

Statement Of Appeal

RECEIVED
FEB 25 2008

AM _____ PM
PLANNING DEPARTMENT
BY _____

1. Tom Smith
2. 11414 N.E 112th ST
3. Kirkland, Wa 98033
4. February 18, 2008

5. City of Kirkland
6. Planning and Community Development Department
7. 123 Fifth Avenue
8. Kirkland, Wa 98033
9. Permit No:PSB07-00002

10. Dear David Barnes

11. The new roadway will reduce my driveway by 5'-7". My truck is 18'-5" feet long and the new driveway will be 14'-3" long. (No Parking at my house)

12. Storm drain storage tank under road way?

- a. What will that effect
- b. Why is it not spec out to support exciting houses on the road.
- c. Time delay (coming and going)

13. Can you build a road with my preceding stretcher setback at 14'-3" feet, and what will that do if i want to remodel my house.

14. Power and Water

- a. Changing power from above ground to below ground (who pays for that?)
- b. Moving the water meter (who pays for that?)

15. Sewer / Storm Drain

- a. Need a stub out for future Sewer / Storm drain connection to existing housing.

16. Please answer the above Questions in writing.

17. Thank you for your time and help Sincerely, Tom Smith



CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 Fax: (425) 392-0108

February 29, 2008

Tom Smith
11414 NE 112th Street
Kirkland, WA 98033

RE: Response Letter to your 2/18/2008-Appeal Letter for the Proposed Glenealy Court 11-Lot Plat (GC); Located at 11240 and 11406 NE 112th Street, Kirkland, WA 98033; City of Kirkland File No.'s PRE06-00069 and PSB07-00002; CEI Job No. 26054.

Dear Mr. Smith:

On behalf of Hamish Anderson Custom Homes and as recommended by Kirkland's David Barnes, I have written this letter to you to respond to your 2/18/2008-appeal letter against GC. My responses to your numbered items are as follows:

11. Please see my recently mailed 2/25/2008-letter.
12. We have proposed a storm drainage vault under the new road to meet flow control and water quality treatment requirements per the 1998 King County Surface Water Design Manual, which Kirkland adopted 6-8 years ago. The Manual does not require the vault to be upsized for adjacent properties. Vault construction will temporarily affect access into 4 existing homes, including yours. Our construction drawings will provide a note that tells the not yet selected excavation / utility contractor to ensure vehicular access is available to your home during construction. During construction, we anticipate 10 feet of pavement on the existing road's east side will be temporarily preserved to provide your home access. Any time delay, while the vault is being constructed, is not yet known. It will depend on weather conditions and the excavation / utility contractor's schedule.
13. If you want to remodel your home, I recommend you schedule a Pre-Application Meeting at Kirkland City Hall to discuss setbacks, etc. Our survey shows 20 feet minimum between the east face of your home and your east property line.
14. Although the details to converting overhead power to underground power have not yet been worked out, I believe the developer will be responsible for your conversion. I also believe the developer will coordinate and pay for the relocation of your water service and meter. Our construction drawings will provide a note that the contractor shall sequence and integrate the new water system installation with the old water system removal so that any water service lapses to your property are minimized. The new meter will be set before the old meter is removed.
15. Please see my recently mailed 2/25/2008-letter.

I hope this letter answers your questions and you will remove your appeal. If you have additional questions, please contact me at (425) 392-8055 or markr@concepteng.com. Or, you could contact

Kirkland staff David Barnes (project planner) at (425) 587-3250 or Rob Jammerman (engineering review manager) at (425) 587-3845.

Sincerely,
CONCEPT ENGINEERING, INC.



Mark Rigos, P.E.
Group Manager

MJR:mjr

Encl.: 2/18/2008-Appeal Letter from Tom Smith

Cc: David Barnes, Planner; Kirkland Planning & Community Development Dept., 123 5th Avenue, Kirkland, WA 98033
Rob Jammerman, Engineering Review Manager; Kirkland Public Works Dept., 123 5th Avenue, Kirkland, WA 98033
Hamish Anderson, Owner / Applicant; Hamish Anderson Custom Homes, PO Box 340, Kirkland, WA 98083
Grant Moen; CEI

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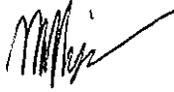
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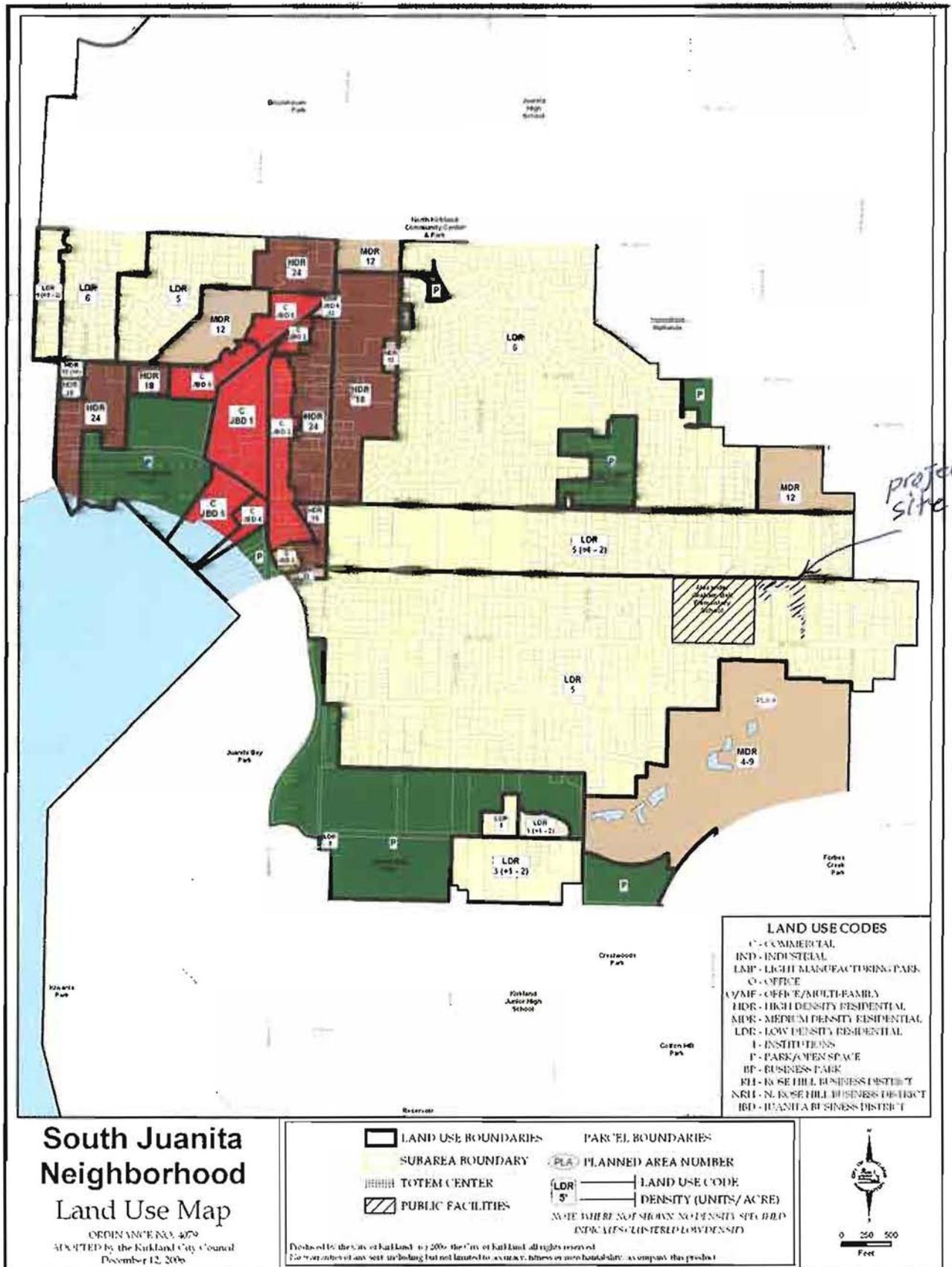


Figure J-2b: South Juanita Land Use