



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager **QUASI-JUDICIAL**

From: Eric Shields, AICP, Planning Director
Ronald Hanson, Project Planner, Consultant
Dawn Nelson, AICP, Planning Supervisor

Date: November 25, 2005

Subject: Amber Ridge Final Subdivision File No. FSB05-00002

RECOMMENDATION

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

BACKGROUND DISCUSSION

The Preliminary Subdivision was heard by the Hearing Examiner on June 17, 2004. The Hearing Examiner approved the project with conditions on July 23, 2004. A concurrency test was passed for water and sewer and traffic on September 16, 2003. A Determination of Non-significance was issued for the proposal on May 18, 2004. The proposal included the following general elements:

1. Subdivide the 2.54-acre site in the RSX 7.2 zone into 11 single-family lots ranging in size from 6,840 to 8,324 square feet. Since six of the lots (Lots 1, 3, 8, 9, 10, and 11) were less than the normally required 7,200 square feet, the preliminary subdivision was reviewed and approved through the lot averaging provisions of Kirkland Subdivision Code Section 22.28.040 (b).
2. Access to the site is provided by two access tracts from 124th Avenue NE. Internal easements provide access from the tracts to the individual lots.
3. A 26,690 square foot private retention, drainage, and open space tract (Tract "B") located on the east side of the site.

The applicant is not proposing any modifications to the size, configuration, or location of any of the lots, access easements, or the open space tract approved with the preliminary subdivision.

The Planning Director recommends approval of the final subdivision with the conditions outlined in the staff advisory report dated November 25, 2005 (See Enclosure 1).

Memo to City Council
November 25, 2005
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ENCLOSURES

1. Staff Advisory Report dated November 25, 2005

cc: File FSB05-00002



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.828.1257
www.ci.kirkland.wa.us

MEMORANDUM ADVISORY REPORT FINDINGS, CONCLUSION, AND RECOMMENDATIONS

To: Eric R. Shields, AICP, Planning Director
From: Ronald Hanson, Project Planner (Consultant)
Dawn Nelson, AICP, Planning Supervisor 
Date: November 25, 2005
File: AMBER RIDGE FINAL SUBDIVISION, FILE FSB05-00002.

I. RECOMMENDATION

Approval with conditions of the Final Subdivision for the Amber Ridge Plat. The City Council may do so by adopting the enclosed Resolution.

- 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. Attachment 1, Preliminary Subdivision Notice of Approval, is provided in this memo to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations.
- B. Prior to recording the final plat mylar with King County the applicant shall:
1. Install or submit a performance security to the Public Works Department for the completion of required preliminary plat improvements. The amount of the performance security will be determined by the Public Works Department to insure the completion and acceptance by the City of all conditions of approval, including public improvements, within one year of final plat approval.
 2. 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.
 3. Have a registered land surveyor set the exterior plat boundary and all interior lot corners.

II. BACKGROUND

- A. The applicant is Norris Homes, Inc.

- B. This is a final subdivision application to approve an 11-lot subdivision on a 2.54-acre site (see Attachment 2).
- C. The preliminary subdivision (File No. S-03-84) was approved by the Hearing Examiner on June 17, 2004. See Attachment 3 and discussion under History below.
- D. The site is located at 8024 and 8034 124th Avenue NE (See Attachment 4).

III. HISTORY

The Preliminary Subdivision was heard by the Hearing Examiner on June 17, 2004. The Hearing Examiner approved the project with conditions on July 23, 2004. A concurrency test was passed for water, sewer and traffic on September 16, 2003. A Determination of Non-significance was issued for the proposal on May 18, 2004. The proposal included the following general elements:

1. Subdivide the 2.54-acre site in the RSX 7.2 zone into 11 single-family lots ranging in size from 6,840 to 8,324 square feet. Since six of the lots (Lots 1, 3, 8, 9, 10, and 11) were less than the normally required 7,200 square feet, the subdivision was reviewed and approved through the lot averaging provisions of Kirkland Subdivision Code Section 22.28.040 (b).
2. Access to the site is provided by two access tracts from 124th Avenue NE. Internal easements provide access from the tracts to the individual lots.
3. A 26,690 square foot private retention, drainage, and open space, tract (Tract "B") located on the east side of the site.

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:

1. Consistency with the preliminary plat, except for minor modifications allowed under Kirkland Municipal Code Section 22.16.080; and
2. Consistency with the provisions of the Subdivision Ordinance and RCW 58.17.

The applicant has not proposed any modifications to the size, configuration or location of any of the lots, access easements, or the open space tract approved with the preliminary subdivision.

The applicant has complied with all of the conditions that were placed on the preliminary subdivision application approved by the Hearing Examiner, except for those conditions that must be accomplished prior to Final Plat recording. The applicant is required to submit a bond to ensure future completion of the remaining required public improvements prior to recording of the final plat.

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 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 through 4 are attached.

1. Preliminary Subdivision Notice of Approval, including Development Standards
2. Final Plat
3. Approved Preliminary Plat
4. Vicinity Map

Review by Planning Director:

I concur I do not concur

Comments: _____


Eric R. Shields, AICP

11/29/05
Date



CITY OF KIRKLAND

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**PROCESS IIA PERMIT FOR
PRELIMINARY SUBDIVISION
NOTICE OF APPROVAL**

FILE NO: S-03-84

PROJECT NAME: Amber Ridge II – Preliminary Subdivision

PROJECT ADDRESS: 8024 and 8034 124th Avenue NE

APPLICANT OR AGENT: Matt Aatai, Atcon Construction

CITY OF KIRKLAND APPROVAL DATE: July 23, 2004 Approval/Decision Date
July 26, 2004 Notice of Decision Mailing Date

LAPSE OF APPROVAL DATE(S): Under Section 22.16.130 of the Subdivision Ordinance, the owner must submit a final plat application to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval, and submit the final plat for recording within four (4) years following the date the preliminary plat was approved (by July 23, 2008) or the decision becomes void.

This NOTICE OF APPROVAL is granted subject to the attached conditions and development standards. Failure to meet or maintain strict compliance shall be grounds for revocation in accordance with the Kirkland Zoning Ordinance No. 3719 as amended.

The applicant must also comply with any federal, state or local statutes, ordinances or regulations applicable to this project. This Notice of Approval does not authorize grading or building without issuance of the necessary permits from the Kirkland Building Department.

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT

By: Desiree Goble
Desiree Goble
Title: Planner

Attachments:

Conditions of Approval
Development Standards

ATTACHMENT <u>1</u>
<u>FSB05-00002</u>

CONDITIONS OF APPROVAL

Project: Atcon

File No: S-03-84

Date Complete

Conditions

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Exhibit I, Revised Development Standards, is provided to familiarize the applicant with some of the additional development regulations. Exhibit I does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Exhibit I, the condition of approval shall be followed

Comments: _____

2. As part of a land surface modification or building permit application, the applicant shall:

- a. Submit written authorization from Seattle City Light (SCL) for any changes to the proposed improvements to be located within the SCL transmission line easement (See Exhibit A, Conclusion II.A.1.b.2).
- b. Submit plans to install pedestrian improvements identified in Exhibit I.

Comments: _____

3. Prior to recording the subdivision, the applicant shall:

- a. Submit written authorization from Seattle City Light (SCL) for any changes to the proposed improvements to be located within the SCL transmission line easement (See Exhibit A, Conclusion II.A.1.b.2).
- b. Demolish all existing structures or bring the structures into compliance with the existing setback requirements from proposed lot lines (See Exhibit A, Conclusion II.A.1.b.2).
- c. Install pedestrian improvements identified in Exhibit I.
- d. Prior to installing these improvements, plans must be submitted for approval by the Department of Public Works.

Comments: _____



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DEVELOPMENT STANDARDS LIST

Amber Ridge II Preliminary Subdivision

PCD FILE NO.: S-03-84

CASE NO.: PSB03-00002

***** **PLANNING DEPARTMENT CONDITIONS** *****

SUBDIVISION STANDARDS

- 22.28.030 Lot Size. Unless otherwise approved in the preliminary subdivision or short subdivision approval, all lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document.
- 22.28.050 Lot Dimensions. For lots smaller than 5,000 square feet, the lot width at the back of the required front yard shall not be less than 50 feet unless the garage is located at the rear of the lot or the lot is a flag lot.
- 22.28.130 Vehicular Access Easements. The applicant shall comply with the requirements found in the Zoning Code for vehicular access easements or tracts.
- 22.28.190 Subdivisions on the Shoreline. Subdivisions adjacent to Lake Washington must comply with the provisions of Kirkland's Shoreline Master Program regarding open space and public access along the waterfront.
- 22.28.210 Significant Trees. The applicant shall retain at least twenty-five percent of the healthy significant trees, together with any associated groundcover or understory vegetation necessary to assure long-term health and prevent erosion. The tree retention plan is shown on Attachment 6. The City's arborist has visited the site and the notes on Attachment 6 reflect the results of that visit. There are 58 significant trees; the applicant is proposing to retain 12 trees, or 20%. All trees designated to be saved under the tree retention plan must be retained, unless a modification to the tree retention plan is approved by the Department of Planning and Community Development. The applicant shall revise their tree retention plan to retain at least twenty-five percent of the healthy significant trees located on site.
- 22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.
- 22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.
- 22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.
- 22.32.060 Utility Easements. Except in unusual circumstances, easements for utilities should be at least ten feet in width.
- 27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. The impact fee for new single-family dwelling units is \$612. The impact fee for new multifamily dwelling units is \$430. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision in the amount of \$612 for a single family unit and \$430 for a multi-family unit.

Prior to Recording:

- 22.28.050 Lot Dimensions. The owner of the property shall sign a covenant to ensure that the garage will be located at the rear of any lot which is smaller than 5,000 square feet, has a lot width at the back of the required front yard less than 50 feet, and is not a flag lot.
- 22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.
- 22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.
- 22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the Northshore Utility District, for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

Prior to occupancy:

- 22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.
- 22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.
- 22.32.090 Maintenance Bonds. A two-year maintenance bond may be required for any of the improvements or landscaping installed or maintained under this title.

ZONING CODE STANDARDS

- 95.35 Plant Replacement. The applicant shall replace any plants required by this Code that are unhealthy or dead for a period of two years after initial planting.
- 105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.
- 105.20 Required Parking. Two parking spaces are required for each detached dwelling unit.
- 110.60.2 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way.
- 110.60.8 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.
- 115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.
- 115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

115.42 Floor Area Ratio (F.A.R.) limits. Floor area for detached dwelling units is limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

115.43 Garage Setback Requirements for Detached Dwelling Units in Low Density Zones. The garage must be set back five feet from the remaining portion of the front façade of a dwelling unit if: the garage door is located on the front façade of the dwelling unit; and the lot is at least 50 feet wide at the front setback line; and the garage width exceeds 50 percent of the combined dimensions of the front facades of the dwelling unit and the garage. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations including: wood decks; access easements or tracts serving more than one lot that does not abut a right-of-way; detached dwelling unit driveways that are outside the required front yard; grass grid pavers; outdoor swimming pools; and pedestrian walkways. See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.n Covered Entry Porches. In low density residential zones, covered entry porches on detached dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

115.115.3.o Garage Setbacks. In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.

115.115.5.a Driveway Width and Setbacks. For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall not be closer than 5 feet to any side property line unless certain standards are met.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

150.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

Prior to recording:

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way (see Attachment 7). It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

Prior to issuance of a grading or building permit:

95.15.4 Tree Protection Techniques. In order to provide the best possible conditions for the retention of significant trees, the applicant shall construct a temporary but immovable 4 foot high chain-link fence generally corresponding to the drip line of each tree or group of trees shown on the tree retention plan to be retained (see Attachment 2 & 7). Additional tree protection measures may be required of the applicant. The protective fencing must remain in place throughout the demolition, clearing, grading, excavation, and construction processes, including the construction of homes. No grading, operation of heavy equipment, stockpiling, or excavation may occur inside the protective fences.

27.06.030 Park Impact Fees. If a property contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision in the amount of \$612 for a single family unit and \$430 for a multi-family unit.

Prior to occupancy:

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way (see Attachment 7). It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

***** **FIRE DEPARTMENT CONDITIONS** *****

The minimum unobstructed width of fire department access roads shall be not less than 20'.

"NO PARKING - FIRE LANE" signs, curb stenciling, and painting required. Ref: Bureau of Fire Prevention Operating Policy 7.

Fire flow off of the 6 inch line in 124th Avenue N.E. is inadequate. Minimum for single family residential development is 1,000 gpm.

One additional fire hydrant is required as shown. The hydrant shall be equipped with a 5 inch "STORTZ" adapter coupling. The hydrant shall be installed and fully operational prior to any combustible construction.

***** **BUILDING DEPARTMENT COMMENTS** *****

If submitted prior to July 1, 2004, Buildings must comply with 1997 editions of the Uniform Building & Mechanical Codes and 2000 edition of the Plumbing Code. Building permits submitted on July 1, 2004 or after must comply with the 2003 International Building, Residential and Mechanical Codes and the 2003 Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland.

Structure must comply with Washington State Energy Code; and the Washington State Ventilation and Indoor Air Quality Code.

Plumbing meter and service line shall be sized in accordance with UPC 1009 (h) and Table 10-2.

Demolition permit(s) required for removal of existing structures. Ref.: UBC Section 106.1

Geotechnical report required to address development activity. Report must be prepared by a Washington State licensed Professional Engineer. Recommendations contained within the report shall be incorporated into the design of the Short Plat and subsequent structures. Ref.: UBC 3309.4

***** **PUBLIC WORKS CONDITIONS** *****

This project requires concurrency review.

Any existing single family homes within this project which are demolished will receive a Traffic Impact Fee credit. This credit will be applied to the first Building Permit that is applied for within the subdivision (and subsequent Building Permits

if multiple houses are demolished). The credit amount for each demolished single family home will be equal to the most currently adopted Traffic Impact Fee schedule.

CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.

All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled **ENGINEERING PLAN REQUIREMENTS**. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

SANITARY SEWER CONDITIONS:

The applicant shall extend/improve the existing public sewer system to provide sanitary sewer service for each lot within the proposed project. Sewer mains shall be extended as follows: 124th Ave. NE: Extend an 8" sewer main along 124th Ave. NE from the existing manhole at the Safeway south property line, south to the south limits of this project and terminate with a manhole. This sewer main shall be deep enough to serve all of the developable property on the east and west side of the sewer main extension, i.e., the sewer main shall be able to serve the far east and west side of each property. North Access Road and East Property Line: Extend an 8" sewer main along the north access road and along the storm detention access road to the east property line and terminate the extension with a manhole. In addition, provide a 20 ft. wide utility easement along the entire east property line to allow for the extension of the sewer main in the future. South Access Road: Extend an 8" sewer main along the south access road and terminate the extension with manhole.

Provide a separate side sewer stub for each lot.

All sewer mains on private property shall be encompassed in a 20 ft. wide utility easement.

Provide a plan and profile design for the sewer line extension.

A Sanitary Sewer Latecomers Agreement may be recorded with the sewer extension.

WATER SYSTEM CONDITIONS:

Provide a separate 1" minimum water service from the water main to meter for each lot. The City of Kirkland will set the water meters. Any existing water services, which are not utilized for domestic service with this project, shall be abandoned at the water main.

There is inadequate fire flow available for this this project. The Public Works Department has modeled the water system and determined that a minimum of 20 ft of the 6" water main in 124th Ave. NE will need to be replaced with an 8" water main. The replacement shall start at the existing 8" water main on NE 80th St. and run a minimum of 20 feet to the north. The replacement shall also be long enough to be completely out of the NE 80th/124th Ave. NE intersection. As an example, if it is found that the NE 80th St. water main is located 35 ft south of the NE 80th St. north right-of-way line, then 35 ft of 6" water main shall be replaced with 8" water main. Also, a new 8" tee and 8" valve shall be added where the new 8" line connects, the existing 6" valve shall be removed, and the 8x6 tee shall be capped. In addition, an 8" water main shall be extended from the water main in 124th Ave. NE, along the south access road, between lots 6 & 7, and then northeasterly to a point on the east property line approximately 100 feet north of the south property line. This main extension shall be terminated with a temporary blow-off and be encompassed in a 15 ft. wide utility easement.

Provide fire hydrants per the Fire Departments requirements.

STORM WATER CONDITIONS:

Provide temporary and permanent storm water control, conveyance, and treatment, per the 1998 King County Surface Water Design Manual. The following conditions that specifically apply to this project are: A) The maintenance of the storm

detention system shall be the responsibility of the homeowners association. Upon City approval, other off-site/upstream properties may connect their storm drainage system to this detention system provided that they share in the maintenance responsibilities if they do not have their own detention system. If they have their own detention system and are simply conveying their drainage to this system then they will not be responsible for maintenance. B) A public utility easement shall encompass the storm detention system and the storm conveyance system from the detention system to the outfall. In addition, a 20 min. utility easement shall be recorded along the entire east property line (this easement is the same as the one mentioned under the sewer conditions).

Provide an erosion control plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 1998 King County Surface Water Design Manual. The National Pollutant Discharge Elimination System (NPDES) Phase II Final Rule requires operators of small construction sites (disturbing between 1 and 5 acres of land) to obtain a Construction Stormwater General Permit through the Washington State Department of Ecology. Information about the permit can be obtained at: Washington State Department of Ecology
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> U.S. EPA Office of Wastewater Management
<http://cfpub.epa.gov/npdes/stormwater/const.cfm>. Specific question can be directed to: Jeff Killelea PO Box 47600 Olympia, WA 98504-7600 (360) 407-6127 jkil461@ecy.wa.gov

Provide a separate storm drainage connection for each lot.

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

Provide a minimum 12' wide paved access to any storm water detention system.

STREET IMPROVEMENT CONDITIONS:

The subject property abuts 124th Ave. NE. This street is a Collector type street and is classified as a priority bicycle route in the non-motorized plan. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in the rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

The applicant shall install the following half street improvements within 124th Ave. NE along the subject property: widen the street to 22 ft. from centerline to face of curb, install storm drainage, curb and gutter, a 2.5 ft. with grass and a 5 ft. wide sidewalk. To help define the parking area, 3-4 curb bump-outs shall be installed along the frontage. The width of the bump-outs shall be six feet and the length shall be approximately 20 to 30 feet. Install three street trees in each bump-out. Contact the Public Works Department to determine the final location and size of the bump-outs.

Pedestrian Path: A) Along the north access road, construct a 5-ft wide concrete sidewalk along side the 20-ft wide access road. The sidewalk shall be separated from the asphalt by a rolled concrete curb and gutter. The sidewalk can be contained in a separate pedestrian easement. At the east end of the access road, the pedestrians can walk along the paved access road for the detention system. B) Along the east property line, under the transmission lines, a 10' wide asphalt path shall be installed from the north to the south property line. The path shall be encompassed in a 12' wide pedestrian easement. This path width matches the standard that was just adopted in the North Rose Hill Neighborhood Plan for a cross-City path under the Seattle City Light Easement. This path standard should also be applied to South Rose Hill.

A 2-inch asphalt street overlay will be required where more than three utility trench crossings occur with 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.

As many driveways as possible should be oriented off of the private access roads. No backing out of driveways onto 124th Ave. NE will be allowed (on site turn-arounds will need to be provided).

The driveway for each lot shall be long enough so that parked cars do not extend into the access easement or right-of-way (20 ft. min.).

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

Underground all new and "existing" on-site transmission lines (not the Seattle City Light lines).

Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is infeasible. If undergrounding is not feasible, the applicant

is required to sign a concomitant agreement to underground the overhead lines at a future date. In this case, the Public Works Director has determined that undergrounding of existing overhead utility lines on 124th Ave. NE is infeasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a concomitant agreement. The applicant shall submit a signed and notarized concomitant agreement, as set forth in Attachment 8, to underground all existing utility lines bordering the subject property to be approved the Department of Public Works and recorded with the King County Records and Elections Division.

For any deferred improvements associated with a subdivision, the final recorded subdivision mylar shall include a condition requiring all associated lots to sign a concomitant agreement for the deferred improvement prior to the issuance of a building permit for said lot. The City Attorneys office will draft language for condition.

New street lights are required per Puget Power design and Public Works approval. Design must be submitted prior to issuance of a grading or building permit.

New single family Building Permits are subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s) within this proposed subdivision.

All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Policies and Pre-Approved Plans. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it can be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.ci.kirkland.wa.us

It shall be the responsibility of the project applicant to relocate any above-ground or below-ground utilities which conflict with the project related street or utility improvements.

AMBER RIDGE PLAT

A PORTION OF THE SE ¼ OF THE SW ¼ AND THE SW ¼ OF THE SE ¼
OF SEC. 4, TWP. 25 N, RGE. 5 E, W.M. CITY OF KIRKLAND, KING COUNTY, WASHINGTON

UTILITY EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5 FEET PARALLEL WITH AND ADJOINING THE RESPECTIVE FRONTAGE OF LOTS 1, 8 THROUGH 11 AND TRACTS "A" & "C" IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID LOTS AND TRACTS AND 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.
2. THE 5' PRIVATE WATER EASEMENT LOCATED ACROSS LOT 1 IS FOR THE BENEFIT OF LOT 2. THE OWNERS OF SAID LOT 2 SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE THEREOF.
3. THE NORTHERLY 5' PRIVATE WATER EASEMENT LOCATED ACROSS LOT 11 IS FOR THE BENEFIT OF LOT 3. THE OWNERS OF SAID LOT 3 SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE THEREOF.
4. THE SOUTHERLY 5' PRIVATE WATER EASEMENT LOCATED ACROSS LOT 11 IS FOR THE BENEFIT OF LOT 4. THE OWNERS OF SAID LOT 4 SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE THEREOF.
5. THE 5' PRIVATE WATER EASEMENT LOCATED ACROSS LOT 10 IS FOR THE BENEFIT OF LOT 5. THE OWNERS OF SAID LOT 5 SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE THEREOF.
6. THE 5' PRIVATE WATER EASEMENT LOCATED ACROSS LOT 8 IS FOR THE BENEFIT OF LOTS 6 & 7. THE OWNERS OF SAID LOTS 6 & 7 SHALL BE SOLELY RESPONSIBLE FOR THE SHARED MAINTENANCE THEREOF.
7. THE 20' ACCESS & UTILITY EASEMENT LOCATED ACROSS THE EASTERLY 20' OF LOTS 9 THROUGH 11 IS FOR THE BENEFIT OF LOTS 3, 4, 5 & 6. THE OWNERS OF SAID LOTS 3, 4, 5 & 6 SHALL BE SOLELY RESPONSIBLE FOR THE SHARED MAINTENANCE THEREOF. THE EASTERLY 10' OF SAID EASEMENT IS RESERVED AS A DRY UTILITY EASEMENT.
8. THE 15' x 20' ACCESS & UTILITY EASEMENT LOCATED ON THE EASTERLY 15' OF LOT 8 IS FOR THE BENEFIT OF LOT 7. THE OWNERS OF SAID LOT 7 SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE THEREOF.
9. THE 20' UTILITY EASEMENT LOCATED ACROSS AND ON THE EASTERLY 20' OF LOTS 3 & 4 IS FOR THE BENEFIT OF THE AMBER RIDGE HOMEOWNER'S ASSOCIATION, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
10. THE 10' STORM DRAINAGE EASEMENT LOCATED ACROSS THE EASTERLY 10' OF LOT 4 IS FOR THE BENEFIT OF LOT 5. THE OWNERS OF SAID LOT 5 SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
11. THE 20' TRAIL & UTILITY EASEMENT ACROSS THE EASTERLY 20' OF TRACT 'B' IS FOR PUBLIC BENEFIT. SAID PUBLIC BENEFIT DOES NOT IMPLY PUBLIC ACCESS FROM OR EGRESS TO 124TH AVENUE N.E.

RESTRICTIONS AND COVENANTS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED OR SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.
3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.

SPECIAL EXCEPTIONS

PER TRANSMISSION TITLE INSURANCE COMPANY SECOND SUBDIVISION GUARANTEE NO. 20151366, THIS PLAT IS SUBJECT TO:

1. AN ELECTRICAL TRANSMISSION LINE EASEMENT IN FAVOR OF THE CITY OF SEATTLE, THE LOCATION OF WHICH IS DESCRIBED AS "EASTERLY PORTION OF SAID PREMISES", PER RECORDING NO. 2412035, DATED SEPTEMBER 28, 1927.
2. AN ELECTRICAL TRANSMISSION LINE EASEMENT IN FAVOR OF THE CITY OF SEATTLE, THE LOCATION OF WHICH IS DESCRIBED AS "EASTERLY PORTION OF SAID PREMISES", PER RECORDING NO. 2659060, DATED SEPTEMBER 3, 1937.
3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING THE USE AND RESTRICTIONS THEREOF OF THE CITY OF SEATTLE TRANSMISSION LINE RIGHT OF WAY, PER RECORDING NO. 20040226001511, DATED FEBRUARY 26, 2004.
4. LICENSE AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF THE CITY OF KIRKLAND REGARDING A RIGHT OF ENTRY, PER RECORDING NO. 20040707000526 & 20050429000331, DATED JULY 7, 2004 & APRIL 29, 2005.
5. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVICITUDES IMPOSED BY INSTRUMENT, REGARDING ON-SITE SEWAGE SYSTEM, PER RECORDING NO. 20020503000030, DATED MAY 3, 2002.
6. MATTERS SET FORTH BY SURVEY, PER RECORDING NO. 20031022900021, DATED OCTOBER 22, 2003.
7. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF CONTAINED WITHIN INSTRUMENT RECORDING NO. 20050731003112, DATED JANUARY 31, 2005.

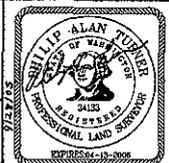
TRACT NOTES

1. TRACTS "A" AND "C" ARE PRIVATE ACCESS AND UTILITY TRACTS BENEFITING ALL LOTS WITHIN THE PLAT AND CONVEYED TO THE AMBER RIDGE HOMEOWNER'S ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS UPON RECORDING OF THIS PLAT.
2. TRACT 'B' IS A PRIVATE RETENTION, DRAINAGE AND OPEN SPACE TRACT BENEFITING ALL LOTS WITHIN THE PLAT AND CONVEYED TO THE AMBER RIDGE HOMEOWNER'S ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS UPON RECORDING OF THIS PLAT, SUBJECT TO THE 20' PUBLIC TRAIL AND UTILITY EASEMENT OVER THE EASTERLY 20' OF SAID TRACT.

CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
FILE NO. S-03-84

DRS D.R. STRONG
Consulting Engineers Inc.
ENGINEERS • PLANNERS • SURVEYORS
10804 NE 38th PLACE, SUITE 101 KIRKLAND, WA 98033
Ph. (425) 827-3063 Fax (425) 827-2423

JOB NO 03-199
SHEET 2 OF 5



AMBER RIDGE PLAT

A PORTION OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 4, TWP. 25 N, RGE. 5 E, W.M. CITY OF KIRKLAND, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOTS 11, 12 AND 13 IN BLOCK 12 OF BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 6, AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE 68, RECORDS OF THE KING COUNTY AUDITOR;

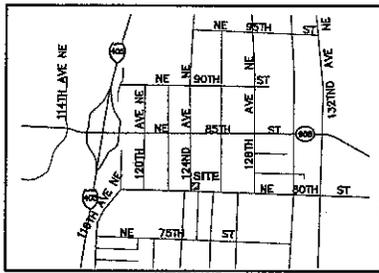
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

(TRANSACTION TITLE INSURANCE COMPANY ORDER NO.20151366, DATED 07-25-05)

SURVEY REFERENCES

1. PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 6, AFN: 19101229723374, VOLUME 19 OF PLATS, PAGE 68, RECORDS OF KING COUNTY, WASHINGTON.
2. RECORD OF SURVEY PER AFN 9108019007 (BOOK 82, PAGE 3)

N. 249,346.34
E. 1,307,274.73

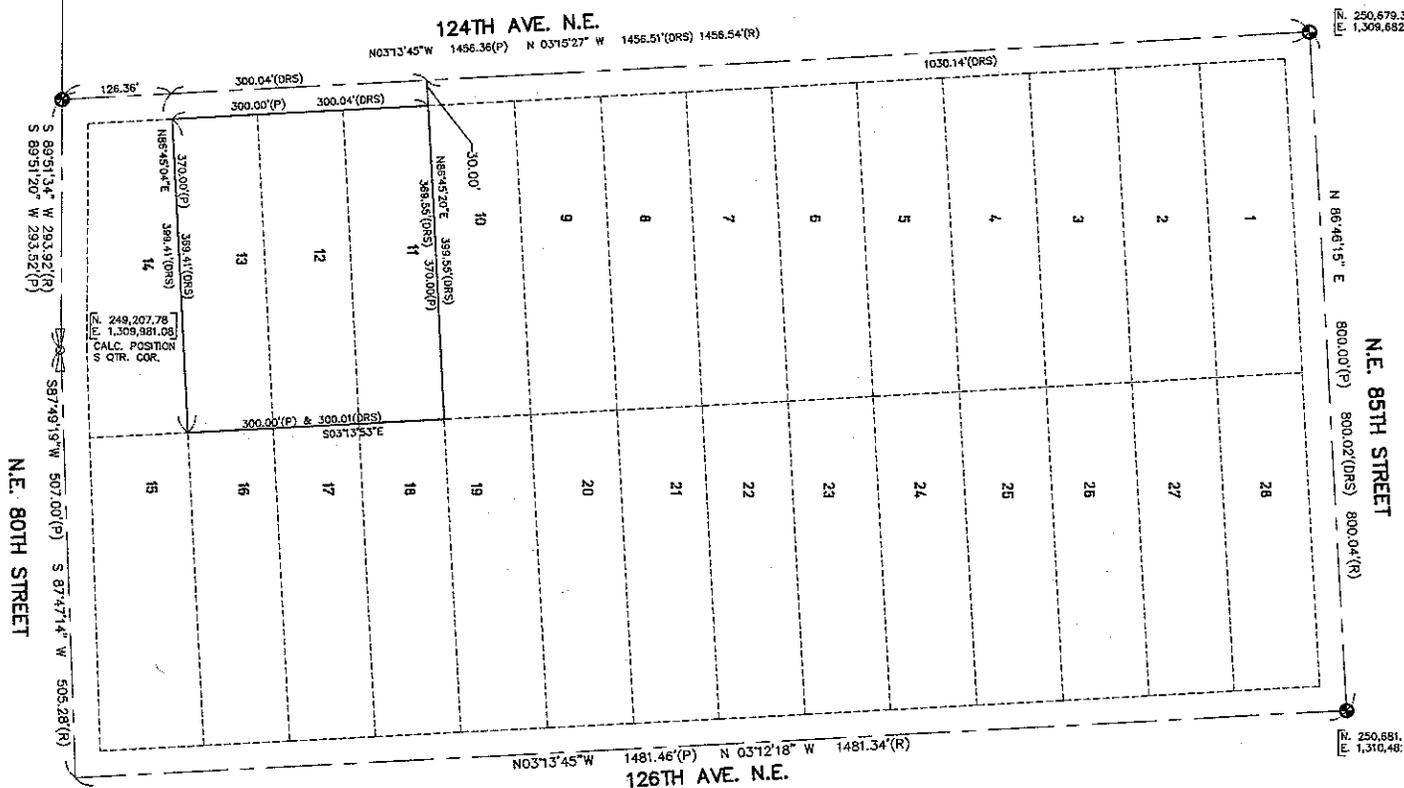
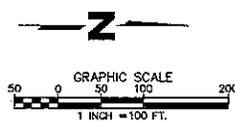


SURVEYOR'S NOTES

1-BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED CENTERLINE OF N.E. 85TH STREET FROM THE INTERSECTION OF 124TH AVE. N.E. TO THE INTERSECTION OF 126TH AVE. N.E. BEING N89°46'15"E ACCORDING TO THE SURVEY FILED IN BOOK 82 OF SURVEYS, PAGE 3, RECORDS OF KING COUNTY, WASHINGTON. TO CONVERT THIS PLAT TO WASHINGTON STATE COORDINATE SYSTEM [NORTH ZONE] ROTATE ALL BEARINGS COUNTER-CLOCKWISE (+) 3'04'15". STATE PLANE COORDINATES ARE SHOWN IN BRACKETS.

2-EQUIPMENT: 5" TOTAL STATION USED (ALL PHASES) ALL EQUIPMENT MAINTAINED IN ADJUSTMENT TO MANUFACTURER SPECIFICATIONS. MOST RECENT DISTANCE MEASUREMENT COMPARISON/ADJUSTMENT TO NGS (SAID POINT) BASELINE MAY, 2003.

3-PROCEDURES: FIELD TRAVERSE METHOD MEETS OR EXCEEDS MINIMUM REQUIREMENTS IN ACCORDANCE WITH WAC 332-130.

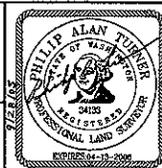


CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
FILE NO. S-03-84

LEGEND

- ⊕ FOUND MONUMENT AS NOTED
 - SET REBAR AND CAP L.S. 34133
 - FOUND IRON PIPE AS NOTED
 - (P) RECORD PLAT BEARINGS AND DISTANCES
 - (R) RECORD BEARINGS AND DISTANCES PER SURVEY FILED IN BOOK 82 OF SURVEYS, PAGE 3, RECORDS OF KING COUNTY, WASHINGTON.
 - (DRS) MEASURED BEARINGS AND DISTANCES PER D.R. STRONG FIELD SURVEY
- [N. 249,207.78
E. 1,309,981.08]
WASHINGTON STATE COORDINATE SYSTEM NORTH ZONE SEE SURVEYORS NOTE 1.

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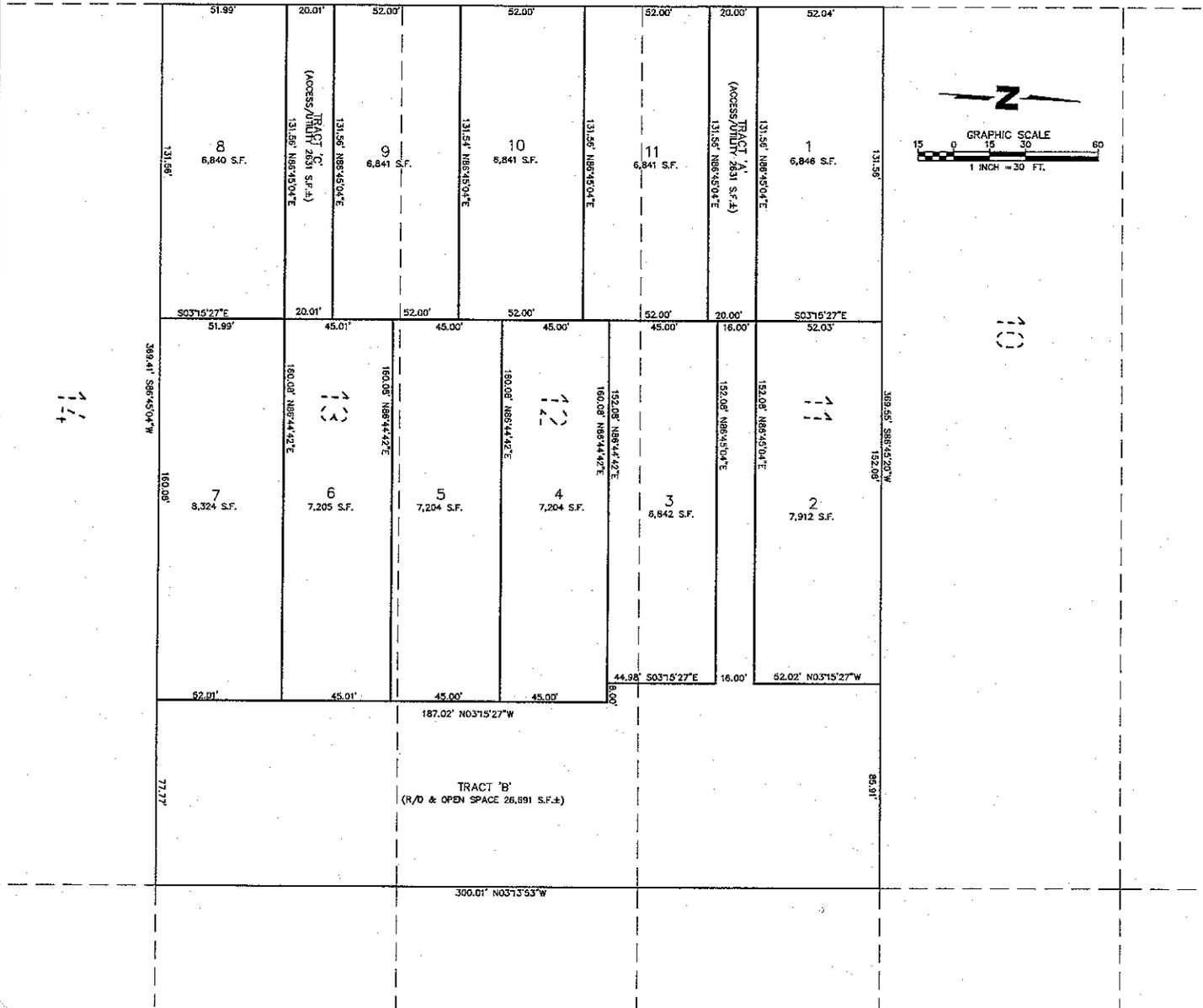
JOB NO 03-199
SHEET 3 OF 5

AMBER RIDGE PLAT

A PORTION OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 4, TWP. 25 N, RGE 5 E, W.M. CITY OF KIRKLAND, KING COUNTY, WASHINGTON

124TH AVE. N.E.

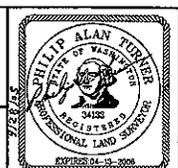
300.04' N03°15'27"W



CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
FILE NO. S-03-84

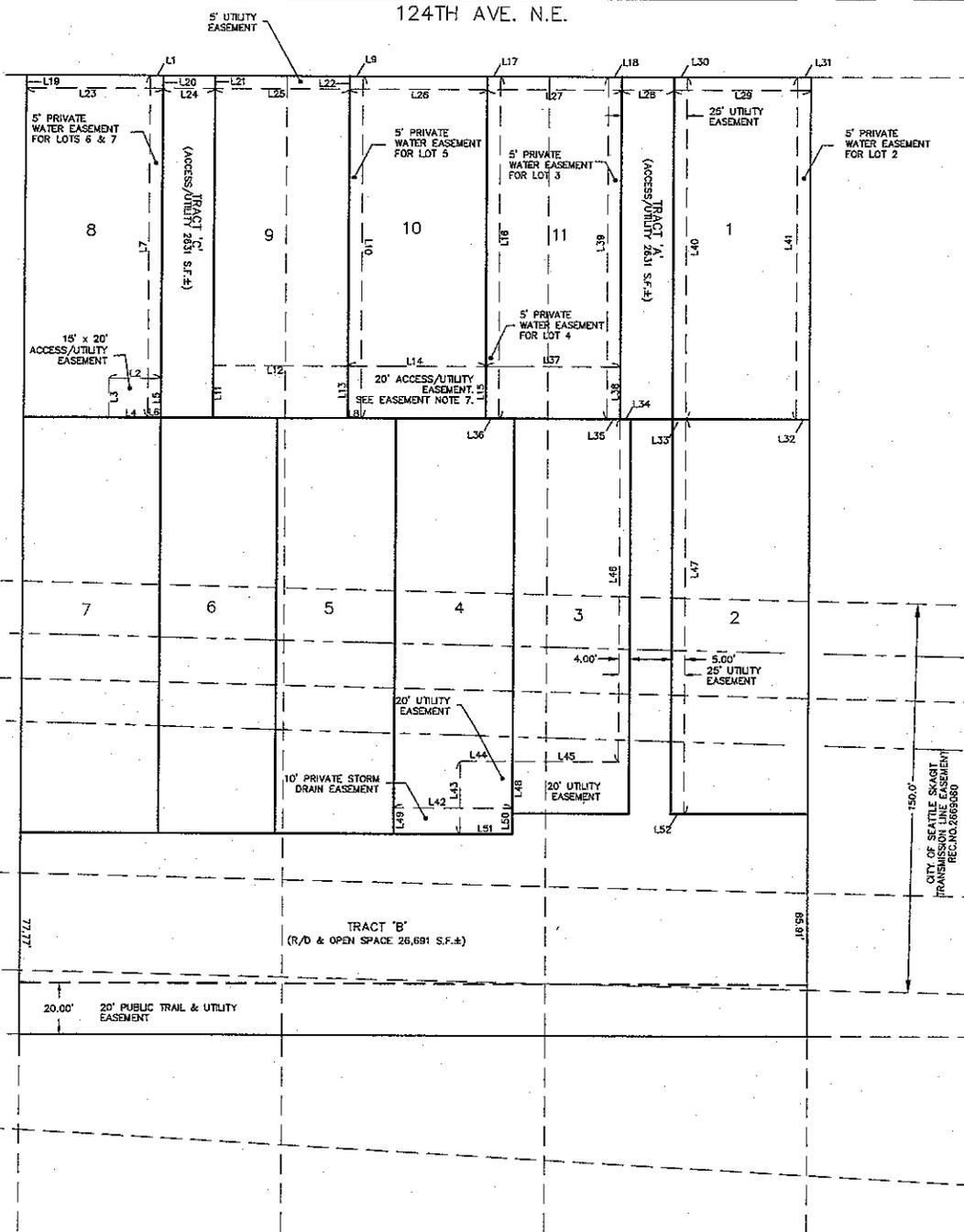
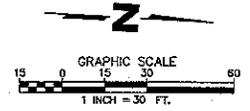
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JOB NO 03-199
SHEET 4 OF 5



AMBER RIDGE PLAT

A PORTION OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 4, TWP. 25 N, RGE 5 E, W.M. CITY OF KIRKLAND, KING COUNTY, WASHINGTON



LINE	LENGTH	BEARING
L1	5.00	N03°14'56"V
L2	20.00	N03°15'27"V
L3	15.00	S86°42'04"V
L4	20.00	N03°14'56"V
L5	15.00	S86°44'33"V
L6	5.00	N03°14'56"V
L7	121.56	S86°45'04"V
L8	5.00	N03°14'56"V
L9	5.00	N03°14'56"V
L10	121.54	S86°45'04"V
L11	20.00	S86°44'33"V
L12	52.00	N03°15'27"V
L13	19.98	S86°44'33"V
L14	52.00	N03°15'27"V
L15	20.00	S86°44'33"V
L16	131.56	S86°45'04"V
L17	5.00	N03°14'56"V
L18	5.00	N03°15'27"V
L19	5.00	S86°44'33"V
L20	5.00	S86°45'04"V
L21	5.00	S86°45'04"V
L22	5.00	S86°45'04"V
L23	51.99	N03°15'27"V
L24	20.00	S03°15'27"E
L25	52.00	N03°15'27"V
L26	52.00	N03°15'27"V
L27	52.00	N03°15'27"V
L28	20.00	N03°15'27"V
L29	52.04	N03°15'27"V
L30	5.00	N03°14'56"V
L31	5.00	N03°15'27"V
L32	5.00	N03°15'27"V
L33	5.00	N03°15'27"V
L34	4.00	N03°15'27"V
L35	5.00	N03°15'27"V
L36	5.00	N03°14'56"V
L37	52.00	N03°15'27"V
L38	20.00	S86°44'33"V
L39	131.56	S86°45'04"V
L40	121.56	S86°45'04"V
L41	121.56	S86°45'20"V
L42	45.00	N03°15'27"V
L43	20.00	S86°44'42"V
L44	20.00	N03°15'27"V
L45	49.99	N03°15'27"V
L46	132.08	S86°45'04"V
L47	152.08	S86°45'04"V
L48	20.00	S86°44'42"V
L49	10.00	S86°44'33"V
L50	10.00	S86°44'33"V
L51	20.00	N03°15'18"V
L52	5.00	N03°15'27"V

CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
FILE NO. S-03-84

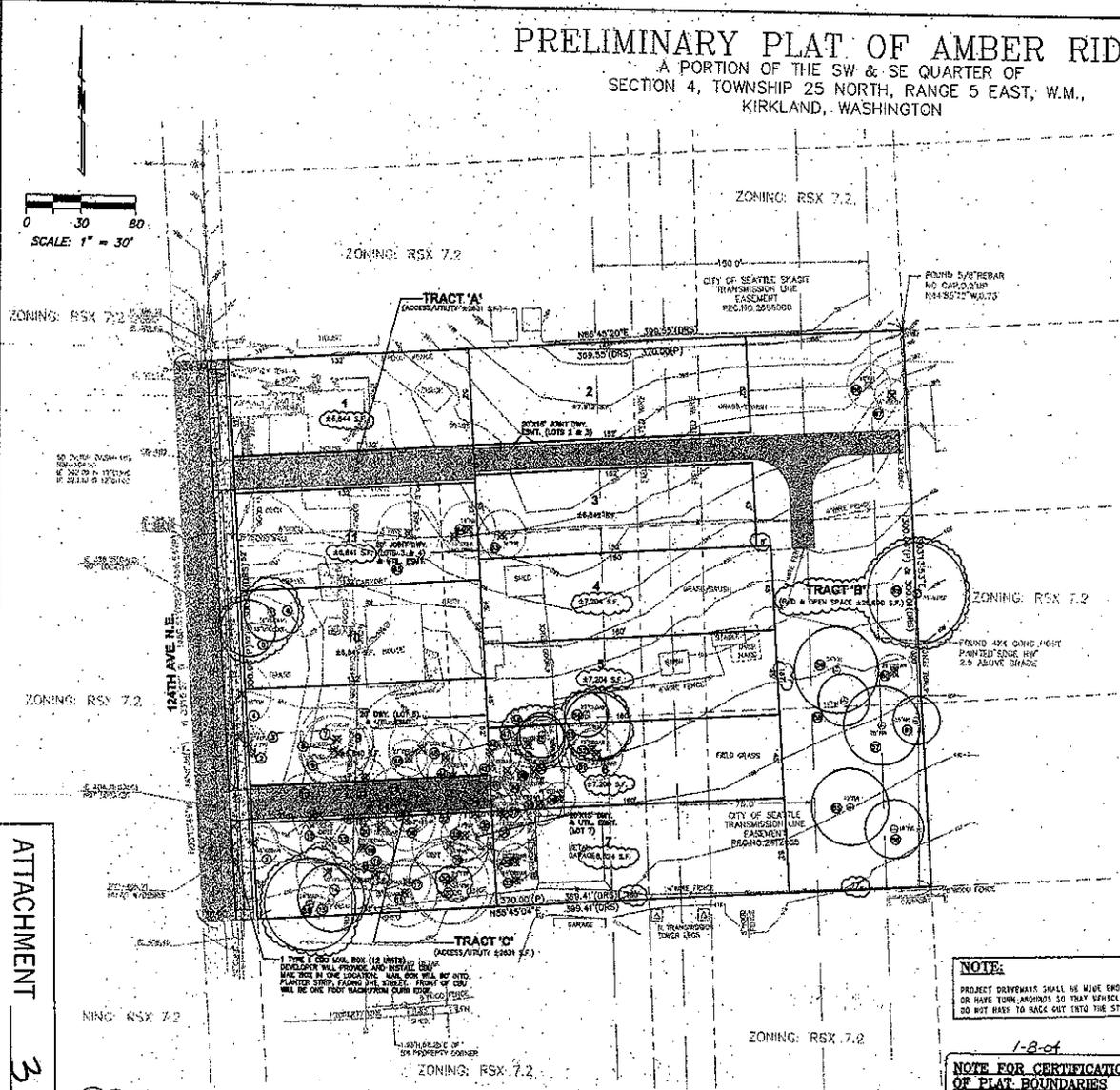
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JOB NO 03-199
SHEET 5 OF 5

PRELIMINARY PLAT OF AMBER RIDGE

A PORTION OF THE SW & SE QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KIRKLAND, WASHINGTON



PARCEL DESCRIPTION:

LOTS 12 AND 13 IN BLOCK 12 OF BURKE & FABRIS'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 14, AS PER PLAT RECORDED IN VOLUME 18 OF PLATS, PAGE 34, RECORDS OF THE KING COUNTY AUDITOR.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

(TRANSLATION TITLE INSURANCE COMPANY ORDER NO. 400-100028, DATED 11-22-03)

TOGETHER WITH

LOT 11 IN BLOCK 12 OF BURKE & FABRIS'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 14, AS PER PLAT RECORDED IN VOLUME 18 OF PLATS, PAGE 34, RECORDS OF KING COUNTY AUDITOR.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

(TRANSLATION TITLE INSURANCE COMPANY ORDER NO. 400-100028, DATED 11-22-03)

SURVEYOR'S NOTES:

- 1-BASE OF BEARING FOR THIS SURVEY IS THE MOUNTAINED CENTERLINE OF N.E. 65TH STREET FROM THE INTERSECTION OF 120TH AVE. N.E. TO THE INTERSECTION OF 124TH AVE. N.E. USING 258.415' AS ACCORDING TO THE SURVEY FILED IN BOOK 82 OF SURVEYS, PAGE 3, RECORDS OF KING COUNTY, WASHINGTON.
- 2-EQUIPMENT: 3" TOTAL STATION USED (ALL PHASES) ALL EQUIPMENT MAINTAINED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS. MOST RECENT DISTANCE ACCURACY CHECK: 0.0000 ± 0.0000 (100% COMPARISON/ADJUSTMENT TO HIGH (SEASIDE POINT) BENCHMARK MARKED 1989).
- 3-PROPOSED FIELD TRAVELER METHOD WELLS OR EXCEEDS MINIMUM REQUIREMENTS AS ACCORDANCE WITH 320-100.

VERTICAL DATUM:

VERTICAL DATUM HAD NO PROJECT REQUIRING CITY OF KIRKLAND SURVEY CONTROL POINT OF LEUPON PIPE IN CONCRETE MOUNTAIN IN PLACE ON 118TH AVE BETWEEN BOTH A RISE STREET, 5.00 ± 0.00.

SITE 101-41 ON FIRE HYDRANT AT THE NORTHWEST CORNER OF LOT 12A-132A.

TREE RETENTION BREAKDOWN

EXISTING HEALTHY SIGNIFICANT TREES: 52

NO. OF SIGNIFICANT TREES TO BE RETAINED: 52

NO. OF SIGNIFICANT TREES TO BE REMOVED: 15 (20%)

NOTE: REFER TO TREE REPORT BY OTHERS FOR DETAILED SIGNIFICANT TREE STATUS INFORMATION.

TREE LEGEND

- TREE TYPE, W.A.R. IN INCHES
- SIGNIFICANT TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED, A DUMPABLE 4-FT HIGH PROTECTIVE FENCE

SHEET INDEX

01 OF 2: PRELIMINARY PLAT AND SIGNIFICANT TREE RETENTION PLAN
02 OF 2: CONCEPTUAL UTILITY AND GRADING PLAN

PROJECT CONTACTS:

OWNER/DEVELOPER: ATCON CONSTRUCTION CO., INC.
12300 N.E. 70TH PLACE, SUITE 100
KIRKLAND, WA 98033

CONTACTS:
DARYL AATL, PROJECT MANAGER (425) 827-7777

ENGINEER/SURVEYOR: D. R. STRONG CONSULTING ENGINEERS
10000 NE 28TH PLACE, SUITE 201
KIRKLAND, WA 98033

CONTACT:
DARYL WALKER, PROJECT MGR. (425) 827-2963

TAX PARCEL NUMBERS:

PARCEL TAX ACCOUNT NO. 123310040
123310046
123310048

SITE DATA:

EXISTING AREA: 19,778 SQ. FT. OR 453.8 AC
NET AREA: 77,700 SQ. FT. OR 1,777 AC

PROPOSED ZONING: RSX 7.2
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED NUMBER OF LOTS: 4,846 SF
GROSS AREA: 41,800 SF
NET AREA: 11,800 SF (28.5% COVERAGE)
TOTAL FLOOR AREA: 352,400 SF

LOT AVERAGING CALCULATIONS:

MINIMUM REQUIRED LOT SIZE PER ZONING: 7,200 SF
MINIMUM REQUIRED LOT SIZE PER LOT AVERAGING: 7,200 - 360 = 6,840 SF
MINIMUM REQUIRED LOT SIZE: 6,840 SF
MINIMUM ALLOWABLE LOTS: 6,840 SF / 1.1 = 6,218 SF
PROPOSED LOTS < MINIMUM SIZE: 0

LEGEND:

- FOUND MONUMENT AS NOTED
- GAS METER
- LUMINAIRE
- ELECTRIC METER
- TRANSMISSION LEO BASE
- POWER POLE
- STORM DRAIN CATCH BASIN
- FIRM HYDRANT
- WATER METER
- TREE TYPE WITH DIAMETER IN INCHES
- STORM DRAIN DELIVERY
- WOOD FENCE
- FLOW LINE
- BUILDING EAVE/OVER HANG
- CONCRETE
- ASPHALT
- DRP LINE

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS. NO UNDERGROUND LOCATOR SERVICE WAS UTILIZED FOR THIS LOCATION. THE USE OF THIS MAP FOR THEIR EXACT LOCATION MUST BE VERIFIED. PRIOR TO CONSTRUCTION USER SHOULD CALL THE UTILITY LOCATOR SERVICE AT 1-800-484-6888 OR 48 HOURS BEFORE CONSTRUCTION.

NO.	DATE	BY	REVISION
1			PRELIMINARY PLAT
2			CONCEPTUAL UTILITY AND GRADING
3			FINAL PLAT
4			FINAL PLAT
5			FINAL PLAT
6			FINAL PLAT
7			FINAL PLAT
8			FINAL PLAT

ATCON CONST. CO., INC.
13120 NE 70 PL SUITE 100
KIRKLAND, WA 98033
425-827-7777

PRELIMINARY PLAT MAP AND SIGNIFICANT TREE AND RETENTION PLAN
8024 & 8034 124TH AVE NE



D.R. STRONG Consulting Engineers, Inc.
10000 NE 28TH PLACE, SUITE 201
KIRKLAND, WA 98033
425-827-2963

ENGINEERS • PLANNERS • SURVEYORS

DATE: 8-19-03
DRAWING NO. 03109
SHEET C1 OF 2
SCALE: AS SHOWN

ATTACHMENT 3
ESB05-00003

TREE STATUS

TO CONTACT: 11 - HEALTHY
TO CONTACT: 12 - HEALTHY
TO CONTACT: 13 - HEALTHY
TO CONTACT: 14 - HEALTHY
TO CONTACT: 15 - HEALTHY
TO CONTACT: 16 - HEALTHY
TO CONTACT: 17 - HEALTHY
TO CONTACT: 18 - HEALTHY
TO CONTACT: 19 - HEALTHY
TO CONTACT: 20 - HEALTHY

21 - HEALTHY
22 - HEALTHY
23 - HEALTHY
24 - HEALTHY
25 - HEALTHY
26 - HEALTHY
27 - HEALTHY
28 - HEALTHY
29 - HEALTHY
30 - HEALTHY

31 - HEALTHY
32 - HEALTHY
33 - HEALTHY
34 - HEALTHY
35 - HEALTHY
36 - HEALTHY
37 - HEALTHY
38 - HEALTHY
39 - HEALTHY
40 - HEALTHY

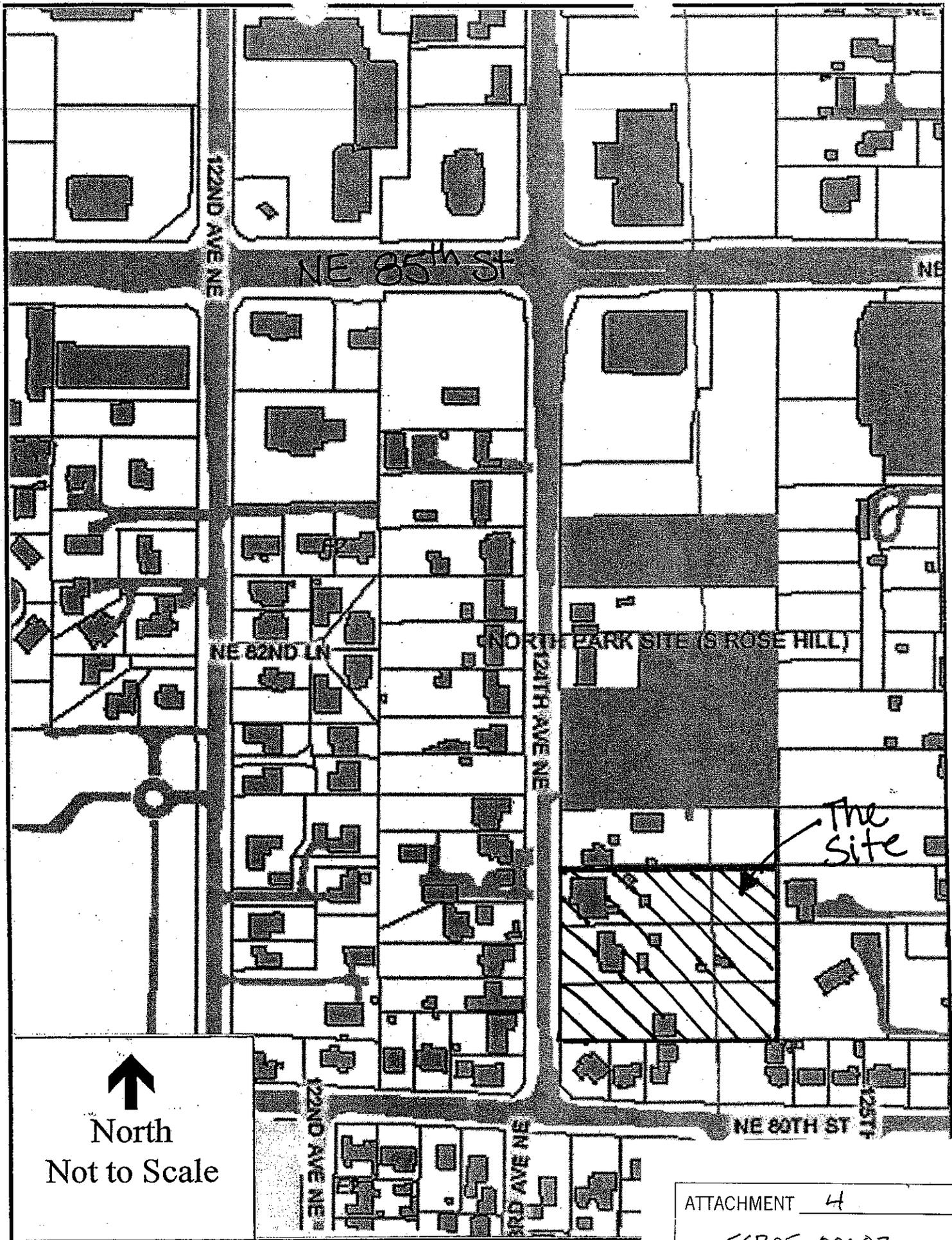
41 - HEALTHY
42 - TOPPED
43 - TOPPED
44 - TOPPED
45 - TOPPED
46 - TOPPED
47 - HEALTHY
48 - HEALTHY
49 - HEALTHY
50 - HEALTHY

51 - HEALTHY
52 - HEALTHY
53 - HEALTHY
54 - TOPPED
55 - TOPPED
56 - TOPPED
57 - HEALTHY
58 - HEALTHY
59 - HEALTHY
60 - HEALTHY

61 - HEALTHY
62 - HEALTHY
63 - HEALTHY
64 - TOPPED
65 - TOPPED
66 - TOPPED
67 - HEALTHY
68 - HEALTHY
69 - HEALTHY
70 - HEALTHY

NOTE:
PROJECT DESIGNERS SHALL BE MADE AWARE OF ANY TREE REMOVALS TO TRAVELERS OR NOT BEER TO RACE OUT INTO THE STREET.

NOTE FOR CERTIFICATION OF PLAT BOUNDARIES:
THE CORNER CONTIGUOUS HAVE BEEN FIELD VERIFIED FOR THE CITY OF KIRKLAND REQUIREMENTS AND THEY ARE ACCURATELY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT.



↑
North
Not to Scale

ATTACHMENT 4
FSB05-00002

RESOLUTION NO. R-4537

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF AMBER RIDGE BEING DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. FSB05-00002 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

WHEREAS, the Amber Ridge Preliminary Plat was approved by the Hearing Examiner on July 23, 2004; 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 Norris Homes, Inc, 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, Kirkland Municipal Code 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 decision of the Hearing Examiner, 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. FSB05-00002, 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 Amber 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 certified 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.

Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:

- (a) Department of Planning and Community Development for the City of Kirkland;
- (b) Fire and Building Department of the City of Kirkland;
- (c) Public Works Department for the City of Kirkland; and
- (d) City Clerk of the City of Kirkland

PASSED in open meeting of the Kirkland City Council on the 13th day of December, 2005.

SIGNED IN AUTHENTICATION thereof on the _____ day of _____, 20____.

Mayor

Attest:

City Clerk