

# CITY MINISTRIES PUD ZON06-00021

8807 & 8819 132ND AVENUE NE

RSX 7.2

RH 5B

RH 5A

RH 7

RM 3.6

RH 8

RSX-7.2



ATTACHMENT 1

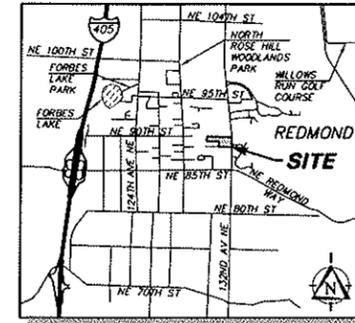
ZON06-00021: City Min PUD



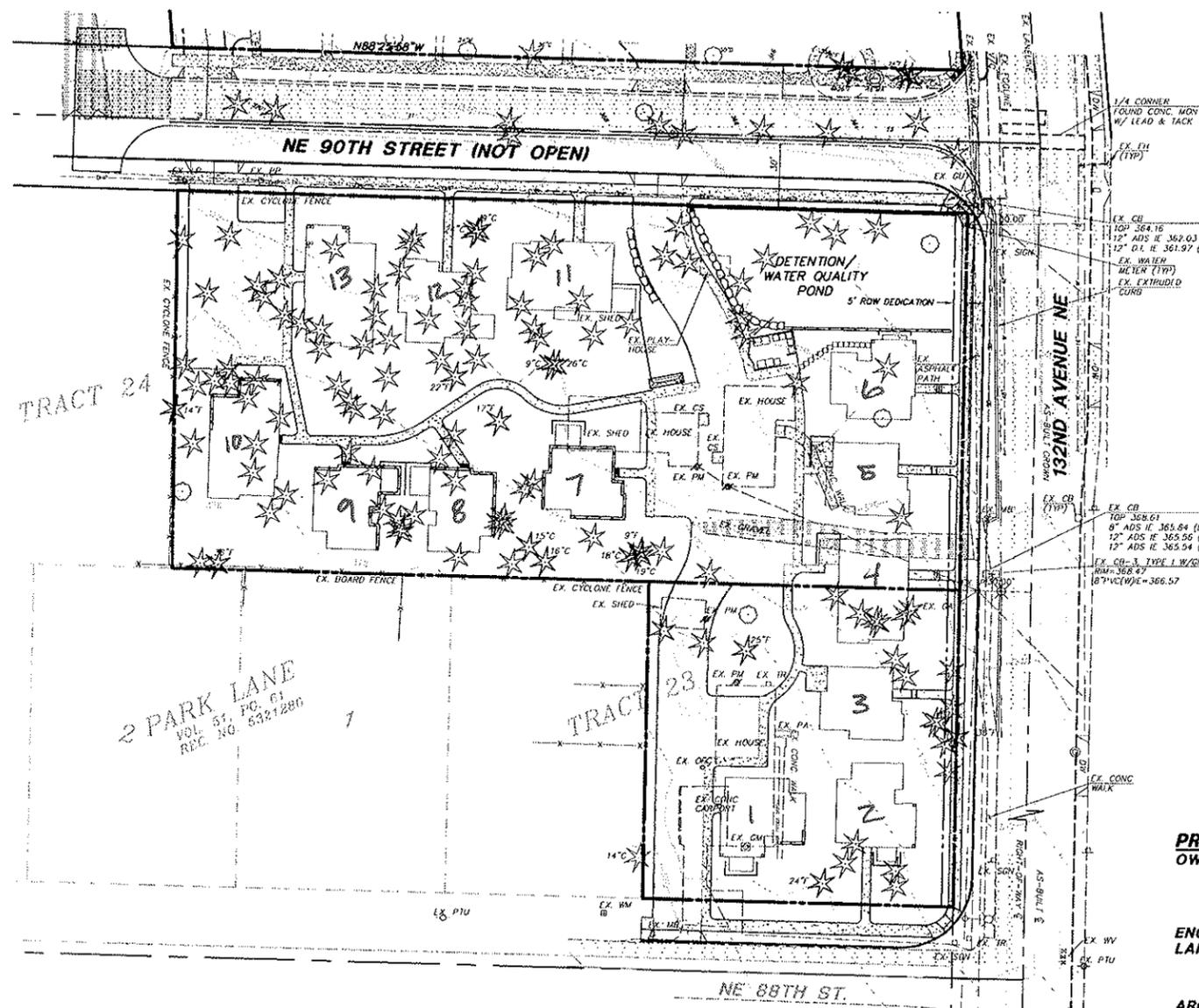
A PORTION OF NE 1/4, NE 1/4, SEC 4, TWP 25 N, RGE 5 E, W.E.

# CITY MINISTRIES HOUSING PROJECTS

## PRELIMINARY PUD



VICINITY MAP  
NOT TO SCALE



### SITE INFORMATION

**SITE ADDRESS:** 8819 132ND AVENUE NE  
**PERMIT NUMBER:** PRE05-00104  
**ACREAGE:** 69,451 SF/1.59 ACRES  
**NO. OF LOTS:** 1  
**PROPOSED DENSITY:** 4.4 D.U./ACRE  
**ZONING:** RSX 7.2  
**SEWER DISTRICT:** CITY OF KIRKLAND  
**WATER DISTRICT:** CITY OF KIRKLAND  
**POWER:** PUGET SOUND ENERGY  
**TELEPHONE:** VERIZON  
**CABLE TELEVISION:** COMCAST  
**GAS:** PUGET SOUND ENERGY  
**SCHOOL DISTRICT:** LAKE WASHINGTON  
**FIRE DISTRICT:** CITY OF KIRKLAND  
**BUILDING SETBACKS:** 20' FRONTYARD  
5' STREET SIDE YARD  
5' SIDE YARD  
10' REAR YARD

### LEGAL DESCRIPTION

THE EAST HALF OF TRACT 24 OF KIRKLAND ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

### BASIS OF BEARING

KCAS  
S04°59'21"E  
BETWEEN TWO FOUND MONUMENTS ALONG THE CENTERLINE OF 132ND STREET NE AT THE INTERSECTION OF 95TH STREET NE AND NE 90TH STREET, SAID LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, T 25 N., R 5 E., W.M.

CONTOUR INTERVAL: 2 FOOT

### VERTICAL DATUM

NAVD 88  
 ORIGINATING BENCHMARKS:  
 "REDMOND BM #48 1989" - 0.25' DIA. BRASS DISK IN 0.50' DIA. CONCRETE MON. IN THE SOUTHEAST CORNER OF THE INTERSECTION OF NE 104TH STREET AND 132ND AVENUE NE. MON. IS 0.62' BELOW TOP OF CASE, STAMPED - BM48 C.O.R. EL=334.26 (NGVD 29 EL=330.669)  
 "REDMOND BM #49 1989" - 0.25' DIA. BRASS DISK IN 0.50' DIA. CONCRETE MON. SET ON EAST SIDE OF INTERSECTION OF NE 88TH STREET AND 132ND AVENUE NE. MON IS 0.68' BELOW TOP OF CASE, STAMPED - BM49 C.O.R. EL=373.11 (NGVD 29 EL=369.526)

### TEMPORARY BENCHMARKS:

- ⊙ TBM-A SET 60d NAIL IN POWER POLE W/ STREET LIGHT ⊙ WEST SIDE 132ND AVENUE NE, NEAR CORNER SITE. EL=308.02
- ⊙ TBM-B SET R.R. SPIKE ON SE FACE OF A POWER POLE AT THE NE QUADRANT OF THE INTERSECTION OF NE 91ST STREET AND 130TH AVENUE NE. EL=317.59
- ⊙ TBM-C SET CHISELED SQUARE AT THE SE CORNER OF A CONCRETE PAD IN PARKING LOT 150'± SOUTH OF SOUTH SIDE OF MAIN CHURCH. EL=356.80

### NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
3. NO EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.
4. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST TRIAD RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.
6. TOPOGRAPHY PROVIDED BY MEAD GLIMAN & ASSOCIATES DRAWING NUMBER 05269 DATED 12/09/05.

NOTE: BUILDINGS, WALLS AND SIDEWALKS OUTSIDE OF ROAD AND ALLEY SECTIONS ARE SHOWN FOR REFERENCE ONLY AND SHALL BE APPROVED UNDER SEPARATE PERMIT BY OTHERS.

### PROJECT CONTACTS

**OWNER/APPLICANT:** CITY MINISTRIES  
9051 132ND AVENUE NE  
KIRKLAND, WA 98033  
(425) 803-3233  
CONTACT: ESTON CATLETT

**ENGINEER/ LANDSCAPE ARCHITECT:** TRIAD ASSOCIATES  
12112 115TH AVENUE NE  
KIRKLAND, WA 98034  
(425) 821-8448  
CONTACT: DAVID ROBERTSON

**ARCHITECT:** RIEBE AND ASSOCIATES, INC  
2112 116TH AVENUE NE, SUITE A  
BELLEVUE, WA 98004  
(425) 451-4084  
CONTACT: DENNIS RIEBE

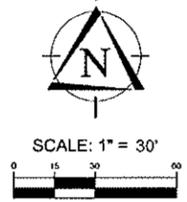
**GEOTECHNICAL ENGINEER:** TERRA ASSOCIATES, INC.  
12525 WILLOWS ROAD, SUITE 101  
KIRKLAND, WA 98034  
(425) 821-7777  
CONTACT: TED SCHEPPER

### SHEET INDEX

C1 OF C2  
S1 OF S1  
PUD-1 OF PUD-3  
PUD-2 OF PUD-3  
PUD-3 OF PUD-3  
C2 OF C2  
L1 OF L1

**COVER SHEET**  
BOUNDARY AND TOPOGRAPHIC SURVEY  
SITE PLAN  
BUILDING ELEVATIONS  
BUILDING HEIGHT CALCULATIONS  
PRELIMINARY GRADING AND UTILITY PLAN  
LANDSCAPE PLAN

LEGEND	
PROPOSED FEATURES	EXISTING FEATURES
— BOUNDARY	— SO — EXISTING STORM DRAIN PIPE
— RIGHT-OF-WAY	— SS — EXISTING SEWER MAIN
— GUTTER, FLOW, & CURB LINE	— W — EXISTING WATER MAIN
— CENTER LINE	— PD — EXISTING POWER LINE
— EASEMENT	— UCP — EXISTING UNDERGROUND POWER LINE
— BUILDING SETBACK LINE (BSL)	— G — EXISTING GAS MAIN
— STORM DRAIN PIPE	— TL — EXISTING TELEPHONE LINE
— SEWER MAIN	— CB — EXISTING CATCH BASIN, TYPE I
— SEWER SERVICE	— CB — EXISTING CATCH BASIN, TYPE II
— WATER MAIN	— MH — EXISTING SEWER MANHOLE
— 300 — 10' EXISTING CONTOURS	— EP — EXISTING POWER POLE
— 302 — 2' EXISTING CONTOURS	— EV — EXISTING WATER VAULT
— 420 — 10' PROPOSED CONTOURS	— AQ — EXISTING CUY AND/OR
— 422 — 2' PROPOSED CONTOURS	— WM — EXISTING WATER METER
■ CATCH BASIN, TYPE I	— FH — EXISTING FIRE HYDRANT
● CATCH BASIN, TYPE II	— V — EXISTING AIR/VAC RELEASE VALVE
○ STORM CLEANOUT	— BO — EXISTING BLOW OFF
○ YARD DRAIN	— G — EXISTING GATE VALVE
● SEWER MANHOLE	— T — EXISTING TEE
● SEWER CLEANOUT	— B — EXISTING BEND
○ SINGLE WATER METER	— R — EXISTING REDUCER
○ DOUBLE WATER METER	— C — EXISTING CONCRETE BLOCKING
	□ EXISTING GRAVEL
	□ PROPOSED GRAVEL
	□ EXISTING ASPHALT
	□ PROPOSED ASPHALT PAVEMENT
	□ PROPOSED SIDEWALK
	□ PROPOSED CONCRETE
	★ EXISTING CONIFEROUS TREE
	○ EXISTING DECIDUOUS TREE



**TRIAD ASSOCIATES**  
 12112 115th Ave. NE  
 Kirkland, WA 98034-8923  
 425.821.8448  
 425.821.8481 fax  
 800.488.0768 toll free  
 www.triadassoc.com

COVER SHEET

CITY OF KIRKLAND

CITY MINISTRIES HOUSING PROJECTS

WASHINGTON

DATE:	
BY:	
REVISION:	
DATE:	
BY:	
REVISION:	

**PRELIMINARY**

DAVID A. ROBERTSON, P.E.  
PROJECT MANAGER

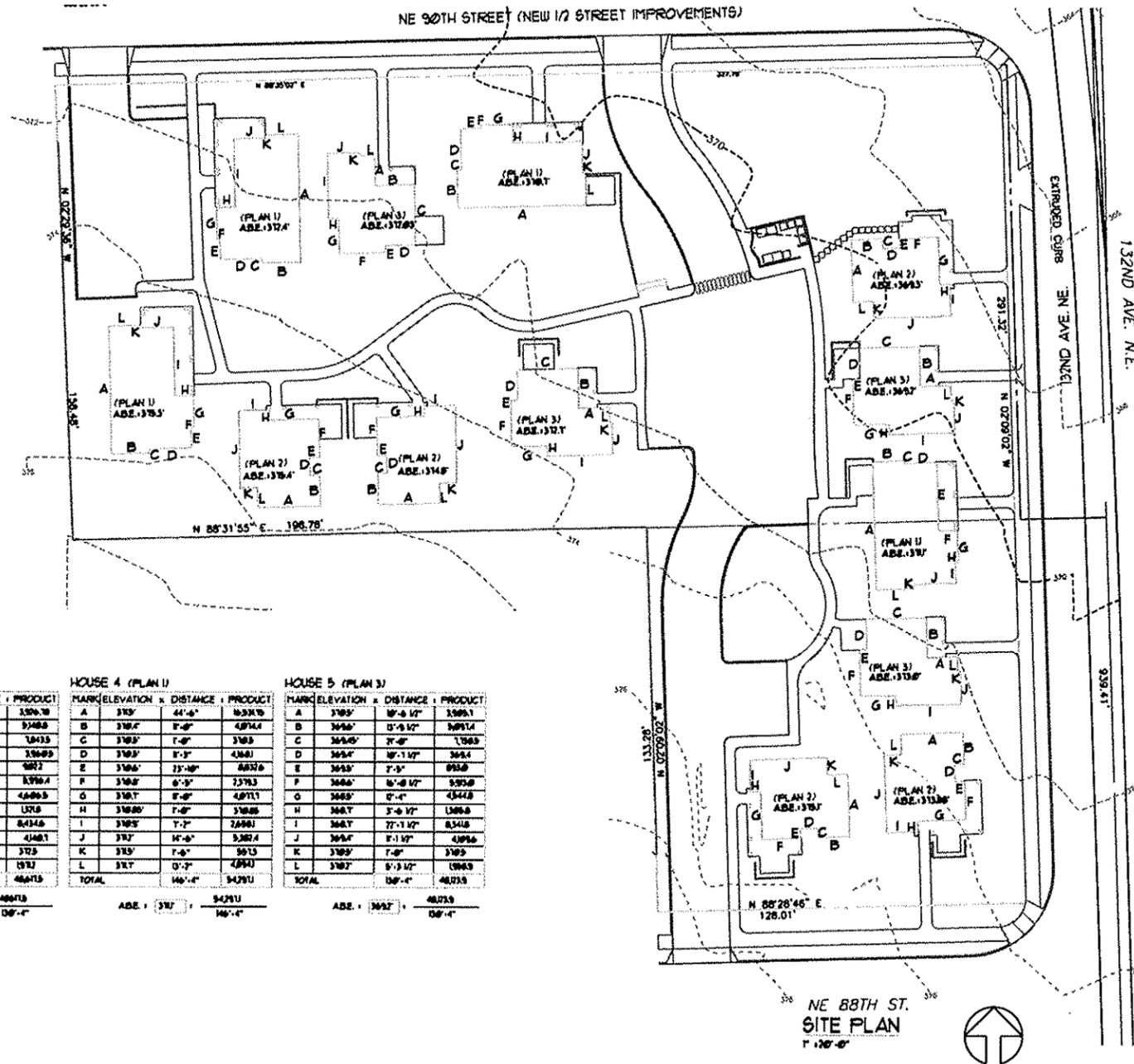
MIK A. TWISLER, P.E.  
PROJECT SURVEYOR

SHERI H. MURATA  
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT  
FIRST SUBMITTAL DATE: 6/01/06  
SCALE: HORIZ: 1"=30' VERT: 1"=4'

**CITY OF KIRKLAND**  
DEPT. OF PUBLIC WORKS/UTILITIES

ATTACHMENT 2  
ZON06-00021: City Min PUD



HOUSE 1 (PLAN 2)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	374.30	2'-0"	1083.60
B	373.2	8'-0"	4784.8
C	373.25	3'-4"	1818.4
D	373.25	6'-0"	2239.6
E	373.4	3'-4"	1568.8
F	373.45	0'-4"	373.76
G	373.45	16'-0"	1211
H	373.4	3'-0"	1093.2
I	373.45	8'-0"	2304.0
J	374.5	26'-10"	1243.2
K	374.5	6'-0"	1360.8
L	374.5	7'-0"	1472.0
TOTAL		130'-4"	48198.4

HOUSE 2 (PLAN 2)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.80	2'-0"	685.68
B	372.75	8'-0"	4488.0
C	373.0	3'-4"	1243.2
D	373.25	6'-0"	2278.8
E	373.25	3'-4"	1243.2
F	373.5	13'-4"	4988.0
G	374.2	16'-0"	6236.8
H	374.65	3'-0"	1363.2
I	374.7	8'-0"	2984.0
J	374.8	26'-10"	10097.6
K	373.5	6'-0"	2243.4
L	373.65	7'-0"	2620.8
TOTAL		130'-4"	48198.4

HOUSE 3 (PLAN 3)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.5	10'-0 1/2"	3735.0
B	372.75	15'-9 1/2"	5748.0
C	373.5	2'-0"	747.0
D	372.75	10'-1 1/2"	3735.0
E	373.5	2'-0"	747.0
F	373.5	16'-0 1/2"	6236.4
G	373.5	17'-4"	6489.6
H	373.7	3'-0 1/2"	1171.8
I	373.8	27'-1 1/2"	8434.8
J	373.2	8'-1 1/2"	4361.4
K	373.5	1'-0"	373.5
L	373.5	5'-3 1/2"	1973.4
TOTAL		130'-4"	48198.4

HOUSE 4 (PLAN 1)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.0	24'-0"	8952.0
B	373.4	8'-0"	2987.2
C	373.5	7'-0"	2614.5
D	373.5	8'-3"	3093.0
E	373.6	23'-10"	8751.6
F	373.8	6'-3"	2373.3
G	373.7	8'-0"	2988.0
H	373.85	7'-0"	2614.5
I	373.5	7'-2"	2601.0
J	373.7	14'-0"	5231.4
K	373.5	1'-0"	373.5
L	373.7	0'-2"	74.7
TOTAL		146'-4"	54291.0

HOUSE 5 (PLAN 3)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.5	10'-0 1/2"	3735.0
B	372.6	15'-9 1/2"	5748.0
C	373.5	2'-0"	747.0
D	372.6	10'-1 1/2"	3735.0
E	373.5	2'-0"	747.0
F	373.5	16'-0 1/2"	6236.4
G	373.5	17'-4"	6489.6
H	373.7	3'-0 1/2"	1171.8
I	373.8	27'-1 1/2"	8434.8
J	373.2	8'-1 1/2"	4361.4
K	373.5	1'-0"	373.5
L	373.5	5'-3 1/2"	1973.4
TOTAL		130'-4"	48198.4

AVERAGE BUILDING ELEVATION: TOTAL PRODUCT / TOTAL DISTANCE

HOUSE 6 (PLAN 2)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.85	2'-0"	747.7
B	372.8	8'-0"	4790.4
C	373.05	3'-4"	1271.4
D	373.3	6'-0"	2287.8
E	373.3	3'-4"	1271.4
F	373.6	13'-4"	4996.8
G	374.3	16'-0"	6249.6
H	374.75	3'-0"	1382.1
I	374.85	8'-0"	2995.2
J	374.95	26'-10"	10103.3
K	373.6	6'-0"	2287.8
L	373.75	7'-0"	2631.6
TOTAL		130'-4"	48198.4

HOUSE 7 (PLAN 3)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.85	10'-0 1/2"	3735.0
B	372.9	15'-9 1/2"	5748.0
C	373.65	2'-0"	747.0
D	372.9	10'-1 1/2"	3735.0
E	373.65	2'-0"	747.0
F	373.65	16'-0 1/2"	6236.4
G	373.65	17'-4"	6489.6
H	373.75	3'-0 1/2"	1171.8
I	373.85	27'-1 1/2"	8434.8
J	373.25	8'-1 1/2"	4361.4
K	373.65	1'-0"	373.65
L	373.75	5'-3 1/2"	1973.4
TOTAL		130'-4"	48198.4

HOUSE 8 (PLAN 2)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.6	2'-0"	747.0
B	372.6	8'-0"	4788.0
C	372.85	3'-4"	1263.6
D	373.1	6'-0"	2262.0
E	373.1	3'-4"	1263.6
F	373.4	13'-4"	4968.0
G	374.1	16'-0"	6220.8
H	374.55	3'-0"	1361.1
I	374.65	8'-0"	2974.2
J	374.75	26'-10"	10090.4
K	373.4	6'-0"	2262.0
L	373.55	7'-0"	2606.4
TOTAL		130'-4"	48198.4

HOUSE 9 (PLAN 2)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.7	2'-0"	747.0
B	372.7	8'-0"	4782.0
C	372.95	3'-4"	1254.6
D	373.2	6'-0"	2256.0
E	373.2	3'-4"	1254.6
F	373.5	13'-4"	4938.0
G	374.2	16'-0"	6190.8
H	374.65	3'-0"	1351.1
I	374.75	8'-0"	2964.2
J	374.85	26'-10"	10070.6
K	373.5	6'-0"	2256.0
L	373.65	7'-0"	2600.4
TOTAL		130'-4"	48198.4

HOUSE 10 (PLAN 1)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.2	24'-0"	8952.0
B	373.6	8'-0"	2984.0
C	373.7	7'-0"	2601.0
D	373.7	8'-3"	3087.0
E	373.8	23'-10"	8736.0
F	374.0	6'-3"	2376.0
G	373.9	8'-0"	2988.0
H	374.05	7'-0"	2601.0
I	373.7	7'-2"	2593.2
J	373.9	14'-0"	5236.8
K	373.7	1'-0"	373.7
L	373.95	0'-2"	74.7
TOTAL		146'-4"	54291.0

HOUSE 11 (PLAN 1)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.7	24'-0"	8952.0
B	373.1	8'-0"	2983.2
C	373.35	3'-4"	1266.6
D	373.6	6'-0"	2280.0
E	373.6	3'-4"	1266.6
F	373.9	13'-4"	4986.0
G	374.6	16'-0"	6249.6
H	375.05	3'-0"	1382.1
I	375.15	8'-0"	2995.2
J	375.25	26'-10"	10103.3
K	373.9	6'-0"	2280.0
L	374.05	7'-0"	2625.6
TOTAL		130'-4"	48198.4

HOUSE 12 (PLAN 3)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.7	10'-0 1/2"	3735.0
B	372.8	15'-9 1/2"	5748.0
C	373.55	2'-0"	747.0
D	372.8	10'-1 1/2"	3735.0
E	373.55	2'-0"	747.0
F	373.55	16'-0 1/2"	6236.4
G	373.55	17'-4"	6489.6
H	373.65	3'-0 1/2"	1171.8
I	373.75	27'-1 1/2"	8434.8
J	373.15	8'-1 1/2"	4361.4
K	373.55	1'-0"	373.55
L	373.65	5'-3 1/2"	1973.4
TOTAL		130'-4"	48198.4

HOUSE 13 (PLAN 1)			
MARK	ELEVATION	DISTANCE	PRODUCT
A	373.7	24'-0"	8952.0
B	373.1	8'-0"	2983.2
C	373.35	3'-4"	1266.6
D	373.6	6'-0"	2280.0
E	373.6	3'-4"	1266.6
F	373.9	13'-4"	4986.0
G	374.6	16'-0"	6249.6
H	375.05	3'-0"	1382.1
I	375.15	8'-0"	2995.2
J	375.25	26'-10"	10103.3
K	373.9	6'-0"	2280.0
L	374.05	7'-0"	2625.6
TOTAL		130'-4"	48198.4

CITY MINISTRIES  
9051 132nd AVE NE  
KIRKLAND, WASHINGTON 98033  
TEL: (425) 803-3213

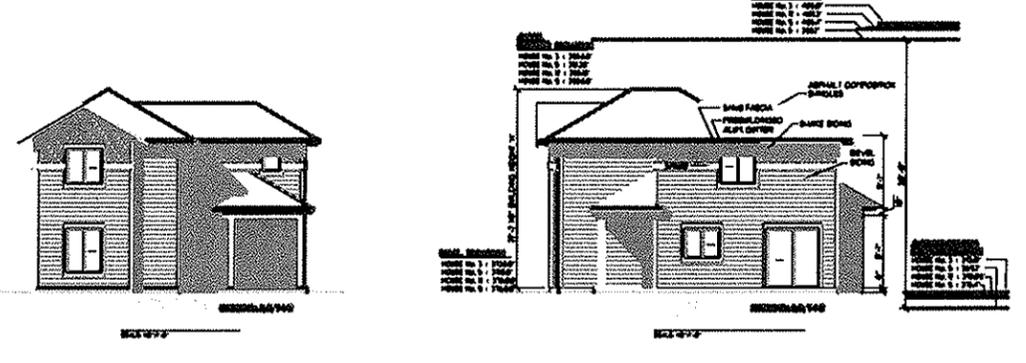
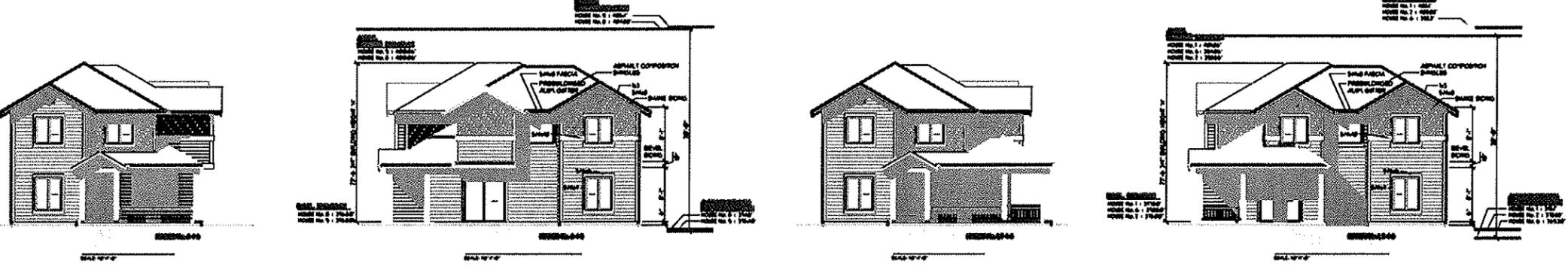
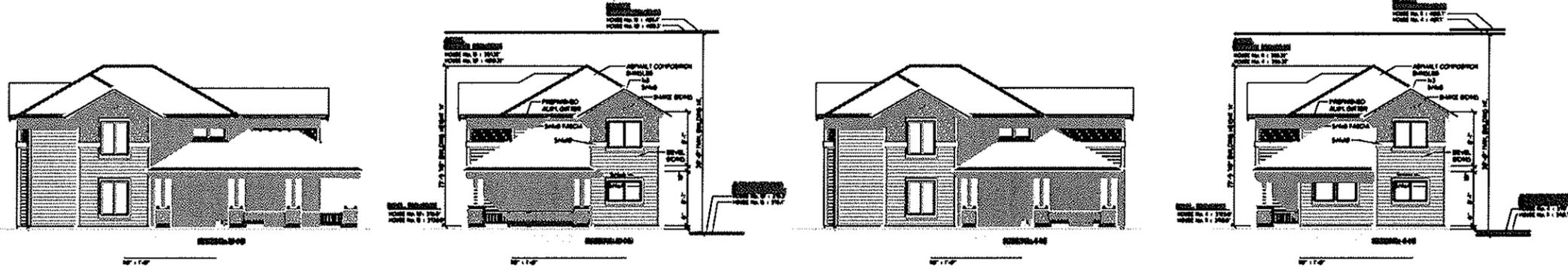
ARCHITECTURE · PLANNING  
2112 118th AVENUE NE - SUITE A  
BELLEVUE, WASHINGTON 98004  
PH: (425) 451-4084 FAX: (425) 451-4078

CITY MINISTRIES HOUSING PROJECT  
8819 & 8807 132nd AVE NE  
KIRKLAND, WASHINGTON

BUILDING HEIGHT CALCULATIONS

ISSUED 9/7/08  
DATE NO. REVISION

PUD-3



CITY MINISTRIES  
 400 W. 10TH AVE. SE  
 SUITE 100, WASHINGTON, WA 98004  
 TEL: (206) 465-4000

ARCHITECTURE - PLANNING  
 2112 118th AVENUE NE - SUITE A  
 BELLEVUE, WASHINGTON 98004  
 PH: (206) 451-4084 FAX: (206) 451-4078

CITY MINISTRIES  
 HOUSING PROJECT  
 400 W. 10TH AVE. SE  
 SUITE 100, WASHINGTON, WA

EXTERIOR  
 ELEVATIONS

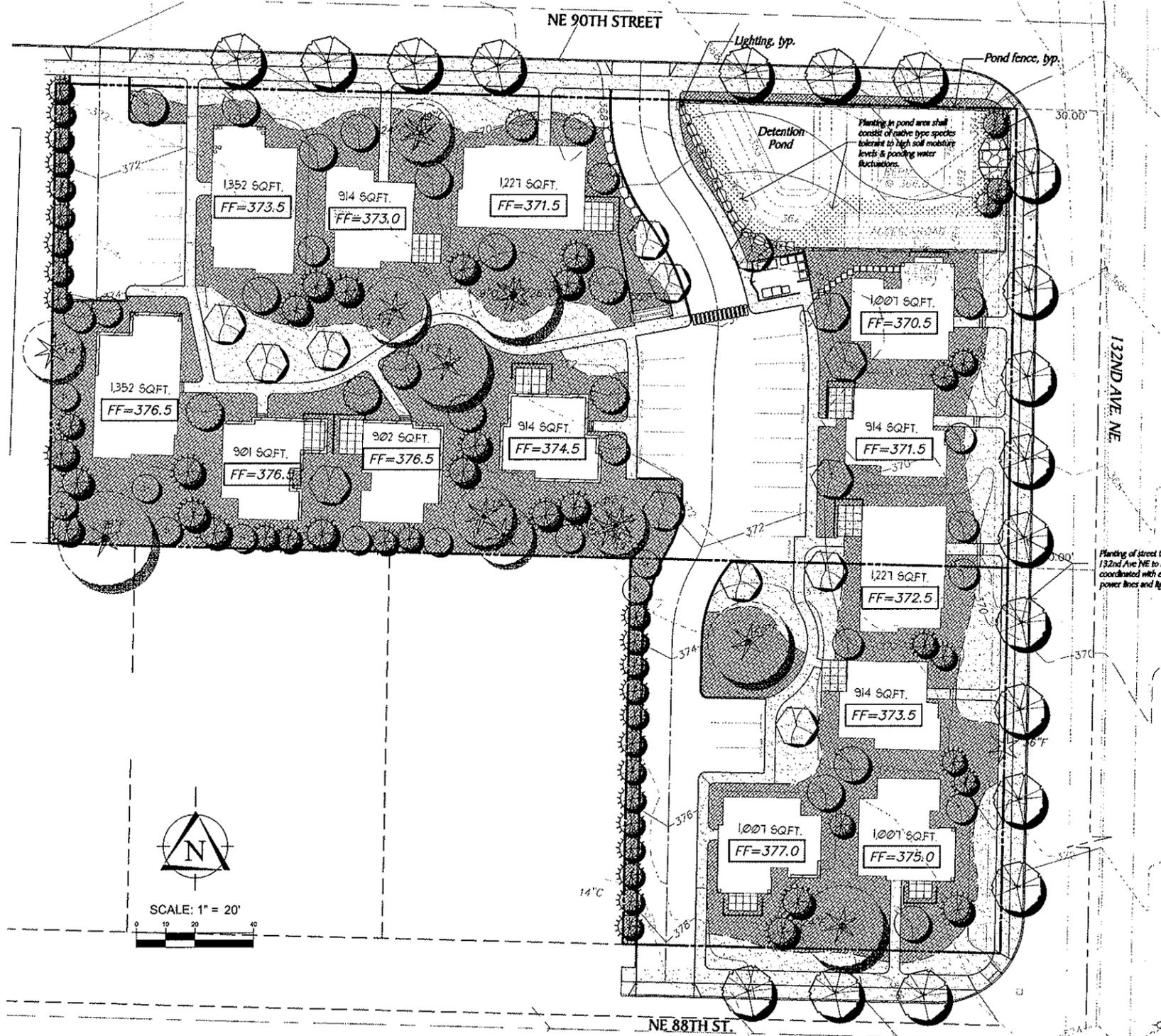
DATE	BY	REVISION

PUD-2

PUD SUBMITAL

PLANNING DIVISION - BURNS CITY CHURCH





**Preliminary Plant List**

- Street Trees-Deciduous (2" caliper)**
  - Acer rubrum/Red Maple
  - Fraxinus oxycarpa/Raywood/Raywood Ash
  - Cercidiphyllum japonicum/Katsura Tree
- Accent Trees-Deciduous (1-1/2" caliper)**
  - Acer circinatum/Vine Maple
  - Acer griseum/Paperbark Maple
  - Acer palmatum/Japanese Maple
  - Betula utilis Jacquemontii/Jacquemontii Birch
  - Cornus kousa 'Chinensis'/Chinese Dogwood
  - Magnolia stellata/Star Magnolia
  - Malus spp./Crab Apple
  - Prunus spp./Flowering Cherry
  - Pyrus c. 'Capital'/Columnar Flowering Pear
  - Styrax japonica/Japanese snowball
- Coniferous Trees (5'-8' ht.)**
  - Abies laeocarpa/Alpine Fir
  - Chamaecyparis obtusa 'Gracilis'/Cypress
  - Cupressocyparis leylandii/Cypress
  - Calocedrus decurrens/Incense Cedar
  - Pinus contorta/Shore Pine
- Tall Shrubs (24"-36" tall)**
  - Arbutus unedo/Strawberry Bush
  - Berberis thunbergii 'Atropurpurea'/Red leaf Japanese barberry
  - Ribes sanguineum King Edward VII'/Red Flowering Currant
  - Camellia esanque White doves/Camellia
  - Chimonoloba/Flowering Quince
  - Cornus stolonifera/Red Twig Dogwood
  - Erkianthus campanulatus/Red Vein
  - Hydrangea petalocaris/Oak Leaf Hydrangea
  - Myrica californica/Pacific Wax Myrtle
  - Rhododendron
- Low/Medium Shrubs (18"-24" tall)**
  - Azalea (deciduous)
  - Azalea (evergreen)
  - Euonymus jap 'Silver princess monese'/Silver princess euonymus
  - Ilex crenata/Japanese Holly
  - Lavendula dentata 'Candicans'/Lavender
  - Pieris japonica 'Mt. Fuji'/Lily of the valley shrub
  - Pinus mugo 'Mugo'/Dwarf Mugo Pine
  - Polystichum munitum/Sword Fern
  - Potentilla fruticosa 'Day dream'/Shrubby Cinquefoil
  - Spiraea bunaida 'Limemound'/Spiraea
  - Spiraea nipponica 'Snowmound'/Snowmound Spiraea
  - Weigelia florida 'Variegata nana'/Weigelia
- Groundcover, Perennials (4" pots)**
  - Arctostaphylos uva-ursi/Kimikimick
  - Geranium sanguineum/Perennial Geranium
  - Hosta sieboldiana/Paintain Lily
  - Rosa acicularis/Prickly Rose
  - Rosa x flower carpet
  - Rubus celycinoides 'Emerald carpet'/Bramble
  - Viburnum opulus 'Nanum'/Dwarf Cranberry Bush
  - Vinca minor/Dwarf Periwinkle
- Seeded Lawn**
- Existing trees to remain. Based on preliminary site plan layout. (See notes)**
- Approximate drip line**

**Note**

This plan is preliminary and is intended to convey the general intent of the proposed landscaping. It is anticipated that the final design will be modified as a result of changes to the site plan, grading, civil engineering and architectural design during final design.

**CAUTION**  
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

**CITY OF KIRKLAND**  
DEPT. OF PUBLIC WORKS/UTILITIES

APPROVED BY \_\_\_\_\_  
UTILITIES ENGINEER DATE \_\_\_\_\_  
SUPERVISOR ENGINEER DATE \_\_\_\_\_

**TRIAD ASSOCIATES**  
12112 156th Ave. NE  
Kirkland, WA 98034-9623  
425.821.8448  
425.821.3451 fax  
800.438.0756 toll free  
www.triadassoc.com

LANDSCAPE PLAN

**CITY MINISTRIES HOUSING PROJECTS**

WASHINGTON

CITY OF KIRKLAND,

REVISIONS:

NO.	DATE	REVISION

DATE: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_

PROJECT SURVEYOR: \_\_\_\_\_

PROJECT ENGINEER: \_\_\_\_\_

DAVID C. HILGERS  
PROJECT LANDSCAPE ARCHITECT  
FIRST SUBMITTAL DATE: 6/1/06  
SCALE: HORIZ-1"=20' VERT-N/A

**PRELIMINARY**

STATE OF WASHINGTON  
REGISTERED LANDSCAPE ARCHITECT  
DAVID C. HILGERS  
CERTIFICATE NO. 878

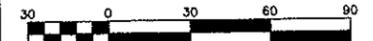
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. **05-261**

SHEET NO. **L1 of L1**

© 2006 TRIAD ASSOCIATES





Scale 1" = 30'

**MERIDIAN:**  
PLAT OF KIRKLAND ACRE TRACTS AS RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.

**DATUM:**  
NAVD 88

**CONTOUR INTERVAL = 2'**

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

**BENCHMARKS:**  
ORIGINAL B.M.: CITY OF REDMOND # GLO - 2EM, 3" X 3" CONC. MON. IN W/7 LEAD AND TACK @ INTERSECTION OF 132ND AVE. N.E. & N.E. 90TH ST. ELEV. = 362.96'

TBM - 5: RAILROAD SPIKE IN POWER POLE ON WEST SIDE OF 132ND AVE. N.E. @ SOUTHEAST CORNER OF PROJECT. ELEV. = 370.36'

TBM - 6: SET "X" ON WEST SIDE CAP BOLT IN FIRE HYDRANT ON EAST SIDE OF 132ND AVE. N.E. @ NORTHEAST CORNER OF SITE. ELEV. = 365.82'

**GENERAL NOTES:**  
1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.  
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (E.G. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, HEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.

**REFERENCES:**  
1. THE PLAT OF LA ROSE PARK AS RECORDED IN VOLUME 67 OF PLATS, PAGE 48, UNDER RECORDING NO. 5321286, RECORDS OF KING COUNTY, WASHINGTON.  
2. THE PLAT OF BURKE & FARRAR'S KIRKLAND ADDITION DIV. NO. 21 AS RECORDED IN VOLUME 70 OF PLATS, PAGE 57, UNDER RECORDING NO. 784617, RECORDS OF KING COUNTY, WASHINGTON.  
3. THE PLAT OF THE THREE PRAIRIES ADDITION DIV. NO. 2 AS RECORDED IN VOLUME 56 OF PLATS, PAGE 44, UNDER RECORDING NO. 4822834, RECORDS OF KING COUNTY, WASHINGTON.

**LEGEND:**

CB	CATCH BASIN	□	CATCH BASIN
CS	CONCRETE SLAB	○	FIRE HYDRANT
FF	FINISH FLOOR	←	GUY ANCHOR
FH	FIRE HYDRANT	⊗	GAS METER
GA	GUY ANCHOR	⊗	LIGHT POLE
GM	GAS METER	⊗	NALBOX
LP	LIGHT STANDARD	○	OIL FILLER CAP
MB	MAILBOX	○	OIL FILLER CAP
OFC	OIL FILLER CAP	○	POWER POLE (AS NOTED)
PA	PLANTER AREA	⊗	POWER METER
PL	POWER POLE W/LIGHT	⊗	SIGN
PM	POWER METER	⊗	TELEPHONE RISER
PTU	POWER POLE W/FEAR & UNDERGROUND	⊗	WATER METER
SGH	SIGN	⊗	CONIFER (AS NOTED)
TR	TELEPHONE RISER	○	DECIDUOUS (AS NOTED)
V/C	VERTICAL CURB	—	FENCE LINE AS NOTED
WM	WATER METER	—	OVERHEAD POWER LINE
XTFR	TRANSFORMER	—	STORM DRAIN LINE
C	CEDAR	—	UNDERGROUND POWER LINE
D	DECIDUOUS	—	WATER LINE
F	FIR	—	WATER LINE
H	HEMLOCK		
M	MAPLE		
MA	MAGNOLIA		

**LEGAL DESCRIPTION:**  
THE EAST HALF OF TRACT 24 OF KIRKLAND ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.  
(ALSO KNOWN AS LOT A OF KING UNRECORDED LOT LINE ADJUSTMENT NO. 8612027, 20050228001898 IN KING COUNTY, WASHINGTON)  
ALONG WITH THE EAST 130 FEET, TRACT 23, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.  
EXCEPT THE SOUTH 25 FEET THEREOF.

**LEGEND:**

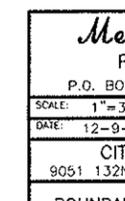
ASPHALT HATCH	CONCRETE HATCH	GRAVEL HATCH
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**LEGAL DESCRIPTION:**  
THE EAST HALF OF TRACT 24 OF KIRKLAND ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.  
(ALSO KNOWN AS LOT A OF KING UNRECORDED LOT LINE ADJUSTMENT NO. 8612027, 20050228001898 IN KING COUNTY, WASHINGTON)  
ALONG WITH THE EAST 130 FEET, TRACT 23, KIRKLAND ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 13 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.  
EXCEPT THE SOUTH 25 FEET THEREOF.

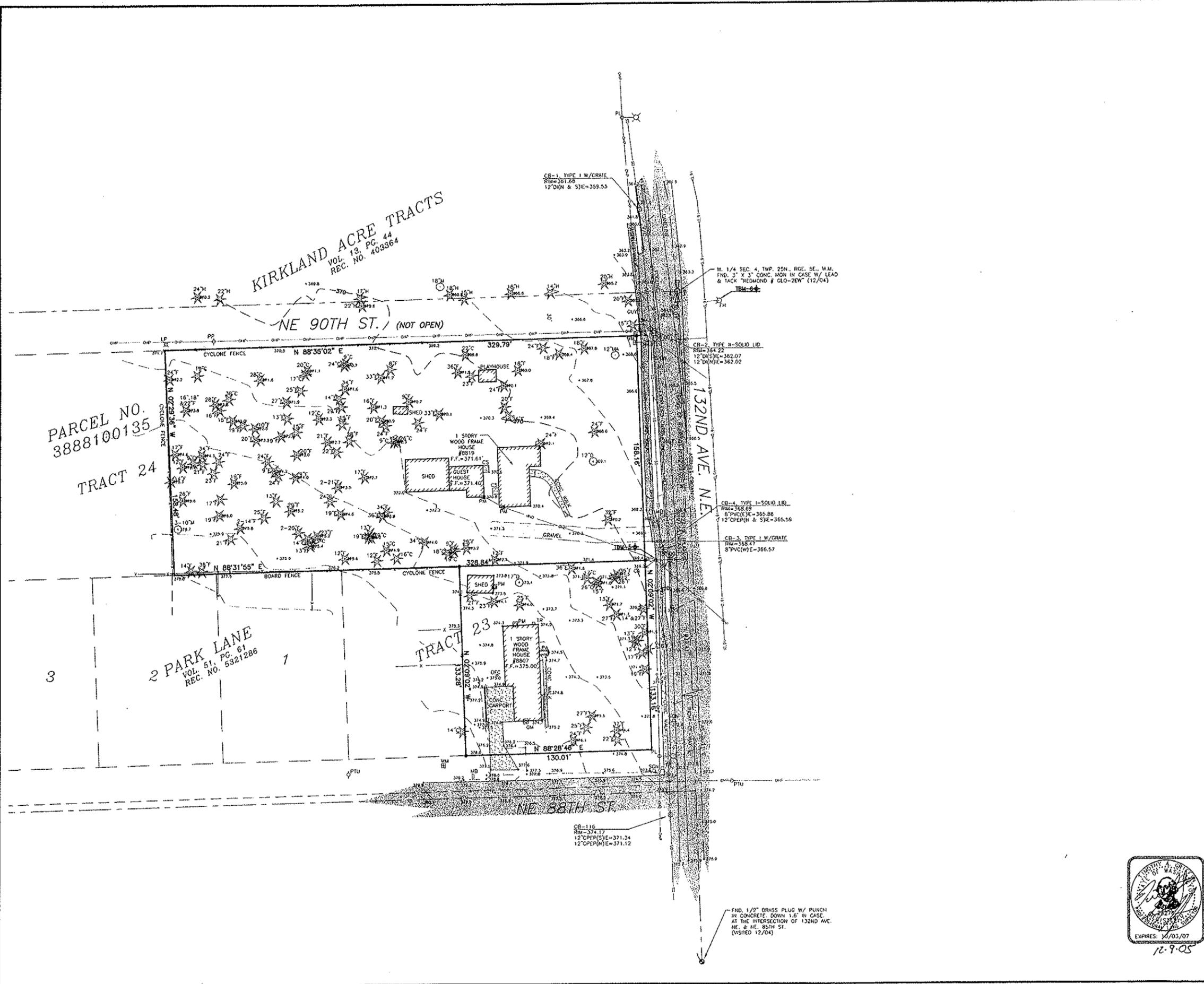
EXCEPT THE SOUTH 25 FEET THEREOF.

**Mead Gilman & Assoc.**  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 289, WOODINVILLE, WA 98072 (425) 486-1252

SCALE: 1" = 30'	CITY MINISTRIES	DRAWN BY: MLP
DATE: 12-9-05		REVISED
CITY MINISTRIES C/O ESTON CATLETT 9051 132ND AVE. N.E. KIRKLAND, WASHINGTON 98033		
BOUNDARY & TOPOGRAPHIC SURVEY	DRAWING NUMBER 05269	
NE1/4, SE1/4, SEC. 4, T. 25 N., R. 5 E., W.M.		



12-9-05







## 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: ZON06-00021, City Ministries PUD

#### Zoning Code Standards

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.20 Required Parking. 2 parking spaces per unit are required for this use.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

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.

115.45 Dumpster Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be screened from view from the street and from adjacent properties by a solid sight-obscuring enclosure.

ATTACHMENT 3

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 Rockerries 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.

115.115.5.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.

152.22.2 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 issuance of a grading or building permit:***

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.

***Prior to occupancy:***

95.50 Tree Maintenance 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.

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.

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.



Date: 2/22/2007

DEVELOPMENT STANDARDS  
CASE NO.: ZON06-00021  
PCD FILE NO.:ZON06-00021

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

Additional hydrants required as shown. Hydrants serving the property shall be equipped with 5" Stortz adapter couplings.

Fire lane marking and signs required (specific location of fire lanes markings will be shown on LSM).

Fire flow requirement for this project is 1,000 gpm. Available fire flow in the area is 1,400 gpm.

You can review your permit status and conditions at [www.kirklandpermits.net](http://www.kirklandpermits.net)

PUBLIC WORKS CONDITIONS

Permit Information

Permit #: ZON06-00021

Project Name: City Ministries 13 unit PUD

Project Address: 8819 132nd Ave. NE

Date: July 18, 2006

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. 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 Water and Sewer connection Fees (paid with the issuance of a Building Permit)

- o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
- o Septic Tank Abandonment Inspection Fee
- o Water Meter Fee (paid with the issuance of a Building Permit)
- o Right-of-way Fee
- o Review and Inspection Fee (for utilities and street improvements).
- o Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.

3. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice. Contact Thang Nguyen, Transportation Engineer, at 425-576-2901 for more information. A separate Concurrency Permit will be created.

4. Building Permits associated with this proposed project will be 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).

5. Any existing single family homes within this project which are demolished will receive a Traffic Impact Fee credit. The credit amount for each demolished single family home will be equal to the most currently adopted Traffic Impact Fee schedule.

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. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall be approved by Waste Management and the City.

#### Sanitary Sewer Conditions:

1. As depicted on sheet C2 of the plan submittal, extend an 8-inch sewer main from the new sewer main in NE 90th St, south through the project parking lot and then east on NE 88th Street to 132nd Ave. NE. The sewer main through the parking lot shall be encompassed in a 20 ft. wide utility easement.
2. Provide a plan and profile design for the sewer line extension
3. The existing septic system shall be abandoned per City standards.
4. Provide a 6-inch minimum side sewer stub to each unit.

#### Water System Conditions:

1. The existing water main in 132nd Ave. NE and NE 88th St. is adequate.
2. As depicted on sheet C2 of the project submittal, loop an 8-inch water main through the site between the water main in NE 88th Street and NE 90th Street. The water main shall be encompassed in a 20 ft. wide utility easement (the same easement for the sewer main).
3. Replace the 6-inch water main in NE 88th St. with an 8-inch water main from 132nd Ave. NE to the new 8-inch loop through the site (depicted on sheet C2).

4. Provide water service to the project per the Uniform Plumbing Code.
5. The existing water service may be used provided that it is in the right location, is not galvanized, and is sized adequately to serve the building (per the Plumbing Code).
6. Per the Fire Departments request, provide a new hydrant within the site off of the new 8-inch water main loop.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 1998 King County Surface Water Design Manual.
2. Storm detention calculations for the entire site are required.
3. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).
4. For new or reconstructed impervious areas, which are subject to vehicular use, and greater than 5,000 sq. ft., provide storm water quality treatment per the most current City-adopted Surface Water Design Manual.
5. When applicable, structural source control measures, such as car wash pads or dumpster area roofing, shall be shown on the site improvement plans submitted for engineering review and approval.
6. 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 Storm water 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](mailto:jkil461@ecy.wa.gov)
7. 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.
8. 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.
9. All roof and driveway drainage must be tight-lined to the storm drainage system.
10. Provide a plan and profile design for the storm sewer system.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 132nd Ave. NE (an arterial type street), NE 90th St (a collector type street) and NE 88th St (a neighborhood access type street). Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that these streets must be improved with the following:

132nd Ave. NE

- A. Dedicate 2 ft. of property for right-of-way
- B. Widen the street to 22 ft. from centerline to face of curb.
- C. Install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk.

NE 90th St.

- A. Widen the street to 17 ft. from centerline to face of curb (this assumes that the street improvements have been installed on the north side of NE 90th St.
- B. Install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk.

NE 88th St

- A. Widen the street to 12 ft. from centerline to face of curb.
- B. Install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk.

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. Install a Type III barricade at the west end of the NE 90th Street improvements

4. As shown on the plans, the access through the site should be connected between NE 88th St. and NE 90th St.

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

6. Install "NO PARKING ANYTIME" signs along 132nd Ave. NE.

7. Install new monuments at the intersection of NE 90th St. and 132nd Ave. NE

8. 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.

9. Underground all new and existing on-site overhead utility lines.

10. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on 132nd Ave. NE and NE 88th 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.

11. 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.