



June 5, 2015

Desiree Goble, Planner  
City of Kirkland  
123 Fifth Avenue  
Kirkland, WA 98033

RE: Bridlestone Estates Preliminary Subdivision & Rezone – Incompleteness Resubmittal

Dear Ms. Goble,

The following is in response to your April 24, 2015 letter of “Incomplete Application” for the Bridlestone Estates Preliminary Subdivision application. We have reviewed your comments (in **Bold**) and submit the following response “*in italics*” along with the following items in order to complete our application.

**1. Clarify the project name.**

*The project name is “Bridlestone Estates” as you can see from our submitted Plat Name Reservation which was effective 2/4/15. The pre-application meetings and applications were completed prior to our receiving the Reservation from the County. I have also included a revised page 7 of 9 of the application to only reflect the name of “Bridlestone Estates”.*

**2. Enclosed is a cost estimate for The Watershed Company to review Critical Areas Report for compliance with the approval criteria found in KZC Chapter 90. This review fee will need to be paid and the attached two party agreement will need to be signed and returned before we can issue a determination of completeness.**

*We have included the signed two party agreement as attached and also submit check #4760 made payable to City of Kirkland in the amount of \$2,567.50 as requested in the estimate.*

**Let me know if your proposal includes more than the approval of the following components:**

- a. **Wetland Modification (Paper Fill) (KZC Section 90.55).** - *Yes*
- b. **Wetland B Modification – to allow access to the property (KZC Section 90.60).** - *Yes*
- c. **Placement of a stream in a Culvert for ingress/egress purposes (KZC Section 90.115)** - *Yes*
- d. **Placement of storm water outfall within a wetland buffer (KZC Section 90.43.3).** – *Yes*

**A quick glance at the report revealed that the following information was missing:**

- a. **An evaluation of how your proposal meets the approval criteria for each of the above identified requests. This evaluation should go point by point and explain how the project complies. *The point by point evaluation is included in the revised report.***
  - b. **A planting plan showing the plant materials (quantity, size, and general location) and other habitat features to be installed. *A planting plan is included on sheets M1-M4 of the Detailed Mitigation plans.***
  - c. **Please complete the King County Bond worksheet and include with your updated proposal. *This worksheet is now included at the end of the revised report.***
- 3. Page 3, Survey, Item a.2 requires that the exterior property corners are to be described and corners set. In addition please have the surveyor provide the total square footage of the following features located on the subject property.**
- a. **Wetland A – 2,620 Sq. Ft. has been noted on the plans**
  - b. **Wetland B – Northerly portion 13,623 Sq. Ft has been added to the plans  
Southerly portion 27,593 Sq. Ft. has been added to the plans**
  - c. **Wetland C – 3,792 Sq. Ft. has been added to the plans.**
  - d. **Any stream segment on the subject property that isn't located within one of the wetlands identified above - None**
  - e. **The total unmodified wetland/stream buffer – 133,643 Sq. Ft.**

*The exterior property corners have been set and are noted as such on the Topographic Survey prepared by Triad dated 6-4-2015. These areas have also been noted on the revised Detailed Mitigation plans and Topographic survey which are included in this resubmittal.*

- 4. Page 3, Reports, Item a. The submitted title report document is actually five different reports and the required updates merged into one document. The first document is for a property not located in Kirkland. Confirm pages 1-14 and 21-56 should be deleted from the original report. We need the original title report for order #40101371 (Chaffee property). Attached is a document titled “Key to Title Report Information” created to assist finding a specific document quickly and easily.**

*We have omitted the Title Order# 0028079-04 which was included in error as this property is not located within the boundaries of this property.*

*We have also separated and updated the Title Reports by order of your Key to Title Report Information. Each report and its supporting documents are separated by Owner/Parcel(s) and all original reports and updates are included.*

- 5. Page 3, Reports, Item b. Please ask Triad to provide mathematical lot closures as shown in example.**

*We are including revised “Bridlestone Estates” Map Check lot closures dated 6/2/2015 per your discussions with our surveyor, Mark Harrison of Triad Associates.*

**6. Page 3, Reports, Item e. Provide Geotechnical Report addressing all of the criteria found in KZC Sections 85.15 and 85.25.**

*We are including the Geotechnical Investigation Report dated May 21, 2015 prepared by Liu & Associates, Inc. which also addresses the required KZC Sections beginning on page 23 of 32 and also included is the referenced "Onsite Stormwater Disposal" report, dated August 11, 2014 which was also prepared by Liu & Associates, Inc.*

*This resubmittal package includes the following documents as requested in your April 24, 2015 letter.*

- *The Watershed Company, City of Kirkland signed Agreement and review fee in the amount of \$2,567.50.*
- *Signed page 9 of 9 Preliminary Subdivision Application "Property Owner #2" by Jennifer Crooks.*
- *Critical Areas Report and Mitigation Plan prepared by KLN Construction, Inc., Kyle Legare, Wetland Ecologist/Certified Arborist/CESCL – dated May 11, 2015.*
- *Bridlestone Estates Detailed Mitigation Plans M1-M4 dated May 11, 2015.*
- *Topographic Survey prepared by Triad (revised 6-4-15) reflecting Wetland areas and all exterior property corners.*
- *Mathematical Lot Closures (Map Checks), revised to 35 pages by Triad June 2, 2015.*
- *Geotechnical Investigation Report prepared by Liu & Associates, Inc., May 21, 2015 and the referenced Onsite Stormwater Disposal Report prepared by Liu & Associates, Inc., August 11, 2014.*
- *Complete Title Documents for each Owner/Parcel, including all updates and underlying documents.*
  - *Chaffee – Order No:1365086*
  - *Crooks – Order No:40101371*
  - *Lorig – Order No:40118353*
  - *Soelling – Order No:40107766*

Thank you so much for your time and consideration with this re-submittal. If I can be of any further assistance, please contact me at (425) 778-4111 ext. 105 or [Cher@village-life.net](mailto:Cher@village-life.net).

Sincerely,



Cher Anderson  
VP Engineering & Entitlements