



Technical Committee
Bayta LLC Short Plat Short Subdivision Notice of Decision
Transmittal Letter

October 20, 2023

Gina Brooks
Core Design Inc.
14711 NE 29th Pl Suite 101
Bellevue, WA 98007

Subject: Bayta LLC Short Plat, LAND-2022-00170, PR-2021-01689

Location: 10419 134th Ave NE, Parcel No. 1246700052

Dear Gina Brooks,

The City of Redmond Technical Committee has reviewed and approved the above-referenced proposal for a two-lot short plat retaining the existing home and constructing associated improvements. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section IX) 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, Short Plat 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 Tom Sage at 425.556.2488 or tsage@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>.

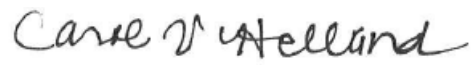
Fees: Application, permit, capital facilities charges and impact fee information can be found at: <https://www.redmond.gov/504/Development-Services-Fees>

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.

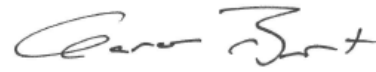
Department-Division	Contact	Title	Phone	Email
Planning- Development Engineering/Transportation & Engineering	Min Luo	Senior Engineer	425.556.2881	mluo@redmond.gov
Planning- Development Engineering/Transportation & Engineering	Heba Awad	Senior Utility Engineer	425.556.2861	hawad@redmond.gov
Planning- Development Engineering/Water & Sewer	Aila Macri	Planner	425.556.2437	amacri@redmond.gov
Planning- Development Engineering/Stormwater, Clearing & Grading	Tom Sage	Senior Stormwater Engineer	425.556.2488	tsage@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Aila Macri, Planner at 425-556-2437 or amacri@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 Plat
Notice of Decision**

Project Name: Bayta LLC, Short Plat Type II
Location: 10419 134th Ave NE, Redmond, WA 98033
Project File Number: LAND-2022-00170, PR-201-01689
Project Description: A two-lot short plat retaining the existing home and constructing associated improvements .

Technical Committee Decision
Approval with Conditions

Decision Date: 10/20/2023
Appeal Deadline: 11/03/2023

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 Aila Macri, Planner at 425 556-2437 or amacri@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-2022-00170, Type II, Short Plat.

Key Dates

Neighborhood Meeting(s): Exempt
 Application/Completeness Date: 10/04/2022
 SEPA: Exempt
 Technical Committee Recommendation: Approval with Corrections

I. Proposal Summary

This project proposes a two-lot short plat with associated site improvements. This proposal includes one parcel, having a total approximate gross area of 0.57-acres. The project has existing frontage along 134th Avenue NE. The parcel has one existing single-family residence that is proposed to be retained.

II. Site Description and Context

The existing home to be retained was built in 1947. The site’s topography generally slopes from its highest point in the northwest corner to its lowest point in the southeast corner. The approximate overall elevation change across the project site is 6-feet with an average grade of 2.5%. Vegetation on site consists of mowed lawn and residential plantings, along with cedar, fir, pine, and deciduous trees.

Adjacent	Existing Land Use	Zone
North	Single-Family Residence	RIN (Residential Innovative)
South	Single-Family Residence	RIN (Residential Innovative)
East	ROW, 134 th Ave NE	RIN (Residential Innovative)
West	Single-Family Residence	RIN (Residential Innovative)

III. Site Requirements

The site is located within the Residential Innovative (RIN) Zone of the Willows / Rose Hill Neighborhood. The intent of the RIN Zone is to promote single-family housing consisting of smaller dwelling units to respond to changing household sizes and ages. The RIN Zone is also intended to provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type, and price of new single-family homes. The site requirements listed in RZC 21.08.070 for this district are:

Requirement	Requirement	Proposed
Average Lot Size:	7,000 Square Feet	11,186 Square Feet
Minimum Lot Width Circle:	40 Feet	40 Feet
Minimum Lot Frontage:	20 Feet	20 Feet
Front Setback:	15 Feet	15 Feet
Side/Interior Setback:	5 Feet / 10 Feet	5 Feet / 10 Feet

Side Street Setback:	15 Feet	15 Feet
Rear Setback:	10 Feet	10 Feet
Minimum Building Separation	15 Feet	15 Feet
Maximum Lot Coverage (for structures):	35% of Site Area	35% of Site Area
Maximum Impervious Surface Area:	60% of Site Area	46% of Site Area
Minimum Open Space:	20 % of Site Area	20% of Site Area
Maximum Height of Structures:	25 Feet	25 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 10/14/2022. 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 A, Notice of Application, Attachment B 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 zero written comments

B. Neighborhood Meeting:

Per RZC 21.76.060.C.2 a neighborhood meeting was not required.

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:

The proposal as submitted, satisfies the intent of RZC 21.08.180. 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:

The proposal as submitted satisfies the tree retention, protection, and replacement requirements of RZC 21.72. There are seven (7) healthy significant trees (6-inches to 30-inches DBH) located on site, and six (6) landmark trees (over 30 inches DBH). The proposal includes the removal of six (6) significant trees, and two (2) landmark trees.

The landmark trees were located within the developable portions of lot 2, as well as the areas requiring access and frontage improvements. On July 21st, 2022 the applicant submitted a separate tree exception request for the removal of two landmark trees as required per RZC 21.72.090. The approval for the two landmark trees was approved by the Technical Committee on October 11th, 2023.

The applicant is required to replace all landmark trees at a ratio of 3:1 and the significant trees at a ratio of 1:1 per RZC 21.72.090.B.2. A total of 30 replacement trees are proposed to be planted on-site. The applicant is retaining 38 percent of the total trees on-site, which exceeds the required 35 percent tree retention requirement (Attachment C, Arborist Report and Attachment D, Plan Set), thereby, complying with minimum tree retention requirements.

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 is exempt from RZC 21.64 as there are no critical areas on the project site.

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.

The chart below demonstrates that minimum open space requirements are met on a lot-by-lot basis.

Lot	Required	Proposed
1	2,274 SF (20% of Lot Area)	2,291 SF
2	2,660 SF (20% of Lot Area)	2,874 SF

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.

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 to provide for adequate streets, sidewalks, and trails.

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 west side of 134th Avenue NE. The frontage improvements along 134th Avenue NE, including streetlights, storm drain, utilities undergrounding, pavement restoration, a minimum 10 feet wide drainage swale and a 5 feet wide concrete sidewalk are proposed. A shared access serving these two dwelling units is proposed. Streetlights will be designed and constructed per City’s Illumination Design Manual.

F. Stormwater

The Redmond Municipal Code (RMC 15.24) and the 2022 Stormwater Technical Notebook (STN) require that projects meet the applicable minimum requirements based on stormwater threshold determinations. Redmond Zoning

Code (RZC) 21.17.010.E and RZC 21.74.020 require that all projects and developments are to be served by adequate surface water management system complying with the policies of the Comprehensive Plan and meeting the requirements of RMC Chapter 15.24, Clearing and Grading, and Storm Water Management, and the Storm water Technical Notebook and Construction Manuals.

Finding:

RZC 21.17.010E. and RZC 21.74.020 have been met. The project does not meet the stormwater quality threshold for treatment according to the latest plan set submitted for this land use application, **and therefore** not mandated. Stormwater flow control thresholds are met, and the project will comply with flow control requirements with a detention tank and flow control structure. As conditioned, the proposal will meet all requirements per RMC 15.24.

G. Utilities

Per RZC 21.17.010.D and RZC 21.74.020.D, all developments shall be served by adequate public water and sanitary sewer systems approved by the City and meeting the design and construction requirements of the City's Technical Design and Construction Manuals.

Finding:

As conditioned, the proposal will meet all requirements, per RZC 21.17.010 and RZC 21.74.020.D. The project will install two new one-inch water residential meters and one one-inch irrigation meter along 134th Ave NE. The project will also install seventy-two feet of new eight-inch Polyvinyl chloride sewer main along 134th Ave NE and a new manhole at the north end of the new sewer main. The project will also install two new six-inch side sewers for both parcels to be connected to the eight-inch sewer main along 134th Ave NE.

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 RIN (Residential Innovation Single-Family Urban Residential Zone). The proposed two-lot short plat is consistent with the density development allowed within the RIN zone and will be adequately served by the existing right of way (134th Ave NE) and new connection with existing utility services. The development is conditioned and consistent with adopted design standards and will be required to demonstrate compliance at the time of building permit review. Additionally, the project proposed demonstrated full compliance with all design 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 Willows / Rose Hill Neighborhood as well as the Citywide vision and requirements. The project has demonstrated compliance with all Article I Zone Based Regulations applicable for the RIN (Single-Family Urban Residential) zone and those adopted in Article II, Citywide Regulations. 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 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 IX,) 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>
N-WR-A-3 Ensure that new residential development blends with and helps maintain the existing character in each neighborhood subarea, including sense of community, variety in lot sizes and house styles, small to moderately sized homes, abundance of trees and other greenery, nearness to open space and wildlife, and feeling of spaciousness throughout the neighborhood.	<i>Response: The project is providing a variety of lot sizes by proposing to have the lot sizes vary by approximately 1,900 SF. Home styles are anticipated to be different since the existing home is proposed to remain on Lot 1 and eventually a new home will be constructed on Lot 2. The development is nearby two recreational opportunities. Mark Twain Park is located approximately 0.3 miles northwest of the project site. North Rose Hill Woodlands Park is located approximately 0.7 miles southwest of the project site.</i>
N-WR-C-3 Development proposed for sites with significant natural features shall preserve those features. Reduction in the scale and intensity of proposed development may be required to accomplish effective preservation of natural features	<i>Response: The project is retaining 38% trees on site. This is 3% more than the required retention. 4 of these trees are Landmark trees.</i>
N-WR-H-5 Sidewalks and walkways in the Willows/Rose Hill Neighborhood shall be designed to include a planting strip or other appropriate buffering between motorized	<i>Response: The project will be constructing new sidewalk which will be buffered from the roadway by a 5' planter strip path along its 134th Ave NE frontage.</i>

and nonmotorized uses to improve safety for pedestrians.	
N-WR-H-4 Missing links in sidewalks and walkways should be completed in the Willows/ Rose Hill Neighborhood to improve pedestrian safety and to encourage walking. The City and neighborhood shall work together to identify a priority list of missing sidewalk segments for completion.	<i>Response: The project will be constructing new sidewalk along its 134th Ave NE frontage where it does not currently exist. Thereby, the project is helping to fill in missing pedestrian paths.</i>
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.	<i>Response: The existing parcel is underutilized since its size allows for 2 units. The project is proposing to retain the existing home and redevelop the vacant area of the site.</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.

VIII. 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.

IX. 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	06/27/2023	<i>and as conditioned herein.</i>
SEPA Checklist	06/27/2023	<i>SEPA exempt</i>
Architectural Elevations	06/27/2023	<i>and as conditioned herein.</i>

Conceptual Landscaping Plan	06/27/2023	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	06/27/2023	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	06/27/2023	<i>and as conditioned herein.</i>
Traffic Mitigation Plan	06/27/2023	<i>and as conditioned herein.</i>
Stormwater Design	06/27/2023	<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 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 west side of 134th 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.** If the existing pavement is damaged by trenching or other work on 134th Ave NE, the pavement shall be planed, overlaid, and/or patched, per the City of Redmond (COR) Standard Specifications and Details (STD) 201, 202 and 203. The Pavement Condition Index (PCI) of the existing pavement on 134th 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 134th Avenue NE must meet current City Standards, which include 11 feet wide asphalt paving and 3 feet wide ribbon curb from the right-of-way centerline to the outside edge of the ribbon curb, 10 feet wide drainage swale, 5 feet wide concrete sidewalks, storm drainage, streetlights, 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 or drainage swale

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

- ii. A separate channelization plan using the scale of one inch equal to 20 feet is required if any public street's pavement marking is 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 the west side of 134th 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 Bayta Short Plat site plan prepared by Core Design on June 27, 2023.

Code Authority: RZC 21.52.030.E; RZC Appendix 2

- ii. Direct vehicular access from each individual dwelling unit to 134th Avenue NE shall not be permitted. A combined vehicular access for these two dwelling units shall be to and from the shared drive access via 134th Avenue NE. 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 connecting 134th Avenue NE 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 134th 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 Isabel Diaz with Traffic Operations at (425) 556-2733 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

2. Development Engineering – Water and Sewer

Reviewer: Heba Awad, Senior Utility Engineer

Phone: 425-556-2861

Email: hawad@redmond.gov

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

The Developer will install two new one-inch water residential meters for each of the two parcels and one one-inch irrigation meter along 134th Ave NE.

Code Authority: RZC 21.17.010.D and 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 install approximately seventy-two feet of new eight-inch Polyvinyl chloride sewer main to be connected to the existing manhole number 2D3SMH524 along 134th Ave NE. The Developer will also install new manhole at the end of the new eight-inch sewer main.

The Developer will also install two new six-inch side sewers for both parcels to be connected to the eight-inch sewer main along 134th Ave NE.

Code Authority: RZC 21.17.010.D and RZC 21.74.020.D

- c. **Easements.** Easements shall be provided for all water meters as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water meters 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: RZC 21.74.020.C, RZC 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 issuance of water and side sewer permits.

Code Authority: RMC 13.08.010, 13.12

- e. **Reimbursement Fees:** Reimbursement fees for connection of sewer are required in the amount of \$ 1907.64. These fees are due prior to issuance of Site Permit or other city permits, which allows connection to any sewer facility.

Code Authority: RMC 13.12.120

3. Development Engineering – Stormwater/Clearing and Grading

Reviewer Tom Sage, Senior Stormwater Engineer

Phone: 425-556-2488

Email: tsage@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 tank.
- 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. **Temporary Erosion and Sediment Control (TESC).**

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

Code Authority: RMC 15.24.080

4. Fire Department

Reviewer: Scott Turner, Assistant Fire Marshal

Phone: 425-556-2273

Email: sturner@redmond.gov

The current submittal is generally adequate for LAND-2022-00170 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
 - i. Fire access roadways not in a public way are required on site to provide compliant fire access per the International Fire Code (IFC) and Redmond Fire Department Standard (RFDS) 2.0.
 - ii. Striping and signage to indicate a no parking condition in the required fire access roadway is required and will be determined in civil review.
 - iii. An Emergency Vehicle Access Easement (EVAE) is required for all required fire access roadways.
 - iv. Required fire access roadways shall be able to support the weight of fire department vehicles, 77,000 pounds and a point load of 45,000 pounds over a 24"x24" pad, or as determined by the City of Redmond Engineer.
 - v. Required water supply shall be in place and functional prior to both the delivery, use, or storage of combustible building materials to the site except small amounts used for concrete forms and
 - vi. Required fire access shall be in place and functional prior to combustible materials brought on site.
- b. Fire Protection Plan
 - i. An NFPA 13D compliant sprinkler system is required to be installed in each single-family residential structure.
 - ii. Maximum guaranteed available fire flow for residential structures provided by the city water system is 1,500 gallons per minute (GPM). If the required fire flow in the public way is determined to be less than 1,500 gpm, upgrades to the water supply system may be necessary.
- c. Change or Modification - NA
- d. Fire Code Permit
 - i. Fire sprinkler permit
 - ii. The water meter shall be in place and serviceable prior to Redmond Fire approving the sprinkler cover inspection. No cover of the sprinkler system will be allowed until the system is functionally tested with water from the public water supply system.
- e. Comment - NA

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

5. Planning Department

Reviewer: Aila Macri, Planner

Phone: 425-556-2437

Email: amacri@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

- e. **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

- f. **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

- g. Impact Fees.** For the Purpose of Impacts, the use(s) assigned for this project have been determined as the following: Two (2) units classified as Single-Family. The following total number of units - one (1) classified as Single-Family use may be credited for one (1) current structure to be retained 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

- h. 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

- i. 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.

- j. **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

6. Potholing

Reviewer: Tom Sage, Stormwater, Senior Engineer. Heba Awad, Senior Utility Engineer

Phone: 425-556-2488. **Phone:** 425-556-2861

Email: tsage@redmond.gov . **Email:** hawad@redmond.gov

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

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

The developer shall do the following during and after potholing:

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

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

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

Code Authority: Water and Wastewater System Extensions Design Requirements Section IV. 3. M and Section V. 3. K; Stormwater Technical Notebook, Issue No. 8, Amended June 5, 2019; Stormwater Technical Notebook, Issue No. 9, Effective July 1, 2022

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
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 21.17.010	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 15.24	Clearing, Grading, and Storm Water Management
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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. 9, Effective July 1, 2022
Department of Ecology	Stormwater Management Manual for Western Washington (July 2019)

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
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.44	Signs

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