

Comparison of Innovative Housing Demonstration Projects with Typical Code Requirements

	Typical Development in RSX 7.2 Zone	Danielson Grove	Kirkland Bungalows
Number of Units	<ul style="list-style-type: none"> 10 traditional single-family 	<ul style="list-style-type: none"> 16 units total including 2 cottages and 14 compact single-family 	<ul style="list-style-type: none"> 15 compact single-family
Individual Lot Size	<ul style="list-style-type: none"> 7,200 sq. ft. minimum (some lots could be as small as 6,660 sq. ft. under lot flexibility regulations) 	<ul style="list-style-type: none"> 2,185 – 3,072 sq. ft. 4,979 sq. ft. average (including open space) 	<ul style="list-style-type: none"> 2,360 – 4,100 sq. ft. 4,810 sq. ft. average (including open space)
Unit Sizes – Gross Floor Area	<ul style="list-style-type: none"> Up to 3,600 sq. ft. 	<ul style="list-style-type: none"> 651 – 1,497 sq. ft. 	<ul style="list-style-type: none"> 1,500 sq. ft.
Floor Area Ratio	<ul style="list-style-type: none"> Up to 50% of individual lot size 	<ul style="list-style-type: none"> Overall, 33% of total lot and open space area 50 – 66% on individual lots 	<ul style="list-style-type: none"> Overall, 31% of total lot and open space area 50 – 62% on individual lots
Impervious Coverage	<ul style="list-style-type: none"> Up to 50% of individual lot size 	<ul style="list-style-type: none"> Overall, 38% of total lot and open space area Up to 53% on any individual lot 	<ul style="list-style-type: none"> Overall, 30% of total lot and open space area Up to 53% on any individual lot
Setbacks	<ul style="list-style-type: none"> 20 ft. Front (from right-of-way) 5 ft. Side 10 ft. Rear 	<ul style="list-style-type: none"> 20 ft. Front (from external right-of-way) 10.5 – 14 ft. Front for living units (from internal right-of-way) 2 – 8 ft. Front for garage units (from internal right-of-way) 5 ft. Side 10 ft. Rear 	<ul style="list-style-type: none"> 7 – 15 ft. Front (from internal and external right-of-way) 5 ft. Side 5 – 10 ft. Rear (internal to site) 10 ft. Rear (from external property boundaries)
Parking	<ul style="list-style-type: none"> Typically 40 – 60 spaces total, including half in garages and half adjacent to garages 2 spaces minimum per unit 	<ul style="list-style-type: none"> 31 spaces total, including 16 in detached garages, 10 on new internal right-of-way, and 5 adjacent to garages 2 spaces minimum per unit over 1,000 sq. ft. 1.5 spaces minimum per unit less than 1,000 sq. ft. 	<ul style="list-style-type: none"> 30 spaces total, including 15 in attached garages and 15 in driveway in front of garages 2 spaces minimum per unit

ATTACHMENT 3
 2016-00007

Height	<ul style="list-style-type: none"> ▪ 30 ft. maximum 	<ul style="list-style-type: none"> ▪ 22.25 – 29.67 ft. 	<ul style="list-style-type: none"> ▪ 22.25 – 28.75 ft.
Traffic	<ul style="list-style-type: none"> ▪ 76 Total Average Weekday Trips ▪ 7.6 Average Weekday Trips per unit ▪ 11 Total Average Weekday PM Peak Trips ▪ 1.1 Average Weekday PM Peak Trips per unit 	<ul style="list-style-type: none"> ▪ 123 Total Average Weekday Trips ▪ 7.7 Average Weekday Trips per unit ▪ 16 Total Average Weekday PM Peak Trips ▪ 1.0 Average Weekday PM Peak Trips per unit 	<ul style="list-style-type: none"> ▪ 117 Total Average Weekday Trips ▪ 7.8 Average Weekday Trips per unit ▪ 23 Total Average Weekday PM Peak Trips ▪ 1.5 Average Weekday PM Peak Trips per unit
Persons per Unit	<ul style="list-style-type: none"> ▪ 2.02 (from 2006 pop estimate) 	<ul style="list-style-type: none"> ▪ 1.69 	<ul style="list-style-type: none"> ▪ 1.31
Average NRH Sales Price – New Const.	<ul style="list-style-type: none"> ▪ \$675,000 	<ul style="list-style-type: none"> ▪ \$565,784 	<ul style="list-style-type: none"> ▪ \$453,200



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) *RH*
Teresa Swan, Planning Supervisor *TS*

Date: June 7, 2005

File: DANIELSON GROVE FINAL SUBDIVISION, FILE FSB05-00001. The preliminary subdivision was approved with the Danielson Grove Innovative Housing Project, File No. S-IIB-03-92.

I. RECOMMENDATION

Approval with conditions the Final Subdivision for the Danielson Grove 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 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 The Cottage Company.

ATTACHMENT <u>4</u>
<u>SON06-00004</u>

ENCLOSURE <u>1</u>
<u>FSB05-00001</u>

- B. This is a final subdivision application to approve a 16-lot subdivision on a 2.25-acre site (see Attachment 2).
- C. The preliminary subdivision was recommended for approval by the Hearing Examiner and approved by the City Council in conjunction with the Danielson Grove Innovative Housing Project (File No. S-IIB-03-92). See Attachment 3 and discussion under History below.
- D. The site is located at 10510 128th Avenue NE, between 128th and 129th Avenue NE (see Attachment 4).

III. HISTORY

The applicant, The Cottage Company, submitted a Preliminary Subdivision and Innovative Housing Project pursuant to the provisions of the City of Kirkland Innovative Housing Project Demonstration Ordinance No. 3893. The Danielson Grove Preliminary Subdivision and Innovative Housing Project were heard by the Hearing Examiner on March 8, 2004. The Hearing Examiner recommended approval of the project to the City Council with conditions on March 16, 2004. The City Council approved the Preliminary Subdivision and Innovative Housing Project with conditions by Resolution No. 4434 on April 6, 2004. A concurrency test was passed for water and sewer subject to the conditions contained in the Development Standards and a concurrency test for traffic passed on January 26, 2004. A Determination of Non-significance was issued for the proposal on January 30, 2004. The proposal included the following general elements:

1. Subdivide the 2.25-acre site in the RSX 7.2 zone into 16 fee simple single-family lots ranging in size from 2,155 to 3074 square feet.
2. Construct 14 two-story "Compact Single Family" homes with approximately 1,500 square feet of floor area and 2 one-story "Cottage Single Family" homes with approximately 1000 square feet of floor area.
3. Construct a new loop public street (NE 105th Street/129th Avenue NE) between 128th Avenue NE and 129th Avenue NE.
4. Two landscaped open space tracts are provided. Tract "A" is located on the south side of the new public through street and is 27,872 square feet in size. Tract "B" is located on the north side of the street and is 12,368 square feet.
5. Six single-story parking garages providing parking for 16 cars. One garage parking stall is provided for each home. In addition, 11 parallel parking stalls are provided on the south side of NE 105th Street and 4 stalls are provided adjacent to the parking garages located west of 129th Avenue NE. Additional visitor parking for approximately 5 cars were provided along the east side of 129th Avenue NE.
6. A single story, 572 square foot "Commons Building" located on Tract "A".
7. Modification from the normally required minimum lot size of the RSX 7.2 zone, modification of the normally allowed .50 FAR, reduction of the normally required building setbacks, an increase in the normally allowed 50% lot coverage, and a modification of the parking requirements to allow a portion of the required parking to be provided on the street right-of-way.

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.

Kirkland Municipal Code Section 22.16.090 provides that the City Council may approve a final plat that is different from the preliminary plat if the proposed change

1. Does not increase the number of lots, and
2. Does not decrease any lot size by more than ten percent, and
3. Does not substantially alter the location or nature of any improvements or any other element of the subdivision, and
4. Does not significantly alter the subdivision.

The applicant has proposed several minor modifications to the approved preliminary subdivision that meet the above criteria. The proposed revisions include:

1. A slight reduction of lot size for lots 5 and 12 is proposed. Both lots are decreased in size by less than the allowed ten percent. The remaining lots are all slightly larger than originally approved, except Lot 2 which remains the same size. There is not an increase in the number of lots originally approved and all of the lots are in the same location as originally approved. These minor lot size adjustments do not significantly alter the approved Preliminary Subdivision (See table below).
2. Note: Lots 5 and 6 of the approved preliminary plat were inaccurately shown to be 4,819 square feet each. The actual lot size for both lots is as shown below.

Lot	Preliminary Approval	Proposed	Difference
1	2672 sq ft	2703 sq ft	+31 sq ft
2	2397 sq ft	2397 sq ft	0 sq ft
3	2397 sq ft	2399 sq ft	+2 sq ft
4	2697 sq ft	2701 sq ft	+4 sq ft
5	2280 sq ft	2274 sq ft	- 6 sq ft
6	2394 sq ft	2441 sq ft	+ 47 sq ft
7	2607 sq ft	2647 sq ft	+ 40 sq ft
8	2167 sq ft	2188 sq ft	+21 sq ft
9	2155 sq ft	2185 sq ft	+30 sq ft
10	2438 sq ft	2479 sq ft	+41 sq ft
11	2317 sq ft	2318 sq ft	+1 sq ft
12	3074 sq ft	3072 sq ft	-2 sq ft
13	2413 sq ft	2421 sq ft	+8 sq ft
14	2323 sq ft	2342 sq ft	+19 sq ft
15	2702 sq ft	2743 sq ft	+41 sq ft
16	2252 sq ft	2268 sq ft	+16 sq ft

3. The proposed single-family homes on each lot are the same size as originally proposed. The two cottage homes located on Lots 10 and 11 are a maximum of 1,000 square feet and the compact single family homes located on the remaining lots are a maximum of 1,500 square feet. The two lots with a slightly smaller lot size result in a slight increase in FAR and site coverage on the two lots. The FAR and site coverage are being slightly reduced for the remaining lots that are being increased in size. These minor modifications do not substantially alter the location or nature of any subdivision improvements or significantly alter the subdivision.
4. A slight adjustment in the size and shape of the open space tracts have been made to accommodate the above lot size adjustments, and other associated conditions of preliminary approval. All of the open space tracts are in the same location as originally approved. The proposed changes do not significantly alter the approved Preliminary Subdivision.



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Preliminary Subdivision and IIB Permit NOTICE OF APPROVAL

FILE NO. S-IIB-03-92

PROJECT NAME: Danielson Grove

PROJECT ADDRESS: 10510 128th Ave NE

APPLICANT OR AGENT: Jim Soules, The Cottage Company

CITY OF KIRKLAND APPROVAL DATE: April 6, 2004

LAPSE OF APPROVAL DATES: Submit a final plat 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 (April 6, 2008) or the decision becomes void. Submit a complete building permit application within four (4) years after the final approval on the matter (April 6, 2008), or the decision becomes void. Construction must be substantially complete and have met the applicable conditions listed on the Notice of Approval within six (6) years after the final approval (April 6, 2010), 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: Ron Hanson (by CChung)
Ron Hanson
Title: Project Planner

Attachments:

Conditions of Approval
Development Standards

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ATTACHMENT 1

FSB05-0001

CONDITIONS OF APPROVAL

Project: Danielson Grove

File No: S-IIB-03-92

The Cottage Company

Date Complete

Conditions

- I. 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 A, Attachment 3, Development Standards, is available to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed (See Exhibit A, Conclusions II.1.2).

Comments: _____

- II. Prior to recording the Final Plat mylar, the applicant shall obtain a demolition permit from the City of Kirkland and remove the existing shop and small shed located within the area proposed to be occupied by the new homes (See Exhibit A, Conclusion II.A.1.b).

Comments: _____

- III. All Compact Single-Family homes shall not exceed 1,500 gross square feet and the Cottage homes shall not exceed 1,000 gross square feet. The first floor area on the two cottage homes cannot exceed 800 gross square feet (See Exhibit A, Conclusion II.G.5.b and II.G.21.b).

Comments: _____



CITY OF KIRKLAND

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DEVELOPMENT STANDARDS LIST

File: Danielson Grove Plat and Innovative Housing Project, S-IIB-03-92

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 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. In addition, the applicant shall retain all of the significant trees located within 10 feet of the existing property lines. A tree retention plan was submitted with the short plat. See the Planning Department's staff report for recommended modifications from the tree retention requirements. 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.

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 DMC 27.06.060.

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

through Saturday, and all day on Sundays or holidays which are observed by the City, 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. See the Planning Department's Staff Report for recommended modifications from the FAR requirements.

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 and the Planning Department's Staff Report for recommended modifications from these requirements.

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

85.25.3 Geotechnical Professional On-Site. The geotechnical engineer shall submit a final report certifying substantial compliance with the geotechnical recommendations and geotechnical related permit requirements.

107.90 Maintenance Bonds. The applicant shall establish a two-year maintenance bond to ensure maintenance of the storm water system.

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.

Date: 2/18/2004

DEVELOPMENT STANDARDS

CASE NO.: ZON03-00032

PCD FILE NO.: S-IIB-03-92

FIRE DEPARTMENT CONDITIONS

Fire department access roads are required when any portion of exterior wall of first story is located more than 150 feet from fire apparatus access. Unit 4 is currently too far away from fire department access; this unit may be fire sprinklered in lieu of adequate access.

Hydrants plan as shown is acceptable. 5" Stortz fittings required.

PUBLIC WORKS CONDITIONS:

This project requires concurrency review. See separate concurrency letter from the Public Works Transportation Engineer.

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.

A traffic analysis, as requested by the City's Transportation Engineer, is required.

This project is 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) for the proposed project.

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:

All roof drainage must be conveyed to the storm drainage system. The open swales and infiltration trenches shown for conveyance of roof run-off will be allowed, but will be subject to further review by the City's storm water engineer during the review of the Grading Permit.

The storm system shall be extended to the east and south property limits to provide for future extension. The detention system calculation should anticipate additional storm water flows through the system. This development is not required to provide detention for upstream properties, but it is required to provide conveyance.

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

STREET IMPROVEMENT CONDITIONS:

The subject property abuts 128th Ave. NE, 129th Ave. NE, and NE 105th St. These streets are neighborhood access type streets. 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 this street must be improved with the following:

The applicant shall install the following half street improvements within 128th Ave. NE along the subject property: widen the street to 14 ft. from centerline to face of curb, 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. At the intersection with NE 105th St. and at the south end of the street improvements, curb bulbs should be installed to help calm traffic and delineate parking. The face of the curb along the bulbs should be 11 ft from centerline.

Along NE 105th St. and 129th Ave. NE (the new loop street) install the following:

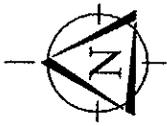
- 1) 20 ft. min. of paving width. The developer has opted to widen the street in certain areas to 22 ft. in width, but in either case, parking will only be allowed on one side of the street.
- 2) Storm drainage collection and conveyance.
- 3) Curb and gutter along both sides of the street.
- 4) Along both sides of the entire street length, install a 4.5 ft. wide planter strip with street trees 30 ft. on-center; the landscaped strip may be eliminated or widened in certain areas to save existing trees.
- 5) Along both sides of NE 105th Street, install a 5 ft. wide sidewalk. The applicant may choose to eliminate the sidewalk along one side of NE 105th St. and pay a sidewalk fee-in-lieu (see condition about sidewalk fee-in-lieu below).
- 6) Along 129th Ave. NE, install a 5-ft wide sidewalk along one side of the street. NE. Due to the number of driveway aprons on the west side of the street, the sidewalk will be allowed on the east side instead (as the plan depicts, but with a planterstrip and street trees).
- 7) Dedicate sufficient ROW to install the above described street improvements.

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.

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.

DANIELSON GROVE

A PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 26 N, RANGE 5 E, WM.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON



SCALE: 1" = 30'



BASIS OF BEARING:
THE LINE FROM THE FOUND MONUMENT IN CASE AT THE SOUTHWEST CORNER OF SECTION 33 TO THE FOUND MONUMENT IN CASE AT THE EAST QUARTER CORNER OF SECTION 33 IS THE BASIS OF BEARING FOR THE EAST QUARTER SECTION 33 AND COUNTY AERIAL SURVEY (ACAS).

LEGEND:

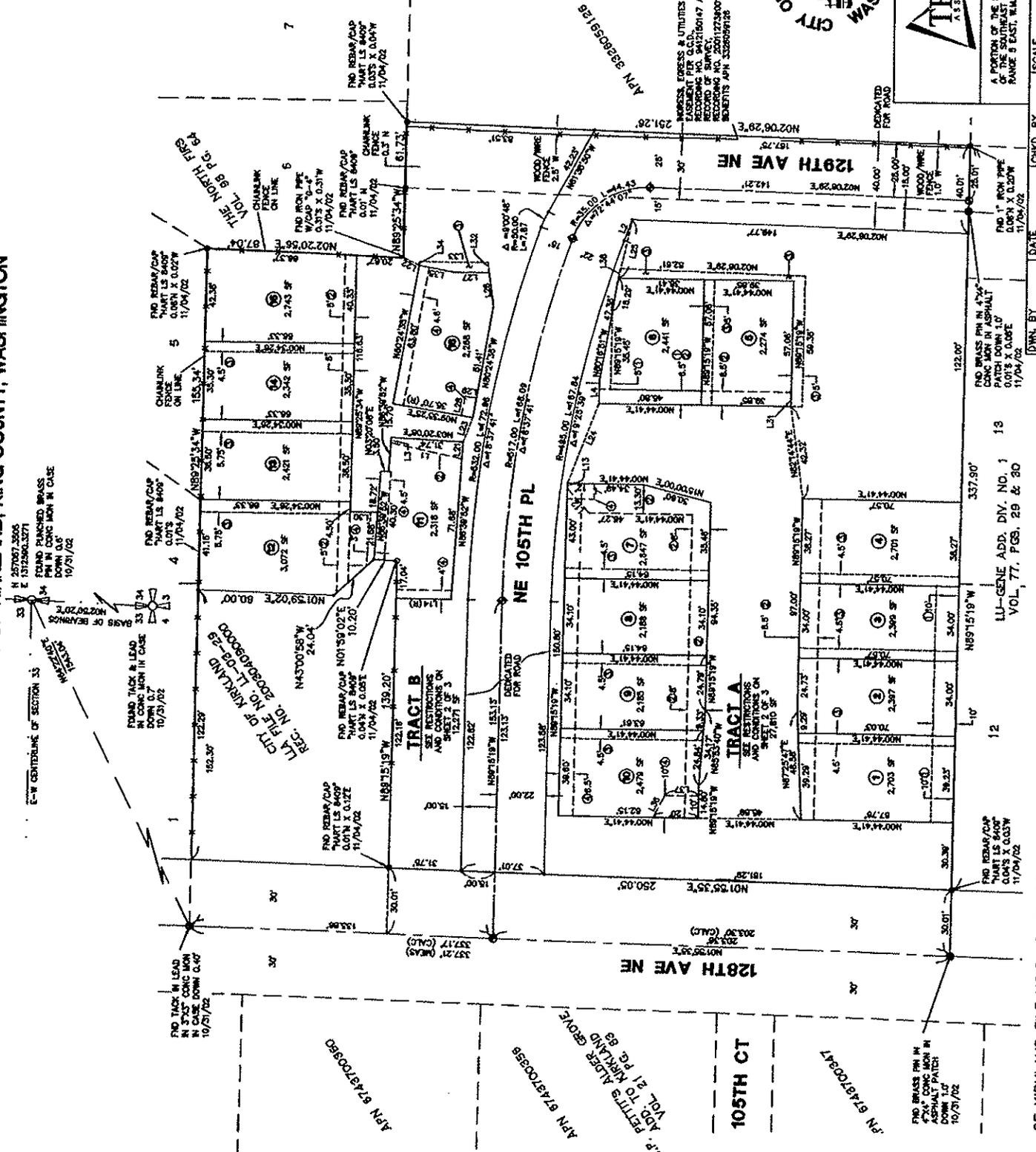
- ① SET BRASS DISK IN 4"X4" CONCRETE MONUMENT IN CASE
- ② FOUND MONUMENT, AS NOTED
- ③ FOUND MONUMENT IN CASE, AS 1
- ④ FOUND CORNER, AS NOTED
- ⑤ SET REBAR AND CAP, L&P 10/28/02
- ⑥ RADIAL BEARING
- APN ASSESSOR PARCEL NUMBER
- SF SQUARE FEET

PRIVATE EASEMENT LEGEND

- ① WATER LINE EASEMENT
- ② DRAINAGE EASEMENT
- ③ USE AND ENJOYMENT EASEMENT
- ④ COMMON AREA EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
L1	32.45	N127°27'00"E
L2	10.04	N85°44'00"W
L3	2.45	N85°20'00"W
L4	10.24	N89°15'10"W
L5	14.74	N48°45'45"E
L6	2.35	N89°15'10"W
L7	24.30	N00°44'41"E
L8	7.50	N89°29'00"E
L9	7.78	N27°05'00"E
L10	11.80	N70°07'17"W
L11	22.04	N77°52'50"W
L12	15.35	N81°37'30"E
L13	9.00	N00°24'30"W
L14	12.10	N00°34'28"E
L15	8.50	N89°15'10"W
L16	4.54	N85°20'00"E
L17	30.50	N00°00'00"E
L18	11.85	N00°00'00"E
L19	11.85	N02°41'24"W
L20	15.00	N00°44'41"E
L21	4.31	N80°15'31"W



11814 118th Ave. NE
Kirkland, WA 98034-8623
425.821.8449
425.821.3481 fax
500.498.0768 cell/fax
www.triadassociates.com

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.

DATE: 11/04/02
CHKD. BY: ISCALE
JOB NO. 10587

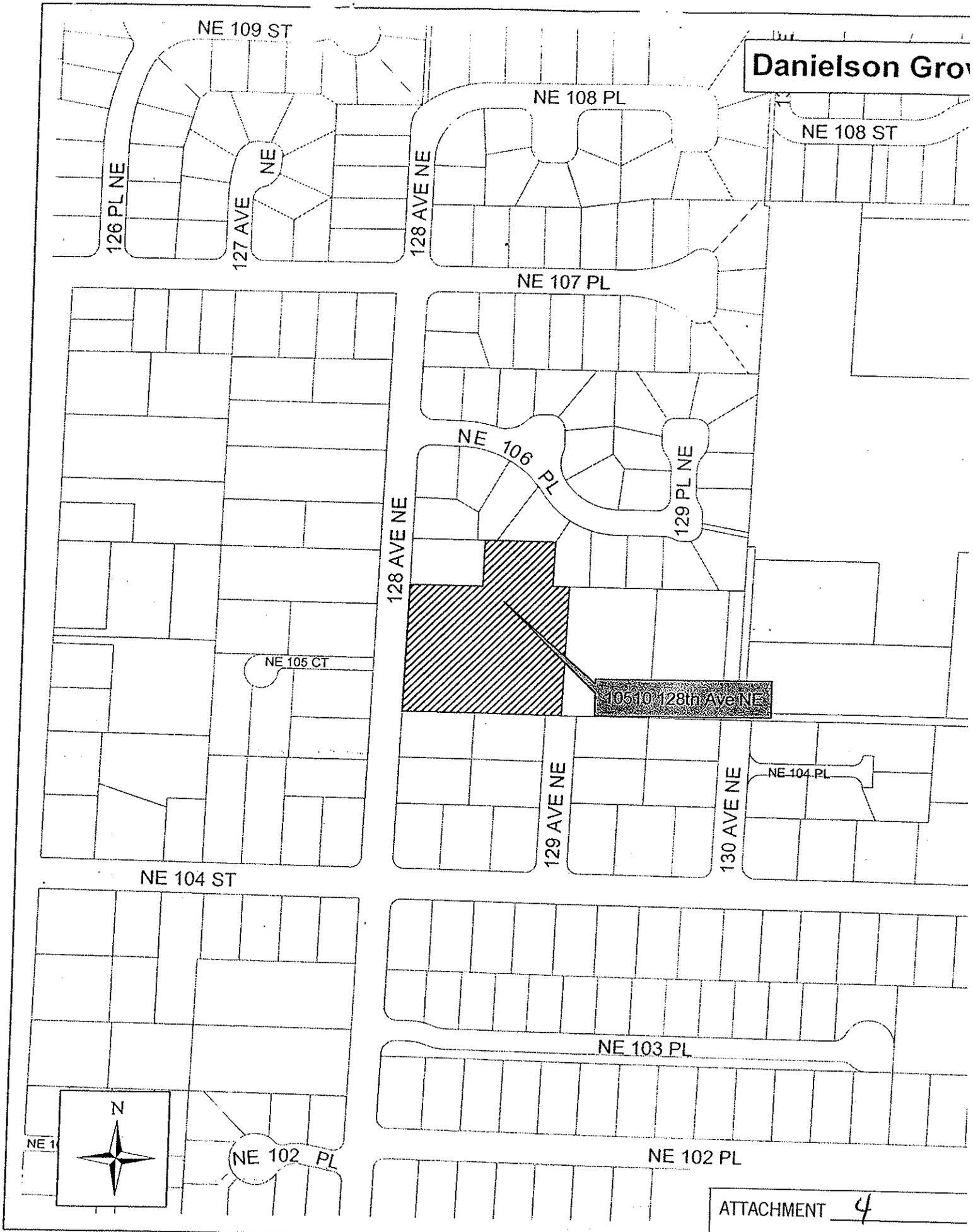
13
LL-GENE ADD. DIV. NO. 1
VOL. 77, PGS. 29 & 30

12
FND REBAR/CAP
"HART LS 8400"
0.04" X 0.32"
11/04/02

FND BRASS PIN IN
"HART LS 8400"
ASPHALT PATCH
DOWN 1.0'
10/31/02

ATTACHMENT 2
FSB05-00001

Danielson Gro



ATTACHMENT 4
FSB 05-00001

