



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
Susan Lauinger, Project Planner

Date: February 7th, 2012

Subject: Harmon Ridge Final Subdivision, File No. FSB11-00001

RECOMMENDATION

Approve with conditions the Final Subdivision for the Harmon Ridge Plat. The City Council may do so by adopting the enclosed resolution.

BACKGROUND DISCUSSION

The Preliminary Subdivision was heard by the Kirkland Hearing Examiner on November 20th, 2007. The Hearing Examiner approved the project with conditions on November 24th, 2007.

The proposal includes the following elements:

- Subdivision of 2.6 acres into 12 lots for single-family residences within an RSX 7.2 zone in the South Rose Hill Neighborhood.
- Access is to be provided by a 30 foot wide, dedicated public right of way called NE 84th Street.
- A SEPA determination of Non-Significance was issued on July 11, 2008 and the project passed the concurrency test for traffic on November 9, 2007.
- The utilities and road are already underway, and the applicant has not requested modifications from the conditions of approval.

The Planning Director recommends approval of the final subdivision with the conditions as set forth in the preliminary plat, which are standard plat conditions.

ATTACHMENTS

Planning Director Recommendation with Attachments
City Council Resolution



MEMORANDUM
ADVISORY REPORT
FINDINGS, CONCLUSION, AND RECOMMENDATIONS

To: Eric R. Shields, AICP, Planning Director
From: Susan Lauinger, Project Planner
Date: January 23, 2012
File: FSB11-00001; HARMON RIDGE 12-LOT PLAT

I. RECOMMENDATION

Recommend approval of the final subdivision application for Harmon Ridge 12-Lot Plat subject to the following conditions:

- A. The application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Building and Fire Code, and Subdivision Ordinance. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances.
- B. Prior to recording of the final plat mylar with King County, the applicant shall:
 - 1. Submit a title report no more than 30 days old from the date the final plat mylar was signed by the owners. The title report shall reflect that all taxes and assessments for the subject property have been paid.

II. BACKGROUND

- A. The applicant is Laurel Hill Partners, LLC.
- B. The site includes four parcels in common ownership and had three homes on the parcels, which are now demolished. The addresses for the previous parcels were: 8333 and 8325 132nd Ave and 12873 NE 84th Street (see Attachment 1 for the vicinity map).
- C. This is a final subdivision application to approve a 12-lot subdivision on a 2.46 acre site (see Attachment 2 for the plat plans). The Preliminary Subdivision, File no. PSB08-00001, was approved by the Hearing Examiner on November 24th, 2008.

III. HISTORY

The Preliminary Subdivision Proposal was heard by the Kirkland Hearing Examiner on November 20th, 2008 as an open record public hearing, and was subsequently approved on November 24th, 2008. A concurrency test was passed for traffic on November 9th 2007. A Determination of Non-Significance (DNS) was issued on July 11th 2008, which satisfies the State Environmental Policy Act (SEPA) requirements. The preliminary subdivision application included the following general elements:

- A. Subdivide 4 parcels totaling 2.46 acres into 12 new lots for single family residences. The zoning designation is RSX 7.2 in the South Rose Hill Neighborhood; the minimum lot size in this zone is 7,200 square feet. The 12 new lots all meet the minimum lot size and are roughly the same shape and size.
- B. Primary access to the lots will be taken from a dedicated public right of way called NE 84th Street. This new public road stretches to the end of the subdivision, but will not be a through road to the other side of NE 84th Street. Through the analysis done for the preliminary plat, the Public Works Department determined that a through road would not be in the best interest of the public because a vehicular connection would promote cut-through traffic through the neighborhood to bypass NE 85th Street. There will be a turnaround at the end of the new road through the plat for better vehicular circulation within the plat, and bollards will be placed at the end of the street that will allow emergency access. Additionally, standard curb, gutter sidewalk and planter strip were required along the new road and shared access driveways were required to reduce the number of curb cuts. A pedestrian easement was also required at the end of the new section of NE 84th Street.
- C. The three comment letters received during the public comment period on the preliminary plat concentrated mostly on traffic issues and increase in density, the need for affordable housing within the neighborhood instead of large houses, and trees and vegetative buffers. No members of the public spoke at the hearing.

IV. ANALYSIS

- A. 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:
 - 1. Consistency with the preliminary plat, except for minor modifications; and
 - 2. 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 No.PSB08-00001) by the Hearing Examiner, except for those that must be accomplished prior to recording as listed in I.B. above.
- B. The applicant has not proposed any modifications from the preliminary plat approval. See attachment 3 for a link to the preliminary plat approval.

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 no 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 the final plat be submitted to the City for recording with King County within four (4) years of the date of approval of the preliminary plat, unless specifically extended in the decision on the plat, or the decision becomes void: provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

VI. APPENDICES

Attachments 1 and 2 are attached.

1. Vicinity Map
2. Final plat plan

Review by Planning Director:

I concur _____x_____ I do not concur _____

Comments: _____

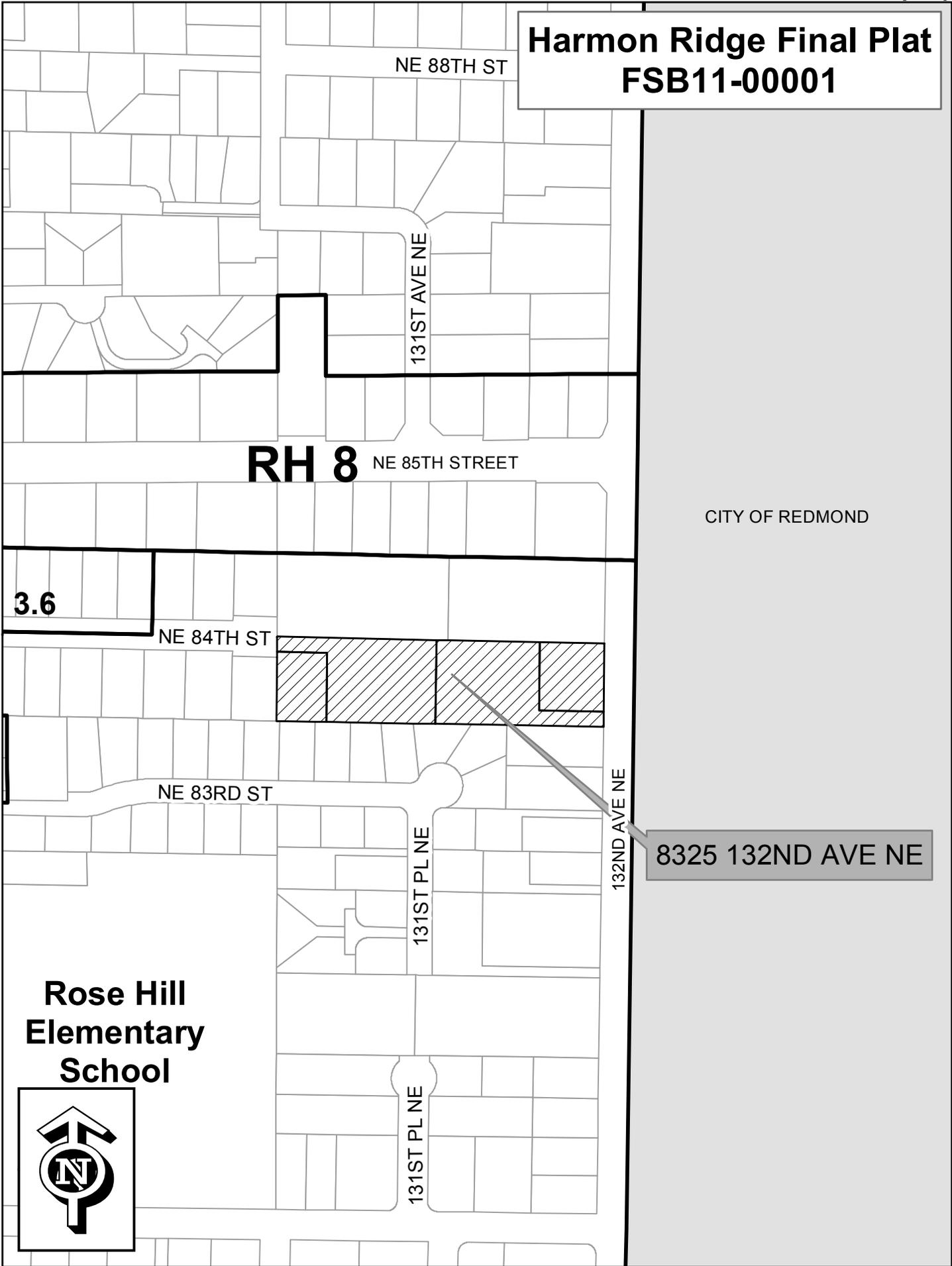


Eric R. Shields, AICP

January 25, 2012
Date

cc: Applicant
File

Harmon Ridge Final Plat FSB11-00001



CITY OF REDMOND

8325 132ND AVE NE

RH 8 NE 85TH STREET

3.6

**Rose Hill
Elementary
School**



HARMON RIDGE

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

VOL. PG.

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 KING COUNTY, 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 RELEASING THE CITY OF KIRKLAND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KIRKLAND, ITS SUCCESSORS OR ASSIGNS.

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

LAUREL HILL PARTNERS, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY:
ITS:

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
 } SS
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THE _____ OF LAUREL HILL PARTNERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: _____, 20____

BY: _____

PRINT NAME: _____
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON

MY COMMISSION EXPIRES _____

RESIDING AT _____

LEGAL DESCRIPTION

PARCEL A:

THE EAST 158 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF THE SOUTH 30 FEET;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF 132ND AVENUE N.E.

PARCEL B:

THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 316 FEET THEREOF; AND

EXCEPT THAT PORTION OF EAST 158 FEET LYING NORTH OF THE SOUTH 30 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF 132ND AVENUE N.E.

PARCEL C:

THE WEST 316 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF THE WEST 100 FEET LYING SOUTH OF THE NORTH 30 FEET THEREOF.

PARCEL D:

THE WEST 100 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET THEREOF.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF HARMON RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.; THAT ALL 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, AS SHOWN HEREIN, AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

KENNETH WILLIAM SHIPLEY
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38488
STATE OF WASHINGTON
CORE DESIGN, INC.
14711 N.E. 29TH PLACE, SUITE #101
BELLEVUE, WA 98007
PHONE NO. (425) 885-7877

DATE



CITY OF KIRKLAND APPROVALS

APPROVED BY THE KIRKLAND CITY COUNCIL THIS ___ DAY OF _____, 20__

ATTEST: _____

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

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

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ___ DAY OF _____, 20__

ASSESSOR _____ DEPUTY KING COUNTY ASSESSOR

ACCOUNT NOS. 042505-9027; 042505-9039; 042505-9038; 042505-9055

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF KIRKLAND THIS ___ DAY OF _____, 20__, AT ___ MINUTES PAST ___ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____ RECORDS OF KING COUNTY, WASHINGTON. DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS



14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING · PLANNING · SURVEYING
JOB NO. 07085

HARMON RIDGE

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

VOL. PG.

EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST, COMCAST, (OTHER PRIVATE UTILITIES), THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 15.00 FEET (WIDTH VARIES WITHIN LOTS 1, 10 AND 11, AS SHOWN ON SHEET 3), PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE, OF ALL LOTS AND AS SHOWN ACROSS LOT 12, THE EASEMENT IS RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSION, STREET LIGHTS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO ITS ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENT WITHOUT PERMISSION FROM EASEMENT OWNERS.
2. A PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND UNDER AND UPON THE EXTERIOR 15.00 FEET (WIDTH VARIES WITHIN LOTS 1, 10 AND 11, AS SHOWN ON SHEET 3), PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE, OF LOTS 1 THROUGH 11, TOGETHER WITH THE NORTHERLY PORTION OF LOT 12 AS SHOWN ON SHEET 3, FOR PUBLIC SIDEWALK AND UTILITY PURPOSES. THE CITY OF KIRKLAND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC SIDEWALK AND UTILITY FACILITIES WITHIN SAID EASEMENT AS DEFINED BY THE KIRKLAND MUNICIPAL CODE.
3. THE PUBLIC EMERGENCY VEHICULAR ACCESS AND PUBLIC PEDESTRIAN ACCESS EASEMENT SHOWN ACROSS LOT 12 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF KIRKLAND FOR PUBLIC EMERGENCY VEHICULAR ACCESS AND PUBLIC PEDESTRIAN ACCESS PURPOSES. THE CITY OF KIRKLAND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC EMERGENCY VEHICULAR ACCESS AND PUBLIC PEDESTRIAN ACCESS FACILITIES WITHIN SAID EASEMENT.
4. THE PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOTS 2 AND 3 IS TO THE BENEFIT OF LOTS 1 THROUGH 3. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES FOR WHICH THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
5. THE 8-FOOT WIDE PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOT 4 IS TO THE BENEFIT OF LOTS 4 AND 5. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES FOR WHICH THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
6. THE 10-FOOT WIDE PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOTS 7 AND 8 IS TO THE BENEFIT OF LOTS 6 THROUGH 8. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES FOR WHICH THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
7. THE 10-FOOT WIDE PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOTS 9 THROUGH 11 IS TO THE BENEFIT OF LOTS 9 THROUGH 12. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES FOR WHICH THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
8. THE PRIVATE SANITARY SEWER EASEMENT SHOWN ACROSS LOTS 7 AND 8 IS TO THE BENEFIT OF LOTS 8 AND 9. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SANITARY SEWER FACILITIES FOR WHICH THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF THAT PORTION OF THE PRIVATE SANITARY SEWER FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
9. THE PRIVATE WATERLINE EASEMENT SHOWN ACROSS LOT 8 IS TO THE BENEFIT OF LOT 9. THE OWNERS OF SAID LOT 9 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES FOR WHICH THEY HAVE BENEFIT OF USE WITHIN SAID EASEMENT.

NOTES & RESTRICTIONS

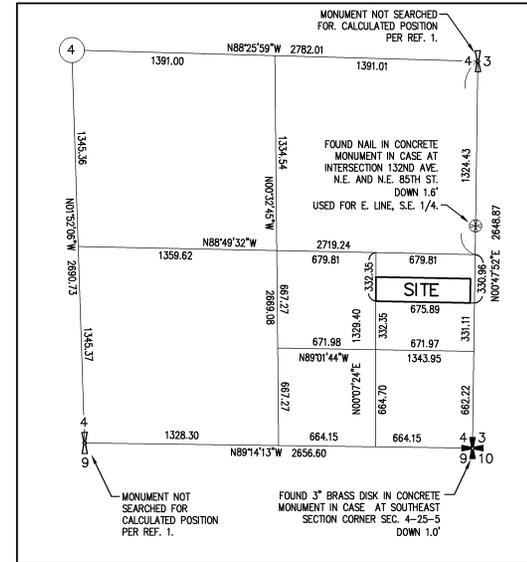
1. THIS SITE IS SUBJECT TO MATTERS DISCLOSED BY PHYSICAL INSPECTION OF THE PROPERTY ON JULY 20, 2007 AS FOLLOWS:
LOCATION OF 6' WOOD FENCE, 4'-5' WIRE FENCE, AND 6' CHAIN LINK FENCE IN RELATION TO THE NORTH LINE, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.
LOCATION OF 3' AND 6' WOOD FENCES IN RELATION TO THE WEST LINE, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.
LOCATION OF 5' CHAIN LINK FENCE AND 6' WOOD FENCE IN RELATION TO THE SOUTH LINE, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.
ANY LOSS OR DAMAGE RESULTING FROM THE ENCROACHMENT OF STRUCTURES, PERIMETER FENCES, PERIMETER WALLS AND PLANTINGS OF ANY NATURE ONTO OR OFF FROM PORTIONS OF THE NORTH, WEST, AND SOUTH LINES PORTIONS OF SAID PREMISES. OUR INSPECTOR COULD NOT LOCATE THESE PORTIONS DUE TO DENSE VEGETATION OBSTRUCTING ACCESS.
2. THIS SITE IS SUBJECT TO AN INTEGRATED DEVELOPMENT PLAN AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF, BETWEEN LAUREL HILL PARTNERS, LLC AND THE CITY OF KIRKLAND AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20111004000653.
3. ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.
4. NO DIRECT ACCESS TO 132ND AVENUE NORTHEAST WILL BE PERMITTED FROM ANY LOT WITHIN THIS PLAT.

UTILITY MAINTENANCE NOTE

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 OWNERS 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 ADJUTING 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.



SUBDIVISION DETAIL

1"=600'

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY PLAT CERTIFICATE, ORDER NO. 1323966, DATED JUNE 16, 2011. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE CERTIFICATE. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 1, 2007. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2007.
3. PROPERTY AREA = 107,293± SQUARE FEET (2.4631± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-150-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. SECTION SUBDIVISION PER KING COUNTY AERIAL SURVEY (KCAS), SEE THIS SHEET FOR SUBDIVISION DETAIL.

BASIS OF BEARINGS

N00°47'52"E, BETWEEN MONUMENTS FOUND IN PLACE ALONG THE CENTERLINE OF 132ND AVENUE N.E., PER KING COUNTY AERIAL SURVEY (AS SHOWN ON REF1)

REFERENCES

RECORD OF SURVEY FOR JOHN E. HARMON, PERFORMED BY MERIWETHER LEACHMAN ASSOCIATES, INC., RECORDED JANUARY 27, 1988, UNDER KING COUNTY RECORDING NO. 8801279001 (REF1)

LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER MONUMENT AS NOTED
- QUARTER SECTION MONUMENT (CALCULATED POSITION)



ENGINEERING · PLANNING · SURVEYING
JOB NO. 07085

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

RESOLUTION R-4909

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF HARMON RIDGE BEING DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. FSB11-00001 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a subdivision and preliminary plat of 12 LOTS was approved by the Hearing Examiner on NOVEMBER 24TH, 2008; 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 LAUREL HILL PARTNERS, LLC, the owner of the real property described in said application, which property is within a Residential Single Family RSX 7.2 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; 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 the City of Kirkland, reviewed by the responsible official of the City of Kirkland, 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. PSB08-00001 & FSB11-00001, 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 HARMON RIDGE is subject to the applicant's compliance with the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. 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 4. A copy of this resolution, along with the Findings, Conclusions and Recommendations hereinabove adopted shall be delivered to the applicant.

Section 5. 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 by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2012.

Signed in authentication thereof this ____ day of _____, 2012.

MAYOR

Attest:

City Clerk