided that the existing invert elevation of church building is able to provide gravity flow to new sewer main. The new sewer main shall be 100% under asphalt paved road.

(Code Authority: RZC 21.74.020(D), RZC 21.17.010)

- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing review. All easements must be recorded prior to construction drawing approval.

(Code Authority: RZC21.74.020(C), Appendix 3)

- d. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements.

In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to sale of water and side sewer permits.

(Code Authority: RMC 13.08.010, 13.12)

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

**Reviewer: Cindy Wellborn, PE, Senior Stormwater and Utilities Engineer**

**Phone: 425-556-2495**

**Email: cwellborn@redmond.gov**

**a. Water Quantity Control:**

i. Not required

ii. Provide for overflow routes through the site for the 100-year storm.

(Code Authority: RMC 15.24.080)(2)(d))

**b. Water Quality Control**

i. Not required.

(Code Authority: RMC 15.24.080(2)(c))

**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 offsite easements shall be provided to the Development Engineering Division.

(Code Authority: RMC 15.24.080(2)(i))

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

(Code Authority: RMC 15.24.080(2)(i), RZC 21.74.020(C))

**e. Clearing and Grading.**

i. Connect the project stormwater system to the existing public system located in Redmond-Woodinville Road NE.

(Code Authority: RMC 15.24.080)

**f. 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)

- g. Landscaping.**
  - i. All new landscaped areas within the project site are required to have compost amended soils. See City or Redmond Standard Detail 632 for requirements (Code Authority: RZC 21.32)
- h. Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NIO) must be submitted to the Department of Ecology (DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: [www.ecy.wa.gov/pubs/0710044.pdf](http://www.ecy.wa.gov/pubs/0710044.pdf).  
(Code Authority: Department of Ecology Rule)

#### **4. Fire Department**

**Reviewer: Scott Turner, Assistant Fire Marshal**

**Phone: 425-556-2273**

**Email: [sturner@redmond.gov](mailto:sturner@redmond.gov)**

The current submittal is generally adequate for LAND\_2017-00336 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 – Emergency Vehicle Access Easements shall be a recorded document. Hydrants will be supplied as indicated on SPE documents.
- b.** Fire Protection Plan – All buildings shall be equipped with an NFPA 13 compliant fire sprinkler system. The fire alarm system shall be compliant with the IFC Chapter 9 and NFPA 72 according to the building’s occupancy type.
- c.** Change or Modification - NA
- d.** Fire Code Permit – Various permits may be required depending on the usage of each building. These permits include but are not limited to: Demolition, Underground Storage Tank Removal, Smoke Control, Emergency Responder Radio System, Fire Alarm, Fire Sprinkler, Place of Assembly, and Flammable/Combustible Liquids.
- e.** Comment  
(Code Authority: RMC 15.06; RZC Appendix 2, RFD Standards, RFDD&CG)

#### **5. Planning Department**

**Reviewer: Sarah Pyle, Senior Planner**

**Phone: 425-556-2426**

**Email: [spyle@redmond.gov](mailto:spyle@redmond.gov)**

- a. Street Trees.** The following street trees are required to be installed in accordance

with RZC 21.32.090. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
Red-Wood Rd	Red Sunset	25' on Avg.

(Code Authority: RZC 21.32.090)

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

(Code Authority: RZC 21.72.060D)

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

(Code Authority: RZC 21.52.020)

- d. Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.

(Code Authority: RZC 21.38.020(F))

- e. Design Review Board Approval.** The Design Review Board approved the proposed project at their September 7, 2017 meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board’s conditions of approval are:

- i. Where inconsistencies between the floor plan and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.

[Code Authority: 21.76.060(G)]

- ii. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11 x 17” submitted drawings, the Design Review Board and Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.

[Code Authority: 21.76.060(G)]

- f. Cultural Resources. Review and approval by the City of Redmond and the Washington State Department of Archaeology & Historic Preservation an expanded historic property inventory statement of significance in advance of Certificate of Occupancy issuance. Please contact Kim Dietz at [kdietz@redmond.gov](mailto:kdietz@redmond.gov) for questions and submittal.

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

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

### **Transportation and Engineering**

RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010(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, July 2015
City of Redmond	Standard Specifications and Details (current edition)

### **Water and Sewer**

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

## Extensions - January 2012.

**Stormwater/Clearing and Grading**

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)
City of Redmond	Stormwater Technical Notebook, 2012
Department of Ecology	Stormwater Management Manual for Western Washington (revised 2005)

**Fire**

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

**Planning**

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 21.44	Signs
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