



PLANNING DEPARTMENT  
Development Engineering  
(425) 556-2876

August 23, 2018

Bart Balko  
Coughlin Porter Lundeen  
801 Second Avenue  
Suite 900  
Seattle, WA 98104

Via Email: BartB@cplinc.com

**Subject: Response to Emerald Heights – Assisted Living Building Storm Pipe  
Beneath Building Deviation Request (DEVREQ-2018-00916)**

Dear Bart:

Thank you for your letter dated August 3, 2018 to request a deviation from the requirement to provide 5-foot horizontal clearance between storm pipes and structures.

According to the request, the deviation is from the City of Redmond Stormwater Technical Notebook section 8.4.4 Horizontal Clearance and Crossing Angles. Stormwater pipes are to be offset a minimum of 5 feet from structures. The proposal is to convey stormwater through a pipe located beneath the Assisted Living Building.

The Deviation Review Team has carefully reviewed your deviation request and evaluated the impact to your project. Based on the information submitted the Committee is not able to approve your request. The Committee determined that being able to access the pipe for maintenance using standard methods is a high priority, we believe storm pipes need to be free of encumbrances to allow for complete replacement if needed. As covered in your request letter, there is a method to discharge the storm vault without passing flow under the building. The Review Team supports the concept of extending the public storm pipe along 176<sup>th</sup> Avenue NE.

The applicant may request a reconsideration of the above deviation decision. The applicant must file the reconsideration request with the Development Engineer within ten (10) business days of the issuance of the original decision (before 09/06/2018); the reconsideration request must include the original deviation application, the written decision, reasons supporting reconsideration, and additional support justification. The ten days referred to above starts from the date of this letter.



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Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Lisa W. Rigg".

Lisa Rigg, P.E.  
Development Engineering Manager  
Development Services, Planning Department  
City of Redmond

cc: Jeff Dendy, Senior Stormwater Engineer, City of Redmond