

**CITY OF KIRKLAND**

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587-3225

[www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)**DEVELOPMENT STANDARDS LIST****File:** PSB07-00001 Cedar Park Subdivision**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.

**22.28.130 Vehicular Access Easements.** The applicant shall comply with the requirements found in the Zoning Code for vehicular access easements or tracts.

**22.28.210 Significant Trees.** The applicant shall design the plat so as to comply with the tree management requirements set forth in Chapter 95 of the Kirkland Zoning Code. The Planning Official is authorized to require site plan alterations to retain Type 1 trees. The applicant shall retain all viable trees at the short plat approval stage and all viable trees with the required Land Surface Modification Permit, except for those trees needed to be removed for installation of the plat infrastructure improvements. The applicant shall also retain all viable trees during the development of each single family lot except for those trees required to be removed for the construction of the house and other associated site improvements. A Tree Plan III was submitted with the short plat which can be found as attachment ? in this report. The City arborist recommendations can be found as attachment ? and makes specific recommendations concerning retention of both significant and non-significant trees on site. A minimum of 137 tree credits are required for the subject site. If at any stage of development, tree retention on the site falls below the minimum required tree density, replanting shall be required per KZC Section 95.35.

**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. Please see KMC 27.06 for the current rate. 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.

***Prior to Recording:***

**22.16.030 Final Plat - Lot Corners.** The exterior plat boundary, and all interior lot corners shall be set by a registered land surveyor.

**22.16.040 Final Plat - Title Report.** The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the subdivision documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

**22.16.150 Final Plat - Improvements.** The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.

**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 service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

***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**

**85.25.1 Geotechnical Report Recommendations.** The geotechnical recommendations contained in the report by Earth Consulting Inc. dated June 20<sup>th</sup>, 2007 shall be implemented.

**85.25.3 Geotechnical Professional On-Site.** A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.

**95.45 Tree Installation Standards.** All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

**95.50.3 Maintenance of Preserved Grove.** The applicant shall provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

**100.25 Sign Permits.** Separate sign permit(s) are required.

**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.

**105.19 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. If in a design district, see section and Plate 34 for through block pathways standards.

**105.20 Required Parking.** Two parking spaces per single family unit are required for this use.

**105.47 Required Parking Pad.** Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage.

**110.60.5 Street Trees.** All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

**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 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 Required Setback Yards.** This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

**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 residential zones, covered entry porches on dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

**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.

**115.115.3.p HVAC Equipment:** These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

**115.115.5.a Driveway Width and Setbacks.** For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

**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 3). 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:***

**85.25.1 Geotechnical Report Recommendations.** A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.

**95.35.2.b.(3)(b)i Tree Protection Techniques.** A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

**95.35.6 Tree Protection.** Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 4 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

**27.06.030 Park Impact Fees.** New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. 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.

***Prior to occupancy:***

**95.40 Bonds.** The City may require a maintenance agreement or bond to ensure compliance with any aspect of the Landscaping chapter.

**95.50.2.b Tree Maintenance.** For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

**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.



You can review your permit status and conditions at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us)

## **PUBLIC WORKS CONDITIONS**

### **Permit Information**

**Permit #: PSB07-00001**

**Project Name: Cedar Park 24-lot Plat**

**Project Address: 11215 & 11219 NE 132<sup>nd</sup> Ave. NE**

**Date: November 20, 2007**

### **Public Works Staff Contacts**

#### **Land Use and Pre-Submittal Process:**

**Rob Jammerman, Development Engineering Manager**

**Phone: 425-587-3845 Fax: 425-587-3807**

**E-mail: [rjammer@ci.kirkland.wa.us](mailto:rjammer@ci.kirkland.wa.us)**

#### **Building and Land Surface Modification (Grading) Permit Process:**

**John Burkhalter, Senior Development Engineer**

**Phone: 425-587-3846 Fax: 425-587-3807**

**E-mail: [jburkhal@ci.kirkland.wa.us](mailto:jburkhal@ci.kirkland.wa.us)**

### **General Conditions:**

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us).
2. This project will be subject to Public Works Permit and Connection Fees. At the pre-application stage, the fees can only be estimated. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us). The applicant should anticipate the following fees:
  - o Right-of-way Fee
  - o Review and Inspection Fee (for utilities and street improvements).
  - o Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below. **Note: Traffic and Park Impact Fees increase on February 1, 2008.**
3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification Permit.
4. The subdivision can be recorded in advance of installing all the required street and utility improvements by posting a performance security equal to 130% of the value of work. Contact the Development Engineer assigned to this project to assist with this process.
5. This project has passed concurrency and received a Traffic Concurrency Test Notice on June 4, 2007.
6. 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.



7. 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.
8. 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).
9. A completeness check meeting is required prior to submittal of any Building Permit applications.
10. All subdivision recording mylar's shall include the following note:

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 except for those areas otherwise designated. The maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

#### **Sanitary Sewer and Water Conditions:**

1. Northshore Utility District (NUD) approval required for water and sewer service. A letter of sewer and water availability is required from NUD prior to recording the plat of issuance of any Building or Land Surface Modification Permits.

#### **Surface Water Conditions:**

1. Provide temporary and permanent storm water control and water quality treatment per the 1998 King County Surface Water Design Manual. Contact City of Kirkland Surface Water Staff at (425) 587-3800 for help in determining drainage review requirements.
2. If a detention system is proposed, it shall be designed to Level II standards.
3. The project is voluntarily proposing to use a combination of Low Impact Development (LID) drainage techniques including porous concrete, rain gardens, individual lot infiltration, and a street drainage infiltration system. By using LID techniques, the post-development surface water will more closely mimic the pre-developed conditions. The Public Work Department has reviewed the preliminary drainage report and recommends that the proposed LID techniques be approved with the following conditions:
  - **Porous Concrete:** The public sidewalk along the west side of the new street will be porous concrete. To ensure that the porous concrete sidewalk does not get damaged or plugged with silt during construction of the new homes, all porous sidewalk will be poured after the homes are constructed. The installation of the sidewalk will be a Building Permit condition with each new home and the Public Work Department will coordinate the installation of the sidewalk with the developer as the new homes are being finished. Because the sidewalk installation will be a Building Permit condition, the developer



of the plat will not be required to install the sidewalk nor post a performance bond for the installation of the sidewalk. In addition, if the sidewalk is installed as each home is completed and the sidewalk is protected to insure that it is not driven on by construction equipment, a 2-year maintenance bond for the sidewalk will not be required. The sidewalk will be subject to a 90-day inspection to insure that the product was installed correctly and there are no signs of failures due to poor workmanship. After installation, long term structural maintenance of the sidewalk will be borne by the City (as is the case with other public sidewalks); general cleaning maintenance of the sidewalk is borne by the adjacent property owner.

- **Rain Gardens:** 10 separate rain gardens are proposed along new street. These rain gardens will provide infiltration for the majority of the street surface water run-off. Any rain garden that is not in the street right-of-way shall be encompassed in a public drainage easement. The City will be responsible for the repair and maintenance of any drainage structures in the rain gardens in addition to all other drainage structures in the street right-of-way. The plat recording mylar shall include language stating that the homeowners association shall be responsible for maintaining the landscaping in the rain gardens.
- **Infiltration Chamber:** A long infiltration chamber is proposed under the north side of the new street along the front of lots 19-24. This infiltration chamber will function as part of the public drainage system for the plat and will be owned and maintained by the City. Special care must be taken to ensure that this infiltration chamber is not compromised or disrupted when various utility crossings are installed.
- **Individual lot infiltration:** Many of the individual lots will have on-site infiltration systems for the drainage from the roofs and/or driveways. The individual lot infiltration systems will be installed as the homes are constructed and not as a plat improvement. Each of these infiltration systems will be maintained by the property owner and a note shall be added to the plat recording mylar depicting which lots have infiltration and will be responsible for perpetual maintenance of the infiltration system.
- **Plan Review:** The City encourages and supports the use of LID Drainage Techniques. As a pilot program, the Public Works Department is offering to provide expedited engineering plan review of the Land Surface Modification (LSM) Permit. First review comments of a complete LSM Permit application will be provided in 3-4 weeks after submittal.

4. This project disturbs greater than one acre, the applicant is responsible to apply for a *Construction Stormwater General Permit* from Washington State Dept. of Ecology. Specific permit information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> Among other requirements, this permit requires the applicant to prepare a *Storm Water Pollution Prevention Plan (SWPPP)* and identify a *Certified Erosion and Sediment Control Lead (CESCL)* prior to the start of construction. The CESCL shall attend the City of Kirkland Public Works Department pre-construction meeting with a completed SWPPP.
5. 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.
6. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from April 1 to October 31, all denuded soils must be covered within 15 days; between November 1 and March 31, all denuded soils must be covered within 12 hours. If an erosion problem already exists on the site, other cover protection and erosion control will be required.



7. Any house that is tight-lined to the public storm system (i.e., the lot does not have a planned on-site infiltration system) shall contain a 10 ft. long (min.) infiltration trench with an overflow to the public storm drain system. These infiltration trenches shall be installed with the individual new houses.
8. All roof and driveway drainage must be tight-lined to an approved storm drainage system. Each lot will be served by a rain garden, on-site infiltration system, or public storm system in the new street.

**Street and Pedestrian Improvement Conditions:**

1. The subject property abuts NE 132<sup>nd</sup> Street (an arterial type street) and proposed a new cul-de-sac to serve the project. Zoning Code sections 110.10 and 110.25 require the applicant to make street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

**NE 132<sup>nd</sup> St.**

- A. Dedicate 3,155 sq. ft. of property along 132<sup>nd</sup> Ave. NE to allow future widening of the street by WSDOT (the plans reflect this required dedication); in general, the dedication is 17 ft wide on the east and tapers to 5 ft wide on the west. Because this dedication is for future street widening in conjunction with a planned capacity project and this capacity project serves the goals and objectives of the capital facilities plan, the project will receive a Traffic Impact Fee credit as defined in Kirkland Municipal Code 27.04.060 and no traffic impact fees will be due for any Building Permits issued in conjunction with this subdivision, i.e., the new homes on each new lot
- B. Remove and replace any cracked curb, and gutter or sidewalk.
- C. Plant street trees 30 ft on-center in the existing landscape strip.

**New cul-de-sac (112<sup>th</sup> Ave. NE)**

- A. Dedicate 40 ft of public right-of-way for the new road and 80 ft of right-of-way for the cul-de-sac.
- B. Provide 20 ft of paving with a 70 ft of paving in the cul-de-sac (includes 6-inch gutter).
- C. Provide curb and gutter along both sides of the street and around the cul-de-sac.
- D. Provide six ft wide parking bump-outs on the east side the street between the driveways for lots 18 and 19, 20 and 21, and 22 and 23.
- E. Provide a pervious concrete 5 ft wide sidewalk along the entire west side of the street and around the cul-de-sac to the property line between lots 10 and 12. The sidewalk shall then continue in a 5 wide pedestrian easement along side the access easement serving lot 11 and within a 10 ft wide pedestrian easement along the east property line of lot 11. This sidewalk will link to the unimproved park property to the south of lot 11 and 12.
- F. Provide a 4.5 ft minimum landscape strip along both sides of the street and around the cul-de-sac with street trees 30 ft on-center or as directed by the Public Works Department. The street trees will be behind the sidewalk in a landscape easement along the frontage of lot 9 and 10.
- G. Public Works recommends that the sidewalk be meandered to the west into a 5 ft wide minimum pedestrian easement along the fronts of lots 1-9 so that the landscape strip area can be widened to and 5 separate rain gardens can be installed (see site plan)



H. This length of street would typically required sidewalks on both sides of the street, but the developer has proposed to install sidewalk on the west side only and participate in the sidewalk construction-in-lieu program instead of installing sidewalk on the east side of the new street. Per Chapter 110.70 of the Kirkland Zoning Code, the dollar value of the construction-in-lieu sidewalk is 75% of the value of the sidewalk not installed in the plat, and the land area not dedicated for the sidewalk. The construction-in-lieu is calculated as follows:

	<b>Sq. Ft or Length</b>	<b>Cost/Unit</b>	<b>Total Value</b>
<b>Value of Sidewalk</b>	280 ft.	\$18/ft	\$5,040
<b>Value of Right-of-way</b>	1,300 Sq. Ft.	\$40/Sq. Ft.*	\$52,000
		Total	\$57,040
		<b>75% of value</b>	<b>\$42,780</b>

\*\$40/Sq. Ft. is used based on a recent City-approved appraisal of similar residential land in the Juanita Neighborhood.

In this case, the City has determined that the construction-in-lieu value is \$42,780 and the developer has asked if they can help pay for on-going or future City-installed or City-funded pedestrian improvements in the neighborhood. Public Works is in favor of this and will be seeking a set-aside for future pedestrian improvements in the unimproved park property to the south of the subject property, or a contribution toward the City-funded portion of the pedestrian improvements being installed along the east side of 116<sup>th</sup> Ave. NE in conjunction with the NE 128<sup>th</sup> St Sound Transit Project. In either case, the developer will sign an agreement acknowledging that they are voluntarily requesting to contribute to City-fund pedestrian improvement instead of installing off-site improvements. The City Attorney will prepare this agreement and it shall be signed prior to recording the plat.

2. 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.
3. 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.)
4. The developer and builder are encouraged to consider the use of pervious concrete or brick pavers for the individual driveways.
5. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.
6. Prior to the final of the building or grading permit, pay for the installation of stop and street signs at the new intersections.
7. Install "NO PARKING ANYTIME" around the perimeter of the cul-de-sac.
8. Install new monuments at the new intersection and the cul-de-sac.
9. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.



10. Underground all new and existing on-site utility lines and overhead transmission lines.
11. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on NE 132<sup>nd</sup> St is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement. The final recorded subdivision mylar shall include a condition requiring all associated lots to sign a LID No Protest Agreement prior to the issuance of a building permit for said lot. In addition, if a house is to be saved on one of the lots within the subdivision, a LID No Protest Agreement shall be recorded against this lot at the time of subdivision recording.
12. 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.

CITY OF KIRKLAND  
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189 (425) 587-3225

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DEVELOPMENT STANDARDS

CASE NO.: PSB07-00001  
PCD FILE NO.: PSB07-00001

Date:  
11/26/2007

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

Access to lots 14 & 11 is less than 16 feet paved to within 150 feet of the furthest setback corner. Fire sprinklers are required for these 2 lots.

One new fire hydrant is required on-site as indicated on the plans. This new hydrant as well as the one across the street from the project shall be equipped with 5 inch Storz adapter couplings. The new hydrant & Storz fittings shall be installed 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 of existing structures is required prior to recording of the subdivision. Demolition permit(s) required for removal of existing structures.

Due to number of lots, a geotechnical report is 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.

Prior to issuance of Building, Demolition or Landsurface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.040