



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

MEMORANDUM

To: Kurt Triplett, City Manager
From: Eric Shields, AICP, Planning Director
Sean LeRoy, Project Planner
Date: December 13, 2012
Subject: Vintner's Ridge Final Subdivision, File No. SUB12-00764

RECOMMENDATION

That the City Council approves with conditions the Final Subdivision application for the Vintner's Ridge Plat. The City Council may do so by adopting the enclosed resolution.

BACKGROUND DISCUSSION

The Preliminary Subdivision was heard by the Office of the King County Hearing Examiner on October 30, 2007. The Hearing Examiner approved the project with conditions on November 15, 2007.

The proposal includes the following elements:

- Subdivision of 3 parcels comprising 9.48 acres, into 51 lots for single-family residences within an R-6 zone (now RSA 6 City of Kirkland).
- Access is to be provided by a 42' wide public road. As the road proceeds through the development, it tapers from 42' to 37' wide.
- A SEPA determination of Non-Significance was issued on October 5, 2007.
- A Significant Tree Retention Plan was approved by King County Department of Development and Environmental Services (DDES) on August 19, 2008.

The proposal complies with the criteria and conditions as stated in Attachment 1:

1. Install or bond for the completion of required right-of-way, utility and wetland mitigation improvements. A plat bond or other approved security performance undertaken in an amount determined by the director of Public Works in accordance with the requirements therefore in the Kirkland Subdivision Ordinance shall be deposited with the City of Kirkland and be conditioned on the completion and acceptance by the City of all conditions of approval including public improvements.
 - a. The City has reviewed the applicant's grading permit according to the conditions set forth by the King County Hearing Examiner and has issued the permit, file no. LSM12-00017.
 - b. The City has taken in a bond, file no. SEC11-00038, for the wetland mitigation improvements as they were approved by the Hearing Examiner.

ATTACHMENTS

1. Planning Director Recommendation with Enclosures



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

**MEMORANDUM
ADVISORY REPORT
FINDINGS, CONCLUSION, AND RECOMMENDATIONS**

To: Eric R. Shields, AICP, Planning Director
From: Sean LeRoy, Project Planner
Date: December 20, 2012
File: VINTNER'S RIDGE FINAL SUBDIVISION – SUB12-00764

I. RECOMMENDATION

Approve the Final Subdivision application for the Vintner's Ridge Plat, subject to the following condition:

- A. Prior to recording of the final plat mylar the applicant shall:
1. Install or bond for the completion of required right-of-way, utility and wetland mitigation improvements. A plat bond or other approved security performance undertaken in an amount determined by the director of Public Works in accordance with the requirements therefor in the Kirkland Subdivision Ordinance shall be deposited with the City of Kirkland and be conditioned on the completion and acceptance by the City of all conditions of approval including public improvements.

II. BACKGROUND

- A. The applicant is Burnstead Construction.
- B. This is a Final Subdivision application to approve a 51 lot subdivision on an approximately 9.33 acre site (see Enclosure 1 for the Vicinity Map and Enclosure 3 for Final Plat drawings).
- C. The preliminary subdivision application was approved by the King County Hearing Examiner on November 15, 2007.
- D. The site is located at 13220 136TH Ave NE, Kirkland, WA.

III. HISTORY

The Preliminary Subdivision was heard by the King County Hearing Examiner on October 30, 2007. The Hearing Examiner approved the project with conditions on November 15, 2007. A traffic concurrency test was passed on November 14, 2005 and a Determination of

Non-Significance was issued for the proposal on October 5, 2007. The proposal included the following general elements:

- A. Subdivide three parcels totaling 9.33 acres into 51 lots for single family residences within the R-6 zone (now RSA 6 zone in the City of Kirkland). Lot sizes will range from 4,600 square feet to 8,300 square feet in size, approximately 5.5 units per acre.
- B. Access is to be provided by a 42' wide public road. As the road proceeds through the development, it tapers from 42' to 37' wide.
- C. The applicant's proposal, as approved by the King County Hearing Examiner, included a utility plan which would be installed in a Category III Wetland located in the BNSF right-of-way. The applicant applied for a Critical Areas Alteration Exception, which was approved by DDES and the Hearing Examiner. The applicant shall implement a wetland mitigation plan at the direction and supervision of the City of Kirkland (see Section I.A.1 above).
- D. On August 19, 2008, King County Department of Development and Environmental Services approved a landscape and recreation space plan for the Vintner's Ridge subdivision.

IV. ANALYSIS

Section 22.16.080 of the Kirkland Municipal Code discusses the conditions under which the final plat may be approved by the City Council. These conditions are as follows:

- A. Consistency with the preliminary plat, except for minor modifications; and
- B. Consistency with the provisions of the Subdivision Ordinance and RCW 58.17.

The applicant has complied with all of the conditions that were placed on the preliminary subdivision application (File Nos. L05P0023 and L07AE001) by the Hearing Examiner, except for those that must be accomplished prior to recording as listed in I.A above.

V. CHALLENGE, JUDICIAL REVIEW, AND LAPSE OF APPROVAL

- A. Section 22.16.070 of the Kirkland Municipal Code states that any person who disagrees with the report of the Planning Director may file a written challenge to City Council by delivering it to the City Clerk not later than the close of business of the evening City Council first considers the final plat.
- B. Section 22.16.110 of the Subdivision Ordinance allows the action of the City in granting or denying this final plat to be reviewed in King County Superior Court. The petition for review must be filed within 21 calendar days of the issuance of the final land use decision by the City.
- C. Section 22.16.130 of the Kirkland Municipal Code requires that after the plat documents are signed, they will be transmitted to the city clerk's office for recording with the appropriate offices in King County. Unless specifically extended in the decision on the plat, the plat must be submitted to the city for recording with King County within six (6) months of the date of approval or the decision becomes void; provided however, that in the event judicial review is initiated per Section 22.16.110, the running of the six

months is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

VI. ATTACHMENTS

1. Vicinity Map
 2. King County Hearing Examiner Decision
 3. Final Plat
-

Review by Planning Director:

I concur:

I do not concur:

Comments: _____



12/12/2012

Eric R. Shields, AICP

Date

cc: Applicant
File

**VINTNER'S RIDGE SUBDIVISION
SUB12-00764**

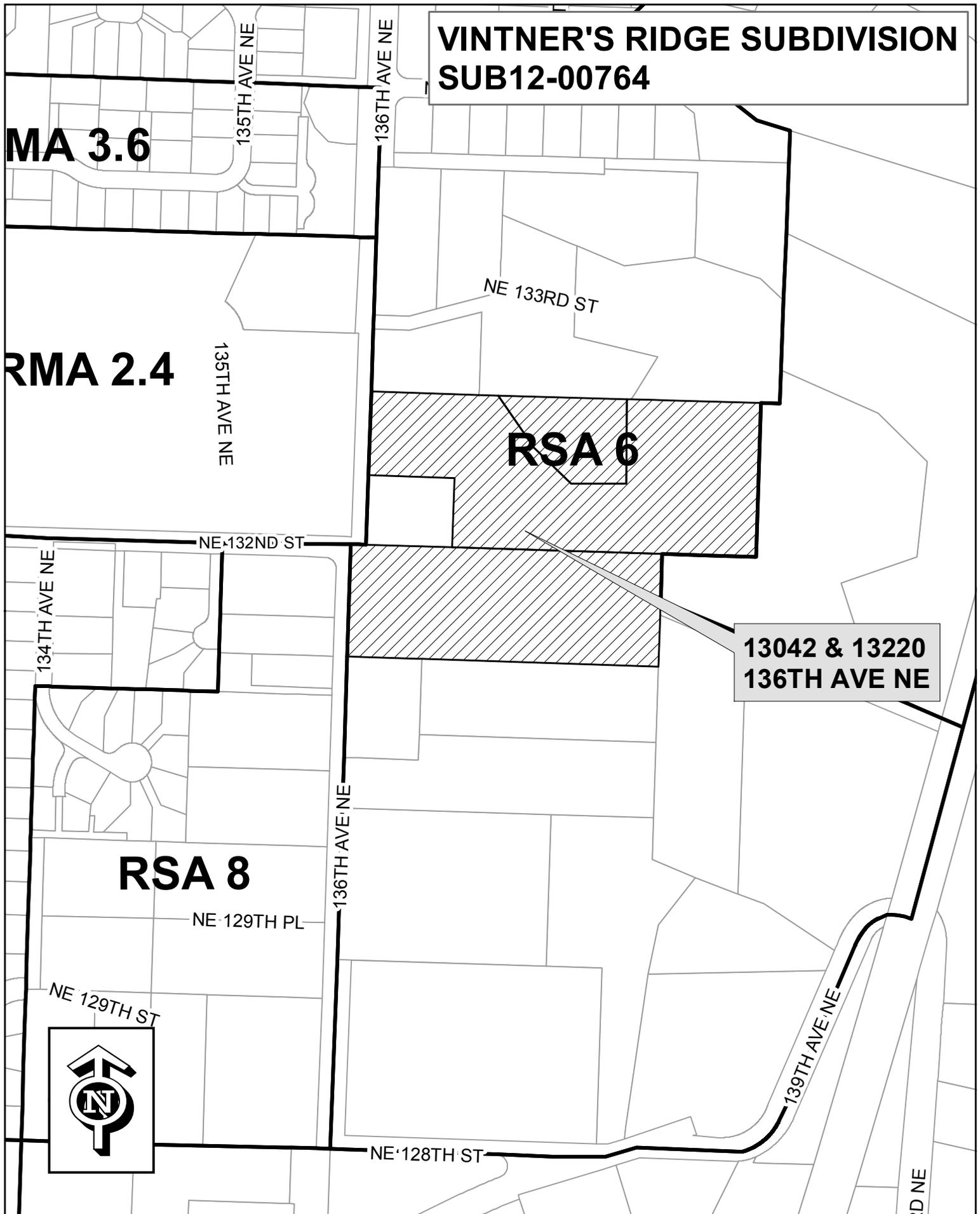
MA 3.6

RMA 2.4

RSA 6

RSA 8

**13042 & 13220
136TH AVE NE**



November 15, 2007

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

400 Yesler Way, Room 404
Seattle, Washington 98104
Telephone (206) 296-4660
Facsimile (206) 296-1654
Email: hearex@metrokc.gov

REPORT AND DECISION

SUBJECT: Department of Development and Environmental Services File Nos. **L05P0023** and **L07AE001**
Proposed Ordinance No. **2007-0538**

WILLOWS ASSEMBLY

Preliminary Plat Application and Critical Areas Alteration Exception

Location: 13220 – 136th Avenue Northeast

Applicant: **Burnstead Construction**
Attn: Tiffany Brown
11980 Northeast 24th Street, Suite 200
Bellevue, Washington 98005
Telephone: (425) 454-1900, Ext. 234

King County: Department of Development and Environmental Services (DDES)
represented by Trishah Bull
900 Oakesdale Avenue Southwest
Renton, Washington 98055
Telephone: (206) 296-6758
Facsimile: (206) 296-6644

SUMMARY OF RECOMMENDATIONS/DECISION:

Department's Preliminary Recommendation:	Approve subject to conditions
Department's Final Recommendation:	Approve subject to revised conditions
Examiner's Decision:	Approve subject to further revised conditions

EXAMINER PROCEEDINGS:

Hearing Opened:	October 30, 2007
Hearing Closed:	October 30, 2007

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Applicant: Tiffany Brown
Burnstead Construction
11980 NE 24th Street, Suite 200
Bellevue, WA 98005
425-454-1900 x234

Engineer: Geoff Tamble
The Blue Line Group
25 Central Way, Suite 400
Kirkland, WA 98033
425-216-4051

STR: SW-22-26-5
NW-27-26-5

Location: The site is located at 13220 136th Avenue NE and includes southerly parcels on the east side of the 136th Avenue NE and NE 132nd Street intersection.

Zoning: R-6

Acreage: 9.33 acres

Number of Lots: 51

Density: 5.5 units per acre

Lot Size: Ranges from approximately 4,600 to 8,300 square feet

Proposed Use: Single-family detached dwellings

Sewage Disposal: Woodinville Water District

Water Supply: Woodinville Water District

Fire District: King County District No. 36

School District: Lake Washington School District No. 414

Application completeness date: November 18, 2005

2. Except as may be modified herein, the facts set forth in the DDES reports to the Examiner and the DDES and King County Department of Transportation (KCDOT) testimony are found to be correct and are incorporated herein by reference.
3. The subject property is a blocky L-shaped parcel with a rectangular exception on the western boundary, approximately 9.33 acres in area. It is located on the east side of 136th Avenue Northeast at its T-intersection with Northeast 132nd Street, in the unincorporated Kirkland area. The surrounding area is developed with a mix of single-family residences and vacant parcels, with a mix of densities reflecting the area's ongoing urbanization with suburban-scale residential development. The property is located in the Sammamish River Basin and has a rolling topography with a general moderate slope to the east. The property is developed with an existing

residence; otherwise it is generally wooded with a native species overstory and typical undercover and grasses. An unused Burlington Northern Santa Fe (BNSF) railroad right-of-way runs north-south approximately 500 feet east of the easternmost portion of the property.

4. Applicant Burnstead Construction proposes subdivision of the property into 51 lots for detached single-family dwellings and additional tracts for recreation, drainage facilities and lot access. The proposed development density would be approximately 5.5 dwelling units per acre, with lot sizes ranging from approximately 4,600 to 8,300 square feet in area. Public road access would be provided by the extension of an east-west road into the site from the 136th Avenue Northeast frontage. The east-west internal road would terminate in a stub in the interior of the northeast portion of the site. Two side roads would branch southerly from the entry road to form a connected road network in the southern portion. Two stub termini would result on the southern boundary, for future public road extension upon development of properties to the south. The subdivision development will provide an onsite recreation area which will be sufficiently central with convenient and safe access from all lots.
5. The site's current surface water drainage consists of sheetflow in four subbasins, generally flowing east offsite until intercepted and mostly combined by the BNSF railroad grade. The grade directs the combining flow from three of the subbasins in a northerly direction to a catch basin, from which the flow crosses under the grade and runs east to a ditch system in the undeveloped 141st Avenue Northeast right-of-way. The only exception is the southernmost sub-basin, from which the flows turn southerly upon reaching the railroad grade. The development's drainage plan contemplates collection of most runoff from the site and conveyance to a single drainage facility in the eastern portion of the site, which will provide detention and water quality maintenance in an underground vault. (A drainage adjustment has been granted by DDES under the county code to allow for combination of the drainage subbasins to a single discharge point from the site.) The detained flows will be released under Conservation flow control standards of the 2005 King County Surface Water Design Manual (KCSWDM) and conveyed east in a tightline (underground pipe) to the railroad grade and then turn north to connect to the existing catch basin (the standpipe of which is substandard and will be replaced with the subdivision construction). Current sheet flows onto adjoining properties will be significantly reduced.
6. The off-site storm drainage tight line, as well as sewer mains providing sanitary sewer service to the proposed subdivision, must be installed in a Category III Wetland in the BNSF right-of-way. Approximately 325 square feet of wetland area and 13,570 square feet of wetland buffer will be impacted. The applicant has applied for a Critical Areas Alteration Exception, which exception is recommended for approval by DDES. The Examiner concurs with DDES's analysis, findings and conclusions addressing the alteration exception, and the recommendation for approval subject to conditions which are imposed herein.
7. Updated certificates of availability of public water and sanitary sewer service are submitted into the record.
8. Traffic impacts of the proposed development will be adequately mitigated under applicable county code requirements. Resident public school children will walk to their respective elementary and junior high schools and will be bused to their high school. Walkway conditions to the respective schools and to the high school bus stop consist of sidewalks and paved shoulders, providing adequate safety for resident school pedestrians.

9. The applicant requests that the road standard applied to the entry road segment from 136th Avenue Northeast to the first internal road intersection (Road A from 136th Avenue Northeast to the intersection with Road D as reflected on exhibits 8 and 17) be allowed to be reduced so that it may have sidewalk improvements on only one side rather than both sides as required by the standard. Generally, compliance with adopted road standards is not under the Examiner's authority. The Examiner would also be hesitant to preempt the formal variance process authorized under the King County Roads Standards (KCRS). Only when a road standards issue would directly affect preliminary plat approval under state subdivision and county code would it be addressed by the Examiner. Accordingly, in this case the Examiner must leave the Applicant's request to be decided by the County Road Engineer through the variance process, and shall reflect that recognition of the Road Engineer's authority in the conditions of approval. The Examiner shall, however, add a caveat that if a variance is granted, the subdivision must be formally found by the Road Engineer to still make appropriate provisions for school pedestrian safety and for convenient access to the internal recreation tract from all residential lots.

CONCLUSIONS:

1. The requested Critical Area Alteration Exception under file L07AE001, as conditioned below, conforms to the applicable approval criteria.
2. The proposed subdivision, as conditioned below, would conform to applicable land use controls. In particular, the proposed type of development and overall density are specifically permitted under the R-6 zone.
3. If approved subject to the conditions below, the proposed subdivision will make appropriate provisions for the topical items enumerated within RCW 58.17.110, and will serve the public health, safety and welfare, and the public use and interest.
4. The conditions for final plat approval set forth below are reasonable requirements and in the public interest.
5. The dedications of land or easements within and adjacent to the proposed plat, as shown on the revised preliminary plat submitted on June 1, 2007, or as required for final plat approval, are reasonable and necessary as a direct result of the development of this proposed plat, and are proportionate to the impacts of the development.

DECISION:

The Critical Areas Alteration Exception requested under file L07AE001 for the development of the *Willows Assembly* subdivision is approved subject to the following conditions:

1. The installation and construction of the surface water conveyance pipe through the wetland and buffer shall be conducted during summer low water periods.
2. Erosion control measures shall be in-place during construction to assure that no sediment or sediment-laden water enters the wetland or other natural drainage features.

- ③ A final mitigation plan shall be prepared and submitted during the plat engineering review phase. Mitigation shall be conducted in substantial conformance with the submitted mitigation plan as presented with the alteration exception permit.
4. The applicant shall be required to submit a financial guarantee to assure the implementation and success of the wetland and buffer mitigation plan. The mitigation shall be monitored for a period of three years after completion to insure that the mitigation is successful. Monitoring reports shall be submitted on the 1st, 2nd, and 3rd years following completion of the restoration work.
5. Prior to the initiation of any on-site alterations, the construction/clearing area shall be flagged in a highly visible manner. Flagging shall remain in place until construction is completed. These field markers shall be inspected and field verified by King County DDES Site Inspector or Critical Areas Ecologist.

The preliminary plat of the *Willows Assembly* subdivision, as revised and received June 1, 2007, is approved subject to the following conditions of approval:

1. Compliance with all platting provisions of Title 19A of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication which includes the language set forth in King County Council Motion No. 5952.
3. The plat shall comply with the density requirements of the R-6 zone classification. All lots shall meet the dimensional requirements of the R-6 zone classification or shall be as shown on the face of the approved preliminary plat, whichever is larger, except that minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Department of Development and Environmental Services.
4. All construction and upgrading of public and private roads shall be done in accordance with the King County Road Standards established and adopted by Ordinance No. 11187, as amended.
5. The applicant shall obtain documentation by the King County Fire Protection Engineer certifying compliance with the fire flow standards of Chapter 17.08 KCC.
6. Final plat approval shall require full compliance with the drainage provisions set forth in King County Code 9.04. Compliance may result in reducing the number and/or location of lots as shown on the approved preliminary plat. Preliminary review has identified the following conditions of approval which represent portions of the drainage requirements. All other applicable requirements in KCC 9.04 and the King County Surface Water Design Manual (SWDM) must also be satisfied during engineering and final review.
 - a. Drainage plans and analysis shall comply with the 2005 SWDM and applicable updates adopted by King County. DDES approval of the drainage and roadway plans is required prior to any construction.
 - b. Current standard plan notes and ESC notes, as established by DDES Engineering Review, shall be shown on the engineering plans.

- c. The following note shall be shown on the final recorded plat:
- All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # _____ on file with DDES and/or the King County Department of Transportation. This plan shall be submitted with the application of any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with plans on file."
- d. The drainage facilities shall meet the requirements of the 2005 SWDM. The site is subject to the Conservation flow control and Basic water quality requirements of the 2005 SWDM.
- e. A drainage adjustment (L05V0096) is approved for this site. All conditions of approval for this adjustment shall be met prior to approval of the engineering plans.
- f. To implement the required Best Management Practices (BMP's) for treatment of storm water, the final engineering plans and technical information report (TIR) shall clearly demonstrate compliance with all applicable design standards. The requirements for best management practices are outlined in Chapter 5 of the 2005 KCSWDM. The design engineer shall address the applicable requirements on the final engineering plans and provide all necessary documents for implementation. The final recorded plat shall include all required covenants, easements, notes, and other details to implement the required BMP's for site development.
- g. A drainage tightline is required over the steep slope to the east, per Core Requirement 1 of the SWDM. Note that an offsite conceptual storm drain outfall plan was received January 10, 2007, (L07AE001). The tightline shall be designed in general conformance with this plan; unless otherwise approved by DDES. Offsite easements are required for this improvement, prior to engineering plan approval.
7. The proposed subdivision shall comply with the King County Road Standards (KCRS) including the following requirements:
- a. Road A from 136th Ave NE to Road D shall be improved at a minimum to the urban subcollector street standard. Road A from Road D to Road C shall be improved at a minimum to the urban subaccess street standard. Road A from Road C to the east end shall be improved at a minimum to the urban minor access street standard. If any road standards variance is granted by the Road Engineer, the subdivision must be formally found by the Road Engineer to still make appropriate provisions for school pedestrian safety and for convenient access to the internal recreation tract from all residential lots.
- b. Roads B, C, and D shall be improved at a minimum to the urban subaccess street standard. This shall include a temporary turnaround at/near proposed Lots 1 and 35 – 38 as shown on the revised plat map.

- c. FRONTAGE: The frontage along 136th Ave NE adjoining Lots 36 thru 39 shall be improved to the urban neighborhood collector standard on the east side; with a minimum 11 foot wide lane on the west side. A minimum 5 ft. wide shoulder is also required on the west side. Appropriate tapers are required to transition to the existing roadway. This improvement shall be designed in general conformance with the preliminary plat map/improvement plan received June 1, 2007; unless otherwise approved by DDES. R/W shall be provided for this improvement per the above plan.
 - d. The joint use driveway tracts shall be improved per Section 3.01 of the KCRS. These Tracts shall be owned and maintained by the Lots served.
 - e. The private access tracts shall be improved per Section 2.09 of the KCRS. These Tracts shall be owned and maintained by the Lots served. Tract C shall include an easement to King County for maintenance of the stormwater detention facility, and a pedestrian access easement.
 - f. A Type III barricade shall be installed at the southerly temporary terminus of Road B, at proposed Lots 1 and 39. Signage shall be manufactured (aluminum sign blank) and installed (using tamper-resistant hardware) on the barricade that identifies that the roadway is temporarily closed and will be extended with future development. The sign shall provide the following message "(street name) is temporarily barricaded and is required to be extended upon future development. Please contact King County DOT Traffic Impacts Unit at (206) 296-6596 for information."
 - g. A Type III barricade shall be installed at the southerly temporary terminus of Road C, at proposed Lots 7 and 8. Signage shall be manufactured (aluminum sign blank) and installed (using tamper-resistant hardware) on the barricade that identifies that the roadway is temporarily closed and will be extended with future development. The sign shall provide the following message "(street name) is temporarily barricaded and is required to be extended upon future development. Please contact King County DOT Traffic Impacts Unit at (206) 296-6596 for information."
 - h. Modifications to the above road conditions may be considered according to the variance provisions in Section 1.08 of the KCRS.
8. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council prior to final plat recording.
 9. The applicant or subsequent owner shall comply with King County Code 14.75, Mitigation Payment System (MPS), by paying the required MPS fee and administration fee as determined by the applicable fee ordinance. The applicant has the option to either: (1) pay the MPS fee at final plat recording, or (2) pay the MPS fee at the time of building permit issuance. If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application and a note shall be placed on the face of the plat that reads, "All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid." If the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.
 10. Lots within this subdivision are subject to King County Code 21A.43, which imposes impact fees to fund school system improvements needed to serve new development. As a condition of final

- approval, fifty percent (50%) of the impact fees due for the plat shall be assessed and collected immediately prior to recording, using the fee schedules in effect when the plat receives final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.
11. The planter islands (if any) within the cul-de-sacs shall be maintained by the abutting lot owners or homeowners association. This shall be stated on the face of the final plat.
 12. The proposed subdivision shall comply with the Critical Areas Code as outlined in KCC 21A.24. Permanent survey marking, and signs as specified in KCC 21A.24.160 shall also be addressed prior to final plat approval. Temporary marking of sensitive areas and their buffers (e.g., with bright orange construction fencing) shall be placed on the site and shall remain in place until all construction activities are completed.
 13. Suitable recreation space shall be provided consistent with the requirements of KCC 21A.14.180 and KCC 21A 14.190 (i.e., sport court[s], children's play equipment, picnic table[s], benches, etc.).
 - a. A detailed recreation space plan (i.e. area calculations, dimensions, landscape specifications, equipment specifications, etc.) shall be submitted for review and approval by DDES and King County Parks prior to or concurrent with the submittal of the engineering plan.
 - b. A performance bond for recreation space improvements shall be posted prior to recording of the plat.
 14. A homeowners' association or other workable organization shall be established to the satisfaction of DDES which provides for the ownership and continued maintenance of the recreation, open space and/or sensitive area tract(s).
 15. Street trees shall be provided as follows (per KCRS 5.03 and KCC 21A.16.050):
 - a. Trees shall be planted at a rate of one tree for every 40 feet of frontage along all roads. Spacing may be modified to accommodate sight distance requirements for driveways and intersections.
 - b. Trees shall be located within the street right-of-way and planted in accordance with Drawing No. 5-009 of the 1993 King County Road Standards, unless King County Department of Transportation determines that trees should not be located in the street right-of-way.
 - c. If King County determines that the required street trees should not be located within the right-of-way, they shall be located no more than 20 feet from the street right-of-way line.
 - d. The trees shall be owned and maintained by the abutting lot owners *or* the homeowners association or other workable organization unless the County has adopted a maintenance program. Ownership and maintenance shall be noted on the face of the final recorded plat.

- e. The species of trees shall be approved by DDES if located within the right-of-way, and shall not include poplar, cottonwood, soft maples, gum, any fruit-bearing trees, or any other tree or shrub whose roots are likely to obstruct sanitary or storm sewers, or that is not compatible with overhead utility lines.
 - f. The applicant shall submit a street tree plan and bond quantity sheet for review and approval by DDES prior to engineering plan approval.
 - g. The applicant shall contact Metro Service Planning at 684-1622 to determine if 136th Avenue NE is on a bus route. If 136th Avenue NE is a bus route, the street tree plan shall also be reviewed by Metro.
 - h. The street trees must be installed and inspected, or a performance bond posted prior to recording of the plat. If a performance bond is posted, the street trees must be installed and inspected within one year of recording of the plat. At the time of inspection, if the trees are found to be installed per the approved plan, a maintenance bond must be submitted or the performance bond replaced with a maintenance bond, and held for one year. After one year, the maintenance bond may be released after DDES has completed a second inspection and determined that the trees have been kept healthy and thriving.
 - i. A landscape inspection fee shall also be submitted prior to plat recording. The inspection fee is subject to change based on the current County fees.
16. **SPRINKLER REQUIREMENT:** All future residences constructed within this subdivision are required to be sprinkled NFPA 13D unless the requirement is removed by the King County Fire Marshal or his/her designee. The Fire Code requires all portions of the exterior walls of structures to be within 150 feet (as a person would walk via an approved route around the building) from a minimum 20-foot wide, unobstructed driving surface. To qualify for removal of the sprinkler requirement driving surfaces between curbs must be a minimum of 28 feet in width when parking is allowed on one side of the roadway, and at least 36 feet in width when parking is permitted on both sides.
17. The subdivision shall conform to KCC 16.82 relating to grading and tree retention on private property.

ORDERED November 15, 2007.

Peter T. Donahue
King County Hearing Examiner

TRANSMITTED November 15, 2007 to the following parties and interested persons of record:

Lynette Apley
13617 NE 135th Pl
Kirkland WA 98034

Blueline Group
Attn: Geoff Tamble
25 Central Way, Ste #400
Kirkland WA 98033

Burnstead Construction
Attn: Tiffany Brown
11980 NE 24th St. Ste 200
Bellevue WA 98005

Robert Eilers
12915 136th Ave. NE
Kirkland WA 98034

Jamie Harper
13224 136th Ave. NE
Kirkland WA 98034

Robert Lightfeldt
13220 136th Ave NE
Kirkland WA 98033

George & Violet Ogilvie
13042 136th Avenue NE
Kirkland WA 98034

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MS OAK-DE-0100

Steve Townsend
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Larry West
DDES/LUSD
MS OAK-DE-0100

Kelly Whiting
KC DOT, Rd. Svcs. Div.
MS KSC-TR-0231

Bruce Whittaker
DDES/LUSD
MS OAK-DE-0100

MINUTES OF THE OCTOBER 30, 2007, PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. L05P0023.

Peter T. Donahue was the Hearing Examiner in this matter. Participating in the hearing were Trishah Bull, Bruce Whittaker and Kristen Langley, representing the Department; Tiffany Brown, representing the Applicant, and Geoff Tamble.

The following Exhibits were offered and entered into the record:

- Exhibit No. 1 Department of Development and Environmental Services file no. L05P0023
- Exhibit No. 2 Department of Development and Environmental Services file no. L07AE001
- Exhibit No. 3 Department of Development and Environmental Services Preliminary Report, dated October 30, 2007
- Exhibit No. 4 Application for Land Use Permits received November 18, 2005
- Exhibit No. 5 Environmental Checklist dated January 10, 2007 (Revised)
- Exhibit No. 6 SEPA Determination of Non-Significance issued October 5, 2007
- Exhibit No. 7 Affidavit of Posting indicating a posting date of January 3, 2006; received by DDES on January 9, 2006 as the date the affidavit was received by the Department of Development and Environmental Services
- Exhibit No. 8 Preliminary plat map dated June 1, 2007 (Revised)
- Exhibit No. 9 Level 1 Downstream Drainage Analysis received June 23, 2006 (Revised)
- Exhibit No. 10 conceptual Drainage & Utility Plan received June 1, 2007 (Revised)
- Exhibit No. 11 Critical Areas Study received January 10, 2007
- Exhibit No. 12 Geotechnical Evaluation by ABPB Consulting, LLC received June 23, 2006
- Exhibit No. 13 Traffic Impact Analysis by Transportation Engineering Northeast received November 22, 2005
- Exhibit No. 14 Approved KCSWDM Adjustment L05V0096
- Exhibit No. 15 King County Certificate of Water Availability
- Exhibit No. 16 King County Certificate of Sewer Availability
- Exhibit No. 17 Sidewalks A & B

VOL/Pg

VINTNER'S RIDGE

SE 1/4, SW 1/4, SEC. 22, T. 26 N., R. 5 E., W.M.
NE 1/4, NW 1/4, SEC. 27, T. 26 N., R. 5 E., W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE 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 AND TRACTS SHOWN THEREON 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 PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY 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 SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF KIRKLAND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY 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 SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION; PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING 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 OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

STEVE BURNSTEAD CONSTRUCTION LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BURNSTEAD CONSTRUCTION LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF STEVE BURNSTEAD CONSTRUCTION LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND THE PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF BURNSTEAD CONSTRUCTION LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT SUCH PARTY FOR THE USES AND THE PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
MY APPOINTMENT EXPIRES _____

CITY OF KIRKLAND APPROVALS

APPROVED BY THE KIRKLAND CITY COUNCIL THIS _____ DAY OF _____, 20____.

ATTEST: _____

DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY ENGINEER (DIRECTOR) _____

CITY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT LOCAL IMPROVEMENT ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS _____ DAY OF _____, 20____.

TREASURER, CITY OF KIRKLAND _____

CITY OF KIRKLAND FINANCE DIRECTOR 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 ANY OTHER PUBLIC USE ARE PAID IN FULL. THIS _____ DAY OF _____, 20____.

MANAGER, FINANCE DIVISION _____

CITY OF KIRKLAND DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT _____

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

KING COUNTY ASSESSOR _____ DEPUTY KING COUNTY ASSESSOR _____

ACCOUNT NUMBERS: 272605-9030-09, 222605-9040-02, 222605-9060-07

RECORDING CERTIFICATE

RECORDING NO. _____
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____ THROUGH _____ RECORDS OF KING COUNTY, WASHINGTON.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF VINTNER'S RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 22 & 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND.

CHRISTOPHER SHANE BARNES
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 35145



5/14/13



Mead Gilman & Assoc.

Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

VOL/Pg

VINTNER'S RIDGE

VOL/PG

SE 1/4, SW 1/4, SEC. 22, T. 26 N., R. 5 E., W.M.
NE 1/4, NW 1/4, SEC. 27, T. 26 N., R. 5 E., W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

PARCEL A

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DISTANT NORTH 00°22'05" WEST 1061.937 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH 00°22'05" WEST A DISTANCE OF 245.063 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE ALONG THE SECTION LINE NORTH 89°41'06" EAST A DISTANCE OF 670.00 FEET;
THENCE SOUTH 00°22'05" EAST A DISTANCE OF 245.12 FEET;
THENCE SOUTH 89°41'27" WEST A DISTANCE OF 670.00 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS LOT 1, BLOCK 172, BURKE & FARRAR'S KIRKLAND ADDITION DIV. NO. 38, ACCORDING TO THE UNRECORDED PLAT THEREOF).

PARCEL B

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, NORTH 89°41'06" EAST 870 FEET;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 0°05'24" WEST 330 FEET;
THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 0°05'24" EAST 330 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 150 FEET OF THE EAST 185 FEET OF THE WEST 215 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 325 FEET EAST OF THE NORTHWEST CORNER THEREOF;
THENCE NORTH 89°41'06" EAST 276.93 FEET;
THENCE SOUTH 00°05'24" EAST 188.10 FEET;
THENCE SOUTH 89°31'06" WEST 118 FEET;
THENCE NORTH 47°19'47" WEST 110.88 FEET;
THENCE NORTH 34°44'24" WEST 136.42 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THE WEST 30 FEET THEREOF FOR 136TH AVENUE N.E.

PARCEL C

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, THENCE NORTH 89°41'06" EAST 30 FEET;
THENCE NORTH 0°05'24" WEST 330 FEET;
THENCE NORTH 89°41'06" EAST 275 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°41'06" EAST 276.93 FEET;
THENCE SOUTH 0°05'24" EAST 188.10 FEET;
THENCE SOUTH 89°31'06" WEST 118 FEET;
THENCE NORTH 47°19'47" WEST 110.88 FEET;
THENCE NORTH 34°44'24" WEST 136.42 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT 25 FEET WIDE FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°41'06" EAST 30 FEET;
THENCE NORTH 0°05'24" WEST 330 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°41'06" EAST 275 FEET;
THENCE SOUTH 34°44'24" EAST 30.31 FEET;
THENCE NORTH 89°41'06" WEST 292.14 FEET;
THENCE NORTH 0°05'24" WEST 25 FEET TO THE TRUE POINT OF BEGINNING.

RESTRICTIONS OF RECORD

- SUBJECT TO AN EASEMENT FOR ROAD PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 3295084. PLOTTED HEREON.
- SUBJECT TO AN EASEMENT FOR GUY WIRE AND ANCHOR AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 7706200671. PLOTTED HEREON.
- SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 7804100702. PLOTTED HEREON.
- SUBJECT TO THE RIGHT TO USE THE WEST 30 FEET OF SAID PREMISES FOR ROAD PURPOSES AS DELINEATED ON THE FACE OF THE UNRECORDED PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION DIV. NO. 38. PLOTTED HEREON.
- SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 2008102900402. PLOTTED HEREON.
- SUBJECT TO AN AGREEMENT REGARDING TEMPORARY CONSTRUCTION AND UTILITY EASEMENTS OVER ADJOINING PROPERTY AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20080409000789. PLOTTED HEREON.
- SUBJECT TO LICENSE TO ENTER PROPERTY AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20110817001191. NOT PLOTTED HEREON.
- SUBJECT TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER 8106040664. NOT PLOTTED HEREON.
- SUBJECT TO MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 19990706900009. NOT PLOTTED HEREON.

NOTES

- ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.
- 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.
- 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.
- ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS # LSM11-00017 ON FILE WITH THE CITY OF KIRKLAND. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH PLANS ON FILE.
- TRACT A IS HEREBY CONVEYED TO THE OWNERS OF LOTS 16, 17, AND THE VINTNER'S RIDGE HOMEOWNERS ASSOCIATION AS A PRIVATE JOINT USE DRIVEWAY FOR INGRESS, EGRESS, PUBLIC DRAINAGE AND UTILITIES. OWNERSHIP OF LOTS 16 AND 17 WITHIN THIS PLAT, TOGETHER WITH THE VINTNER'S RIDGE HOMEOWNERS ASSOCIATION, INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT A, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. FURTHERMORE AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY CONVEYED TO THE CITY OF KIRKLAND UNDER AND ACROSS TRACT A FOR ACCESS TO TRACT D. AN EASEMENT FOR PUBLIC STORM DRAINAGE AND PUBLIC SANITARY SEWER IS HEREBY CONVEYED UNDER, UNDER, AND ACROSS THE ENTIRETY OF TRACT A.
- TRACT B IS HEREBY CONVEYED TO THE OWNERS OF LOTS 20 AND 21 AS A PRIVATE JOINT USE DRIVEWAY FOR INGRESS, EGRESS, PRIVATE DRAINAGE AND UTILITIES. OWNERSHIP OF LOTS 20 AND 21 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT B, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT.
- TRACT C IS HEREBY CONVEYED TO THE OWNERS OF LOTS 18 AND 19 AS A PRIVATE JOINT USE DRIVEWAY FOR INGRESS, EGRESS, PRIVATE DRAINAGE AND UTILITIES. OWNERSHIP OF LOTS 18 AND 19 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT C, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. AN EASEMENT FOR PUBLIC STORM DRAINAGE AND PUBLIC SANITARY SEWER IS HEREBY CONVEYED OVER, UNDER, AND ACROSS THE ENTIRETY OF TRACT C.
- TRACT E IS HEREBY CONVEYED TO THE OWNERS OF LOTS 40 THROUGH 43 AS A PRIVATE JOINT USE DRIVEWAY FOR INGRESS, EGRESS, PUBLIC WATER, AND PRIVATE DRAINAGE AND UTILITIES. OWNERSHIP OF LOTS 40 THROUGH 43 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT E, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT.
- TRACT D IS A STORM DETENTION, WATER QUALITY, AND RECREATION TRACT AND IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL SURFACE MAINTENANCE OBLIGATIONS TO THE VINTNER'S RIDGE HOMEOWNERS ASSOCIATION, SUBJECT TO A MAINTENANCE EASEMENT OF THE STORM DRAINAGE FACILITIES CONTAINED THEREIN GRANTED AND CONVEYED TO THE CITY OF KIRKLAND. THE RESPONSIBILITY FOR THE MAINTENANCE OF THE TRACT, EXCEPT THE STORM DRAINAGE FACILITIES, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND SHALL RUN WITH THE LAND.
- TRACT L IS FOR LANDSCAPING AND IS HEREBY CONVEYED TO THE VINTNER'S RIDGE HOMEOWNERS ASSOCIATION, ALONG WITH ALL MAINTENANCE RESPONSIBILITIES, UPON THE RECORDING OF THIS PLAT.
- TRACT K IS FOR RECREATION AND IS HEREBY CONVEYED TO THE VINTNER'S RIDGE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. MAINTENANCE OF THE RECREATION FACILITIES LYING WITHIN SAID PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ALL MITIGATION AND IMPACT FEES WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT ISSUANCE AND BASED ON THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND, WOODINVILLE WATER DISTRICT AND ALL UTILITIES SERVING SAID PROPERTY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET, EXCEPT ON LOTS 16-21 WHERE THE WIDTH IS 15' PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH PUBLIC UTILITY, PEDESTRIAN IMPROVEMENTS, ELECTRIC, TELEPHONE, TV, AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY, NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- A PUBLIC WATER EASEMENT IS HEREBY CONVEYED TO WOODINVILLE WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS, OVER THOSE PORTIONS MARKED HEREON AS "PUBLIC WATER EASEMENT". WOODINVILLE WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF THE WATER MAINS AND APPURTENANCES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT THE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE WATER SERVICE LINES PAST THE WATER METER.
- A PUBLIC SEWER EASEMENT IS HEREBY CONVEYED TO WOODINVILLE WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS, OVER THOSE PORTIONS MARKED HEREON AS "PUBLIC SEWER EASEMENT". WOODINVILLE WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF THE SEWER MAINS AND APPURTENANCES LYING WITHIN SAID EASEMENT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN OVER LOTS 9-14, 21-26, 34 AND 46-50 ARE FOR THE BENEFIT OF THOSE LOTS THAT SHARE A COMMON STORM DRAINAGE LINE WITHIN THE ROOF DRAINAGE LINES, FOOTING DRAINAGE LINES AND ROCKERY DRAINAGE LINES WITHIN SAID EASEMENTS SHALL BE MAINTAINED EQUALLY BY THE OWNERS OF THE LOTS IN USE OF THE DRAINAGE LINES, EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID DRAINAGE LINES ABOVE THEIR POINT OF CONNECTION.
- THE LANDSCAPE EASEMENT OVER LOT 34 IS HEREBY CONVEYED TO THE VINTNER'S RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A PLAT ENTRY MONUMENT.
- A PUBLIC DRAINAGE EASEMENT OVER, UNDER AND ACROSS LOTS 16-19 AS SHOWN HEREON, IS HEREBY CONVEYED TO THE CITY OF KIRKLAND ALONG WITH MAINTENANCE RESPONSIBILITY OF ALL PUBLIC DRAINAGE FACILITIES WITHIN SAID EASEMENT.
- STREET LIGHTING SHALL BE OWNED AND MAINTAINED BY THE VINTNER'S RIDGE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THE CITY OF KIRKLAND TAKES OVER OWNERSHIP OF SAID LIGHTING.
- EACH LOT SHALL BE ALLOWED AN IMPERVIOUS SURFACE FOOTPRINT THAT SHALL NOT EXCEED 60% OF THE TOTAL LOT AREA.



5/13/13

JOB NO. 05138
SHEET 2 OF 5



Mead Gilman & Assoc.
Professional Land Surveyors

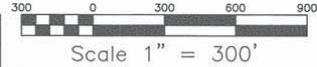
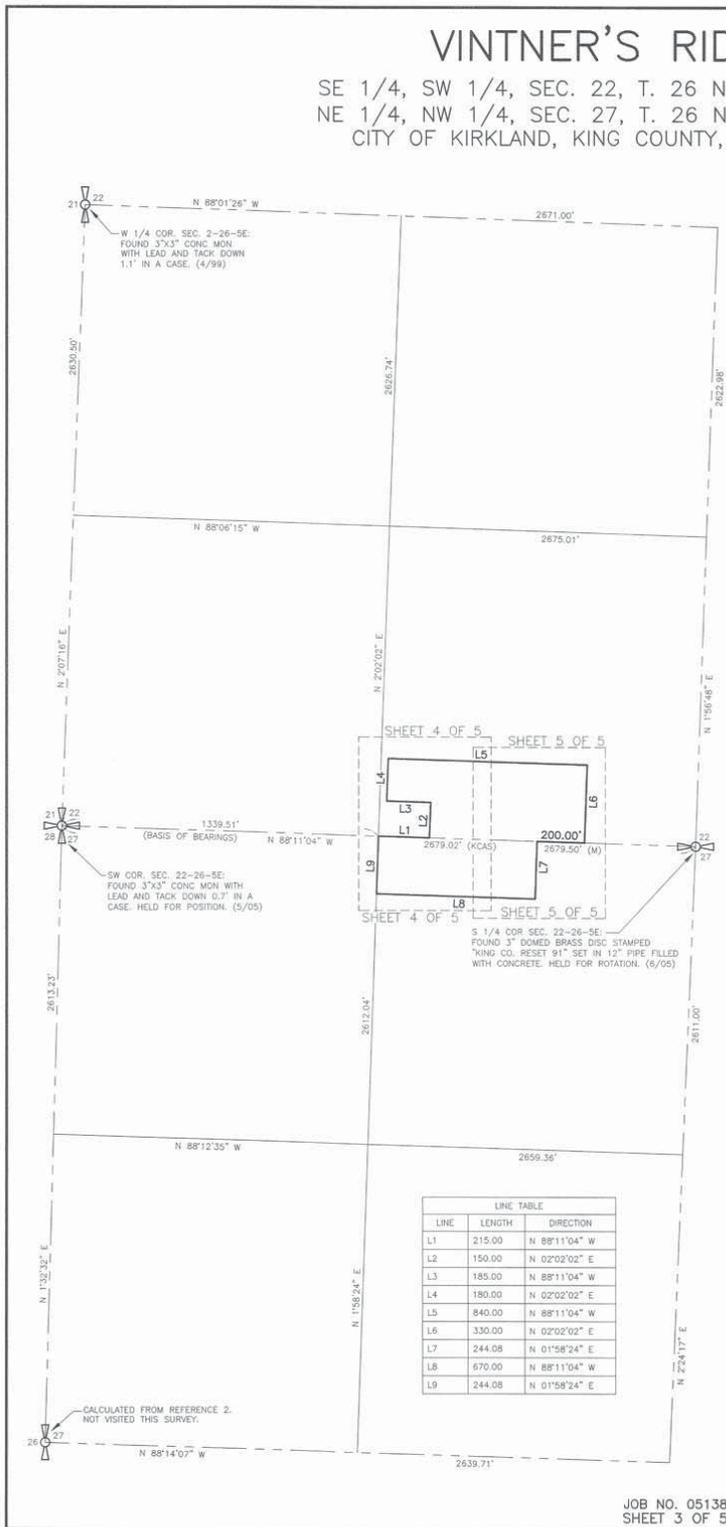
P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

VOL/PG

VINTNER'S RIDGE

SE 1/4, SW 1/4, SEC. 22, T. 26 N., R. 5 E., W.M.
 NE 1/4, NW 1/4, SEC. 27, T. 26 N., R. 5 E., W.M.
 CITY OF KIRKLAND, KING COUNTY, WASHINGTON

VOL/PAGE



MERIDIAN

K.C.A.S.

EQUIPMENT AND PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- SET 4" X 4" CONCRETE MONUMENT WITH 1 5/8" BRASS DISC WITH "K" STAMPED "35145" IN STANDARD KING COUNTY CASE.

REFERENCES

1. KCSP NO. 99250080, VOL. 120, PG. 73, REC. NO. 9802249009.
2. KCSP NO. L9850003, VOL. 124, PG.290, REC. NO. 9810059008.
3. PLAT OF BRANDT'S NORTH KIRKLAND ADDITION VOL. 208, PGS. 35-37.
4. RECORD OF SURVEY VOL. 130, PG. 189, REC. NO. 1999070690009.
5. RECORD OF SURVEY, VOL. 65, PG 146, REC. NO. 8904069006.

NOTES

1. THE SOUTHWEST QUARTER OF SECTION 22-26-5E WAS CALCULATED FROM REFERENCE 1. THE NORTHWEST QUARTER OF SECTION 27-26-5E WAS CALCULATED PER REFERENCE 2.

LOT LINE	DISTANCE
1/2	1.13
2/3	1.12
3/4	1.25
4/5	1.24
5/6	1.28
6/7	1.26
8/9	1.20
9/10	1.12
10/11	1.13
11/12	1.10
12/TR A	1.09
TR A/13	1.10
13/14	1.11
14/15	1.14
15/TR C	6.56
TR C/22	1.25
22/23	1.24
23/24	1.22
24/25	1.18
25/26	1.19
26/27	1.13

LOT LINE	DISTANCE
27/28	1.14
28/29	1.24
29/30	6.30
30/31	6.26
31/32	6.35
32/33	6.19
33/34	6.24
35/TR L	6.31
TR L/36	1.13
36/37	1.32
37/38	1.26
38/39	6.15
39/40	6.01
44/45	6.16
TR K/46	6.05
46/47	6.26
47/48	6.25
48/49	5.97
49/50	6.07
50/51	6.11
51/TR K	6.07

BACK CORNER CURB PLUG TABLE

LOT LINE	DISTANCE
BNDRY/41	11.63
41/42	11.69
42/43	11.75
43/44	11.83
44/45	11.82

LINE TABLE

LINE	LENGTH	DIRECTION
L1	215.00	N 88°11'04" W
L2	150.00	N 02°02'02" E
L3	185.00	N 88°11'04" W
L4	180.00	N 02°02'02" E
L5	840.00	N 88°11'04" W
L6	330.00	N 02°02'02" E
L7	244.08	N 01°58'24" E
L8	670.00	N 88°11'04" W
L9	244.08	N 01°58'24" E

TRACT DATA TABLE

NAME	AREA (S.F.)	DESCRIPTION	NOTE
TRACT A	5749	PRIVATE-JOINT USE DRIVEWAY	SEE NOTE 5, SHEET 2.
TRACT B	885	PRIVATE-JOINT USE DRIVEWAY	SEE NOTE 6, SHEET 2.
TRACT C	425	PRIVATE-JOINT USE DRIVEWAY	SEE NOTE 7, SHEET 2.
TRACT D	25120	DETENTION/WATER QUALITY/RECREATION	SEE NOTE 9, SHEET 2.
TRACT E	2101	PRIVATE-JOINT USE DRIVEWAY	SEE NOTE 8, SHEET 2.
TRACT K	22361	RECREATION	SEE NOTE 11, SHEET 2.
TRACT L	4732	PRIVATE-LANDSCAPE	SEE NOTE 10, SHEET 2.



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JOB NO. 05138
 SHEET 3 OF 5

VOL/PAGE

VINTNER'S RIDGE

SE 1/4, SW 1/4, SEC. 22, T. 26 N., R. 5 E., W.M.
 NE 1/4, NW 1/4, SEC. 27, T. 26 N., R. 5 E., W.M.
 CITY OF KIRKLAND, KING COUNTY, WASHINGTON

PARCEL NO.
 2226059024

PARCEL NO.
 2226059099



TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	55.11	90°13'06"	35.00
C2	55.11	90°13'06"	35.00
C3	12.69	0°44'34"	979.00
C4	40.03	2°20'34"	979.00
C5	50.18	2°56'12"	979.00
C6	50.46	2°57'12"	979.00
C7	35.09	2°03'13"	979.00
C8	17.72	3°09'48"	321.00
C9	23.57	4°12'27"	321.00
C10	20.18	3°39'31"	316.00
C16	61.11	89°46'54"	39.00
C17	32.26	24°19'12"	76.00
C18	55.88	42°07'32"	76.00
C19	33.09	75°50'26"	25.00
C20	30.95	23°20'10"	76.00
C21	39.17	89°46'54"	25.00
C22	43.44	99°33'03"	25.00
C23	8.26	1°41'50"	279.00
C24	63.60	3°34'09"	1021.00
C25	44.74	73°14'07"	35.00
C26	39.37	90°13'06"	25.00
C27	39.17	89°46'54"	25.00
C30	36.32	27°22'58"	76.00
C31	57.75	11°01'48"	300.00
L2	22.33	S 24°34'29" E	
L3	22.33	N 24°34'29" W	
L5	17.17	N 88°11'04" W	
L7	13.01	S 02°02'02" W	
L14	5.00	N 01°50'35" W	
L24	46.71	N 42°06'21" W	
L25	44.36	N 30°46'55" E	

Scale 1" = 40'

MERIDIAN
 R.C.A.S.

LEGEND

- 3/4" x 1 1/2" x 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- 4" x 4" CONCRETE MONUMENT WITH 1-5/8" BRASS DISC WITH "X" STAMPED "35145" IN STANDARD KING COUNTY CASE.
- (A) UTILITY EASEMENT, SEE NOTE 13, SHEET 2.
- (B) PUBLIC WATER EASEMENT, SEE NOTE 14, SHEET 2.
- (C) PUBLIC SEWER EASEMENT, SEE NOTE 15, SHEET 2.
- (D) PRIVATE STORM DRAINAGE EASEMENT, SEE NOTE 16, SHEET 2.
- (E) PUBLIC PEDESTRIAN EASEMENT, SEE NOTE 13, SHEET 2.
- (F) LANDSCAPE EASEMENT, SEE NOTE 17, SHEET 2.

NOTES

- SET LEAD PLUG IN CURB WITH TACK AND WASHER STAMPED "35145" ON EXTENSION OF PROPERTY LINE. SEE TABLE ON SHEET 3 FOR DISTANCE FROM TACK TO PROPERTY CORNER.
- SEE SHEET 3 FOR TRACT DESCRIPTION AND AREAS.



PARCEL NO.
 2726059032

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JOB NO. 05138
 SHEET 4 OF 5

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SEE SHEET 5 OF 5

SEE SHEET 5 OF 5

VOL/PG

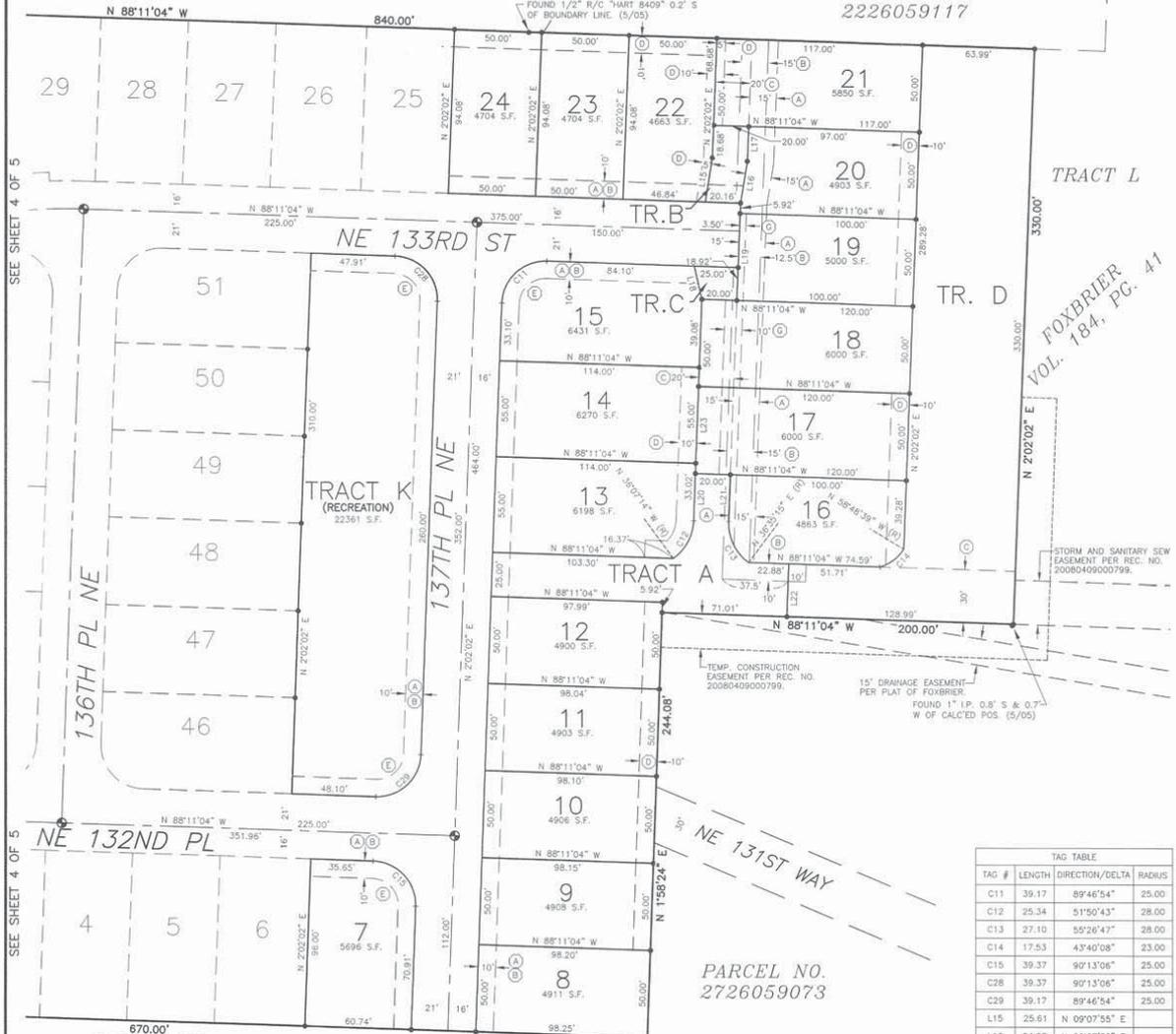
VINTNER'S RIDGE

SE 1/4, SW 1/4, SEC. 22, T. 26 N., R. 5 E., W.M.
 NE 1/4, NW 1/4, SEC. 27, T. 26 N., R. 5 E., W.M.
 CITY OF KIRKLAND, KING COUNTY, WASHINGTON
 2226059099

VOL./PG

PARCEL NO.
2226059117

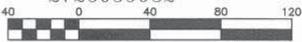
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SEE SHEET 4 OF 5

SEE SHEET 4 OF 5

670.00'
 PARCEL NO.
 2726059032



Scale 1" = 40'

MERIDIAN

NOTES

1. SET LEAD PLUG IN CURB WITH TACK AND WASHER STAMPED "35145" ON EXTENSION OF PROPERTY LINE. SEE TABLE ON SHEET 3 FOR DISTANCE FROM TACK TO PROPERTY CORNER.
2. SEE SHEET 3 FOR TRACT DESCRIPTION AND AREAS.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- SET 4" X 4" CONCRETE MONUMENT WITH 1-5/8" BRASS DISC WITH "X" STAMPED "35145" IN STANDARD KING COUNTY CASE.
- (A) UTILITY EASEMENT, SEE NOTE 13, SHEET 2.
- (B) PUBLIC WATER EASEMENT, SEE NOTE 14, SHEET 2.
- (C) PUBLIC SEWER EASEMENT, SEE NOTE 15, SHEET 2.
- (D) PRIVATE STORM DRAINAGE EASEMENT, SEE NOTE 16, SHEET 2.
- (E) PUBLIC PEDESTRIAN EASEMENT, SEE NOTE 13, SHEET 2.
- (G) PUBLIC DRAINAGE EASEMENT, SEE NOTE 18, SHEET 2.



TAG TABLE			
TAG #	LENGTH	DIRECTION/Delta	RADIUS
C11	39.17	89°46'54"	25.00
C12	25.34	51°50'43"	28.00
C13	27.10	55°26'47"	28.00
C14	17.53	43°40'08"	23.00
C15	39.37	90°13'06"	25.00
C28	39.37	90°13'06"	25.00
C29	39.17	89°46'54"	25.00
L15	25.61	N 09°07'55" E	
L16	24.28	N 09°07'55" E	
L17	20.00	N 02°02'02" E	
L18	19.55	N 12°47'03" W	
L19	31.08	N 02°02'02" E	
L20	27.10	N 02°02'02" E	
L21	26.89	N 02°02'02" E	
L22	30.00	N 02°02'02" E	
L23	50.00	S 02°02'02" W	

PARCEL NO.
2726059073

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JOB NO. 05138
 SHEET 5 OF 5

VOL./PG

RESOLUTION R-4951

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF VINTNER'S RIDGE BEING DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. SUB12-00764 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a subdivision and preliminary plat of VINTNER'S RIDGE was approved by the Hearing Examiner on November 15, 2007; and

WHEREAS, thereafter the Department of Planning and Community Development received an application for approval of subdivision and final plat, said application having been made by Burnstead Construction, the owner of the real property described in said application, which property is within a Residential Single Family RSA 6 zone; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, KMC Title 25, a concurrency application has been submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test has been passed, and a concurrency test notice issued this action is exempt from the concurrency management process; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C and the Administrative Guideline and local ordinance adopted to implement it, an environmental checklist has been submitted to King County, reviewed by the responsible official of King County, and a negative determination reached; and

WHEREAS, said environmental checklist and determination have been made available and accompanied the application throughout the entire review process; and

WHEREAS, the Director of the Department of Planning and Community Development did make certain Findings, Conclusions and Recommendations and did recommend approval of the subdivision and the final plat, subject to specific conditions set forth in said recommendation.

WHEREAS, the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Planning Commission, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions and Recommendations of the Director of the Department of Planning and Community Development, filed in Department of Planning and Community

Development File No.SUB12-00764, are hereby adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Approval of the subdivision and the final plat of VINTNER'S RIDGE is subject to the applicant's compliance with the conditions set forth in the recommendations hereinabove adopted by the City Council and further conditioned upon the following:

- (a) A Plat Bond or other approved security performance undertaking in an amount determined by the Director of Public Works in accordance with the requirements therefor in Ordinance No. 2178 shall be deposited with the City of Kirkland and be conditioned upon the completion and acceptance by the City of all conditions of approval, including public improvements, within one year from the date of passage of this Resolution. No City official, including the Chairperson of the Planning Commission, the Mayor, or the City Engineer, shall affix his signature to the final plat drawing until such time as the plat bond or other approved performance security undertaking herein required has been deposited with the City and approved by the Director of Public Works as to amount and form.

Section 4. Nothing in this resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this subdivision, other than as expressly set forth herein.

Section 5. A copy of this resolution, along with the Findings, Conclusions and Recommendations hereinabove adopted shall be delivered to the applicant.

Section 6. A completed copy of this resolution, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk who shall then forward the certified copy to the King County Department of Assessments.

Passed in open meeting of the Kirkland City Council on the _____ day of _____, 20____.

Signed in authentication thereof this ____ day of _____, 20____.

Mayor

Attest:

City Clerk