



CITY OF KIRKLAND

Planning and Building Department

123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225

www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

September 28, 2015

Permit application: MS 3 Short Plat ([SUB15-01532](#))

Location: [12805 NE 112th Street](#)

Applicant: Dan O'Neill, Meridian, Inc.

Project description: Subdivide a 13,919 square foot parcel into 2 single family lots in the RSX 7.2 Zone. The applicant is proposing to retain the existing house on proposed Lot 1. An integrated development plan is not included with the short plat (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
Planning and Building Department

Decision Date:	September 23, 2015
Appeal Deadline:	October 12, 2015

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., October 12, 2015. 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.

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.

I. CONDITIONS OF APPROVAL

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.

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	13,919 Square Feet
Current Land Use	There is an existing single family home on Lot 1 that the applicant is proposing to retain. Based on King County records, the existing 2 story house is 2,060 square feet in size. Based on King County Records, house size information submitted by the applicant, and the submitted survey, the house will meet the RSX 7.2 FAR and site coverage requirements on Lot 1. The house, which was built in 1971, has a front yard setback from NE 112 th street of 19 feet. Under the City's current setback requirements, a 20 foot front yard setback is required from NE 112 th Street. Since the proposed short plat is not creating the front yard setback non-conformity, the house can remain on Lot 1.
Proposed Lot Sizes	Lot 1: 7,579 square feet Lot 2: 6,340 square feet
Lot Size Compliance	Both lots meet the minimum lot size for the zoning district utilizing the lot size flexibility provision of KMC Section 22.28.030. See Section V.A for a compliance analysis.
Terrain	The site slopes up from west to east at an average grade of approximately 10 percent.
Trees	There are 6 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	Vehicular access to the existing single family home on Lot 1 is currently from NE 112 th Street. The driveway is located approximately in the center of the site's

	street frontage. The Public Works Department is allowing the driveway to continue to provide access to the existing house , however, if a new house is constructed on Lot 1, the driveway must be re-located either along the east property line of Lot 1, or from the proposed new access drive in the unopened 128 th Avenue NE right-of-way. Access to the future home on Lot 2 will also be from the unopened right of way. See Section V.B, and Attachment 3, Public Works Development Standards.
Neighboring Zoning and Development	
• North	NE 112 th Street, RSX 7.2, Single Family Homes
• South	RSX 7.2, Single Family Homes, Conifer Ridge Plat
• East	RSX 7.2, Single Family Homes
• West	128 th Avenue NE (unopened ROW), RSX 7.2, Single Family Homes

III. PUBLIC NOTICE AND COMMENT

The public comment period for this application ran from August 20, 2015 to September 8, 2015. The Planning and Building Department received one email during the above comment period from Kathy Iverson who resides at 12858 NE 112th Street. The concern expressed relates to the use of the adjacent pedestrian walkway in the unopened 128th Avenue NE right-of-way by children and residents. Construction of a new house on the site should not render the trail unsafe during construction activities or after the house is completed.

Staff Response: The Public works Department is recommending that the unopened right-of-way adjacent to the short plat site be developed with a 10 foot wide access drive to serve the short plat, and a new 5 foot wide sidewalk extending from NE 112th Street to the existing pedestrian trail located south of the site. The existing trail in the right-of-way may need to be closed while these improvements are being installed (see Section V.B and Attachment 3, Public Works 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 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**

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 22.28.030: Lots – Size		
<i>If property is smaller than required for subdivision by less than or equal to 15% of the minimum lot size for the zoning district, subdivision may proceed subject to the following regulations.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Shortage distributed evenly over all lots; OR <input checked="" type="checkbox"/> Existing structure or physical feature makes even distribution difficult (KMC 22.28.030)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property is less than 10% short

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. **Street Improvements and Access**

1. Facts:

(a) The short plat site is bordered by NE 112th Street on the north and 128th Avenue NE (an unopened right-of way) to the west.

- (b) KZC Section 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject short plat.
- (c) Based on the criteria provided in KZC Section 110.20, the Public Works Director has designated NE 112th Street, and 128th Avenue NE, if it were developed to normal street standards, as Neighborhood Access Type Streets.
- (d) KZC Section 110.22 provides that the Public Works Director will designate the right-of-way according to the criteria listed in this section. Based on these criteria, NE 112th Street and 128th Avenue NE would be designated as either an R-20 or R24 Neighborhood Access Type Street.
- (e) KZC Sections 110.30 and 110.35 establish the extent and nature of the improvements that must be provided in an R-20 and R-24 Neighborhood Access Street designations.
- (f) The Public Works Department is recommending that the applicant improve NE 112th Street to Neighborhood Access Type street standards. The recommended improvements include, widening the street to 14 feet from centerline to face of curb, and installing storm drainage, curb and gutter, a 4.5 wide planter strip with street trees 30 feet on-center, and a 5 foot wide sidewalk.
- (g) The 128th Avenue NE right-of-way, adjacent to the short plat site, is currently an unopened 30 foot wide right-of-way that extends approximately 120 feet from NE 112th Street to the south property line of the short plat site. The right-of-way is currently undeveloped except for a City of Kirkland gravel pedestrian path that extends from NE 112th Street to the south property line of the site. The path connects to an existing paved pedestrian path located on the King County approved Conifer Ridge plat to the south. The path is located within Tract C of the plat, which was dedicated to King County for pedestrian walkway and utility purposes (see Attachment 6).
- (h) Since the unopened right-of-way dead-ends at the south property line of short plat site, it cannot be extended in the future due to the adjacent residential development, and it does not provide access to any other adjacent properties, the Public Works Department is recommending a modification to the normally required street standards contained in KZC Section 110.30 and 110.35. The Public Works Department is recommending that the right-of-way be developed with a 10 foot wide access drive, a rolled curb, and a 5 foot wide concrete sidewalk extending from 112th Avenue NE to the south property line of the short plat site, allowing for connection to the existing pedestrian path to the south.
- (i) KZC Section 110.70 (Modifications) states that the City may grant a modification to the nature and extent of required improvements for any of the following reasons: (1) If the improvement as required would not

match the existing improvements; (2) If unusual topographic or physical conditions preclude the construction of the improvements; (3) If other unusual circumstances preclude the construction of the improvements; and (4) If the City and a neighborhood has agreed upon a modified standard for a particular street.

- (j) The Public Works Department recommends that the modification be granted, subject to the recommendations contained in Attachment 3, since there are unusual circumstances that preclude the installation of the normally required Neighborhood Access Type street improvements.
- (k) The City of Kirkland Fire Department has reviewed the proposed vehicular access and has no specific comments or recommended conditions of approval (see Attachment 3, Fire Department Development Standards).

- 2. Conclusions: The recommended and proposed site plan, as conditioned by this report, meets the criteria for modification from the R-20 and R24 Street standards of KZC Section 110.30 and 110.35.

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 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

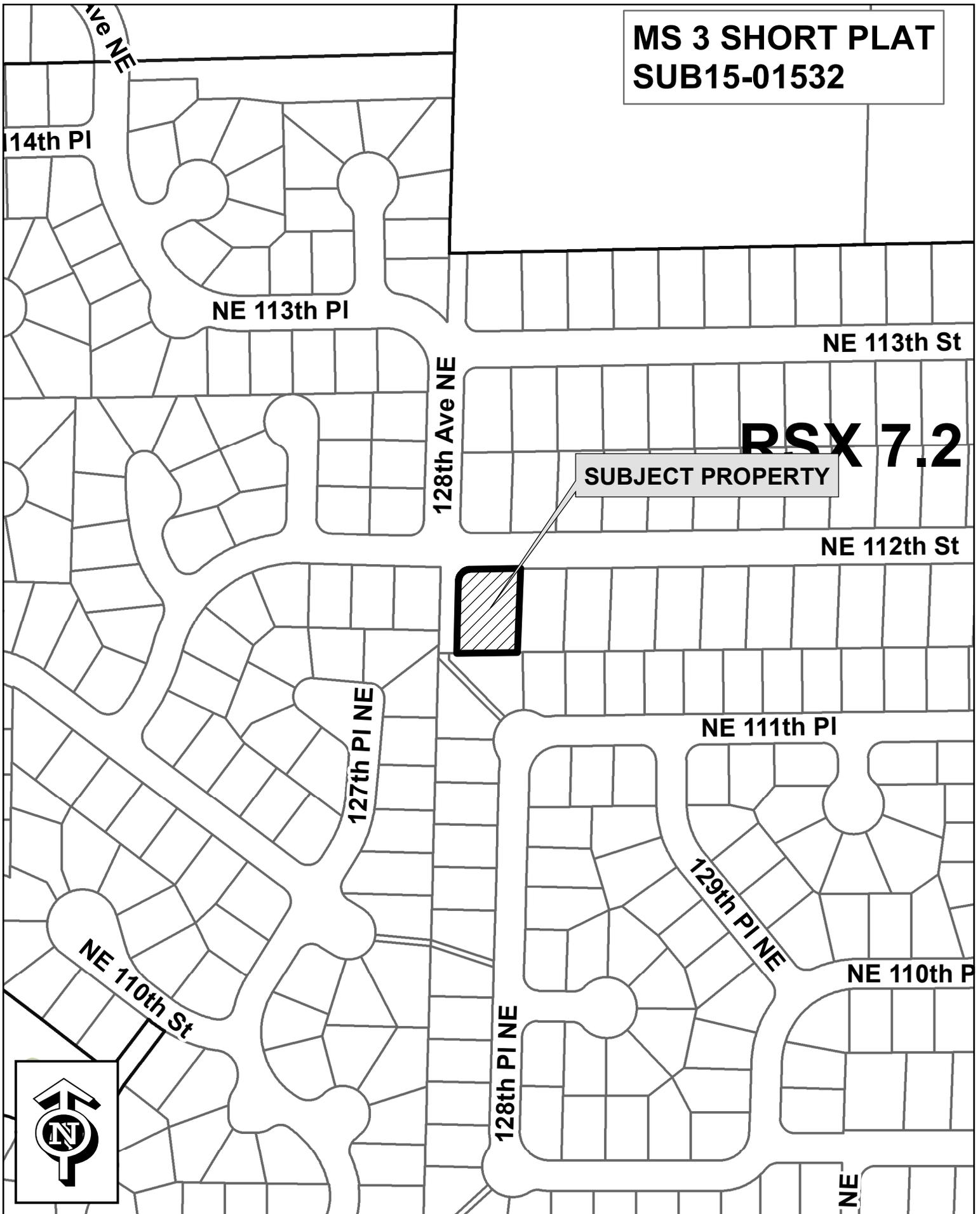
Attachments 1 through 6 are attached.

- 1. Vicinity Map
- 2. Short Plat Plans
- 3. Development Standards
- 4. Tree plan
- 5. Public Comments
- 6. Conifer Ridge Plat

IX. PARTIES OF RECORD

Applicant: Dan O'Neill, Meridian, Inc.
Parties of Record
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

**MS 3 SHORT PLAT
SUB15-01532**



RSX 7.2

SUBJECT PROPERTY





CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
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SHORT PLAT DEVELOPMENT STANDARDS LIST

File: MS 3 Short Plat (SUB15-01532)

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 6 significant trees on the site, all of which 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
102		X	
103		X	
104		X	
105	X		
7.6" DBH Dogwood (5.2"+3.2"+4.5" DBH stems)		X	
12.4" dia. @ 6" Mtn Ash		X	

There are two significant trees labelled as “non-significant” in the arborist report (Dogwood and Mtn. Ash). Both trees are located within the building footprint and are likely to be removed. Tree #102 is a mountain ash not an Oregon ash as indicated in the report.

The only high retention value tree on-site is #105. This tree will likely need to be removed based on the requirement for storm drainage line to run through its root zone.

The tree protection recommendations are good.

ROW trees: Tree #204 is in good health with a canopy interspersed with tree #105. Like tree #105, it will likely have to be removed to allow for the storm drainage line to be located in its root zone.

Neighbor's trees: no concerns at this time

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.

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 SUB15-01532

FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

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

NO COMMENT

The Fire Department has no specific comments or conditions on this shortplat.

ACCESS

The furthest setback of the new lot is close enough to the ROW that 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 3000 gpm, which is adequate for development.

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

Permit #: SUB15-01532

Project Name: MS III

Project Address: 12805 NE 112th

Date: July 29th 2015

PUBLIC WORKS CONDITIONS

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 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. 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 Works Pre-Approved Plans and Policies manual.
8. 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.
9. 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).
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 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:

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 ¾" 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:

- Full Drainage Review

A full drainage review is required for any proposed project, new or redevelopment, that will:

- Adds 5,000ft² or more of new impervious surface area or 10,000ft² or more of new plus replaced impervious surface area,
- Propose 7,000ft² or more of land disturbing activity, or,
- Be a redevelopment project on a single or multiple parcel site in which the total of new plus replaced impervious surface area is 5,000ft² or more and whose valuation of proposed improvements (including interior improvements but excluding required mitigation and frontage improvements) exceeds 50% of the assessed value of the existing site improvements.

2. Based on the preliminary drainage report (Technical Information Report) provided, the site may not meet the 0.1 cfs exemption. The following items should be addressed with the LSM plan developments:

- a. The TIR should meet the requirements for a Full Drainage Review, since it appears that there is more than 5,000 sf of new impervious area.
- b. The developed areas used in the calculations are not clear. Please provide a detailed area breakdown to clarify what areas are included in the calculations.
- c. Please ensure that the pre- and post-developed areas used in the calculations match.
- d. Since the existing home is proposed to remain in this development, there are the following options to address the storm drainage from that house/lot:

- I. Evaluate the proposed lot as new/replaced impervious at the required lot coverage as part of the subdivision TIR.
- II. Remove the lot from calculations as non-targeted surfaces. If this method is taken, the existing home cannot be demolished and redeveloped within 5 years of the recording of the short plat. If the home is demolished and redeveloped within that time period, a storm drainage analysis must be provided for the entire subdivision including the lot at full lot coverage as part of the building permit. The following note must be included on the subdivision:

Redevelopment of Lot 1: Since the home currently constructed on the existing parcel that is proposed to remain as Lot 1 has not been evaluated as part of the storm drainage analysis, the existing home cannot be demolished and redeveloped within 5 years of the recording of this plat. If the home is demolished and redeveloped within that time period, a storm drainage analysis must be provided for the entire subdivisions including Lot 1 at full impervious coverage.

3. 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.

4. Amended soil per Ecology BMP T5.13 is recommended for all landscaped areas.

5. 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.

6. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

7. 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 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

8. 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.

9. 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.

10. Provide collection and conveyance of right-of-way storm drainage

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. Provide a plan and profile design for the storm system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts NE 112th St and unopened right of way. NE 112th St 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:

NE 112th St

- A. Widen the street to 14 ft. from centerline to face of curb.
- B. Install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk.
- C. Extend Type "A" curb line and transition to connect to the curb to the west (rolled curb).
- D. Reinstall street signs.
- E. Any new development on lot 1 may have access from NE 112th St but, must relocate driveway access near the east property line.

Unopened ROW

- A. Install driveway cut.
- B. Install 10' wide access drive rolled curb and 5' wide (min 6" deep) concrete walkway.
- C. Provide 6' deep extension past the driveway opening to lot 2 for backup space and turn around.
- D. Access to Lot 1 may be allowed from the unopened ROW as long as the service driveway is to the south ½ of the property.
- E. Install no parking anytime signs.
- F. Extend 5' wide concrete walkway to the south property line of Lot 2 to connect with existing pedestrian walkway to the south.

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. See Public Works Driveway Policy R-4 for additional information and requirements.

4. The driveway for each lot shall be long enough so that parked cars do not extend into the access right-of-way (20 ft. min.) A 20'x20' onsite parking pad must be provided.

5. 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.

6. Prior to the final of the building or grading permit, pay for the installation of stop and street signs at the new intersections.

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. Underground any new off-site transmission lines.

10. 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 112th 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

SUB15-01532

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hereafter formed by the City or other property owners

11. 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.

**Arborist Report
For
12805 NE 112th St
Kirkland, WA**



June 4th, 2015

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- Site/Tree Photos – pages 5
- Tree Summary Tables - attached
- Tree Plan Map – attached
- City of Kirkland Tree Protection Fencing Specs - attached

1. Introduction

American Forest Management was contacted by Giri Devaraju and was asked to compile an 'Arborist Report' for one parcel located in the City of Kirkland, WA.

The proposed 2-lot short plat encompasses the following parcel: #6608500170, known as 12805 NE 112th St. Our assignment is to prepare a written report on present tree conditions, which is to be filed with the preliminary permit application.

This report encompasses all of the criteria set forth under the City of Kirkland's tree regulations (Chapter 95 of the Kirkland Zoning Code).

Date of Field Examination: May 28th, 2015

2. Description

Four "significant" trees were identified within the parcel boundaries. The subject trees have been identified with a numbered aluminum tag. These numbers correspond with the numbers on the Tree Summary Tables and copy of the attached site plan.

There are five neighboring trees with drip lines that extend over the property line.

3. Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown of the tree is examined for current vigor. This is comprised of inspecting the crown (foliage, buds and branches) for color, density, form, and annual shoot growth, limb dieback and disease. The percentage of live crown is estimated for coniferous species only and scored appropriately.
- The bole or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insects, bleeding, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects include crooks, forks with V-shaped crotches, multiple attachments, and excessive sweep.
- The root collar and roots are inspected for the presence of decay, insects and/or damage, as well as if they have been injured, undermined or exposed, or original grade has been altered.

Based on these factors a determination of viability is made. Trees considered 'non-viable' are trees that are in poor condition due to disease, extensive decay and/or cumulative structural defects, which exacerbate failure potential. A 'viable' tree is a tree found to be in good health, in a sound condition with minimal defects and is suitable for its location. Also, it will be wind firm if isolated or left as part of a grouping or grove of trees. A 'borderline' viable tree is a tree where its viability is in question. These are trees that are beginning to display symptoms of decline due to age, species related problems and/or man caused problems. Borderline trees are not expected to positively contribute to the landscape for the long-term and are not recommended for retention.

4. Observations

Tree #102 is an Oregon Ash on the south end of the property. The subject tree has four stems that fork at 3'. The main stem branch attachments are good and this tree is in fair condition.

Tree #103 and #104 are mature corkscrew willows in the center of Lot 1. Both trees have dead branches and some leaf dieback. Tree #104 has co-dominant stems that fork 3' from the ground. Both trees are in fair condition and are viable.

Tree #105 is a Colorado blue spruce. The subject tree has good form and a full crown. No concerning defects were observed and this tree is in good condition.

Neighboring Trees

Tree #201 is a western red cedar northwest of the subject parcel. This tree has excellent form and no notable defects. This tree is in good condition and is viable.

Tree #101 is a vine maple east of the property line. The subject tree has four stems that fork at the base. This tree has good upright form and has been pruned well. This vine maple is in fair condition and is viable.

Tree #202 and #203 are western red cedars south of the property line. Both trees are in fair condition and have no concerning defects.

Tree #204 is a western red cedar west of the property line, adjacent to tree #105. Tree #204 is multi-stemmed and is in fair condition.

Tree #205 - #207 are big leaf maples in the City owned public path/trail. Tree #205 has co-dominant stems that fork at 15'. One of the stems is cracked and breaking off. There were no other notable defects. All three trees are in fair condition and are viable.

5. Discussion

The extent of drip-lines (farthest reaching branches) for all trees can be found on the tree summary table at the back of this report. These have also been delineated on a copy of the site plan for trees proposed for retention. The information plotted on the attached site plan may need to be transferred to a final tree retention/protection plan to meet City submittal requirements. Trees to be removed shall be shown "X'd" out on the final plan.

Limits of Disturbance for trees potentially impacted by improvements have also been delineated on the attached plan. The recommended placement of tree protection fencing for trees proposed for retention has also been delineated on the site plan. The Limits of Disturbance measurements are based on tree species, age, drip-line, existing infrastructure, degree of potential impacts to entire root area, and the quadrant of the root zone primarily affected.

The tree table and attached tree map identify which trees are proposed for retention based on the proposed lot design and access.

Corkscrew willows grow quickly but have short lifespans. It is unclear how much longer tree # 103 and #104 will be able to positively contribute to the landscape.

Tree #207 has a main stem that has cracked and poses a high risk to the public path. This stem is on the east side of the tree and should be pruned prior to construction to abate risk. Removing this stem will remove a significant portion of the live crown. This tree should be re-assessed 1-year post-construction for long term viability.

To protect trees #205 – 207 the proposed pedestrian walkway should be constructed at or above grade. Small equipment should be used when working in close proximity to the trees. Mulch should be added around the base of the trees after construction. Tree protection fencing should be erected adjacent to the pedestrian walkway.

6. Tree Protection Measures

The existing improvements on Lot 1 will remain. Tree protection fencing should be erected around tree #105 to protect it during construction of the driveway. Additionally, tree protection fencing will need to be erected outside of #202 - #203 and #205 - #207. The remaining trees will not be impacted and tree protection fencing is not necessary.

The following guidelines are recommended to ensure that the designated space set aside for the preserved trees are protected and construction impacts are kept to a minimum. Standards have been set forth under Kirkland Zoning Code 95.34 of Chapter 95. Please review these standards prior to any development activity.

1. Tree protection fencing should be erected per attached tree plan prior to moving any heavy equipment on site. Doing this will set clearing limits and avoid compaction of soils within root zones of retained trees.
2. Excavation limits should be laid out in paint on the ground to avoid over excavating.
3. Excavations within the drip-lines shall be monitored by a qualified tree professional so necessary precautions can be taken to decrease impacts to tree parts. A qualified tree professional shall monitor excavations when work is required and allowed within the "limits of disturbance".
4. To establish sub grade for foundations, curbs and pavement sections near the trees, soil should be removed parallel to the roots and not at 90 degree angles to avoid breaking and tearing roots that lead back to the trunk within the drip-line. Any roots damaged during these excavations should be exposed to sound tissue and cut cleanly with a saw. Cutting tools should be sterilized with alcohol.
5. Areas excavated within the drip-line of retained trees should be thoroughly irrigated weekly during dry periods.
6. Preparations for final landscaping shall be accomplished by hand within the drip-lines of retained trees. Large equipment shall be kept outside of the tree protection zones.

7. Tree Replacement

Existing trees to be retained satisfy the density requirements for the parcel. No supplemental trees are required.

New tree plantings may be preferred to enhance landscaping. New trees shall be given the appropriate space for the species and their growing characteristics. Refer to the *Kirkland Plant List* on the City's website for a list of desirable species.

For planting and maintenance specifications, refer to chapters 95.45, 95.50 and 51 of the Kirkland Zoning Code.

There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long term condition of any tree, but represent my opinion based on the observations made.

Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.

Please call if you have any questions or I can be of further assistance.

Sincerely,



Kelly Wilkinson
ISA Certified Arborist #PN-7673A
ISA Tree Risk Assessment Qualified

City of Kirkland - Tree Protection Standards

1. Tree Protection Fencing shall be erected at prescribed distance per arborist report. Fences shall be constructed of chain link and be at least 4 feet high.
2. Install highly visible signs on protection fencing spaced no further than 15 feet apart. Signs shall state "Tree Protection Area-Entrance Prohibited", and "City of Kirkland" code enforcement phone number.
3. No work shall be performed within protection fencing unless approved by Planning Official. In such cases, activities will be approved and supervised by a "Qualified Professional".
4. The original grade shall not be elevated or reduced within protection fencing without the Planning Official authorization based on recommendations from a qualified professional.
5. No building materials, spoils, chemicals or substances of any kind will be permitted within protection fencing.
6. Protection Fencing shall be maintained until the Planning Official authorizes its removal.
7. Ensure that any approved landscaping within the protected zone subsequent to the approved removal of protection fencing be performed with hand labor.

In addition to the above, the Planning Official may require the following:

- a. If equipment is authorized to operate within the root zone, the area will be mulched to a depth of 6" or covered with plywood or similar material to protect roots from damage caused by heavy equipment.
- b. Minimize root damage by excavating a 2-foot deep trench, at edge of protection fencing to cleanly sever the roots of protected trees.
- c. Corrective pruning to avoid damage from machinery or building activity.
- d. Maintenance of trees throughout construction period by watering and fertilization.

Tree Density Calculation

Property Size – +/- 13,800 sq. ft.

$13,800/43,560 \times 30 = 9.5$

Required Minimum Tree Density = 10 tree credits

Viable Tree Credits Existing = 11

Photos

Tree #101 – vine maple



Tree #102 – Oregon ash



Tree #104 – Corkscrew willow with co-dominant stems



Tree #104 and #103 – Corkscrew willows



Tree #205 – big leaf maple with cracked stem



Tree Summary Table

For: 12805 NE 112th St
City of Kirkland

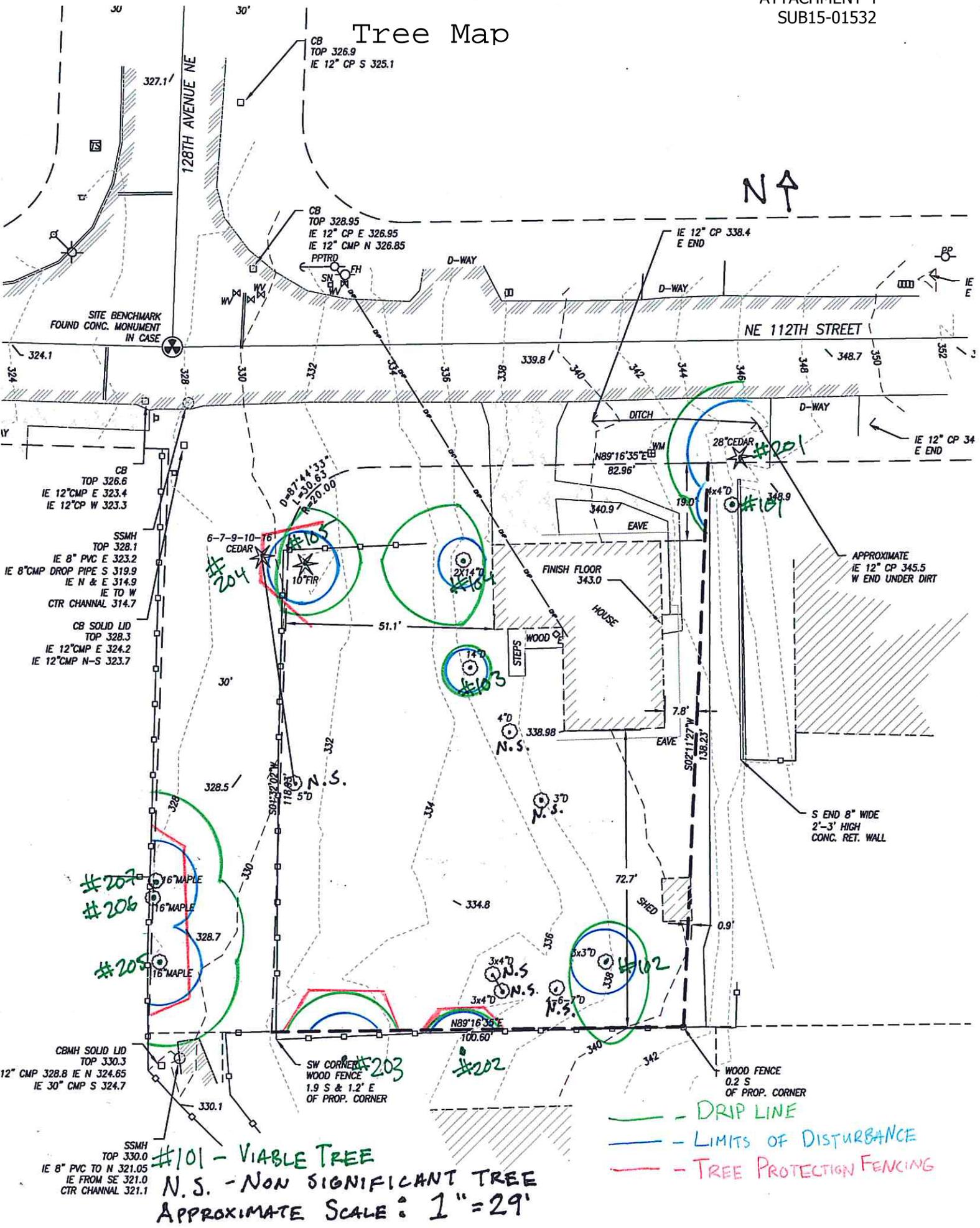
American Forest Management, Inc

Date: 5/28/2015
Inspector: Wilkinson

Tree/ Tag #	Species	Native/ Planted/ Volunteer	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet)				Condition	Viability	Comments
						N	S	E	W			
102	Oregon ash	planted	8	36	3	10 / 8	19 / 8	11 / 8	8 / 8	fair	viable	forks at 3', well pruned
103	Corkscrew willow	planted	15	44	3	6 / 6	6 / 6	5 / 6	8 / 6	fair	viable	some leaf dieback and past branch failures
104	Corkscrew willow	planted	13, 14	53	6	16 / 6	16 / 6	6 / 6	22 / 6	fair	viable	forks at 3', past branch failure, dieback
105	Colorado blue spruce	planted	12	38	2	17 / 10	13 / 10	14 / 10	6 / 10	good	viable	no concerns
Neighboring Trees												
101	vine maple	planted	6, 5, 5,	39	2				4 / 2	fair	viable	forks at base, upright form, well pruned, 6'
201	western red cedar	planted	36	65					10 / 6	good	viable	no concerns
202	western red cedar	planted	12			5 / 5				fair	viable	3' South of property line
203	western red cedar	planted	18			9 / 6				fair	viable	6' South of property line
204	western red cedar	planted	8, 16, 10, 17,					6 / 6		fair	viable	multi-stemmed, adjacent to property line
205	big leaf maple	native	17	70			21 / 10	19 / 10		fair	viable	
206	big leaf maple	native	18	74				19 / 10		fair	viable	
207	big leaf maple	native	17	72		24 / 10		16 / 10		fair	viable	

Parcel Trees - Drip-Line and Limits of Disturbance measurements from face of trunk
Trees on neighboring properties - Drip-Line and Limits of Disturbance measurements from property line

Tree Map



SITE BENCHMARK
 FOUND CONC. MONUMENT
 IN CASE
 324.1
 324
 CB
 TOP 326.6
 IE 12" CMP E 323.4
 IE 12" CP W 323.3
 SSMH
 TOP 328.1
 IE 8" PVC E 323.2
 IE 8" CMP DROP PIPE S 319.9
 IE N & E 314.9
 IE TO W
 CTR CHANNEL 314.7
 CB SOLID LID
 TOP 328.3
 IE 12" CMP E 324.2
 IE 12" CMP N-S 323.7

CBH SOLID LID
 TOP 330.3
 12" CMP 328.8 IE N 324.65
 IE 30" CMP S 324.7
 SSMH
 TOP 330.0
 IE 8" PVC TO N 321.05
 IE FROM SE 321.0
 CTR CHANNEL 321.1

#101 - VIABLE TREE
 N.S. - NON SIGNIFICANT TREE
 APPROXIMATE SCALE: 1" = 29'

- DRIP LINE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCING

Allison Zike

From: Ron Hanson <ronwhanson@comcast.net>
Sent: Friday, September 04, 2015 8:14 PM
To: Allison Zike
Subject: Fwd: SUB15-01532

Sent from my iPhone

Begin forwarded message:

From: kiversonpt@aol.com
Date: September 4, 2015 at 4:40:25 PM PDT
To: ronwhanson@comcast.net
Subject: SUB15-01532

Hello

Please be advised that the short lot plot house to be built is adjacent to the neighborhood public walkway and any intrusion onto that trail would render it unsafe for children walking to and from Mark Twain school and for others that use the trail for pleasure or work.

That would include intrusion during or after construction is completed or in process. Address of said planned project is 12805 NE 112th st.

Thanks for your attention

I am Kathy Iverson
12858 NE 112th St.
kiversonpt@aol.com

CONIFER RIDGE

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 33, TWP. 26 N., R. 5 E., W.M.
KING COUNTY, WASHINGTON
STEPAN & ASSOCIATES, INC. - DEC. 1977

DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 660 FEET OF THE NORTH ONE HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THE WEST 660 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 660 FEET, AND EXCEPT THE EAST 30 FEET CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2704179.

TOGETHER WITH THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 660 FEET, AND EXCEPT THE EAST 250 FEET THEREOF, MEASURED FROM THE WEST MARGIN OF 132ND NORTHEAST.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, UNDER IN FULL SUFFICE OF THE LAND HEREBY PLATED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, FOR EVER, ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON, ALSO TRACT "B" IS HEREBY DEDICATED TO KING COUNTY FOR OPEN AREA PURPOSES AND TRACTS "C," "D" & "E" ARE HEREBY DEDICATED TO KING COUNTY FOR PUBLIC PEDESTRIAN WALKWAY AND UTILITIES PURPOSES.

ENVIRONMENT NORTHWEST INC. Don F. Kline
Washington Federal Savings and Loan Association, as Mortgagee. By: Charles S. Richmond

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) ss:
THIS IS TO CERTIFY THAT ON THIS 1st DAY OF February, 1978, A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Don F. Kline AND Charles S. Richmond, TO ME KNOWN TO BE THE President AND President, RESPECTIVELY, OF Environment Northwest Inc. THE CORPORATION THAT EXECUTED THE WITHIN DEDICATION, AND WHO ACKNOWLEDGED TO ME THIS SAID INSTRUMENT TO BE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Anna M. Crawford
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Redmond

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) ss:
THIS IS TO CERTIFY THAT ON THIS 7th DAY OF February, 1978, A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Paul S. Anderson AND Charles S. Richmond TO ME KNOWN TO BE THE President AND President, RESPECTIVELY, OF Washington Federal Savings and Loan Association, THE CORPORATION THAT EXECUTED THE WITHIN DEDICATION, AND WHO ACKNOWLEDGED TO ME THIS SAID INSTRUMENT TO BE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Paul S. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle

RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE, DISTRICT IN WHICH LOCATED.

COMPTROLLERS CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.
THIS 14th DAY OF JUNE, 1978, A.D.
OFFICE OF THE COMPTROLLER
GERALD A. ROSENQUIST KING COUNTY CONTROLLER
W.B. Morte DEPUTY KING COUNTY COMPTROLLER



RECORDING CERTIFICATE

7806200638
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 20 DAY OF JUNE, 1978, A.D., AT 4:15 MINUTES PAST 9:00 A.M. AND RECORDED IN VOLUME 1073 OF PLATS, PAGE 23 & 24, RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS
CLINT G. ELSOM MANAGER
James S. Weeks SUPERINTENDENT OF RECORDS

APPROVALS

EXAMINED AND APPROVED THIS 14th DAY OF JUNE, 1978, A.D.
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
James S. Weeks MANAGER - BUILDING AND LAND DEVELOPMENT DIVISION
EXAMINED AND APPROVED THIS 19th DAY OF June, 1978, A.D.
KING COUNTY COUNCIL

Bonnie Ann CHAIRMAN, KING COUNTY COUNCIL
EXAMINED AND APPROVED THIS 19th DAY OF JUNE, 1978, A.D.
DEPARTMENT OF PUBLIC WORKS

Paul S. Anderson COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 14 DAY OF JUNE, 1978, A.D.
DEPARTMENT OF ASSESSMENTS

Harley H. Hoppe KING COUNTY ASSESSOR
A. Morte DEPUTY KING COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF CONIFER RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, THE RECORDED PLATS OF PALADIA ESTATES AS RECORDED IN VOLUME 63, PAGE 84, EVERGREEN PLACE NO. 2 AS RECORDED IN VOLUME 99, PAGES 73-74, EVERGREEN PLACE AS RECORDED IN VOLUME 98, PAGES 17-18, DUNVEGAN AS RECORDED IN VOLUME 101, PAGE 47 AND CAMPO PARK AS RECORDED IN VOLUME 89, PAGE 24, ALL IN KING COUNTY, WASHINGTON; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Paul S. Anderson
PAUL S. ANDERSON, L.S. #15639

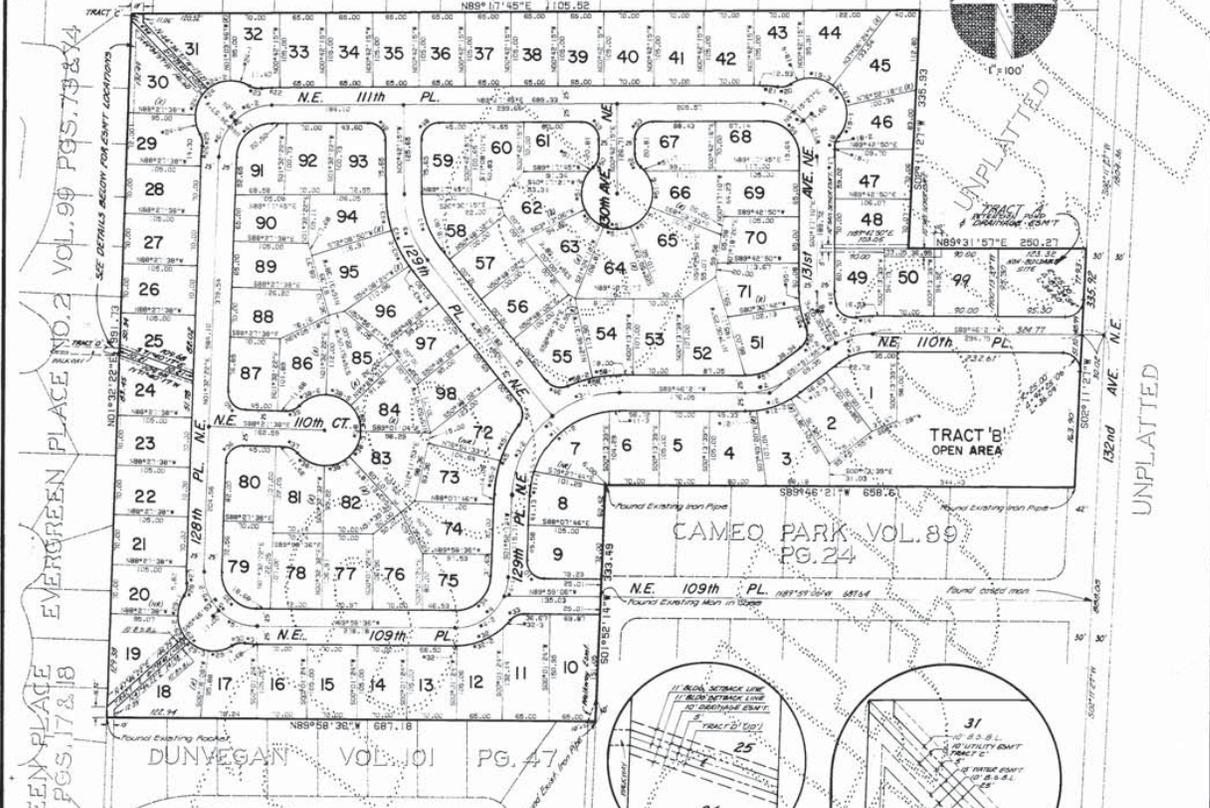


5622 1987

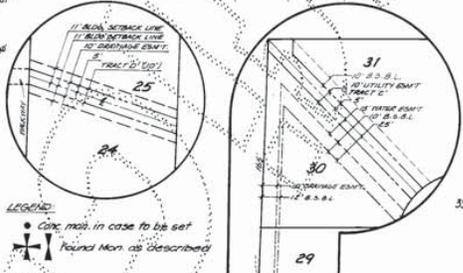
CONIFER RIDGE

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 33, TWP. 26 N., R. 5 E., W.M.
KING COUNTY, WASHINGTON
STEPAN & ASSOCIATES, INC. - DEC. 1977

PALARAMA ESTATES VOL. 63 PG. 84



NO.	ACRES	AREA	PERCENT	NO.	ACRES	AREA	PERCENT
1	0.00	0.00	0.00	101	0.00	0.00	0.00
2	0.00	0.00	0.00	102	0.00	0.00	0.00
3	0.00	0.00	0.00	103	0.00	0.00	0.00
4	0.00	0.00	0.00	104	0.00	0.00	0.00
5	0.00	0.00	0.00	105	0.00	0.00	0.00
6	0.00	0.00	0.00	106	0.00	0.00	0.00
7	0.00	0.00	0.00	107	0.00	0.00	0.00
8	0.00	0.00	0.00	108	0.00	0.00	0.00
9	0.00	0.00	0.00	109	0.00	0.00	0.00
10	0.00	0.00	0.00	110	0.00	0.00	0.00
11	0.00	0.00	0.00	111	0.00	0.00	0.00
12	0.00	0.00	0.00	112	0.00	0.00	0.00
13	0.00	0.00	0.00	113	0.00	0.00	0.00
14	0.00	0.00	0.00	114	0.00	0.00	0.00
15	0.00	0.00	0.00	115	0.00	0.00	0.00
16	0.00	0.00	0.00	116	0.00	0.00	0.00
17	0.00	0.00	0.00	117	0.00	0.00	0.00
18	0.00	0.00	0.00	118	0.00	0.00	0.00
19	0.00	0.00	0.00	119	0.00	0.00	0.00
20	0.00	0.00	0.00	120	0.00	0.00	0.00
21	0.00	0.00	0.00	121	0.00	0.00	0.00
22	0.00	0.00	0.00	122	0.00	0.00	0.00
23	0.00	0.00	0.00	123	0.00	0.00	0.00
24	0.00	0.00	0.00	124	0.00	0.00	0.00
25	0.00	0.00	0.00	125	0.00	0.00	0.00
26	0.00	0.00	0.00	126	0.00	0.00	0.00
27	0.00	0.00	0.00	127	0.00	0.00	0.00
28	0.00	0.00	0.00	128	0.00	0.00	0.00
29	0.00	0.00	0.00	129	0.00	0.00	0.00
30	0.00	0.00	0.00	130	0.00	0.00	0.00
31	0.00	0.00	0.00	131	0.00	0.00	0.00
32	0.00	0.00	0.00	132	0.00	0.00	0.00
33	0.00	0.00	0.00	133	0.00	0.00	0.00
34	0.00	0.00	0.00	134	0.00	0.00	0.00
35	0.00	0.00	0.00	135	0.00	0.00	0.00
36	0.00	0.00	0.00	136	0.00	0.00	0.00
37	0.00	0.00	0.00	137	0.00	0.00	0.00
38	0.00	0.00	0.00	138	0.00	0.00	0.00
39	0.00	0.00	0.00	139	0.00	0.00	0.00
40	0.00	0.00	0.00	140	0.00	0.00	0.00
41	0.00	0.00	0.00	141	0.00	0.00	0.00
42	0.00	0.00	0.00	142	0.00	0.00	0.00
43	0.00	0.00	0.00	143	0.00	0.00	0.00
44	0.00	0.00	0.00	144	0.00	0.00	0.00
45	0.00	0.00	0.00	145	0.00	0.00	0.00
46	0.00	0.00	0.00	146	0.00	0.00	0.00
47	0.00	0.00	0.00	147	0.00	0.00	0.00
48	0.00	0.00	0.00	148	0.00	0.00	0.00
49	0.00	0.00	0.00	149	0.00	0.00	0.00
50	0.00	0.00	0.00	150	0.00	0.00	0.00
51	0.00	0.00	0.00	151	0.00	0.00	0.00
52	0.00	0.00	0.00	152	0.00	0.00	0.00
53	0.00	0.00	0.00	153	0.00	0.00	0.00
54	0.00	0.00	0.00	154	0.00	0.00	0.00
55	0.00	0.00	0.00	155	0.00	0.00	0.00
56	0.00	0.00	0.00	156	0.00	0.00	0.00
57	0.00	0.00	0.00	157	0.00	0.00	0.00
58	0.00	0.00	0.00	158	0.00	0.00	0.00
59	0.00	0.00	0.00	159	0.00	0.00	0.00
60	0.00	0.00	0.00	160	0.00	0.00	0.00
61	0.00	0.00	0.00	161	0.00	0.00	0.00
62	0.00	0.00	0.00	162	0.00	0.00	0.00
63	0.00	0.00	0.00	163	0.00	0.00	0.00
64	0.00	0.00	0.00	164	0.00	0.00	0.00
65	0.00	0.00	0.00	165	0.00	0.00	0.00
66	0.00	0.00	0.00	166	0.00	0.00	0.00
67	0.00	0.00	0.00	167	0.00	0.00	0.00
68	0.00	0.00	0.00	168	0.00	0.00	0.00
69	0.00	0.00	0.00	169	0.00	0.00	0.00
70	0.00	0.00	0.00	170	0.00	0.00	0.00
71	0.00	0.00	0.00	171	0.00	0.00	0.00
72	0.00	0.00	0.00	172	0.00	0.00	0.00
73	0.00	0.00	0.00	173	0.00	0.00	0.00
74	0.00	0.00	0.00	174	0.00	0.00	0.00
75	0.00	0.00	0.00	175	0.00	0.00	0.00
76	0.00	0.00	0.00	176	0.00	0.00	0.00
77	0.00	0.00	0.00	177	0.00	0.00	0.00
78	0.00	0.00	0.00	178	0.00	0.00	0.00
79	0.00	0.00	0.00	179	0.00	0.00	0.00
80	0.00	0.00	0.00	180	0.00	0.00	0.00
81	0.00	0.00	0.00	181	0.00	0.00	0.00
82	0.00	0.00	0.00	182	0.00	0.00	0.00
83	0.00	0.00	0.00	183	0.00	0.00	0.00
84	0.00	0.00	0.00	184	0.00	0.00	0.00
85	0.00	0.00	0.00	185	0.00	0.00	0.00
86	0.00	0.00	0.00	186	0.00	0.00	0.00
87	0.00	0.00	0.00	187	0.00	0.00	0.00
88	0.00	0.00	0.00	188	0.00	0.00	0.00
89	0.00	0.00	0.00	189	0.00	0.00	0.00
90	0.00	0.00	0.00	190	0.00	0.00	0.00
91	0.00	0.00	0.00	191	0.00	0.00	0.00
92	0.00	0.00	0.00	192	0.00	0.00	0.00
93	0.00	0.00	0.00	193	0.00	0.00	0.00
94	0.00	0.00	0.00	194	0.00	0.00	0.00
95	0.00	0.00	0.00	195	0.00	0.00	0.00
96	0.00	0.00	0.00	196	0.00	0.00	0.00
97	0.00	0.00	0.00	197	0.00	0.00	0.00
98	0.00	0.00	0.00	198	0.00	0.00	0.00
99	0.00	0.00	0.00	199	0.00	0.00	0.00
100	0.00	0.00	0.00	200	0.00	0.00	0.00



LEGEND:
 • Conc. mark. in case to be set
 + Found Man as described

NOTES:
 1. All rear lot corners (other than boundary to be set with #4 rebar and cap marked "S&A L.S. 15625")
 2. All front corners to be set with nail or plug in curb line on lot lines produced
 3. Basis of bearing is identical to the plats of Cameo Park & Palarama Estates using the bearing of N 02° 11' 57" E for the centerline of 130th Ave. N.E.

EASEMENT PROVISION:
 An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Pacific Northwest Bell Telephone Company and their respective successors and assigns, under and upon the exterior (sewer) line, parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, mains, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots of all times for the purpose herein stated. Also, each lot shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

ADDITIONAL NOTES:
 4. Tracts S, E are to be dedicated to King County and are to be used for pedestrian walkway and utility purposes.
 5. Lots 10 thru 30 inclusive are to be connected to ditches as noted on the approved plans of Conifer Ridge "Flow and Drainage", page T of 13, as per King County Public Works number N 1495, or the same alternative drainage control method upon approval of King County Public Works Department.