



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

December 8, 2015

Fred Wilson  
Wilmoor Development  
16981 Redmond Way  
Redmond WA 98052

**Subject: Rosehill Cottages, LAND-2013-01720**

Location: 13xxx NE 112<sup>th</sup> Pl, Redmond WA, 98052.

Dear Mr. Wilson:

The City of Redmond Technical Committee has reviewed and approved the above referenced proposal for 24 single family cottage homes with detached garages. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section V) 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 Site Plan Entitlement 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 Lou at 425.556.2881 or [mlou@redmond.gov](mailto:mlou@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
Transportation & Engineering	Andy Chow	Engineer	425.556.2740	kachow@redmond.gov
Water & Sewer	Zheng Lu	Engineer	425.556.2844	zlu@redmond.gov
Stormwater, Clearing & Grading	Jeff Dendy	Senior Engineer	425.556.2890	jdendy@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Sarah Vanags	Planner	425.556.2426	svanags@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Sarah Vanags, Associate Planner at 425-556 2426 or [svanags@redmond.gov](mailto:svanags@redmond.gov) or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Robert G. Odle, Director  
Department of Planning and  
Community Development



Linda E. De Boldt, Director  
Public Works Department

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

**Project Name:** Rosehill Cottages Site Plan Entitlement Type II  
**Location:** 13XXX 112<sup>th</sup> Pl, Redmond, WA, 98052  
**Project File Number:** LAND-2013-01720  
**Project Description:** A development comprised of 24 single family cottage homes with detached garages on a single 10.85 acre parcel in the Willows-Rosehill Neighborhood zoned R-4.  
**Application Date:** August 18<sup>th</sup>, 2015  
**Notice of Application Date:** September 1<sup>st</sup>, 2015

**State Environmental Policy Act**

**SEPA Threshold**

**Determination:** Determination of Non-Significance (DNS)  
**SEPA File Number:** SEPA-2015-01290  
**Date Issued:** September 24<sup>th</sup>, 2015

**Technical Committee Decision**

**Approval with Conditions**

**Decision Date:** 12/08/15

**Appeal Deadline:** 12/22/15

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 Vanags, Associate Planner at 425 556-2426 or [svanags@redmond.gov](mailto:svanags@redmond.gov).

  
Robert G. Odle, Director  
Department of Planning and  
Community Development

  
Linda E. De Boldt, Director  
Public Works Department

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

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. Code Deviations Granted**

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

- A. A stopping sight distance deviation to allow a measurement applying the 2004 AASHTO standard of two-foot object height instead of six-inch object height per RZC Appendix 2 is approved.
- B. Exception Request for the removal of 11 Landmark Trees was granted on July 10<sup>th</sup>, 2015.
- C. A deviation to allow cuts and fill exceeding 8 feet was approved 04/03/2015 by a committee of senior stormwater engineers based on the drawings provided with a request dated 03/25/2015.
- D. A deviation to allow retaining walls over 8 feet in height was approved 04/03/2015 by a committee of senior stormwater engineers based on the drawings provided with a request dated 03/25/2015.

## **III. 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.

## **IV. Public Comment**

Requirements for public notice are contained in RZC 21.76.080.

Notice of Application: The Notice of Application for this proposal was published on 09/01/2015. The notice was posted at City Hall, the Redmond Regional Library, and one notice sign was posted on the property. Notice was also mailed to property owners within 500 feet of the site.

Public Input: During the public comment period for the Notice of Application, the City received six written comments within the comment period.

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

- A. Traffic on 132<sup>nd</sup> being further increased and the City's position that it Kirkland's responsibility to manage 132<sup>nd</sup>.  
*A traffic study has been completed and reviewed by both the City of Redmond and City of Kirkland.*
- B. Concerns regarding potential habitat loss due to grading and tree removal.  
*The Applicant has submitted all required studies and they have been reviewed by staff. No impacts will be made to any adjacent sensitive areas and the project has met the 35% tree retention requirement. Furthermore, the Applicant is working to find ways to save additional trees near the south property line during the civil construction review process that have been identified as personally important to a neighbor.*
- C. Requests to have sewer extended further for future connections.  
*The Applicant has updated plans to show sewer extended further to accommodate future development that may take place by neighboring property owners.*
- D. Concerns regarding design and questions on the placement of cottage homes.  
*The Applicant met the resident and walked the site with them. The Applicant answered all of the neighbor's questions and the neighbor has contacted staff to state all their concerns have been resolved.*
- E. Concerns regarding access, how the rockeries for grading will impact access and why are open ditches being permitted.  
*Staff has completed a thorough review that grading and retaining walls will not impact the proposed access.*
- F. Concern that density is being exceed for the site.  
*The proposed project meets all City density requirements. The Applicant has received increased density for the proposed cottage development and the affordable housing bonus.*

**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, [pages C1.01-L2.31 (11)]	08/19/2015	<i>and as conditioned herein.</i>
SEPA Checklist	08/19/2015	<i>and as conditioned herein and as conditioned by the SEPA threshold determination on</i>

		09/24/2015.
Conceptual Landscaping Plan	08/19/2015	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	08/19/2015	<i>and as conditioned herein.</i>
Proposed Tree Retention Plan	08/19/2015	<i>and as conditioned herein.</i>
Stormwater Design	08/19/2015	<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: Andy Chow, P.E., Engineer**

**Phone: 425-556-2740**

**Email: kachow@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) 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) A strip of land 60 feet wide showing as NE 112<sup>th</sup> PL in the Preliminary Transportation and Grading Plan by CORE Design dated 10/5/2015.  
(Code Authority: RZC 21.52.030(F); RMC 12.12)
- b. Construction Restoration.** In order to mitigate damage due to trenching and other work on 132<sup>nd</sup> Ave NE, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Development Engineering Division.  
(Code Authority: RMC 12.08; Redmond Standard Specifications and Details)
- c. Street Frontage Improvements**
- i. The frontage along NE 112<sup>th</sup> PL must meet current City Standards for full street improvements, which include asphalt paving 14 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 5 feet wide planter strip, 5 feet wide sidewalk, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
- 7 inches HMA Class ½" PG 64-22

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- 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; RZC 21.54.020(B); RMC 12.12; RZC Appendix 2)

Frontage improvements requirements for 132<sup>nd</sup> Ave NE per the City of Kirkland :

- No monument, structure, or landscaping taller than 3 feet may be in the sight distance triangle at the project's access connecting to 132<sup>nd</sup> Ave NE
- Undergrounding of overhead utilities are not required along 132<sup>nd</sup> Ave NE
- The improvements at the intersection of NE 112<sup>th</sup> Place and 132<sup>nd</sup> Ave NE shall be constructed with 25' pavement returns terminating 22 feet from centerline of 132<sup>nd</sup> Ave NE and 5:1 pavement tapers to existing. Truncated domes shall be added at the termination of the proposed sidewalk at 132<sup>nd</sup> Ave NE.

ii. Private access roads (Road A and Road B) as shown on the Rose Hill Cottages Preliminary transportation and grading plan prepared by CORE Design dated 10/5/2015 must meet City Standards, which include 20 feet asphalt paving or concrete pavement where road grades exceed 10% from edge to edge with inverted crown section. The minimum pavement section for the roads shall consist of:

- 3 inches HMA Class ½" PG 64-22
- Or 6 inches concrete pavement per WSDOT Standard Spec 5-05.
- 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)
- 2% inverted slope to drain system

(Code Authority: RZC 21.52; RZC 21.54.020(B); RMC 12.12; RZC Appendix 2)

iii. 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, WSDOT approval of the channelization plan is also required.

(Code Authority: RZC 21.52.030(G); Appendix 2; Standard Specifications and Details Manual; RCW 47.24.020)

iv. Sidewalks constructed to City standards are required at the following locations:

- NE 112<sup>th</sup> Place (south side)

(Code Authority: RZC 21.52.030(F); RZC 21.54.010(B); RMC 12.12)

**d. Access Improvements**

- i. The type and location of the proposed site accesses are approved as shown on the Rose Hill Cottages Preliminary transportation and grading plan prepared by CORE Design dated 10/5/2015.

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

- ii. Direct access to 132<sup>nd</sup> Ave NE will not be permitted. This restriction shall be indicated on the face of the civil plans and other final documents.

(Code Authority: RZC 21.52.030(E))

- 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 21.54.020(B))

- 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: [www.redmond.gov/transportation/resources/engineering](http://www.redmond.gov/transportation/resources/engineering)

(Code Authority: RZC 21.52.030(G); Appendix 2)

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

**Reviewer: Zheng Lu, Senior Utility Engineer**

**Phone: 425-556-2844**

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

- a. Water Service.** Water service will require a developer connection of the City of Redmond water system from 16" ductile pipe from 132<sup>nd</sup> Ave, NE.

Developer will work with city utility engineer and fire department staff regarding fire hydrant locations.

(Code Authority: RZC 21.54.010(B))

- b. Sewer Service.** Sewer service will require a developer connection of gravity sewer pipe to the existing manhole (2D4SMH562) to the east.

Sewer manhole depth shall not exceed 25 feet in accordance with City of Redmond Design Requirements. Design engineer shall consider other sewer conveyance method for some lots during design phase.

(Code Authority: RZC 21.54.010(B))

- 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: 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 sale of water and side sewer permits.

(Code Authority: RMC 13.08.010, 13.12)

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

**Reviewer: Jeff Dendy, Senior Engineer**

**Phone: 425-556-2890**

**Email: jdendy@redmond.gov**

a. **Water Quantity Control:**

- i. The project site naturally is divided into two drainage basins, a north basin and a south basin. Both basins drain to a central ravine that conveys runoff to the east. NE 112<sup>th</sup> Place leading to the project site will be dedicated right-of-way (see Transportation Engineering above). Stormwater runoff from public right-of-way is maintained by the City of Redmond. Per City policy, private runoff that mixes with public runoff is managed by the City as public. The development is laid out so that an access road extends into each basin.
- ii. The southern basin is served by Access Road A. The stormwater runoff from the dedicated right-of-way of NE 112<sup>th</sup> Place will drain to the conveyance system within Road A and mingle with flows from the road, roof, and landscaping from the adjacent cottages. The southern system will be publicly maintained. It will have a public stormwater management system consisting of treatment followed by infiltration in a pair of buried open bottomed vaults.
- iii. The northern basin is served by private access Road B, and has a stormwater collection system that conveys runoff from that private drive,

roof and landscaping runoff from the adjacent cottages. The north system will have a private stormwater management system consisting of treatment followed by infiltration in a buried open bottomed vault.

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

(Code Authority: RMC 15.24.080)

**b. Water Quality Control**

- i. Storm water quality treatment shall be provided for the north basin in a privately maintained canister filter vault, or manhole. Treatment is required for the 6-month, 24 hour return period storm.

- ii. Storm water quality treatment shall be provided for the south basin in a publicly maintained canister filter vault. Treatment is required for the 6-month, 24 hour return period storm

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

**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. (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. (Code Authority: RZC 21.54.010(D) and (E), Appendix 3)

**e. Clearing and Grading.** Approval is granted to reduce the standard steep slope setback to 15 feet in accordance with the project geotechnical engineer's recommendation.

Upgradient flows entering the site will be accepted and routed to continue the historic drainage pattern. The rockery walls along the western project limits will be designed to intercept and transport the run-on entering the project from up-gradient properties.

Project rockeries and retaining walls will have underdrain pipes per city standards. The back of wall pipes shall be routed to a controlled discharge location. Back of wall drains will not discharge onto landscaped areas by residences or within the steep slope setback limits. Follow project geotechnical engineer's recommendations.

Power equipment access is needed to maintain rockeries. Allow a setback between face of rockery and structure walls (residences / garages) to allow for long term maintenance.

(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. Floodplain Management.** The project does not lie in a designated flood plain.

(Code Authority: RZC 21.64.010; RZC 21.64.040)

**h. Landscaping.**

(Code Authority: RZC 21.32)

**i. Wellhead Protection.** The project lies within wellhead protection zone 4. All standard requirements for this designation apply.

(Code Authority: RZC 21.64.010; RZC 21.64.050) RMC 13.07.100)

**j. 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-2015-01720 Approval. However, this set of project documents does not necessarily represent compliance with all requirements of the Redmond Fire Department. Omissions or errors on the part of the Redmond Fire Department and reflected in the documents of this plan are not binding and will be corrected in the civil review process, building permit process or building construction.

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:

- 1. Where road grades exceed 10%, concrete with a raked surface is required.**
- 2. For all residential structures, fire department access shall extend to within 150' of all sided of that structure.**

**3. Hammerhead turnarounds shall conform to RFD standards.**

**5. Planning Department**

**Reviewer: Sarah Vanags, Associate Planner**

**Phone: 425-556-2426**

**Email: [svanags@redmond.gov](mailto:svanags@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
112 <sup>th</sup> (public)	Chanticleer	30' on avg.
112 <sup>th</sup> (private)	Palo Alto	30' 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. **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))

- d. **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.

(Code Authority: RZC Appendix 1, Section G(2))

- e. **Critical Areas Recording.** The regulated critical area and its associated 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))

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

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

**Transportation and Engineering**

RZC 21.10.150	Downtown Pedestrian System
RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010(E)	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RMC 12.16	Highway Access Management
RZC 21.76.100(F)(9)(C)	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G)	Site Construction Drawing Review
RZC 21.76.020(G)(3)	Preconstruction Conference
RZC 21.76.090(F)	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, Version 10-2005 (2005)
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 2000.

**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  
City of Redmond  
Department of Ecology

Standard Specifications and Details (current edition)  
Stormwater Technical Notebook, Issue No. 6 (2012)  
Stormwater Management Manual for Western  
Washington (revised 2005)

### **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 21.58, 60, 62  
RMC 3.10  
RZC 21.32  
RZC 21.40  
RZC 21.64  
RZC 21.44  
RZC Appendix 1

Design Standards  
Impact Fees  
Landscaping and Tree Protection  
Parking Standards  
Critical Areas  
Signs  
Critical Areas Reporting Requirements

### **Building**

RMC 15.08  
RMC 15.12  
RMC 15.14  
RMC 15.16  
RMC 15.18  
RMC 15.20

Building Code  
Electrical Code  
Mechanical Code  
Plumbing Code  
Energy Code  
Ventilation and Indoor Air Quality Code