

August 26, 2015



Andy McAndrews
GeoDimensions
10801 Main St., Suite 102
Bellevue, WA 98004

Dear Mr. McAndrews:

Subject: Nexus Homes Short Plat, SUB15-01557

The application you submitted on August 4, 2015, for the proposal identified above, has been reviewed for completeness. As of today, we have determined that your application is not complete. Please submit the following additional information:

- PCD 1. King County shows that the property owner and tax payer is KR3, LLC. They will need to sign the application form and provide all of the required contact information.
- PCD 2. Missing the lot closure calculations for the entire property.
- PCD 3. Have the surveyor provide written verification that the tree locations shown on the short plat have been surveyed.
- PCD 4. Have the surveyor set the exterior property corners (with cap and rebar), or if they have already been set clearly identify them so that I'm able to locate them in the field.
- PCD 5. Verify the proposed short plat name. The application form says Nexus Homes Short Plat, the Short Plat drawing says Radke Short Plat, the MyBuildingPermit.com application form says Radke Short Plat. Please confirm the name you want to move forward with. If it is Radke then we will probably need to add a number such as Radke II Short Plat since there is already a Radke Subdivision.

Following are Public Work comments on the short plat. Any questions about the regarding this list can be directed to Tuan Phan, P.E., Development Engineer, Public Works Department, (425) 587-3843, tphan@kirklandwa.gov.

- PW 1. Coordinate design of 80th Ave NE and stormwater conveyance system along the roadway with the development across the street (Devitt Short Plat) (Parcel 3840700600). Show the roadway build out done by the Devitt SPL and expand with half street improvements per Public Works pre-app conditions.
- PW 2. Downstream property (12714) has experienced routine flooding during larger storm events. Ensure to perform downstream analysis and design site and stormwater system with consideration to not contribute to flooding of downstream properties.

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Coordinate design of conveyance system along 80th Ave NE with this property owner (Jim Dinnie) AND with the Devitt Short Plat.

- PW 3. Reevaluate the stormwater hydrology model and revise Technical Information Report. Prepare the model in accordance with Level 2 Flow Control requirements per the 2009 Surface Water Design Manual of King County (Manual). Pre-developed land condition shall be "Historic Site Condition" (forested) as defined by the Manual. This project site might not be exempted from flow control if the pre-developed land condition is modeled as required. This step is critical in formulating fundamental approach for stormwater mitigation.
- PW 4. Perforated tightline connection for roof drains is not a suitable LID BMP to satisfy the design intent of the project. This BMP is not credited with mitigating Target Impervious Surface, as noted in Section C.2.11 of the Manual.
- PW 5. Please design basic WQ filter strip BMP (if used) in accordance with Chapter 6 of the Manual, instead of the Ecology Manual.
- PW 6. Access easement of 16 ft with 12 ft wide pavement shown through Lot 1 is uncommon and does not meet requirement for 5 ft setback of driveway pavement from property line. Loosely quoting KZC 105.10: When no Fire Department access road is required, and the access easement will service one (1) to four (4) detached dwelling units, the minimum standard is 16 feet of unobstructed pavement in a 21-foot-wide easement. For easements less than 100 feet in length, the Public Works Department may reduce the standard to 10 feet of unobstructed pavement in a 15-foot-wide easement.

We cannot continue processing of your application until this material is received.

Your application will be considered withdrawn due to inactivity if you fail to submit the information requested in this letter within the next 90 days. The 90 day deadline may be extended if you submit a request for an extension and the Planning Director concludes that you are making reasonable progress toward submitting the required information.

If you have any questions, please call me at 425.587.3251.

Sincerely,

PLANNING AND BUILDING DEPARTMENT



Désirée Goble, AICP
Planner