



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 - www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

July 16, 2018

Permit application: The Enclave at Finn Hill ([SUB17-00516](#))

Location: [13401 87th Avenue NE](#)

Applicant: Katherine Orni, DR Horton

Project description: Proposal to divide 1.45 acres into eight parcels in the RSA 6 zone ranging in lot size from 6,157 square feet to 7,540 square feet (see Attachments 1 and 2).

Decisions Included: Short Plat (Process I)

Project Planner: Aoife Blake

SEPA Determination: Exempt

Department Decision: **Approval with Conditions**

For Eric Shields, Director
Planning and Building Department

Decision Date:	July 10, 2018
Appeal Deadline:	July 30, 2018

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

How to Appeal: *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* A party who signed a petition may not appeal unless such a party also submitted independent written comments or information. An appeal must be in writing and delivered, along with fees set by ordinance, to the Planning Department by 5:00 p.m., July 30, 2018. For information about how to appeal, contact the Planning and Building Department at (425)587-3600. An appeal of this project decision would be heard by the City's Hearing Examiner.

Comment to City Council: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

CONDITIONS OF APPROVAL

- A. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of these development regulations. This attachment references current regulations and does not include all of the additional regulations. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed.
- B. Prior to recording the short plat, the applicant shall:
 - 1. Dedicate sufficient land area to build a new public road per the standards indicated by the Public Works Department (see Conclusion V.B.1)
 - 2. Obtain a demolition permit from the City of Kirkland and remove the existing structures (see Section II – Current Land Use).

II. SITE AND NEIGHBORHOOD CONTEXT

Zoning District	RSA 6
Comprehensive Plan Designation	Low Density Residential
Property Size	63,210 square feet (1.45 acres)
Current Land Use	There are existing detached dwelling units on two of the four existing parcels. The existing detached dwelling units straddle the proposed property lines between Lots 1 and 2, and, 7 and 8. For this reason, the existing structures are required to be removed prior to recording the short plat with King County (see Attachment 2).
Proposed Lot Sizes	Lot 1: 7,086 square feet Lot 2: 7,086 square feet Lot 3: 6,444 square feet Lot 4: 7,540 square feet Lot 5: 7,292 square feet Lot 6: 6,157 square feet Lot 7: 6,788 square feet Lot 8: 6,788 square feet
Lot Size Compliance	All lots meet the 5,100 square foot minimum lot size for the RSA 6 zone. For the purposes of calculating the lot size in the RSA Use zone, only the net lot area shall be used when determining compliance with the minimum lot size.
Density and Lot Size Compliance for RSA Zones	<p>The RSA 6 zone allows a maximum of 6 dwellings units per acre. The subject property contains 1.45 acres.</p> $(63,210 / 43,560) \times 6 = 8.7 \text{ units.}$ <p>Where the density calculation results in a fraction, the result shall be rounded up if the fraction is 0.50 or greater. Therefore, the maximum number of units allowed on the subject property is 9. The applicant's proposal for 8 units complies with the density limitation.</p>
Terrain	The property has a gradual downward slope of approximately 6 feet from east to west from the 87 th Ave NE right of way to the west property line (see Attachment 2).
Trees	There are 58 significant trees on the site and 18 significant trees located off site that may be affected by the proposed development. Attachment 4 shows the location, tree number, and general health of the trees, as assessed by the applicant's arborist. The applicant is proposing phased review of the short plat pursuant to KZC 95.30.6.a. See Attachment 3, Development Standards, for information on the City's review of the arborist report as well as tree preservation requirements.

Access	Access to lots 1, 2, 3, 6, 7, 8 will be provided via a new public access road proposed by this plat off the 87 th Ave NE right of way. Access to lots 4 and 5 is proposed from 16 foot wide vehicular access easement or a shared driveway easement at the west end of the new public road (see Attachment 2).
Neighboring Zoning and Development	
• North	RSA 6, Single-family Residential
• South	RSA 6, Single-family Residential
• East	RSA 6, Single-family Residential
• West	RSA 6, Single-family Residential

III. PUBLIC NOTICE AND COMMENT

A. The public comment period for this application ran from September 21, 2017 to October 9, 2017. Below is a summary of public comments followed by a brief staff response (see Attachment 5).

1. Comment: How will drainage be handled with this development? Drain fields/ water holding ponds could impact neighbor's property adjacent to the development.

Staff Response: The project will provide water quality and flow control per the requirements of the 2016 King County Surface Water Design Manual. The preliminary plans show that a system will be installed that collects and conveys surface water runoff from each site to a sub-surface vault located on the west side of the subject property. This sub-surface vault will hold and treat the surface water runoff before discharging through underground pipes to the existing storm drainage system near the intersection of NE 135th Street and 85th Ave NE. All of the storm water runoff from the right of way improvements in 87th Avenue NE will be collected along existing curb and gutter by existing catch basins along 87th Avenue NE.

2. Comment: How many, and which trees, are proposed for removal with this development? Trees help with the absorption of water run-off, improve air quality, shading in the summer and habitat for wildlife. Wildlife and trees are part of what makes Finn Hill so unique and livable.

Staff Response: The developer of this property is required to comply with all development standards, including tree retention. The developer has submitted an Arborist Report which outlines the health of the trees on site. This has been reviewed by the City's Arborist. A detailed review of the trees on-site will occur in conjunction with the Land Surface Modification (LSM) permit and with the Building permits as improvements and structure locations become known.

Kirkland Zoning Code Chapter 95 defines viable trees in required yards as high retention value trees. While some of the trees will need to be removed because of their declining health or to accommodate future homes and utility

installation, the trees along the borders of the property (typically within a required yard) will be prioritized for retention.

3. Comment: Will a fence be constructed around the perimeter of the development?

Staff Response: At this time, it is unknown if the developer will construct a fence around the property. A 6 foot tall fence is allowed to be placed on the rear and side property lines. [KZC 115.40](#) outlines the regulations regarding fence height and location.

4. Comment: Why is the developer allowed to build eight homes on four parcels?

Staff Response: The four existing parcels are proposed to be divided into 8 parcels. The allowed residential density in this zone is 6 units per acre (per [KZC 15.30](#), DD-17). In this case:

$$(63,210 / 43,560) \times 6 = 8.7 \text{ units.}$$

Therefore, the proposal to create 8 parcels does satisfy the density allowed by the City of Kirkland Zoning Code.

5. Comment: Eight homes on this property will impact traffic volumes in the area, especially at the intersection with NE 124th St. Currently, 87th Ave NE has drainage issues that impacts the current road users especially in the winter.

Staff Response: This project does not exceed the threshold for a targeted traffic review. However, the project is required to construct and dedicate a new public road that will service all 8 homes, add curb, gutter and sidewalk along the property's frontage on 87th Avenue NE, and to pay road impact fees that will go towards construction, upkeep and maintenance of the City's road network.

6. Comment: What are the allowed construction hours in the City of Kirkland? How are noise and dust pollution handled during construction?

Staff Response: The City of Kirkland has construction hours which are enforced on all development permits. The work hours are 7:00 a.m. - 8:00 p.m., Monday through Friday, or 9:00 a.m.-6:00 p.m. Saturday (see [KZC 115.25](#) for more details).

Dust and pollution from construction are managed on site by the contractor, and inspected periodically by the Public Works Inspectors. If any problems are encountered with dust or pollution during construction, please contact the Public Works Inspector at 425.587.3800.

7. Comment: How will sewage for eight new homes be handled?

Staff Response: Northshore Utility District is the sewer and water provider in this area who will be reviewing the sewer and water plans for this development. The preliminary plans show that a sanitary sewer line will be installed within the new roadway and ran west to hook up to an existing sewer easement on parcels # 3755100280 and -3755100290.

8. Comment: This property has had applications for development prior to annexation into the City of Kirkland. There was no movement with the applications prior to annexation so why is it happening now and why is it being allowed?

Staff Response: There has been pre-application meetings in the past while the property was located with King County jurisdiction and, more recently, since being within the City of Kirkland jurisdiction. D.R. Horton is applying to develop

the subject property into 8 lots and to build single family homes consistent with the City's regulations for subdividing land in the Kirkland Municipal Code.

9. Comment: Density has detrimental effects on the community. Density means a loss of privacy for existing homes and homeowners. New houses are gigantic and loom over existing fences and houses which dwarf existing homes and are out of scale with the neighborhood. Current regulations do not protect neighbors or the neighborhood as a whole.

Staff Response: The City has regulations that limit the mass and bulk of proposed houses relative to the lot size. In the RSA zones, the gross floor area of a house is limited to 50% of the lot size through Floor Area Ratio (see [KZC 115.42](#)). Each Building permit is reviewed for compliance with this regulation, as well as all other development standards.

IV. CRITERIA FOR SHORT PLAT APPROVAL

- A.** Facts: Municipal Code section 22.20.140 states that the Planning Director may approve a short subdivision only if:
1. There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools; and
 2. It will serve the public use and interest and is consistent with the public health, safety, and welfare. The Planning and Building Director shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.
- Zoning Code section 145.45 states that the Planning and Building Director may approve a short subdivision only if:
3. It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 4. It is consistent with the public health, safety, and welfare.
- B.** Conclusions: The proposal complies with Municipal Code section 22.20.140 and Zoning Code section 145.45. It is consistent with the Comprehensive Plan. With the recommended conditions of approval, it is consistent with the Zoning Code and Subdivision regulations and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. It will serve the public use and interest and is consistent with the public health, safety, and welfare because it will add housing stock to the City of Kirkland in a manner that is consistent with applicable development regulations.

V. DEVELOPMENT REGULATIONS

- A.** The following is a review, in a checklist format, of compliance with the design requirements for subdivisions found in KMC 22.28. All lots comply with the minimum lots sizes for this zone.

Complies as proposed	Complies as conditioned	Code Section
KMC 22.28.050 – Lots - Dimensions		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lots are shaped for reasonable use and development
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum lot width is 15' where abutting right-of-way, access easement, or tract

B. Right-of-Way Improvement – New Plat Road

1. Facts:

- a. Municipal Code section 22.28.020 states that the City may require dedication of land for school sites, parks and open space, rights-of-way, utilities infrastructure, or other similar uses if this is reasonably necessary as a result of the subdivision.
- b. Municipal Code section 22.28.100 states that if a right-of-way is proposed within a plat, the Public Works Director shall designate the right-of-way based on the projections for that right-of-way using the criteria established in the Zoning Code.
- c. Zoning Code section 110.60 states that the Public Works Director may require the applicant to make land available, by dedication, for new rights-of-way and utility infrastructure if this is reasonably necessary as a result of the development activity.
- d. The short subdivision will contain a new public right-of-way to serve the proposed 8 lots. Pursuant to Section 110.20, the new plat road is classified as R-20 Neighborhood Access. The Public Works Department has recommended improvements for the new road as follows:
 - (1) Dedicate a right-of-way 30 feet in width from 87th Ave NE to the west property lines of the proposed Lot 3 and Lot 6.
 - (2) Install a vehicular turn-around per Public Works Pre-approved plan CK-R.16 in-lieu-of a cul-de-sac.
 - (3) Install 20 feet of paving, vertical curb and gutter, and a 4.5 foot wide landscape strip with street trees 30 feet on-center on both sides of the street. A sidewalk is not required since the street is less than 300 feet long.
- e. The applicant has proposed the new plat road as recommended by Public Works, with a proposed 16 foot wide vehicular access or shared driveway easement west of the vehicular turn-around to provide driveway access to lots 4 and 5 (see Attachment 2).
- f. Section 110.30 requires a cul-de-sac be installed on dead-end streets greater than 200 feet long. The proposed new street is 212 feet long as measured from the back of the curb to the center of the curve of the hammerhead.
- g. Section 110.70 establishes the authority of the City to require or grant a modification, deferment, or waiver of normal right-of-way requirements for any of the following reasons:

- (a) If the improvement as required would not match the existing improvements.
 - (b) If unusual topographic or physical conditions preclude the construction of the improvements as required.
 - (c) If other unusual circumstances preclude the construction of the improvements as required.
 - (d) If the City and a neighborhood has agreed upon a modified standard for a particular street.
 - h. The Public Works Department supports modifying the requirement for a cul-de-sac as the new plat road is marginally over the 200 foot threshold, approximately 212 feet in length.
 - i. Given the uniform layout and configuration of the proposed plat, a vehicular turn-around can fulfill the same function as a cul-de-sac, providing safe and efficient ingress and egress with less area dedicated for public right-of-way (see Attachment 2).
 - j. The Public Works Department is recommending that the hammerhead turnaround be provided per Public Works Pre-approved plan CK-R.16 and that the right-of-way dedication extend to the back of the hammerhead turnaround (see Attachment 3, Public Works Department Conditions).
 - k. The City of Kirkland Fire Department has reviewed the proposed vehicular access and turn-around and determined it sufficient for fire truck and other emergency service access (see Attachment 3, Fire Department Conditions).
2. Conclusion:
- a. Pursuant to Municipal Code section 22.28.020, 22.28.100 and Zoning Code section 110.60, the applicant should dedicate sufficient land area to build a new public road within the short plat.
 - b. The application meets the criteria for a modification of the right-of-way improvement requirements for the new plat road. Pursuant to Section 110.70.3, a modification is justified as safe ingress and egress can be achieved for this project with a hammerhead turnaround. Consequently, the applicant should improve the new plat road as follows:
 - (a) Dedicate a right-of-way 30 feet in width from 87th Ave NE to the west property lines of the proposed Lot 3 and Lot 6.
 - (b) Install a vehicular turn-around per Public Works Pre-approved plan CK-R.16 in-lieu-of cul-de-sac.
 - (c) Install 20 feet of paving, vertical curb and gutter, and a 4.5 ft. wide landscape strip with street trees 30 feet on-center on both sides of the street.

VI. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

SHORT PLAT DOCUMENTS – RECORDATION – TIME LIMIT (KMC 22.20.370)

- VII.** The short plat must be recorded with King County within five (5) years of the date of approval or the decision becomes void; provided, however, that in the event judicial review is initiated, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the short plat.

VIII. APPENDICES

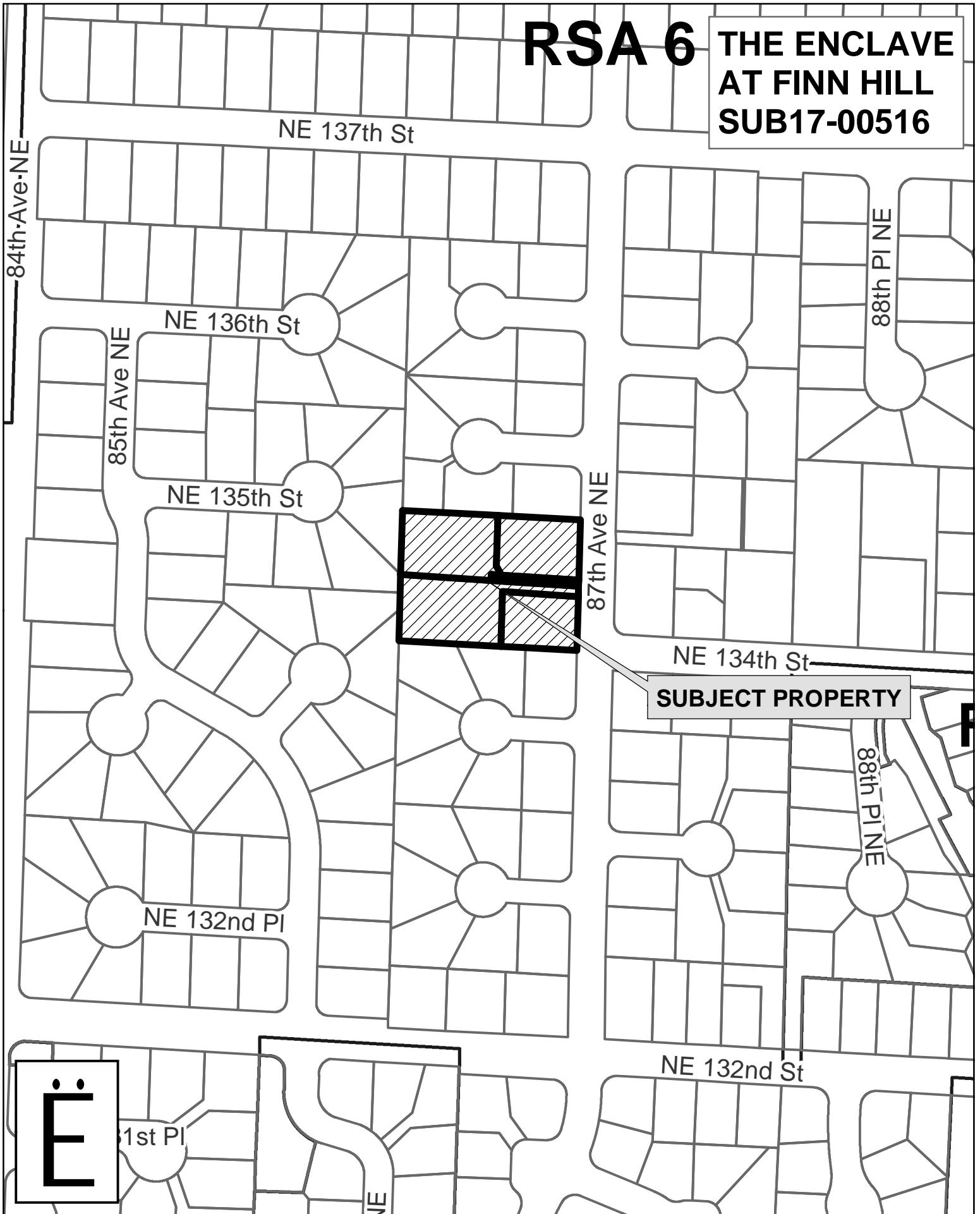
Attachments 1 through 5 are attached.

1. Vicinity Map
2. Plans
3. Development Standards
4. Arborist Report
5. Public Comments

IX. PARTIES OF RECORD

Applicant: Katherine Orni, D.R. Horton
Parties of Record
Planning and Building Department
Department of Public Works

RSA 6 THE ENCLAVE AT FINN HILL SUB17-00516



THE ENCLAVE AT FINN HILL SHORT PLAT

CITY OF KIRKLAND PRELIMINARY SHORT PLAT MAP

LEGAL DESCRIPTION/TITLE REPORT NOTES

PARCEL A:

LOT 2 OF KING COUNTY SHORT PLAT NO. L9550010, AS RECORDED ON AUGUST 10, 1998 UNDER RECORDING NUMBER 9808109016, IN KING COUNTY, WASHINGTON.

PARCEL A-1:

AN UNDIVIDED 1/2 INTEREST AND A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN TRACT X AS DELINEATED ON SHORT PLAT NO. L9550010, AS RECORDED ON AUGUST 10, 1998 UNDER RECORDING NUMBER 9808109016, IN KING COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 4 IN SECTION 19, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION, A DISTANCE OF 977.70 FEET TO INTERSECT WITH THE EASTERLY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID GOVERNMENT LOT 4;
THENCE NORTH 01°40'12" EAST ALONG SAID EASTERLY LINE, 662.89 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE WEST HALF OF SAID GOVERNMENT LOT 4 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 86°54'32" WEST ALONG SAID SOUTH LINE, 324.4 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 4;
THENCE NORTH 01°43'57" EAST, ALONG SAID WEST LINE 105 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO EARL D. KISSINGER AND DONNA M. KISSINGER BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 4973913, RECORDS OF KING COUNTY;
THENCE SOUTH 86°54'32" EAST ALONG SAID SOUTH LINE OF THE KISSINGER TRACT, 324.16 FEET TO THE EASTERLY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID GOVERNMENT LOT 4;
THENCE SOUTH 01°40'12" WEST ALONG SAID EASTERLY LINE 105 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION A DISTANCE OF 977.70 FEET TO INTERSECT THE EASTERLY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID GOVERNMENT LOT 4;
THENCE NORTH 01°40'12" EAST ALONG SAID EASTERLY LINE 662.89 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 4 AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 86°54'32" WEST ALONG SAID SOUTH LINE 155.00 FEET;
THENCE NORTH 01°40'12" EAST 87.00 FEET;
THENCE SOUTH 86°54'32" EAST 155.00 FEET TO THE EASTERLY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID GOVERNMENT LOT 4;
THENCE SOUTH 01°40'12" WEST ALONG SAID EASTERLY LINE 87.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR 87TH AVENUE NORTHEAST BY DEED RECORDED UNDER RECORDING NO. 4960068.

PARCEL B1:

AN UNDIVIDED 1/2 INTEREST AND A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN TRACT X AS DELINEATED ON SHORT PLAT NO. L9550010, AS RECORDED ON AUGUST 10, 1998 UNDER RECORDING NO. 9808109016, IN KING COUNTY, WASHINGTON.

PARCEL C:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION A DISTANCE OF 977.70 FEET TO INTERSECT THE EASTERLY LINE OF THE WEST HALF OF THE EAST HALF OF SAID GOVERNMENT LOT 4;
THENCE NORTH 1°40'12" EAST, ALONG SAID EASTERLY LINE 662.89 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID GOVERNMENT LOT 4 AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 86°54'32" WEST, ALONG SAID SOUTH LINE, 155.00 FEET;
THENCE NORTH 1°40'12" EAST 87.00 FEET;
THENCE SOUTH 86°54'32" EAST 155.00 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE EAST HALF OF SAID GOVERNMENT LOT 4;
THENCE SOUTH 1°40'12" WEST ALONG SAID EASTERLY LINE 87.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR 87TH AVENUE NORTHEAST BY DEED RECORDED UNDER RECORDING NUMBER 4960068.

PARCEL D:

LOT 1 OF KING COUNTY SHORT PLAT NO. L9550010, ACCORDING TO THE SHORT PLAT RECORDED AUGUST 10, 1998 UNDER KING COUNTY RECORDING NUMBER 9808109016, IN KING COUNTY, WASHINGTON.

ZONING: RSA-6

OWNER/DEVELOPER: DR HORTON
12910 TOTEM LAKE BLVD NE
KIRKLAND, WA 98034

SURVEYOR: AXIS SURVEY & MAPPING
13005 NE 126TH PL
KIRKLAND, WA 98034

ENGINEER: CPH CONSULTANTS
11431 WILLOWS RD NE #120
REDMOND, WA 98052

SCHEDULE B SPECIAL EXCEPTIONS

EASEMENTS AND LEGAL DESCRIPTIONS FOR PARCELS A-C ARE BASED ON THE ALTA COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 4266-2700888, DATED MARCH 29, 2017, AT 7:30 A.M.

EASEMENTS AND LEGAL DESCRIPTION FOR PARCEL D ARE BASED ON THE ALTA COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 4266-2700979, DATED FEBRUARY 15, 2017, AT 7:30 A.M.

PARCELS A-C

- THIS PROPERTY SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF NORTHSORE UTILITY DISTRICT (PREVIOUSLY KNOWN AS THE NORTHEAST LAKE WASHINGTON SEWER AND WATER DISTRICT) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9207300895.
- THIS PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN A DOCUMENT ENTITLED "DECLARATION OF EASEMENT" PER DOCUMENT UNDER RECORDING NUMBERS 9605140850 AND 9605140851, (AFFECTS PARCELS A AND B)
- THIS PROPERTY SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISION CONTAINED THEREIN REGARDING SANITARY SEWERS WITH NECESSARY APPURTENANT PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 9705190423, (AFFECTS PARCEL B)
- THIS PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEFERRED SEWER FACILITIES CHARGE AGREEMENT AND COVENANT RUNNING WITH LAND" PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 9805260310, (AFFECTS PARCELS A AND B)
- THIS PROPERTY SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NO. L9550010 RECORDED UNDER RECORDING NUMBER 9808109016, (AFFECTS PARCEL A)

PARCEL D

- THIS PROPERTY SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF NORTHSORE UTILITY DISTRICT (PREVIOUSLY KNOWN AS THE NORTHEAST LAKE WASHINGTON SEWER AND WATER DISTRICT) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9207300895.
- THIS PROPERTY SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN REGARDING INGRESS, EGRESS AND UTILITIES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 9605140851.
- THIS PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEFERRED SEWER FACILITIES CHARGE AGREEMENT AND COVENANT RUNNING WITH LAND" PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 9805260310.
- THIS PROPERTY SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NO. L9550010 RECORDED UNDER RECORDING NUMBER 9808109016.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON APRIL 10, 2017 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

DATUM

HORIZONTAL DATUM:
NAD '83/91 PER CITY OF KIRKLAND CONTROL POINT 61

VERTICAL DATUM:
NAVD '88 PER CITY OF KIRKLAND

ORIGINATING BENCHMARK: CITY OF KIRKLAND CONTROL POINT 57

ELEVATION: 112.13'

TEMPORARY BENCHMARKS:

TBM 'C' SET RAILROAD SPIKE ON THE EAST FACE OF A UTILITY POLE, ON THE WEST SIDE OF 87TH AVENUE NORTHEAST, ±33' NORTHEAST OF SOUTHEAST CORNER OF SITE.

ELEVATION: 419.25'

BASIS OF BEARINGS

HELD A BEARING OF NORTH 86°38'56" WEST, ALONG THE MONUMENTED CENTERLINE OF NE 132ND ST BETWEEN 84TH AVE NE AND 87TH AVE NE.

REFERENCES

- SP KING COUNTY SHORT PLAT L9550010 RECORDING NUMBER 9808109016
- J-E PLAT OF JUANITA ESTATES V.74 / PG.34
- J-E3 PLAT OF JUANITA ESTATES DIVISION NO. 3 V.75 / PG.54
- GP PLAT OF GREEN PARK V.70 / PG.61
- BLA KING COUNTY BLA L07L0035 RECORDING NUMBER 20070913900015

LEGEND

	POWER JUNCTION BOX	SS	SANITARY SEWER LINE
	POWER TRANSFORMER	SD	STORM DRAIN LINE
	TELECOMMUNICATIONS RISER	GP	OVERHEAD POWER LINE
	GUY ANCHOR	P	POWER LINE
	UTILITY POLE W/ LIGHT	T	TELECOMMUNICATIONS LINE
	UTILITY POLE W/ LIGHT & UNDERGROUND CONDUIT	C	CABLE LINE
	UTILITY POLE W/ TRANSFORMER & UNDERGROUND CONDUIT	W	WATER LINE
	UTILITY POLE	CLFNC	GAS LINE
	SANITARY SEWER MANHOLE	BFNC	CHAIN LINK FENCE LINE
	CATCH BASIN		WOOD FENCE LINE
	STORM DRAIN MANHOLE		CONCRETE PAVING
	YARD DRAIN		ASPHALT PAVING
	FIRE HYDRANT		BUILDINGS
	REGULATION CONTROL VALVE		GRAVEL SURFACE
	WATER METER		BRICK PAVING
	WATER VALVE		
	GAS METER		
	GAS VALVE		
	MAIL BOX		
	SIGN		
	EXISTING RETAINING WALL	12"AP	APPLE
	ROOKERY	12"CY	CHERRY
	CMU RETAINING WALL	12"D	DECIDUOUS
	SET BENCHMARK	12"DW	DOGWOOD
	FOUND IRON PIPE	12"H2	HAZELNUT
	FOUND MONUMENT IN CASE	12"W	MAPLE
	FOUND REBAR AND CAP AS NOTED	12"PR	POPLAR
		12"C	CEDAR
		12"F	FIR
		12"P	PINE
			STUMP

LOT AREAS

ORIGINAL PARCEL AREA: 63,210 S.F.

LOT#	AREA
1	7,086 S.F.
2	7,086 S.F.
3	6,444 S.F.
4	7,540 S.F.
5	7,292 S.F.
6	6,157 S.F.
7	6,788 S.F.
8	6,788 S.F.



DR HORTON

12910 TOTEM LAKE BLVD NE
KIRKLAND, WA 98034



13005 NE 126TH PL
KIRKLAND, WA 98034
TEL 425.823-5700
FAX 425.823-6700

www.axismap.com

JOB NO.	DATE
17-061	06/20/18
DRAWN BY	CHECKED BY
JM	WTB
SCALE	SHEET
1" = 20'	1 OF 2

SW 1/4, SW 1/4, SEC. 19, TWP. 26N., RGE. 5E., W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 - www.kirklandwa.gov

SHORT PLAT DEVELOPMENT STANDARDS LIST

File: SUB17-00516

This application must comply with all applicable standards. The listing below outlines those standards in a typical development sequence.

KMC refers to Kirkland Municipal Code, KZC refers to Kirkland Zoning Code

TREE PLAN SUMMARY

KMC 22.28.210 & KZC 95.30 Significant Trees.

A Tree Retention Plan was submitted with the short plat. During the review of the short plat, all proposed improvements were unknown. Therefore KZC Section 95.30 (6)(a) – Phased Review applies in regards to tree retention. There are 58 significant trees on the site, of which 37 are viable. These trees have been assessed by staff and the City's Arborist. They are identified by number in the following chart.

Significant Trees:	High Retention Value	Moderate Retention Value	Low Retention Value (V) – viable (NV) – not viable
10576	X		
10577	X		
10578	X		
10579	X		
10580			NV - UDI
10581	X		
10582		X	
10583		X	
10584		X	
10585	X		
10586	X		
10596	X		
10597	X		
10777		X	
10778	X		
10779			NV - UDI
10780		X	
10781		X	

10782	X		
10783	X		
10784		X	
10785		X	
10786		X	
10787		X	
10788	X		
10789	X		
10790		X	
10791		X	
10792		X	
10793		X	
10794		X	
10795	X		
10796	X		
10797		X	
10798		X	
10799	X		
10800	X		
10836	X		
10837			NV
10838			NV
10839			NV
10840			NV
10841			NV
10842			NV
10843			NV
10844			NV
10615			NV – UDI
10616			NV – UDI
10617			NV – UDI
10618			NV - UDI
10619			NV - UDI
10620			NV - UDI
10621		X	
10633			NV – UDI
10634			NV – UDI
10635			NV – UDI
10636			NV – UDI
Pacific dogwood			NV – UDI

There are three potential groves on the property:

1. Grove #1 includes trees #10576, 10577, 10581, 10582, 10583, 10584, 10585 and 10586. As the location of proposed improvements becomes known, some of these trees may be proposed for removal with the grading and/or building permit. There still could be three or more trees in this group that could meet the definition of Grove at a later stage in the development process.
2. Grove #2 includes trees #10615, 10616, 10617, 10618, 10619, 10620 and 10621. This entire grove of trees will likely be removed to accommodate construction of the road.
3. Grove #3 includes trees #10777, 10778, 10779, 10780, 10781, 10782, 10783, 10784, 10785, 10786, 10787, 10788, 10789, 10790, 10791, 10792, 10793, 10794, 10795, 10796, 10782, 10783, 10799 and 10800. As the location of proposed improvements becomes known, some of these trees may be proposed for removal with the grading and/or building permit. There still could be three or more trees in this group that could meet the definition of Grove at a later stage in the development process.

No trees are to be removed with an approved short plat or subdivision permit. Based on the approved Tree Retention Plan, the applicant shall retain and protect all viable trees throughout the development of each single family lot except for those trees allowed to be removed for the installation of the plat infrastructure improvements with an approved Land Surface Modification permit. Subsequent approval for tree removal is granted for the construction of the house and other associated site improvements with a required Building Permit.

The Planning Official is authorized to require site plan alterations to retain High Retention value trees and may identify groves of trees for preservation at each stage of the project. In addition to retaining viable trees, new trees may be required to meet the minimum tree density per KZC Section 95.33.

PRIOR TO RECORDING

KMC 22.20.362 Short Plat - Title Report. The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the short plat documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

KMC 22.20.366 Short Plat - Lot Corners. The exterior short plat boundary and all interior lot corners shall be set by a registered land surveyor. If the applicant submits a bond for construction of short plat improvements and installation of permanent interior lot corners, the City may allow installation of temporary interior lot corners until the short plat improvements are completed.

KMC 22.20.390 Short Plat - Improvements. The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.

KMC 22.28.110-130 Vehicular Access Easements. Municipal Code sections 22.28.110 and 22.28.130 establish that if vehicular access within the plat is provided by means other than rights-of-way, the plat must establish easements or tracts, compliant with Zoning Code Section

105.10, which will provide the legal right of access to each of the lots served.

KZC 95.50.3 Maintenance of Preserved Grove. The applicant shall provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

KMC 22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

KMC 22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

KMC 22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

KMC 22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

KMC 22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

KMC 22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

KZC 118 Hazardous Liquid Pipelines:

If the subject property is within 150 feet of the Olympic Pipeline, include the following statement on the face of the plat "All development activity, landfilling, excavation and construction is subject to the setback requirements of KZC 118, Hazardous Liquid Pipelines"

LAND SURFACE MODIFICATION AND/OR BUILDING PERMIT REQUIREMENTS
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KZC 95.35.2.b.(3)(b)i Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

KZC 95.34 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 4 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

KZC 95.45 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

KZC 110.60.5 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

KZC 95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

KZC 105.10 Vehicular Access Easements or Tracts. The access easement or tract shall be 16 feet wide and contain a paved surface ____ feet in width. The access easement or tract shall be screened from the adjacent property to the ____ with a minimum five-foot high sight-obscuring fence; or vegetation that will provide comparable screening to a five-foot fence within two years of planting; along the entire easement or tract outside the required front yard.

105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

KZC 105.47 Required Parking Pad. Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage.

KZC 115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning Official.

KZC 115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

KZC 115.42 Floor Area Ratio (F.A.R.) Limits. Floor area for detached dwelling units is limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

KZC 115.43 Garage Requirements for Detached Dwelling Units in Low Density Zones. Detached dwelling units served by an open public alley, or an easement or tract serving as an alley, shall enter all garages from that alley. Whenever practicable, garage doors shall not be placed on the front façade of the house. Side-entry garages shall minimize blank walls. For garages with garage doors on the front façade, increased setbacks apply, and the garage width shall not exceed 50% of the total width of the front façade. These regulations do not apply within the disapproval jurisdiction of the Houghton Community Council. Section 115.43 lists other exceptions to these requirements.

KZC 115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

KZC 115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

KZC 115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

KZC 115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

KZC 115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

KZC 115.115.3.n Covered Entry Porches. In residential zones, covered entry porches on dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

KZC 115.115.3.o Garage Setbacks. In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.

KZC 115.115.3.p HVAC and Similar Equipment: These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

KZC 115.115.5.a Driveway Width and Setbacks. For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

KZC 115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

KZC 145.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

PRIOR TO OCCUPANCY

KZC 95.50.2.b Tree Maintenance. For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

KZC 110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

KZC 110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter. A ____ shall be submitted for ____.



DEVELOPMENT STANDARDS

SUB17-00516

BUILDING DEPARTMENT

SUB CONDITIONS

You may contact Tanya Elder at 425-587-3614 for Building Department questions related to this permit.

1. The approved plans shall not be changed, modified, or altered without authorization from the building official. The approved plans are required to be on the job site.
2. This SUB Permit does not authorize any cutting or digging for new footings or foundations. A SEPERATE BUILDING PERMIT MUST BE ISSUED PRIOR TO ANY FOOTING OR FOUNDATION WORK.
3. No excavation or fill is authorized to encroach upon a neighboring property without explicit agreement by the adjoining property owner.
4. Separate demolition permit(s) are required prior to removal of any existing structures.
5. Separate building permit(s) are required for construction of any new buildings.
6. A separate building permit is required for a cast-in-place storm water detention vault, if one is to be constructed.
7. Separate building permit(s) are required for cast-in-place retaining wall(s) that are 4' or greater in height, measured from the BOTTOM OF FOOTING to the TOP OF WALL.
8. A separate building permit is required for any shoring that protects an adjacent property. If shoring is required for excavation or construction of any new structure, the shoring may be included as part of the building permit for that structure.
9. A geotechnical evaluation may be required at the time of each building permit submittal.
10. No structural or fire and life safety review has occurred for the proposed buildings, as they require separate building permit applications for review and approval.

FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

ACCESS

Access as proposed is acceptable.

HYDRANTS

The front setback of Lots 4 and 5 is over 400 feet to the existing hydrant to the south on NE 118th. An additional hydrant is required on the ROW near the entrance to the project. It shall be equipped with a 5" Storz fitting.

FIRE FLOW

SUB17-00516

Page 2 of 6

Fire flow requirement for this project is 1,000 gpm. The project is in Northshore Utility District. A certificate of water availability shall be provided from NUD.

SPRINKLER THRESHOLD

Per Kirkland Municipal Code, all new buildings which are 5,000 gross square feet or larger require fire sprinklers. Included are single family homes, duplexes, and zero lot line townhouses where the aggregate area of all connected townhouses is greater than 5,000 square feet; garages, porches, covered decks, etc, are included in the gross square footage. (This comment is included in the short plat conditions for informational purposes only.)

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS

Permit #: SUB17-00516

Project Name: Kissinger Short Plat (The Enclave)

Project Address: 13401 87th Ave

Date: June 13, 2018

Building and Land Surface Modification (Grading) Permit Process:

Philip Vartanian, Development Engineer

Phone: 425-587-3856 Fax: 425-587-3807

E-mail: pvartanian@kirklandwa.gov

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site.
 2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The applicant should anticipate the following fees:
 - o Right-of-way Fee
 - o Review and Inspection Fee (for utilities and street improvements).
 - o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.
 3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification (LSM) Permit, including the required LSM Checklist.
 4. Submittal of Building Permits within a subdivision prior to recording:
 - Submittal and Issuance of a Building Permit with an existing legal building site prior to subdivision recording.
- A. Submittal - A Building Permit can be submitted prior to recording of the subdivision for each existing legal building site in the subject subdivision if one the following is met:
- I. A complete Building Permit shall include all the required utility and street improvement engineering for the legal building site; or,
 - II. A separate complete LSM Permit has been applied for prior to or at the same time that Building Permit is applied for that includes all of the required utility and street improvement engineering.
 - III. The Building Permit shall comply with applicable codes for that legal building site.

B. Issuance – The Building Permit will be reviewed and approved for issuance (the Building Department determines when the permit can be issued) by the Public Works Department if the following conditions are met:

- I. The utility and street improvement engineering was reviewed with the Building Permit; or,
- II. The LSM is approved before the Building Permit is issued; or,
- III. The Development Engineer determines that the LSM review is substantially complete to allow the Building Permit issuance. In this case the Development Engineer may opt to add special conditions to the new Building Permit related to utility and street improvement engineering that must be completed prior to final inspection of the Building.

- Submittal of a Building Permit within a standard subdivision (non IDP): If the subdivision is not using the IDP process, the Building Permits for the new houses can be applied for after the subdivision is recorded and the LSM permit has been submitted, reviewed, and approved.
- Review of Expedited or Green Building Permits: A new single family Building Permit within a subdivision can only be applied for after the subdivision is recorded and will only be reviewed as an expedited or green building fast track if submitted electronically through MBP and the LSM permit has been submitted, reviewed, and approved.

5. Subdivision Performance and Maintenance Securities:

- The subdivision can be recorded in advance of installing all the required street and utility improvements by posting a performance security equal to 130% of the value of work. This security amount will be determined by using the City of Kirkland's Improvement Evaluation Packet (available in either Excel or PDF). Contact the Development Engineer assigned to this project to assist with this process.
- If a recording Performance Security has not yet been posted, then prior to issuance of the LSM Permit a standard right of way restoration security ranging from \$10,000.00 to 30,000.00 (value determined based on amount of ROW disruption) shall be posted with Public Works Department. This security will be held until the project has been completed.
- Prior to Final Inspection of the Land Surface Modification improvements, there will be a condition of the permit to establish a two year Maintenance security.

6. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy G-7, Engineering Plan Requirements. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

7. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

8. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

9. A completeness check meeting is required prior to submittal of any Building Permit applications.

10. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

11. All subdivision recording documents shall include the following language:

o Utility Maintenance: Each property owner shall be responsible for maintenance of the sanitary sewer, storm water stub, rain garden, permeable pavement, or any infiltration facilities (known as Low Impact Development) from the point of use on their own property to the point of connection in the City sanitary sewer main or storm water main. Any portion of a sanitary sewer, surface water stub, rain garden, permeable pavement, or any infiltration facilities, which jointly serves more than one property, shall be jointly maintained and repaired by the property owners sharing such stub. The joint use and maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

o Public Right-of-way Sidewalk and Vegetation Maintenance: Each property owner shall be responsible for keeping the sidewalk abutting the subject property clean and litter free. The property owner shall also be responsible for the maintenance of the vegetation within the abutting landscape strip. The maintenance shall "run

SUB17-00516

Page 4 of 6

with the land” and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

Sanitary Sewer & Water Conditions:

1. Northshore Utility District (NUD) approval required for sanitary sewer and water service. A letter of sewer/water availability is required. Contact NUD at 425-398-4400.

Surface Water Conditions:

1. Provide temporary and permanent storm water control in accordance with the 2016 King County Surface Water Design Manual (the Manual) and the City of Kirkland Addendum (Policy D-10).

2. To determine the drainage review level required, the target impervious surface area is the maximum allowable lot coverage area for the project, plus any offsite improved impervious areas. See Policy D-3 in the Public Works Pre-Approved Plans for drainage review information, or contact Kirkland Surface Water staff at (425) 587-3800 for assistance. The Kirkland Drainage Review Flow Chart is a helpful tool to determine a project's drainage review level. Drainage review levels are summarized below:

- Full Drainage Review
 - Any non-residential project that creates more than 2,000 sf of new and/or replaced impervious surface, or greater than 7,000 sf of land disturbing activity will trigger a Full Drainage Review.
 - For single family residential projects that do not fall under Simplified Drainage Review, they will be a Full Drainage Review.
3. The preliminary drainage report (Technical Information Report) submitted with the subdivision application meet level 2 flow control system proposing installation of detention vault.
 4. Proposed Stormwater detention system meets Level 2 standards. Historic (forested) conditions has been used as the pre-developed modeling condition.
 5. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater Low Impact Development (LID) facilities per the 2016 King County Surface Water Design Manual. If feasible, stormwater LID facilities are required. If LID is determined to be infeasible, a Surface Water Adjustment is required for the project. Also, if LID is infeasible, pervious pavement cannot be used to reduce overall impervious lot coverage.
 6. Special inspections may be required for LID facilities on this project. Provide documentation of inspections by a licensed geotechnical professional that the facility will function as designed. See Policy D-8 for requirements of Soil Report.
 7. If the project creates or replaces more than 5,000 square feet of new pollution generating impervious area (PGIS), stormwater quality treatment facilities will be required per the 2016 King County Surface Water Design Manual.
 8. Soil Amendment per Pre-Approved Plan E.12 is required for all landscaped areas.
 9. Because this project site is one acre or greater, the following conditions apply:
 - The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>
 - Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
 - Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.

SUB17-00516

Page 5 of 6

- A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2016 King County Surface Water Design Manual for plan preparation.

10. Provide a separate storm drain connection to each lot for conveyance. All roof and driveway drainage must be tight-lined to the storm drain system or utilize low impact development techniques on-site.

11. Provide collection and conveyance of right-of-way storm drainage. Adjust existing ROW storm as needed.

12. Provide a 15' wide public access easement to the storm detention control manhole; easement must be improved with a min 10' of asphalt and drainage control to protect against erosion.

13. Storm discharge from detention vault must be tightlined to existing storm conveyance system on 85th Ave NE via NE 135th St ROW. All applicable easements across private property must be secured for the new conveyance system before the plat may be recorded.

14. Provide an erosion control report and plan with the Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2016 King County Surface Water Design Manual.

15. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

16. This project has two natural discharge locations and will be combining them into one. Verify that downstream conveyance can handle the change in flows and provide a stormwater adjustment with documentation for change in the natural discharge location.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 87th Ave NE. This street is a Neighborhood Access type street. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

87th Ave. NE

- A. Widen paving to 14 ft. from centerline to face of curb.
- B. Install curb and gutter (Type A), a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk along the west side of the street. Adjust storm drainage to curb flow line.
- C. Adjust existing Speed Hump and related singes for required improvement.

New Public Access Street (R-20 standard)

- A. Dedicate a right-of-way 30 feet in width from 87th Ave NE to the west property lines of Lot 3 and 6.
- B. A cul-de-sac is required on dead-end streets 200-400 feet long. The Public Works Department supports a modification to install a vehicular turn-around per Public Works Pre-approved plan CK-R.16 in-lieu-of cul-de-sac since the proposed design meets the Fire Department's access requirements for emergency services.
- C. Install ADA ramps as necessary.
- D. Install 20 ft. of paving, vertical curb and gutter, and a 4.5 ft. wide landscape strip with street trees 30 ft. on-center on both sides of the street.
- E. Driveway access to proposed lots will be from new Public Access Street, except lot 1 (north lot) may take access from 87th Ave NE.
- F. Access to lots 4 and 5 shall be via a shared driveway easement at the west end of the vehicular turnaround and dedication. The access road shall be extended within 15' of the west property lines of lots 4 and 5 to provide access for long-term maintenance of the storm system. A minimum 17 ft public access and utility easement is required.
- G. Install new monuments for the New Public Access road.

2. Meet the requirements of the Kirkland Driveway Policy R-4.
3. Meet the requirements of the Kirkland Intersection Sight Distance Policy R.13. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle.
4. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced per the City of Kirkland Street Asphalt Overlay Policy R-7.
 - Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
 - Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.
5. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project, associated street, or utility improvements.
6. Underground all new and existing on-site utility lines and overhead transmission lines. Underground any new off-site transmission lines.
7. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on 87th Ave NE is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement. The final recorded subdivision mylar shall include the following note:

Local Improvement District (LID) Waiver Agreement. Chapter 110.60.7.b of the Kirkland Zoning Code requires all overhead utility lines along the frontage of the subject property to be converted to underground unless the Public Works Director determines that it is infeasible to do so at the time of the subdivision recording. If it is determined to be infeasible, then the property owner shall consent to the formation of a Local Improvement District, hereafter formed by the City or other property owners. During review of this subdivision it was determined that it was infeasible to convert the overhead utility lines to underground along the frontage of this subdivision on 87th Ave NE. Therefore, in consideration of deferring the requirement to underground the overhead utility lines at the time of the subdivision recording, the property owner and all future property owners of lots within this subdivision hereby consent to the formation of a Local Improvement District hereafter formed by the City or other property owners
8. New LED street lights may be required per Puget Sound Energy design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading permit.

Brynja Myren - Account Sales Manager
Intolight, PUGET SOUND ENERGY
Tel 425-462-3833 | Cell 206-604-3348 | Fax 425-462-3149
Email brynja.myren@pse.com | Website: www.intolight.com

Related City Website Links

- City of Kirkland Pre-Approved Plans and Policies
- Public Works Development Fees
- Stormwater FAQs
- Application Forms (Electronic, Paper)
- KZC105 – Private Drive, Private and Pedestrian Walkway Requirements
- KZC110 - Public Right-of-way Improvement Requirements

SHOFFNER CONSULTING

6741 NE 182ND ST. UNIT C-401, KENMORE, WA 98028

January 19, 2018

Kathy Orni
DR Horton
11241 Slater Ave. NE Suite 200
Kirkland, WA
98033

Re: Tree Inventory Report - Enclave at Finn Hill.

Kathy:

This report provides an inventory of the trees on the Enclave at Finn Hill project site, as well as proposed tree retention and removal. For completion of this report, I made two site visits. During the first I used the surveyor's trunk diameters. In a comment, the city stated that the trunk diameters were incorrect. The second site visit was to gather accurate trunk diameters and to locate all trees just off-site, in total 18.

1.0 Tree Inventory and Condition Assessments

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture) and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The results of my condition assessments of the 55 trees on the property found all of the trees to be in good condition and health without significant defects or conditions that would pose a significant level of risk. See the accompanying Tree Evaluation Data spreadsheet for reference to the information on the trees.

2.0 Tree Retention

The City of Kirkland requires the retention of significant trees at 30 density credits per acre. The property measures 63,210 square feet, which equals 1.45 acre, requiring the retention of 44 tree density credits.

The short plat proposes to retain 46 trees providing 694 density credits meeting the minimum required for this property.

3.0 Use of This Report

This report is provided to DR Horton for the purpose of addressing the inventory for the trees on the Enclave at Finn Hill plat. This information is the property of DR Horton and cannot be amended by anyone other than Shoffner Consulting. Although This report doesn't guarantee against damage caused by the failure of any tree, nor does it guarantee that trees not recommended for removal will live long into the future. Trees are dynamic and their conditions can change rapidly as a result of their natural growth and decline and can be affected by environmental factors such as wind or site changes or tissue removal. There are several factors that can affect the health and stability of trees that are not able to be measured or quantified, therefore, Tony Shoffner and Shoffner Consulting cannot be held liable for damage caused by the failure of any tree, nor reduction in the overall lifespan of one or more of these trees.

If you have any questions regarding this report, please feel free to call me directly.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A
CTRA #1759

Limits of Disturbance Distance (Radial Feet)

	Tree Tag #	Species	DBH	Crown Diameter	N	S	E	W	Density Credit	Rating	Condition Notes	Status	Saved D.C.
1	10576	WRC/Tp	34	38	N/A	N/A	N/A	18'	20	2	generally good condition and health, large and old	Removed	0
2	10577	WRC/Tp	40	38	N/A	N/A	N/A	18'	24	2	generally good condition and health, large and old	Removed	0
3	10578	DF/Pm	54	42	N/A	N/A	18'	18'	32	2	generally good condition and health, large and old	Removed	0
4	10581	WRC/Tp	38	34	18'	18'	18'	18'	23	2	generally good condition and health, large and old	Retained	23
5	10582	DF/Pm	42	36	18'	18'	18'	18'	26	2	generally good condition and health, large and old	Retained	26
6	10583	DF/Pm	52	40	18'	18'	18'	18'	32	2	generally good condition and health, large and old	Retained	32
7	10584	DF/Pm	24	34	18'	18'	18'	18'	12	2	generally good condition and health, large and old	Retained	12
8	10585	DF/Pm	28	32	12'	N/A	12'	12'	15	2	generally good condition and health, large and old	Retained	15
9	10586	DF/Pm	32	36	18'	N/A	18'	18'	18	2	generally good condition and health, large and old	Retained	18
10	10596	DF/Pm	38	36	18'	18'	N/A	18'	23	2	generally good condition and health, large and old	Retained	23
11	10597	DF/Pm	42	38	18'	18'	N/A	18'	26	2	generally good condition and health, large and old	Removed	26
12	10615	DF/Pm	24	32	N/A	N/A	N/A	N/A	12	2	generally good condition and health, large and old	Removed	0
13	10616	DF/Pm	18	28	N/A	N/A	N/A	N/A	8	2	generally good condition and health, large and old	Removed	0
14	10617	DF/Pm	30	36	18'	18'	18'	18'	17	2	generally good condition and health, large and old	Removed	0
15	10618	DF/Pm	18	36	N/A	N/A	N/A	N/A	8	2	generally good condition and health, large and old	Removed	0
16	10619	DF/Pm	30	36	N/A	N/A	N/A	N/A	17	2	generally good condition and health, large and old	Removed	0
17	10620	DF/Pm	24	34	N/A	N/A	N/A	N/A	12	2	generally good condition and health, large and old	Removed	0
18	10621	DF/Pm	32	36	18'	18'	18'	18'	18	2	generally good condition and health, large and old	Retained	18
19	10633	DF/Pm	28	32	18'	18'	18'	18'	15	2	generally good condition and health, large and old	Retained	15
20	10634	DF/Pm	40	38	18'	18'	18'	18'	24	2	generally good condition and health, large and old	Retained	24
21	10635	DF/Pm	50	46	18'	18'	18'	18'	32	2	generally good condition and health, large and old	Retained	32
22	10636	DF/Pm	48	44	18'	18'	18'	18'	30	2	generally good condition and health, large and old	Retained	30
23	10777	DF/Pm	22	32	18'	N/A	18'	N/A	11	2	generally good condition and health, large and old	Retained	11
24	10778	DF/Pm	50	36	18'	N/A	18'	N/A	32	2	generally good condition and health, large and old	Retained	32
25	10779	DF/Pm	46	34	18'	N/A	18'	18'	29	2	generally good condition and health, large and old	Retained	29
26	10780	DF/Pm	38	34	18'	N/A	18'	18'	23	2	generally good condition and health, large and old	Retained	23
27	10781	DF/Pm	22	32	18'	N/A	18'	18'	11	2	generally good condition and health, large and old	Retained	11
28	10782	DF/Pm	38	38	18'	N/A	18'	18'	23	2	generally good condition and health, large and old	Retained	23
29	10783	DF/Pm	18	30	18'	N/A	18'	18'	23	1	Good condition and health, young and vigorous	Retained	23
30	10784	DF/Pm	16	30	18'	N/A	18'	18'	8	1	Good condition and health, young and vigorous	Retained	8
31	10785	DF/Pm	26	32	18'	N/A	18'	18'	14	1	Good condition and health, young and vigorous	Retained	14
32	10786	DF/Pm	26	40	18'	N/A	18'	18'	14	2	generally good condition and health, large and old	Retained	14
33	10787	DF/Pm	10	16	8'	N/A	8'	8'	2	1	Good condition and health, young and vigorous	Retained	2
34	10788	DF/Pm	8	14	8'	N/A	8'	8'	2	1	Good condition and health, young and vigorous	Retained	2
35	10789	DF/Pm	18	38	18'	N/A	18'	18'	8	2	generally good condition and health, large and old	Retained	8
36	10790	DF/Pm	28	36	18'	N/A	18'	18'	15	2	generally good condition and health, large and old	Retained	15
37	10791	DF/Pm	16	34	18'	N/A	18'	18'	6	2	generally good condition and health, large and old	Retained	6
38	10792	DF/Pm	34	36	18'	N/A	18'	18'	20	2	generally good condition and health, large and old	Retained	20
39	10793	DF/Pm	8	12	8'	N/A	8'	8'	20	1	Good condition and health, young and vigorous	Retained	20
40	10794	DF/Pm	38	36	18'	N/A	18'	18'	23	2	generally good condition and health, large and old	Retained	23
41	10795	DF/Pm	18	30	18'	N/A	18'	18'	8	2	generally good condition and health, large and old	Retained	8
42	10796	WH/Th	30	22	18'	N/A	18'	18'	11	2	generally good condition and health, large and old	Retained	11
43	10797	DF/Pm	36	36	18'	N/A	18'	18'	21	2	generally good condition and health, large and old	Retained	21
44	10798	DF/Pm	40	42	18'	N/A	18'	18'	24	2	generally good condition and health, large and old	Retained	24
45	10799	DF/Pm	18	36	18'	N/A	18'	18'	8	2	generally good condition and health, large and old	Retained	8
46	10800	DF/Pm	32	40	18'	N/A	18'	18'	18	2	generally good condition and health, large and old	Retained	18
47	10836	DF/Pm	48	42	N/A	18'	18'	18'	30	2	generally good condition and health, large and old	Retained	30
48	10837	WH/Cc	6	14	N/A	8'	8'	8'	1	1	Good condition and health, young and vigorous	Retained	1
49	10838	Ap/Md	6	14	N/A	8'	8'	8'	1	1	Good condition and health, young and vigorous	Retained	1
50	10839	Ap/Md	10	16	N/A	8'	8'	8'	1	1	Good condition and health, young and vigorous	Retained	1
51	10840	Ap/Md	10	16	N/A	8'	8'	8'	1	1	Good condition and health, young and vigorous	Retained	1
52	10841	Ap/Md	8	16	N/A	8'	8'	8'	1	1	Good condition and health, young and vigorous	Retained	1
53	10842	Ap/Md	8	16	N/A	8'	8'	8'	1	1	Good condition and health, young and vigorous	Retained	1
54	10843	Ap/Md	8	16	8'	8'	8'	N/A	1	1	Good condition and health, young and vigorous	Retained	1
55	10844	Ap/Md	6	16	8'	8'	8'	N/A	1	1	Good condition and health, young and vigorous	Retained	1

841

694

OFF-SITE TREES

	Tree Tag #	Species	DBH	Crown Diameter	N	S	E	W	Density Credit	Rating	Condition Notes	Status	
	10579	DF/Pm	20	34	N/A	N/A	N/A	18'	N/A	2	generally good condition and health, large and old	Removed	
	10580	DF/Pm	30	36	N/A	N/A	N/A	18'	N/A	2	generally good condition and health, large and old	Removed	
	OS1	DF/Pm	30	38	N/A	N/A	N/A	18'	N/A	2	generally good condition and health, large and old	Retained	
	OS2	DF/Pm	24	34	N/A	18'	N/A	N/A	N/A	2	generally good condition and health, large and old	Retained	
	OS3	DC/Cd	12	22	N/A	12'	N/A	N/A	N/A	1	Good condition and health, young and vigorous	Retained	
	OS4	DF/Pm	18	32	N/A	14'	N/A	N/A	N/A	2	generally good condition and health, large and old	Retained	
	OS5	WWP/Pm	30	30	N/A	18'	N/A	N/A	N/A	2	generally good condition and health, large and old	Retained	
	OS6	DF/Pm	14	18	N/A	N/A	10'	N/A	N/A	1	Good condition and health, young and vigorous	Removed	0
	OS7	SB/Bp	20	22	N/A	N/A	10'	N/A	N/A	2	generally good condition and health, large and old	Removed	0
	OS8	TP/Pc	12	32	N/A	18'	N/A	N/A	N/A	1	Good condition and health, young and vigorous	Retained	
	OS9	TP/Pc	12	32	N/A	18'	N/A	N/A	N/A	1	Good condition and health, young and vigorous	Retained	
	OS10	DF/Pm	14	20	N/A	N/A	10'	N/A	N/A	1	Good condition and health, young and vigorous	Retained	
	OS11	DF/Pm	16	34	12'	N/A	N/A	N/A	N/A	1	Good condition and health, young and vigorous	Retained	
	OS12	DF/Pm	24	40	15'	N/A	N/A	N/A	N/A	2	generally good condition and health, large and old	Retained	
	OS13	DF/Pm	14	20	10'	N/A	N/A	N/A	N/A	1	Good condition and health, young and vigorous	Retained	

	OS14	DF/Pm	24	32	15'	N/A	N/A	N/A	N/A	2	Generally good condition and health, large and old	Retained	
	OS15	DF/Pm	14	24	10'	N/A	N/A	N/A	N/A	1	Good condition and health, young and vigorous	Retained	
	OS16	DF/Pm	30	40	15'	N/A	N/A	N/A	N/A	2	Generally good condition and health, large and old	Retained	
	OS17	DF/Pm	22	36	12'	N/A	N/A	N/A	N/A	2	Generally good condition and health, large and old	Retained	
	OS18	PD/Cn	8	30	15'	N/A	N/A	N/A	N/A	1	Good condition and health, young and vigorous	Removed	0
	10894	BLM/Am	~24	~24	N/A	N/A	N/A	N/A	N/A	4	Trunk decay/failure	Retained	
	10871	DF/Pm	~30	~24	N/A	N/A	N/A	N/A	N/A	2	Generally good condition and health, large and old	Removed	0
	10872	DF/Pm	~30	~24	N/A	N/A	N/A	N/A	N/A	2	Generally good condition and health, large and old	Removed	0
	10883	BLM/Am	~18	~24	N/A	N/A	N/A	N/A	N/A	2	Good condition and health, young and vigorous	Retained	
	10884	BLM/Am	~18	~24	N/A	N/A	N/A	N/A	N/A	2	Good condition and health, young and vigorous	Retained	
	10885	DF/Pm	~30	~24	N/A	N/A	N/A	N/A	N/A	2	Generally good condition and health, large and old	Retained	
	10889	DF/Pm	~30	~24	N/A	N/A	N/A	N/A	N/A	2	Generally good condition and health, large and old	Retained	

Tree Tag # Number assigned to tree on survey tag

Species Species code:

Ap/Md=Apple (*Malus domestica*)

BLM/Am=Bigleaf maple (*Acer macrophyllum*)

DCCd=Deodar cedar (*Cedrus deodara*)

DF/Pm=Douglas fir (*Pseudotsuga menziesii*)

PD/Cn=Pacific dogwood (*Cornus nuttallii*)

SB/Bp=Silver birch (*Betula pendula*)

TP/Pc=Thundercloud plum (*Prunus cerasifera*)

WH/Cc=Western hazelnut (*Corylus cornuta*)

WH/Th=Western hemlock (*Tsuga heterophylla*)

WRC/Tp=Wester red cedar (*Thuja plicata*)

WWP/Pm=Western white pine (*Pinus monticola*)

Dbh Diameter at 4.5' above ground surface

Crown diameter Maximum diameter of crown spread in feet

Rating Condition rating (1=Excellent condition and health; 2=Generally good condition and health;

3=fair condition and health, minor defects or stress; 4=Poor condition and/or health)

Condition Notes General notes about health, condition and vigor

Property Area = 63,202 s.f. (1.45 acre) x 30 = 44 density credits required to be retained/provided
694 density credits retained.

Aoife Blake

From: Linda Flajole <lflajole@hotmail.com>
Sent: Wednesday, September 27, 2017 9:12 AM
To: Aoife Blake
Subject: Our concerns on project SUB17-00516

September 25, 2017

Aoife Blake

123 5th Ave, Kirkland, WA. 98033

E:mail-ablake@kirklandwa.gov

Permit Number: SUB17-00516

To whom it may concern;

After reading this notice and thinking about it we do have some concerns that we want to make sure are met.

1. That there will be a drain field running North to South. Protecting all land West of proposed building site. That there will be NO hole dug for a water holding pond for mosquitos.
2. Looking forward to the trees in this back corner next to our property to be removed for we are tired of cleaning up the falling needles and limbs from wind storms. But do you need to take down all the rest up front? So, your planning on clear cutting over 40 trees over 100' tall?
3. We do hope you plan on building a beautiful fence all around this development.
4. Why are you pushing for 8 homes in that four-parcel area? Don't people get any yards anymore? We gave permission to run sewer through our property for 6 homes not 8. Besides that, the man hole is at the end of our driveway. We give you an inch and you take a mile!!! Don't know why they couldn't connect it to the manhole in the middle of our cul-de-sac. Do you really have to be so money hungry? Don't know how our kids and grandkids can afford any houses these days.
5. Has anyone thought about the traffic that these homes will be bringing into our area???
6. What about all the noise? We are mostly retired in this area and sleep in until 10:00 am and take a nap during the day. So, what are your hours of operation?
7. We have lived in our house here for 42 years and enjoy the peace and quiet.

Thank you for addressing our concerns.

Richard & Linda Flajole

8617 NE 133rd Street

Kirkland, WA. 98034-1703

Phone: 425-823-5803

lflajole@hotmail.com

We also sent a hard copy of this letter to you in the mail.

Aoife Blake

From: Vu Pham <vupha@microsoft.com>
Sent: Tuesday, October 03, 2017 4:46 PM
To: Aoife Blake
Subject: Permit Number: SUB17-00516

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

We are the residences staying in the address: 8618 NE 133rd St, Kirkland, 98034.

We received the notice last 2 weeks and we are currently having some concerns about this project because it is directly next to our houses. So we have quite a number of concerns that I want to make sure you have considered:

1. Our house is at a lower altitude than the construction. In the past, all the trees there are helping us in reducing the water from flooding our house. With all the trees removal, we are going to have a lot of water coming to our houses during the snow/rain season if you do not have a proper water drainfield installed between the properties. Are you going to install a water drainfield at the back between my house and the construction area?
2. My wife is pregnant and she is in critical period of pregnancy in the moment. How do you control the noise and the dust/pollution because of the construction to not badly affect our health and baby's health? In fact, one of our neighbor has 7 kids. Construction dust from 8 houses can negatively affect the children because children are sensitive to dirty atmosphere. Given that the construction is next to our houses.

Thank you for addressing our concern,

Vu Pham,
8618 NE 133rd St, Kirkland, 98034
425 268 8748

Aoife Blake

From: Danielle Maccannell <dnurmeste@hotmail.com>
Sent: Tuesday, October 03, 2017 6:45 PM
To: Aoife Blake
Subject: case no. sub17-00516

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon Aoife Blake

I am a resident @ 13512 87th ave ne, a few houses down from the proposed housing development. I am against this proposal. This road is not set up for the current residents never mind any new occupants. I have been talking to the city of Kirkland about the drainage problems for years now. We still get large bodies of water outside our driveway that freezes all winter and makes it impossible to deliver mail and causes numerous accidents. This road is littered with pools of water that are not able to drain. A lot of resources need to be put into the infrastructure of this area before more people are added to the mix.

cheers,

Danielle Maccannell
"Your Output is only as good as your Input"

Aoife Blake

From: Laita Lau <laihlu@gmail.com>
Sent: Wednesday, October 04, 2017 9:42 AM
To: Aoife Blake
Subject: Permit # SUB17-00516

Follow Up Flag: Follow up
Flag Status: Completed

Dear Aoife,

I am the owner of the property at 8607 NE 135th St, Kirkland WA 98034. I am writing in regards to the permit application at 13401 87th Ave NE.

I am concerned about the permit that will increase the existing four parcels to eight parcels. These are my key concerns.

1) Sewage and drainage for the new eight parcels. Currently, there are only two households, the sewage will be increased by four times. I would like to understand the plan to install these new sewage pipes because there are lots of properties in the neighborhood. I am south of these parcels and have drainage issues, may be because of the soil issues.

2) Increase traffic in the neighborhood. There is a three way stop in front of the properties because of the amount of traffic that goes thru that intersection. Careful study should be performed for traffic flow, esp in case of emergency.

Best Regards,

Erie L Lau

Aoife Blake

From: Diane Cassidy <dianecassidy@hotmail.com>
Sent: Monday, October 09, 2017 3:04 PM
To: Aoife Blake
Subject: Re: SUB17-00516

Dear Aoife,
Thank you for your response. It is helpful.

At this time I would like to officially submit my comments:

Regarding the application SUB17-00516

Currently, at the address of the application (13401 87th Ave. NE, Kirkland) there is one building. To change this large lot to 8 separate lots would do several things that concern me:

- ~ It would cover 50% of 1.45 acres in just homes. MORE land would be covered by driveways and a street.
- ~ This amount of structure on the land would make it very difficult for rain to be absorbed by the remaining land. Run-off would be increased, increasing the intensity of the water flow in storm drains/sewers and also streams and wetlands downhill.
- ~ Several large trees would be destroyed, taking with them water absorption capability.
- ~ My downhill home has been flooded before when land was changed from land with trees to land with no trees.
- ~ Taking out old trees would also remove needed habitat for wildlife. Finn Hill is losing large amounts of wildlife habitat. Wildlife and trees are part of what makes Finn Hill so unique and livable.
- ~ The old trees also provide oxygen to the entire neighborhood. Apparently one fir tree supplies up to four people with fresh air. Required planting of new saplings of non-native trees just don't cut it in comparison.
- ~ Old trees also supply shade for our ever hotter summers. Yes, air conditioning can go in, but that just ADDS to climate change problems rather than help.
- ~ New housing going up is on much smaller lots with MUCH larger houses. These dwarf the existing homes and are out of scale with our neighborhoods.
- ~ My understanding when we were annexed was that any old King County application for development would not be rubber stamped if the application had shown no movement in the actual permitting and development. This property has had applications for development before we were annexed into Kirkland. Nothing went forward prior to annexation - so why is it happening now and why are we are allowing it?

~ While I understand the push for density, density in itself can and does have detrimental effects on the community. Density means a loss of privacy for existing homes and homeowners. New houses are frankly gigantic and loom over existing fences and houses. A new house built behind me has multiple windows that look over my property from above my 6 foot fence. When a person is walking behind that house, they can look over my fence as if my fence is only chest-high from their side. Honestly, this can make for grumpy neighbors.

~ Developers and those new to the neighborhood can and do run roughshod over current owners structures. When the home behind me was built, the grade was raised. No retaining structures were installed by the developer - they just used my existing fence as a retaining wall. Now my fence has many linear feet of soil and gravel piled against it, exerting downhill pressure on my fence, up to a depth of approximately 1 foot high. This will cause my fence to decay as it is covered by soil and dirt, and likely buckle and break the posts and pickets from pressure. Plus it is really irritating that a grade change permit was allowed, nor apparently monitored, without any thought as to what effects it would make on my property.

~ I mention my own property issues as examples of the unintended consequences of both density and the current gigantic size of new construction. While I am not immediately adjacent to the proposal, I am immediately adjacent to properties bordering on the proposed development.

~ I would be slightly less concerned about many of these issues if I felt that regulations would protect the neighborhood and neighbors. For example: there were requirements to save the old trees where they stand; permitting and inspections checked to see if neighboring structures are being misused; sight-lines into other properties were considered when approving house applications; and if the houses allowed were simply smaller and lower to begin with, fitting better in the existing neighborhoods as well as creating some much-needed starter homes in Kirkland.

I don't really think my comments will matter much or mitigate anything. My view is that whenever a development sign goes up, it is actually too late to do anything.

However, thank you for listening,
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