



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225
www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

December 3, 2014

Permit application: 100th Street Short Plat ([SUB14-01965](#))

Location: [12820 NE 100th Street](#)

Applicant: James Kerby, Benjamin Ryan Communities

Project description: Subdivide a 14,921 square foot parcel into 2 single family lots in the RSX 7.2 Zone. All existing structures are proposed to be removed. An integrated development plan is not included with the short plat approval (see Attachments 1 and 2).

Decisions Included: Short Plat (Process I)

Project Planner: Ron Hanson, Planning Consultant

SEPA Determination: Exempt

Department Decision: **Approval with Conditions**

Eric Shields, Director
Department of Planning and Community Development

Decision Date:	December 1, 2014
Appeal Deadline:	December 17, 2014

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., December 17, 2014**. For information about how to appeal, contact the Planning Department at (425)587-3225. An appeal of this project decision would be heard by the Hearing Examiner.

I. CONDITIONS OF APPROVAL

1. 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.
2. Prior to recording the short plat the applicant shall obtain a demolition permit from the City of Kirkland and remove the existing house on the site (see Section II).

II. SITE AND NEIGHBORHOOD CONTEXT

Zoning District	RSX 7.2
Comprehensive Plan Designation	(LDR-6) Low Density Residential, 6 dwelling units per acre
Property Size	14,921 Square Feet
Current Land Use	Single Family / There is an existing single family home that straddles the common property line between proposed Lots 1 and 2, and a detached garage and a small shed located on the eastern portion of the site. The applicant is proposing to remove all structures. The house is required to be removed since it would not meet the structure setback requirements from the new common property line between the proposed lots.
Proposed Lot Sizes	Lot 1: 7,416 square feet Lot 2: 7,505 square feet
Lot Size Compliance	All lots meet the minimum lot size for the zoning district. See Section V.A for a compliance analysis.
Terrain	The site is generally level with slopes of less than 5 percent.
Trees	There are 11 significant trees on the site. 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. Since an Integrated Development Plan is not proposed with this application, no trees are approved for removal as part of the short plat approval.
Access	Access to the existing home is from NE 100 th Street. Access to both proposed lots will also be directly from NE 100 th Street.
Neighboring Zoning and Development	
<ul style="list-style-type: none"> • North 	RSX 7.2, Single Family Homes

<ul style="list-style-type: none"> • South 	NE 100 th Street, RSX 7.2, Single Family Homes, Mark Twain Elementary School is located 3 single family lots to the south.
<ul style="list-style-type: none"> • East 	RSX 7.2, Single Family Homes
<ul style="list-style-type: none"> • West 	RSX 7.2, Single Family Homes, North Rose Hill Woodlands Park is located on the southwest corner of NE 100 th Street and 128 th Avenue NE.

III. PUBLIC NOTICE AND COMMENT

The public comment period for this application ran from October 30, 2014 to November 17, 2014. The Planning Department received one email in general support of the short plat from Joan Sullivan who resides at 12815 NE 100th Street (see Attachment 5). She requests that the two future homes be of a craftsmen style to fit with the other existing homes in the immediate neighborhood.

Staff Response: In this case, the City of Kirkland does not have the authority to require a specific house style to be constructed on the single family lots. The future homes and associated site development on each lot will however be required to meet all applicable Kirkland Zoning Code requirements related to building height, setbacks from property lines, and allowable square footage.

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 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 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

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

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.

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

The short plat must be recorded with King County within seven (7) 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 seven (7) 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. Short Plat Plans
3. Development Standards
4. Tree Plan
5. Public Comments

IX. PARTIES OF RECORD

Applicant: James Kerby, Benjamin Ryan Communities
 Parties of Record
 Department of Planning and Community Development
 Department of Public Works
 Department of Building and Fire Services

**NE 100TH ST SHORT PLAT
SUB14-01965**

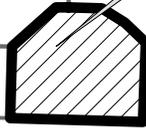
NE 102ND PL

NE 102ND PL

NE 101ST PL

NE 101ST PL

12820 NE 100TH ST



NE 100TH ST

**North Rose Hill
Woodlands Park**

NE 99TH LN

129TH PL NE

NE 98TH PL

NE 97TH PL

128TH AVENUE NE

130TH AVENUE NE

**Mark Twain
Elementary
School**





12820 NORTHEAST 100TH STREET SHORT PLAT

A PORTION OF THE SE1/4 - SE1/4 SEC. 33, TWP. 26N., RNG. 5E. W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

Short Plat City of Kirkland

FILE NO: SUB14-_____

CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED, REVIEWED, AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE
SHORT SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND
MUNICIPAL CODE, THIS _____ DAY OF _____, 20_____.

DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT OF ASSESSMENT
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20_____.

KING COUNTY ASSESSOR

Description:

LOT 7, SUNSET PARK, CITY OF KIRKLAND SHORT PLAT NO. SS-89-141,
RECORDED MAY 22, 1990, UNDER RECORDING NO. 9005229001, DESCRIBED
AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, BEING THE
TRUE POINT OF BEGINNING:
THENCE NORTH 01°51'27"EAST, A DISTANCE OF 81.00 FEET;
THENCE NORTH 51°39'02"EAST, A DISTANCE OF 57.65 FEET;
THENCE SOUTH 88°25'27"EAST, A DISTANCE OF 48.00 FEET;
THENCE SOUTH 59°02'13"EAST, A DISTANCE OF 28.50 FEET;
THENCE SOUTH 45°22'07"EAST, A DISTANCE OF 30.78 FEET;
THENCE SOUTH 01°51'27"WEST, A DISTANCE OF 83.00 FEET;
THENCE NORTH 88°25'27"WEST, A DISTANCE OF 139.5 FEET, TO THE
TRUE POINT OF BEGINNING.

(BEING LOT 7, CITY OF KIRKLAND LOT LINE ALTERATION, RECORDED
MAY 20, 1992, UNDER RECORDING NO. 9205201000).

Surveyor's Notes:

- 1) The monument control shown for this site was accomplished by field traverse utilizing a three (3) second theodolite with integral electronic distance measuring meter (Trimble S-3) and Real Time Kinematic (RTK) / Static Global Positioning System (GPS). Linear and angular closure of the traverses meet the standards of WAC 332-130-090.
- 2) Utilities other than those shown may exist on this site. Only those which are visible or having visible evidence of their installation are shown hereon.
- 3) This survey represents physical improvement conditions as they existed September 22, 2014, the date of this field survey.
- 4) Full reliance for legal descriptions and recorded easements have been placed on the title report from First American Title Insurance Company Commitment order No. 4262-2312673, dated August 28, 2014. No additional research has been attempted.
- 5) Offset dimensions shown hereon are measured perpendicular to property lines.

City Plat Notes:

- 1) ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.
- 2) UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER OR STORM WATER STUB 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 OR SURFACE WATER STUB, 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.
- 3) 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 WITH THE LAND AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.

Dedication:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED HEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS, AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF KIRKLAND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SHORT SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF KIRKLAND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KIRKLAND, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER.

IN WITNESS WHEREOF WE SET OUT HANDS AND SEALS.

JOHN BAYS
BENJAMIN RYAN COMMUNITIES, LLC

BY: _____
CONSTRUCTION LOAN SERVICES, LLC

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN BAYS TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT OF BENJAMIN RYAN COMMUNITIES, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN _____
MY COMMISSION EXPIRES: _____

PRINT NOTARY NAME

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE _____ OF CONSTRUCTION LOAN SERVICES, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN _____
MY COMMISSION EXPIRES: _____

PRINT NOTARY NAME

RECORDING CERTIFICATE:

Recording No. _____
Filed for record this _____ day of _____, 2014 at _____
_____.M. in book _____ of Surveys at page _____ at the request of
Stephen H Woods, PLS

Manager _____ Superintendent of Records _____

LAND SURVEYOR'S CERTIFICATE:

This map correctly represents a survey made by me or under my
direction in conformance with the requirements of the Survey Recording
Act at the request of John Bays in August 2014.

Stephen H Woods
Certificate No. 38965



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
3309 56th Street NW, Suite 106 Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourplc.com

DRAWN BY: J Kieswetter	CHECKED BY: S Woods
DATE: SEPT 24, 2014	JOB NAME: 14-194
SCALE: NA	JOB NO.: 14-194B

INDEX DATA:
SE-SE 33, T26N, R5E, WM

SURVEY FOR:
BENJAMIN RYAN COMMUNITIES
10011 BRIDGEPORT WAY SOUTHWEST
SUITE 1500-212
LAKEWOOD, WA 98499

KING COUNTY, WASHINGTON

SHEET 1 OF 2



12820 NORTHEAST 100TH STREET SHORT PLAT

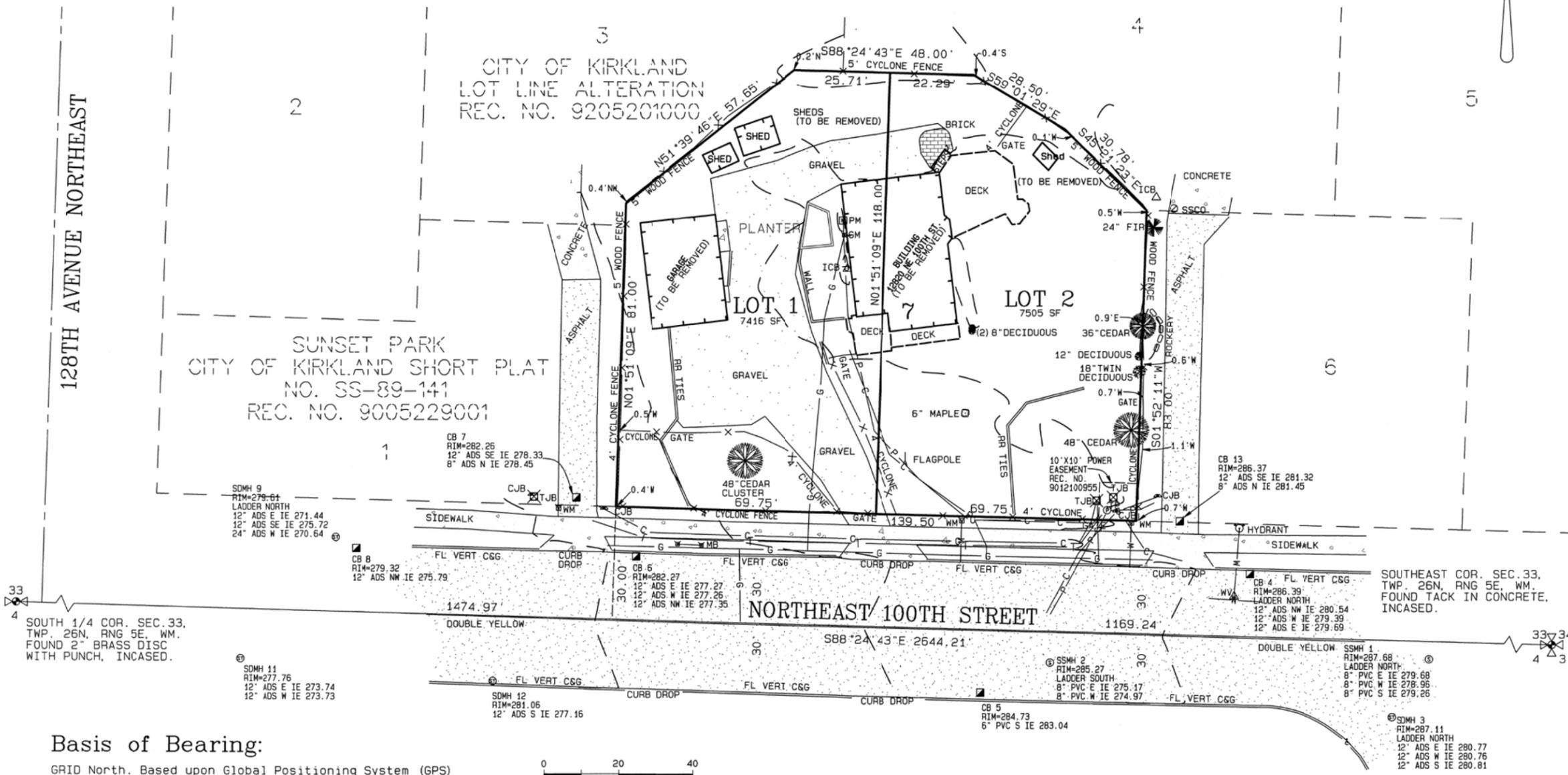
A PORTION OF THE SE1/4 - SE1/4 SEC. 33, TWP. 26N., RNG. 5E. W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

Vertical Datum:

BASE:
COK 32: FOUND 3/8" PLUG IN CONCRETE, INCASED
AT STREET INTERSECTION OF NE 100TH STREET
AND 116TH AVENUE NE.
ELEVATION 354.889 (NAVD 88)

Legend:

- = Found monument. Visited 9-22-14
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR 38965".
- ⊕ = Gas meter (GM)
- G- = Gas paint mark
- ⊙ = Sanitary Sewer Clean Out (SSCO)
- ⊗ = Sanitary Sewer Manhole (SSMH)
- ⊕ = Storm Drainage Manhole (SDMH)
- = Catch basin (CB)
- △ = Water valve (WV)
- ⊕ = Water meter (WM)
- ⊕ = Hydrant (FH)
- △ = Irrigation control box (ICB)
- P- = Power paint mark
- ⊕ = Power meter
- ⊕ = Cable junction box (CJB)
- ⊕ = Telephone junction box (TJB)
- C- = Cable paint mark
- T- = Telephone paint mark
- W- = Water paint mark



33
4 SOUTH 1/4 COR. SEC.33,
TWP. 26N, RNG 5E, WM.
FOUND 2" BRASS DISC
WITH PUNCH, INCASED.

SOUTHEAST COR. SEC.33,
TWP. 26N, RNG 5E, WM.
FOUND TACK IN CONCRETE,
INCASED.

Basis of Bearing:

GRID North. Based upon Global Positioning System (GPS) Lambert Grid Washington State North Zone coordinates. A convergence angle of ZERO counterclockwise was applied at an 3/8" PLUG IN CONCRETE, INCASED AT THE SOUTHWEST corner of Section 33, Township 26 NORTH Range 5 East of the Willamette Meridian. The North American Datum of 1983/1991 (NAD 83/91) grid coordinates were found to be 254479.350 / 1307168.660 at that point. The inverse of both the sea level correction factor of 0.999970309 and the grid scale factor of 0.9999867764 was applied to the grid coordinates for shown ground distances.



SCALE:
1" = 20'



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
3309 56th Street NW, Suite 106 Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourplc.com

DRAWN BY: J Kieswetter	CHECKED BY: S Woods
DATE: SEPT 24, 2014	JOB NAME: 14-194
SCALE: 1" = 20'	JOB NO.: 14-194b

INDEX DATA: SE-SE 33, T26N, R5E, WM
SURVEY FOR: BENJAMIN RYAN COMMUNITIES 10011 BRIDGEPORT WAY SOUTHWEST SUITE 1500-212 LAKEWOOD, WA 98499
KING COUNTY, WASHINGTON
SHEET 2 OF 2

VOLUME/PAGE



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.kirklandwa.gov

SHORT PLAT DEVELOPMENT STANDARDS LIST

File: 100th Street Short Plat (SUB14-01965)

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 11 significant trees on the site, of which 6 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
1	X		
3			Not viable
4	X		
6		X	
7			Not viable
8		X	
9	X		
10			Not viable
11			Not viable
12			Not viable
13	X		

Trees #1, 4, 9 and 13 are high retention value trees. Trees #6 and 8 are moderate retention value trees. Trees #3, 7, 10, 11 and 12 are low retention trees which are not viable. Trees #2 and 5 are not significant trees due to size.

Tree #1 was measured at 42 inches basal diameter (at grade). Tree #4 measures 10.8 inches, with stems of 3.5, 3.5, 6, 5.5 and 5 inches, not 22 inches DBH. I’ve typed tree #6 as a moderate retention value tree due to the strong re-sprouts growing from the topping cuts. Tree

#9 does not have observable roots damage to adjacent infrastructure. I've typed trees #10, 11 and 12 as not viable, low retention value trees due to their very acute branching angles, which are producing included bark. Decay is likely in these stem attachment points. The limits of disturbance should be tailored for the individual trees based on the building improvements proposed and the likelihood that impacts will only touch one side of a trees root zone.

ROW trees: no concerns at this time.

Neighbor's trees: there is a Douglas fir approximately 17 inches DBH about 2.5' onto the neighbors property just off the carport off the north side of the garage.

The applicant will need to update the arborist report for submittal at the LSM and building permit stage to address the limits of disturbance for trees 1, 4, 9, and 13, as well as the off-site Douglas Fir tree located adjacent to the existing garage.

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 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 22.32.010 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

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 105.47 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 Rockerries 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 SUB14-01965

FIRE DEPARTMENT

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

NO COMMENT

The Fire Department has no specific comments or conditions on the proposed project.

ACCESS

Both proposed lots front on the NE 100th ROW so there are no additional requirements for fire department access. The access width may be whatever is allowed by Public Works and Planning.

HYDRANTS AND FIRE FLOW ARE ADEQUATE

Existing hydrants in the area are adequate to provide coverage for the proposed project. The closest hydrant is already equipped with a 5" Storz fitting.

Fire flow in the area is approximately 3100 gpm which is adequate for development.

SPRINKLER THRESHOLD

Per Kirkland Municipal Code, all new homes which are in areas with fire flow less than 1000 gpm or access issues require fire sprinklers. Existing buildings which, if new, would have been required to be sprinklered due to fire flow or access must be sprinklered when an addition over 500 square feet is made. (This comment is included in the shortplat conditions for informational purposes only.)

PUBLIC WORKS DEPARTMENT

Permit #: SUB14-01965

Project Name: Benjamin Ryan NE 100th Short Plat

Project Address: 12820 NE 100th St.

Date: October 24, 2014

PUBLIC WORKS CONDITIONS

Public Works Staff Contacts

Building and Land Surface Modification (Grading) Permit Process:

Dan Carmody, Development Engineer

Phone: 425-587-3842 Fax: 425-587-3807

E-mail: dcarmody@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 at www.kirklandwa.gov.

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 fees can also be review the City of Kirkland web site at www.kirklandwa.gov The applicant should anticipate the following fees:

- o Water, Sewer, and Surface Water Connection Fees (paid with the issuance of a Building Permit)
- o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
- o Septic Tank Abandonment Inspection Fee
- o Water Meter Fee (paid with the issuance of a Building Permit)
- 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.

4. Submittal of Building Permits within a subdivision prior to recording:

- Submittal of a Building Permit with an existing parcel number prior to subdivision recording: A Building Permit can be submitted prior to recording of the subdivision for each existing parcel number in the subject project, however in order for the Building Permit to be deemed a complete application, all of the utility and street improvements for the new home must be submitted with application. However, the Building Permit will not be eligible for issuance until after the Land Surface Modification Permit is submitted, reviewed, and approved to ensure the comprehensive storm water design required by the subdivision approval is reviewed and approved, and then shown correctly on the Building Permit plans to match the Land Surface Modification Permit.

- Submittal of Building Permits within an Integrated Development Plan (IDP): If this subdivision is using the IDP process, the Building Permits for the new homes can only be applied for after the Land Surface Modification Permit has been submitted, reviewed, and approved.

- Submittal of a Building Permit within a standard subdivision (non IDP): If this 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 Land Surface Modification permit has been submitted, reviewed, and approved.

- Review of Expedited or Green Building Permits: A new single family home Building Permit within a subdivision can only be review on an expedited or green building fast track if submitted electronically through MBP and the Land Surface Modification permit has been submitted, reviewed, and approved.

- Review of detached multi-family building permits: Detached multi-family building permits can only be applied for after the Land Surface Modification permit 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. Contact the Development Engineer assigned to this project to assist with this process.

- If the Developer will be installing the improvements prior to recording of the subdivision, there is a standard right of way restoration security ranging from \$10,000.00 to 30,000.00 (value determined based on amount of right-of-way disruption). This security will be held until the project has been completed.

- Once the subdivision has been completed there will be a condition of the permit to establish a two year Maintenance security.

6. 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

7. This project is exempt from concurrency review.

8. 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 titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public

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Works Pre-Approved Plans and Policies manual.

9. 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.
10. 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).
11. A completeness check meeting is required prior to submittal of any Building Permit applications.
12. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by Waste Management and the City.
13. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.
14. 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 with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

If the lots have on-site private storm water facilities, include this language on the subdivision recording document:

- o Maintenance of On-site Private Stormwater Facilities: Each Lot within the Subdivision has a stormwater facility (infiltration trench, dry wells, dispersion systems, rain garden, and permeable pavement) which is designed to aid storm water flow control for the development. The stormwater facility within the property shall be owned, operated and maintained by the Owner. The City of Kirkland shall have the right to ingress and egress the Property for inspection of and to reasonable monitoring of the performance, operational flows, or defects of the stormwater/flow control facility. If the City of Kirkland determines related maintenance or repair work of the stormwater facility is required, the City of Kirkland shall give notice to the Owner of the specific maintenance and/or repair work required. If the above required maintenance or repair is not completed within the time set by the City of Kirkland, the City of Kirkland may perform the required maintenance or repair, or contract with a private company capable of performing the stormwater facility maintenance or repair and the Owner will be required to reimburse the City for any such work performed. The Owner is required to obtain written approval from the City of Kirkland prior to replacing, altering, modifying or maintaining the storm water facility.

If the project contains LID storm improvements that will be installed as a condition of the new home Building Permit, then include this condition on the Short Plat recording documents:

- o Installation of Low Impact Development (LID) storm drainage improvements with Building Permits: All LID storm drainage features depicted on Sheet ____ of ____ of issued permit LSM1X-0XXXX shall be installed in conjunction with the construction of each new home on lots X to X. The LID improvements include, but are not limited to the rain gardens and the pervious driveways. The Building Permit for the new signal family home on lots X to X will not receive a final inspection until said LID improvements are installed. The pervious access road/Tract serving lots X and X shall be constructed or secured by a performance bond prior to recording of the short plat

Sanitary Sewer Conditions:

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1. The existing sanitary sewer main within the public right-of-way along the front of the property is adequate to serve all the lots within the proposed project.
2. Provide a 6-inch minimum side sewer stub to each lot.
3. All side sewer stubs serving the property shall be PVC type pipe per Public Works Pre-approved Plans Sanitary Sewer Design Criteria. Any side sewer not meeting this standard shall be removed and replaced.

Water System Conditions:

1. The existing water main in the public right-of-way along the front of the subject property is adequate to serve this proposed development.
2. Provide a separate 1" minimum water service from the water main to the meter for each lot; City of Kirkland will set the water meter. The water size is determined when the Building Permit is submitted and is sized per the Uniform Plumbing Code. A 3/4" meter is the typical size for new single-family home.
3. The existing water service shall be abandoned unless otherwise approved by the Development Engineer or Construction Inspector.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum (Policy D-10). See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review requirements. Summarized below are the levels of drainage review based on site and project characteristics:

- Small Project Drainage Review (Types I & II)

Small project drainage reviews are divided into two types, Type I and Type II, primarily based on the amount of impervious surface area. Typical Type I projects create between 500 and 1,999ft² impervious surface area. Type II projects involve between 2,000 and 9,999ft² impervious surface areas, with a total of no more than 5,000ft² of new impervious area and not more than a total of 9,999ft² impervious surface area added since 01/08/01.

2. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, stormwater low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 or L-2 (depending on drainage review) for more information on this requirement.
3. Amended soil per Ecology BMP T5.13 is recommended for all landscaped areas.
4. If a storm water detention system is required, it shall be designed to Level II standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.
5. A storm detention system is not required.
6. It appears that infiltration is proposed for this site to manage the stormwater and meet the LID requirements. There are two options based on the current design:
 - a. Use full infiltration without an overflow and provide a Soils Report as detailed in City of Kirkland Policy L-1. Size the infiltration trenches based on Section C.2.2.3 of the 2009 KCSWDM.
 - b. Use full infiltration and provide an overflow to the City's storm drainage system. A soils report will not be required, but the trench must be 20' linear feet per 1,000 sf of impervious area.
7. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).
8. It doesn't appear that any work within an existing ditch will be required, however the developer has been given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the

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project activities.

Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch

<http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx>

Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

9. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.
10. 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.
11. Provide a separate storm drainage connection for each lot. All roof and driveway drainage must be tight-lined to the storm drainage system or utilize low impact development techniques. The tight line connections shall be installed with the individual new houses.
12. A storm sewer "Joint Maintenance Agreement" must be recorded with the property for the jointly used storm sewer lines.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts NE 100th St. This street is a Neighborhood Access type street. This street is fully developed and no frontage improvements are required.
2. 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.
 - 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.
3. Remove and replace all broken existing curb, gutter, and sidewalk along property frontage.
4. The existing sidewalk has significant damage from the roots of the street trees. The sidewalk shall be removed and replaced, including any necessary root pruning to provide a smooth sidewalk. Additionally, the sidewalk shall be adjusted approximately 1' away from the road to provide the minimum planter width of 4.5'. Provide a smooth transition between the existing sidewalk and new alignment.
5. The driveway for each lot shall be long enough so that parked cars do not extend into the access easement or right-of-way (20 ft. min.)
6. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.
7. 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.
8. Underground all new and existing on-site utility lines and overhead transmission lines.
9. 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 NE 100th St 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 (((street name))). 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

10. New street lights may be required per Puget Power 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 or building permit.

SUF

SOUND URBAN FORESTRY, LLC

Appraisals ~ Site Planning ~ Urban Landscape Design and Management
Environmental Education ~ Environmental Restoration – Tree Risk Assessment

10/6/14

Benjamin Ryan Communities
James Kerby
10011 Bridgeport Way SW
Suite 1500-162
Lakewood, WA 98499

RE: Tree Evaluation at 12820 Northeast 100th Street, Kirkland, WA

Mr. Kerby:

The following information is a summarization of my recent evaluation at 12820 NE 100th St., in Kirkland WA as part of a proposed short plat of the parcel.

Definition of the Assignment

On October 6, 2014, I conducted an assessment of existing trees located within the identified site as well as adjacent properties to provide information necessary for the development of a Tree Plan as required by the City of Kirkland.

I. Site Description

The site is a previously developed single family residence located at 12820 Northeast 100th Street, parcel #9005229001. In addition to the house, there are several small out buildings, a large garage and various landscape improvements.

1826 4th Street - Tree Plan I

II. Inventory of Trees

I have identified 13 trees within the property. One of these trees (#13) is on the eastern property line. Of the 13 trees, 11 of them are 6" or greater and therefore considered significant by the City. The following table presents my field data. Tree locations are identified on the attached site plan.

Tree ID #	Species	Trunk Diameter (inches)	Comments/Condition	Tree Units	Limits of Disturbance for Significant Trees
1	Western Red Cedar	74	Good condition and retention value; multiple stems	21+	12' Radius
2	Japanese Maple	3	Good condition and retention value	.5	NA
3	Apple	10	Poor condition and retention value; previously cut at 3.5' and re-sprouted	0	6' Radius
4	Vine Maple	22	Good condition and retention value; multi-stem	7	12' Radius
5	Ginkgo	3	Good condition and retention value; somewhat shaded from #4	.5	3' Radius
6	Eastern Dogwood	6	Poor condition and retention value; past damage from storm or poor pruning	1	6' Radius
7	Sourwood	8	Poor condition and retention value; topped in the past,	1	6' Radius
8	Japanese Maple	6	Fair condition, poor retention value; significant damage to the base	1	6' Radius
9	Coastal Redwood	46	Fair condition, medium retention value; top died out in the past, a new central leader has established; roots are damaging adjacent infrastructure	19	25'
10	Bitter Cherry	26	Fair condition, medium retention value; 3 stems	9	12' Radius
11	Bitter Cherry	16	Fair condition, medium retention value; 3 stems	4	8' Radius
12	Bitter Cherry	11	Fair condition, medium retention value	2	8' Radius

1826 4th Street - Tree Plan I

Tree ID #	Species	Trunk Diameter (inches)	Comments/Condition	Tree Units	Limits of Disturbance for Significant Trees
13	Western Red Cedar	36	Good condition; on property line; roots are damaging adjacent infrastructure	7 (half of 14)	20' Radius

V. Off-Site Trees

Several off-site trees have been identified that could potentially be impacted by activities within this parcel. They have been noted and are shown on the attached site map. Also identified are 6 trees within the frontage right-of-way. Efforts should be made to protect these trees when the plans for the two lots have been decided.

VI. Tree Density Calculations

The Kirkland Zoning Code Section 95.35.2.B.1 requires a minimum tree density of 30 tree credits per acre. If this requirement is not met through tree preservation, then replacement trees must be planted to meet the minimum tree density. The following summary indicates the tree density required for each proposed lot.

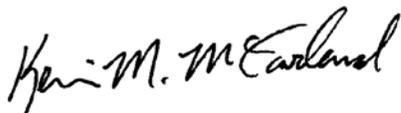
Lot A

7409 sqft/43560 x 30 = 5 Tree Units

Lot B

7356 sqft/43560 x 30 = 5 Tree Units

Professionally submitted,



Kevin M. McFarland, SUF LLC
Consulting Forester/ISA Certified Arborist PN-0373 & Tree Risk Assessor #862

Dawn Nelson

From: Ron Hanson <ronwhanson@comcast.net>
Sent: Tuesday, October 28, 2014 12:30 PM
To: Dawn Nelson
Subject: Fwd: Comment on permit #SUB14-01965

Sent from my iPhone

Begin forwarded message:

From: Joan Sullivan <ajsullivan79@gmail.com>
Date: October 28, 2014 at 12:26:54 PM PDT
To: ronwhanson@comcast.net
Subject: Comment on permit #SUB14-01965

Ron,

My name is Joan Sullivan and I live at 12815 NE 100th St in Kirkland. You can reach me at ajsullivan79@gmail.com. I am writing in regards to permit #SUB14-01965.

I live across the street from the proposed property changes. While I am sad that the original house and side barn will be removed, I have no reservations about 2 houses being built on the property. My only comment is this:

I would prefer that the two homes both be of a style (craftsman type) to fit with the rest of the existing homes in the immediate neighborhood. I have noticed that recently in north Rose Hill some single lots have been purchased and homes with a more modern style have been built.

In my opinion they do not fit in with the other homes and make the other homes appear dated. I have lived in my home for 17 years and plan to stay for a while longer. I would like the neighborhood to stay consistent in style and not have homes built that could perhaps diminish the value of my home.

Thank you for allowing me to comment.

Sincerely,

Joan M Sullivan