

Figure 1: grove to be retained is clouded in green and trees #347 and 457 which should be retained are highlighted individually in green

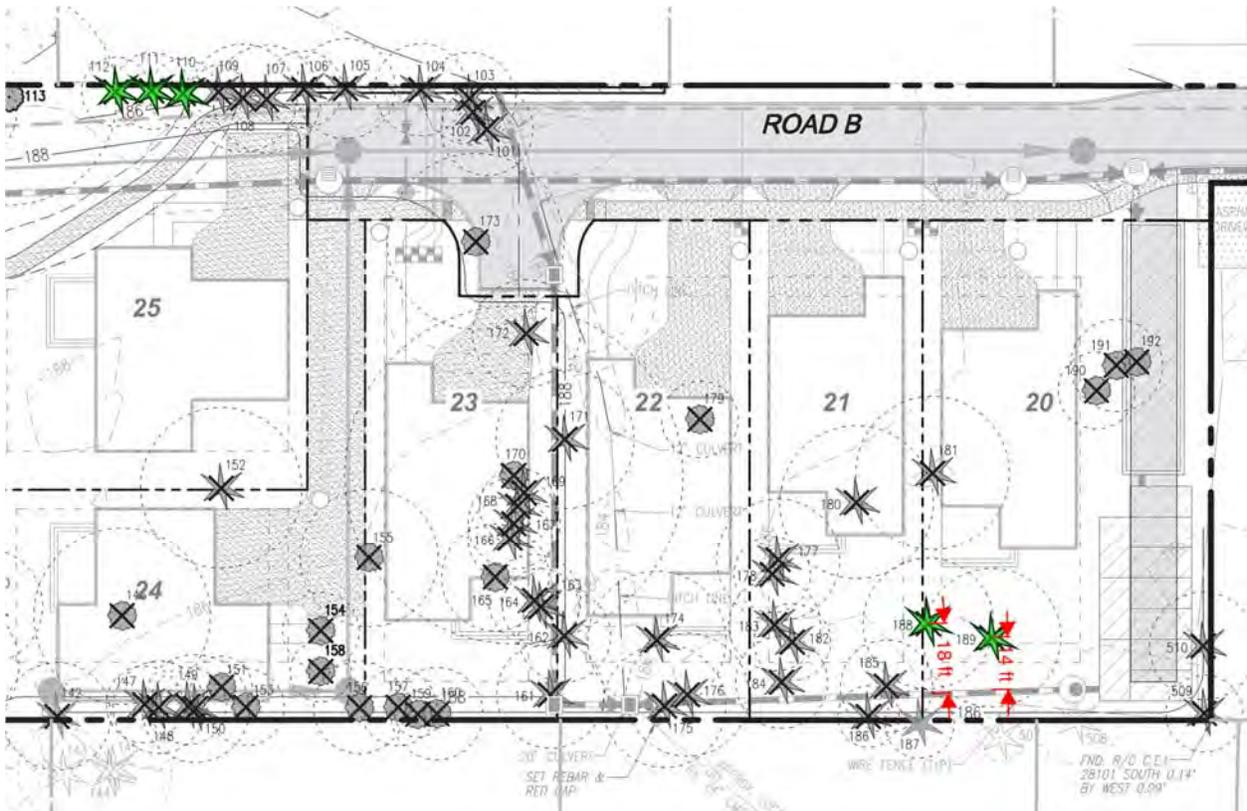


Figure 2: trees 110, 111 and 112 to be retained shown along the upper left of this figure and trees #188 and 189 to be retained shown along the lower right of this figure



Image 1: panorama of site from southeast corner



Figure 3: the proposed wall (approximately shown here) along the eastern property line will detrimentally impact neighbor's trees #331 and 358 with a likelihood of destabilization or significant reduction in windfirmness of these two neighbor's trees.

No trees are to be removed with an approved short plat or subdivision permit. Based on the approved Tree Retention Plan, the applicant shall retain and protect all viable trees throughout the development of each single family lot except for those trees allowed to be removed for the installation of the plat infrastructure improvements *and* construction of the residence and associated site improvements. Modifications to the Tree Retention Plan must be approved per KZC 95.30(6)(b).

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.

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.

22.26.460 Plat Alteration - Lot Corners. The exterior plat boundary and all interior lot corners shall be set by a registered land surveyor.

22.26.470 Plat Alteration - 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 plat alteration documents.

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

22.26.680 Plat Vacation - Lot Corners. The exterior plat boundary and all interior lot corners shall be set by a registered land surveyor.

22.26.690 Plat Vacation - 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 plat vacation documents..

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

22.28.050 Lot Dimensions. The owner of the property shall sign a covenant to ensure that the garage will be located at the rear of any lot which is smaller than 5,000 square feet in a low density zone, has a lot width at the back of the required front yard less than 50 feet, and is not a flag lot.

22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.

22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the 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. A maintenance bond will be required for .

ZONING CODE STANDARDS

90.45 Wetlands and Wetland Buffers. No land surface modification may take place and no improvement may be located in a wetland or within the environmentally sensitive area buffers for a wetland, except as specifically provided in this Section.

90.50 Wetland Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

90.55 Monitoring and Maintenance of Wetland Buffer Modifications: Modification of a wetland buffer will require that the applicant submit a 5-year monitoring and maintenance plan consistent with the criteria found in 95.55 and which is prepared by a qualified professional and reviewed by the City's wetland consultant. The cost of the plan and the City's review shall be borne by the applicant.

90.80 Streams. No land surface modification may take place and no improvements may be located in a stream except as specifically provided in this Section.

90.90 Stream Buffers. No land surface modification may take place and no improvement may be located within the environmentally sensitive buffer for a stream, except as provided in this Section.

90.95 Stream Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all stream buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

90.100.3 Monitoring and Maintenance of Stream Buffer Modifications: Modification of a stream buffer will require that the applicant submit a 5-year monitoring and maintenance plan consistent with KZC section 95.55. This plan shall be prepared by a qualified professional and reviewed by the City's wetland consultant. The cost of the plan and the City's review shall be borne by the applicant.

90.125 Frequently Flooded Areas. No land surface modification may take place and no improvements may be located in a frequently flooded area, except as specifically provided in Chapter 21.56 of the Kirkland Municipal Code.

92.35 Prohibited Materials In Design Districts. If in a design district the following building materials are prohibited or limited in use: mirrored glass or reflective materials, corrugated fiberglass, chain link fencing, metal siding, concrete block, backlit awnings. Water spigots are required along building facades along sidewalks for cleaning and plant watering. Commercial buildings with more than one tenant shall install a cornerstone or plaque.

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout

the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.44 Parking Area Landscape Islands. Landscape islands must be included in parking areas as provided in this section.

95.45 Parking Area Landscape Buffers. Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section. If located in a design district a low hedge or masonry or concrete wall may be approved as an alternative through design review.

95.50 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.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

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.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

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.

105.18.2 Overhead Weather Protection Standards. Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

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 dwelling 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.

105.58 Parking Lot Locations in Design Districts. See section for standards unique to each district.

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.

115.07.9 Accessory Dwelling Units Market and Norkirk Neighborhoods. Accessory dwelling units are prohibited on lots smaller than the required minimum lot size approved using the Small Lot Single-family and Historic Preservation subdivision regulations.

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.

A detached dwelling unit may not have a fence over 3.5 feet in height within 3 feet of the property line abutting a principal or minor arterial except where the abutting arterial contains an improved landscape strip between the street and sidewalk. The area between the fence and property line shall be planted with vegetation and maintained by the property owner.

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 Requirements for Detached Dwelling Units in Low Density Zones. Detached dwelling units served by an open public alley, or an easement or tract serving as an alley, shall enter all garages from that alley. Whenever practicable, garage doors shall not be placed on the front façade of the house. Side-entry garages shall minimize blank walls. For garages with garage doors on the front façade, increased setbacks apply, and the garage width shall not exceed 50% of the total width of the front façade. These regulations do not apply within the disapproval jurisdiction of the Houghton Community Council. Section 115.43 lists other exceptions to these requirements.

115.45 Garbage and Recycling Placement and Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

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.

115.85 Rose Hill Business District Lighting Standards: See this section for specific requirements that apply to all exterior lighting on buildings, all open air parking areas and equipment storage yards within this business district. The intent of this section is to discourage excessive lighting and to protect low density residential zones from adverse impacts that can be associated with light trespass from nonresidential and medium to high density residential development.

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 and Similar 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.

115.115.5.b Driveway Setbacks. For attached and stacked dwelling units in residential zones, driveways shall have a minimum 5' setback from all property lines except for the portion of any driveway, which connects with an adjacent street. Vehicle parking areas shall have a minimum 20-foot setback from all front property lines and meet the minimum required setbacks from all other property lines for the use.

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

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:

90 Natural Greenbelt Protective Easement. The applicant shall submit for recording a natural greenbelt protective easement, in a form acceptable to the City Attorney, for recording with King County (see Attachment 17).

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. 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:

85.45 Liability. The applicant shall enter into an agreement with the City, which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the property.

90.50 Wetland Buffer Fence. Prior to development, the applicant shall install a six-foot high construction phase fence along the upland boundary of the wetland buffer with silt screen fabric installed per City standard. The fence shall remain upright in the approved location for the duration of development activities. Upon project completion, the applicant shall install between the upland boundary of all wetland buffers and the developed portion of the site, either 1) a permanent 3 to 4 foot tall split rail fence, or 2) permanent planting of equal barrier value.

90.150 Natural Greenbelt Protective Easement. The applicant shall submit for recording a natural greenbelt protective easement, in a form acceptable to the City Attorney, for recording with King County (see Attachment 17).

90.155 Liability. The applicant shall enter into an agreement with the City which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the stream, minor lake, or wetland (see Attachment 18).

95.30(4) 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.

95.34 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 6 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:

90.145 Bonds. The City may require a bond and/or a perpetual landscape maintenance agreement to ensure compliance with any aspect of the Drainage Basins chapter or any decision or determination made under this chapter. A Performance and Monitoring and Maintenance Security is required for the Wetland Buffer Modification Plan.

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

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

95.51.3 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.

110.60.5 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. It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

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

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



DEVELOPMENT STANDARDS SUB15-02157

BUILDING DEPARTMENT

*BLDG. DEPT. CONDITIONS Contact Tanya Elder at 425-587-3614 with any questions.

1. Any existing buildings to remain and all future buildings need to have appropriately constructed fire-rated walls and opening protection at the property lines. Exterior walls and projections shall comply with IRC R302.1 & Table R302.1(1). Property lines cannot go "through" existing buildings.
2. A demolition permit is required prior to removing any existing structure. You can apply for a demolition permit online at <http://www.MyBuildingPermit.com>.
3. A building permit is required for construction of each new structure. You can apply for a new construction permit online at <http://www.MyBuildingPermit.com>.
4. Prior to issuance of a Building, Demolition or Land-Surface Modification permit, applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 9.04.040
5. No excavation or fill is authorized to encroach upon a neighboring property without explicit agreement by the adjoining property owner.

FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

HYDRANTS

Additional hydrants will be required as shown (see red-lines for locations). All new hydrants shall be equipped with 5" Storz fittings (the hydrant on NE 116th already has a Storz fitting).

SPRINKLER THRESHOLD

Per Kirkland Municipal Code, all new buildings which are 5,000 gross square feet or larger require fire sprinklers. Included are single family homes, duplexes, and zero lot line townhouses where the aggregate area of all connected townhouses is greater than 5,000 square feet; garages, porches, covered decks, etc, are included in the gross square footage. (This comment is included in the subdivision conditions for informational purposes only.)

ACCESS

Access as shown is adequate for all lots on this subdivision.

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS CONDITIONS

Permit #: SUB15-02157
Project Name: Scrivanich PUD
Project Address: 11421 NE 116th St.
Date: September 21, 2016

PUBLIC WORKS CONDITIONS

Public Works Staff Contacts
Land Use and Pre-Submittal Process:
Rob Jammerman, Development Engineering Manager

SUB15-02157

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

E-mail: rjammer@kirklandwa.gov

Building and Land Surface Modification (Grading) Permit Process:

Tuan Phan, Development Engineer

Phone: 425-587-3843 Fax: 425-587-3807

E-mail: tphan@kirklandwa.gov

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.

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 applicant should anticipate the following fees:

- o Water, Sewer, and Surface Water 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 Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.

3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification (LSM) Permit, including the required LSM Checklist.

4. Submittal of Building Permits within a subdivision prior to recording:

- Submittal and Issuance of a Building Permit with an existing legal building site prior to subdivision recording.

A. Submittal - A Building Permit can be submitted prior to recording of the subdivision for each existing legal building site in the subject subdivision if one the following is met:

- I. A complete Building Permit shall include all the required utility and street improvement engineering for the legal building site; or,
- II. A separate complete Land Surface Modification (LSM) Permit has been applied for prior to or at the same time that Building Permit is applied for that includes all of the required utility and street improvement engineering.
- III. The Building Permit shall comply with applicable codes for that legal building site.

B. Issuance – The Building Permit will be reviewed and approved for issuance (the Building Department determines when the permit can be issued) by the Public Works Department if the following conditions are met:

- I. The utility and street improvement engineering was reviewed with the Building Permit; or,
- II. The LSM is approved before the Building Permit is issued; or,
- III. The Development Engineer determines that the LSM review is substantially complete to allow the Building Permit issuance. In this case the Development Engineer may opt to add special conditions to the new Building Permit related to utility and street improvement engineering that must be completed prior to final inspection of the Building.

- Submittal of Building Permits within an Integrated Development Plan (IDP): If this subdivision is using the IDP process, the Building Permits for the new homes can only be issued after the Land Surface Modification Permit has

been submitted, reviewed, and approved.

- Submittal of a Building Permit within a standard subdivision (non IDP): If this subdivision is not using the IDP process, the Building Permits for the new houses can be applied for after the subdivision is recorded and the Land Surface Modification permit has been submitted, reviewed, and approved.

- Review of Expedited or Green Building Permits: A new single family home Building Permit within a subdivision can only be applied for after the subdivision is recorded and will only be reviewed as an expedited or green building fast track if submitted electronically through MBP and the Land Surface Modification permit has been submitted, reviewed, and approved.

5. Subdivision Performance and Maintenance Securities:

- 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. This security amount will be determined by using the City of Kirkland's Improvement Evaluation Packet (available in either Excel or PDF). Contact the Development Engineer assigned to this project to assist with this process.

- If a recording Performance Security has not yet been posted, then prior to issuance of the LSM Permit a standard right of way restoration security ranging from \$10,000.00 to 30,000.00 (value determined based on amount of ROW disruption) shall be posted with Public Works Department. This security will be held until the project has been completed.

- Prior to Final Inspection of the Land Surface Modification improvements, there will be a condition of the permit to establish a two year Maintenance security.

6. The project has submitted and been granted a Concurrency Test Notice. The Concurrency Case is TRAN15-02338. See separate Tran Case memorandum from Thang Nguyen, Transportation Engineer, for Concurrency case details.

7. After Concurrency has passed a certificate will be issued that will read as follows: 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.

8. 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 G-7, Engineering Plan Requirements. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

9. 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.

10. 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).

11. A completeness check meeting is required prior to submittal of any Building Permit applications.

12. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

13. All subdivision recording documents shall include the following language:

- o Utility Maintenance: Each property owner shall be responsible for maintenance of the sanitary sewer, storm water stub, rain garden, permeable pavement, or any infiltration facilities (known as Low Impact Development) 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, surface water stub, rain garden, permeable pavement, or any infiltration

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facilities, 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.

o 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. The maintenance shall “run with the land” and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

If the lots have on-site private storm water facilities, include this language on the subdivision recording document:

o Maintenance of On-site Private Stormwater Facilities: Each Lot within the Subdivision has a stormwater facility (infiltration trench, dry wells, dispersion systems, rain garden, and permeable pavement) which is designed to aid storm water flow control for the development. The stormwater facility within the property shall be owned, operated and maintained by the Owner. The City of Kirkland shall have the right to ingress and egress the Property for inspection of and to reasonable monitoring of the performance, operational flows, or defects of the stormwater/flow control facility.

If the City of Kirkland determines related maintenance or repair work of the stormwater facility is required, the City of Kirkland shall give notice to the Owner of the specific maintenance and/or repair work required. If the above required maintenance or repair is not completed within the time set by the City of Kirkland, the City of Kirkland may perform the required maintenance or repair, or contract with a private company capable of performing the stormwater facility maintenance or repair and the Owner will be required to reimburse the City for any such work performed.

The Owner is required to obtain written approval from the City of Kirkland prior to replacing, altering, modifying or maintaining the storm water facility.

If the project contains LID storm improvements that will be installed as a condition of the new home Building Permit, then include this condition on the Short Plat recording documents:

o Installation of Low Impact Development (LID) storm drainage improvements with Building Permits: All LID storm drainage features depicted on Sheet ____ of ____ of issued permit LSM1X-0XXXX shall be installed in conjunction with the construction of each new home on lots X to X. The LID improvements include, but are not limited to the rain gardens and the pervious driveways. The Building Permit for the new signal family home on lots X to X will not receive a final inspection until said LID improvements are installed. The pervious access road/Tract serving lots X and X shall be constructed or secured by a performance bond prior to recording of the short plat

Sanitary Sewer Conditions:

1. Extend an 8 inch sewer main (as shown on the plans):
 - o From the south side of the lot addressed 11405 NE 112th Street. (a 15 ft. wide public sewer easement will need to be obtained from this property owner) to 112th Ave. NE.
 - o East along NE 112th St. to access road.
 - o North along new access road to north end.
 - o North across lots 16, 17, 18, 25, and 26, in a 20 ft. wide (min) utility easement.
 - o Then east and north along new road A to the south property line of lot 1.
2. Within the project, extend a sewer main to the common property line of the properties addressed 11240 and 11248 NE 112th Street. The extension across shall be encompassed in a 20 ft. (min) utility easement and the extension shall terminate with a manhole.
3. A Sanitary Sewer Latecomers Agreement may be recorded with the sewer main extensions that directly benefit another property and a side sewer is provided to the lot. If a property is required to extend the sewer main in the future, it typically cannot be included in a latecomer agreement.
4. Provide a plan and profile design for the sewer line extensions.

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5. Access for maintenance of the sewer manholes is required. Provide a 15' wide access easement from the right-of-way to each sanitary sewer manhole outside the right-of-way.
6. The existing septic systems shall be abandoned per City standards.

Water System Conditions:

1. Loop an 8-inch water main from NE 112th St through the project to NE 116th St.
2. The existing homes on Road B have individual water services and will need to be reconnected to the new water main extension.
3. The water main extension between road A and road B shall be encompassed in a 15 ft. (min) wide utility easement if not located in a right-of-way.
4. Provide a separate 1" minimum water service from the water main to the meter for each lot; City of Kirkland will set the water meter. The water size is determined when the Building Permit is submitted and is sized per the Uniform Plumbing Code. A ¾" meter is the typical size for new single-family home.
5. The existing water services shall be abandoned at the main.
6. Install fire hydrants as directed by the Fire Department

Surface Water Conditions:

1. Projects submitted on or after January 1, 2017 shall be subject to updated stormwater regulations. The City plans to adopt the 2016 King County Surface Water Design Manual with a City addendum.
2. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum (Policy D-10). To determine the drainage review level required, the impervious surface area shall be based on the maximum allowable lot coverage area for the project, plus any offsite improved impervious areas. See Policies D-2 and D-3 in the PW Pre-Approved Plans for drainage review information, or contact city of Kirkland Surface Water staff at (425) 587-3800 for help in determining drainage review requirements. The drainage review levels can be determined using the Drainage Review Flow Chart. Summarized below are the levels of drainage review based on site and project characteristics:
 - Full Drainage Review
 - A full drainage review is required for any proposed project, new or redevelopment, that will:
 - Adds 5,000ft² or more of new impervious surface area or 10,000ft² or more of new plus replaced impervious surface area,
 - Propose 7,000ft² or more of new pervious surface or,
 - Be a redevelopment project on a single or multiple parcel site in which the total of new plus replaced impervious surface area is 5,000ft² or more and whose valuation of proposed improvements (including interior improvements but excluding required mitigation and frontage improvements) exceeds 50% of the assessed value of the existing site improvements.
3. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater low impact development facilities on-site (per section 5.2 in the 2009 King County Surface Water Design Manual). If feasible, stormwater low impact development facilities are required. See PW Pre-Approved Plan Policy L-1 or L-2 (depending on drainage review) for more information on this requirement. If Low Impact Development (LID) is determined to be infeasible, a Surface Water Adjustment is required for the project. Also, if LID is not feasible, pervious pavement cannot be used to reduce overall impervious lot coverage.
4. Special inspections are required for Low Impact Development (LID) on this project. Provide documentation of inspections by a licensed geotechnical engineer that LID will function as designed.

5. Because this project site is one acre or greater, the following conditions apply:
- Amended soil requirements (Pre-Approved Plan CK-E.12) must be used in all landscaped areas.
 - If the project meets minimum criteria for water quality treatment (5,000ft² pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
 - The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>
 - o 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 PW Dept. pre-construction meeting with a completed SWPPP.
 - Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.
 - A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2009 King County Surface Water Design Manual for plan preparation.
6. A storm water detention system is required, it shall be designed to Level II standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.
7. The project will create or replace more than 5,000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide storm water quality treatment per the 2009 King County Surface Water Design Manual.
8. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).
9. Provide a separate storm drainage connection for each lot. All roof and driveway drainage must be tight-lined to the storm drainage system or utilize low impact development techniques.
10. Provide collection and conveyance of right-of-way storm drainage. Provide a plan and profile design for the storm sewer system. Size and material of construction shall be in accordance with the City Kirkland Pre-Approved Plans and Notes.
11. The 30-ft wide paved storm drain maintenance access (as proposed on the preliminary plans) to the detention facility south of Lot 20 is acceptable.
12. If working within an existing ditch, the applicant is hereby given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities. Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch
<http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx>
- Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495
13. Provide an erosion control report and plan with the Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.
14. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts NE 116th Street (an arterial type street) and proposes two new access road for the 27 lots; the new access streets will be 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:

NE 116th Street

A. At the intersection between NE 116th St and Road A, install curb and gutter, sidewalk, and ADA-compliant sidewalk ramps at the intersection radii to match with existing improvements on the south side of NE 116th St. Remove and replace any cracked curb.

New Access Road from NE 116th Street

- A. Due to the number of lots being served and because this is a proposed subdivision, the access road shall be developed to public road standards.
- B. Dedicate 35 ft. in width of right-of-way and an 80 ft. diameter cul-de-sac.
- C. Install an R-24 type street (24 in width of asphalt). The street shall narrow to 20 ft. width through driveway aprons for lots 1-9 (this is allowed because vehicles can't park in front of driveways therefore the extra 4 ft. of width is not needed).
- D. Install a 70 ft. diameter paved cul-de-sac.
- E. Install curb and gutter and storm drainage collection and conveyance along both sides of the new street.
- F. Install 4.5 landscape strips with street trees 30 ft. on-center along both sides of the street and around the perimeter of the cul-de-sac.
- G. Install rain gardens as shown on the plans.
- H. Install a 5 ft. wide sidewalk along the east side of the street to the cul-de-sac. The sidewalk shall meander into a pedestrian easement as it meanders around each rain garden.
- I. Install street trees 30 ft. on center on the east and south side of road A.
- J. Grant a 6 ft. wide pedestrian easement along Tract D and install a 5 ft. wide sidewalk (6 inch thick) and a 4 inch high rolled curb.
- K. Grant a 10 ft. wide pedestrian easement from the south end of tract B across lots 25 and 26 to the north end of road B and install an 8 ft. wide asphalt path in the easement.

New Access Road from NE 112th Street

- A. Along Access Road B dedicate the 25 ft. wide panhandle. Within this dedication the following shall occur:
- The developer has obtained a 12-ft wide access and utility easement across the properties addressed at 11420 and 11422 NE 112th St to accommodate public access and utilities. Under the current access plan, an easement is not provided nor required across the property addressed at 11416 NE 112th St.
 - Install a 4 ft. wide sidewalk along the west edge of the dedicated panhandle, a 6-inch vertical curb along both sides (type A curb and gutter), 24 ft. of asphalt (20 ft. of asphalt in front of lot 11416), and storm drainage collection and conveyance. If this street section is constructed, the existing street on the private property will need to be demolished and restored as yard area and driveways.
 - At the intersection with NE 112th Street, install curb and gutter, sidewalk, and ADA-compliant sidewalk ramps at the intersection radii.
- B. To the north and west of the panhandle the street shall be improved with the following:
- Dedicate 35 ft. of right-of-way.
 - 20 ft. of asphalt paving (street reduces in width from 24 ft. to 20 ft.)
 - 6-inch vertical curb and gutter (both sides)
 - 4.5 ft. wide landscape strips with street trees 30 ft. on-center (both sides).
 - 5 ft. wide sidewalks along the west side only (in addition to the sidewalks along the west side of the 25 ft. wide panhandle discussed above). The sidewalk shall connect to the 8 ft. asphalt pathway discussed above.
- C. At the north end of the street the following improvements will be required:
- Dedicate ROW to encompass a standard Fire Department hammerhead turnaround. Public Work supports a modification in this case to construct a hammerhead in lieu of a cul-de-sac because a cul-de-sac cannot effectively fit in the property and a fire truck turn-around can be provided with the hammerhead. The dedication for the hammerhead shall be 5 ft. wider than the paving and curbs.
 - The sidewalk along road B shall connect to the 8 ft. wide asphalt path.

2. Meet the requirements of the Kirkland Driveway Policy R-4. Spacing Table from R-4, for reference:
 3. Meet the requirements of the Kirkland Intersection Sight Distance Policy R.13. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle.
 4. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced per the City of Kirkland Street Asphalt Overlay Policy R-7.
 - Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
 - Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.
 5. 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.)
 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" signs along on side of any street less than 24 ft. in width.
 8. Install new monuments at new street intersections, street ends, and points of tangency along the centerline.
 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. Underground any new off-site transmission lines.
 12. New LED street lights may be required per Puget Sound Energy design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.
- Brynja Myren - Account Sales Manager, Intolight, PUGET SOUND ENERGY
 Tel 425-462-3833 | Cell 206-604-3348 | Fax 425-462-3149
 Email brynja.myren@pse.com | Website: www.intolight.com
13. A striping plan for the street must be submitted with the building or grading permit.

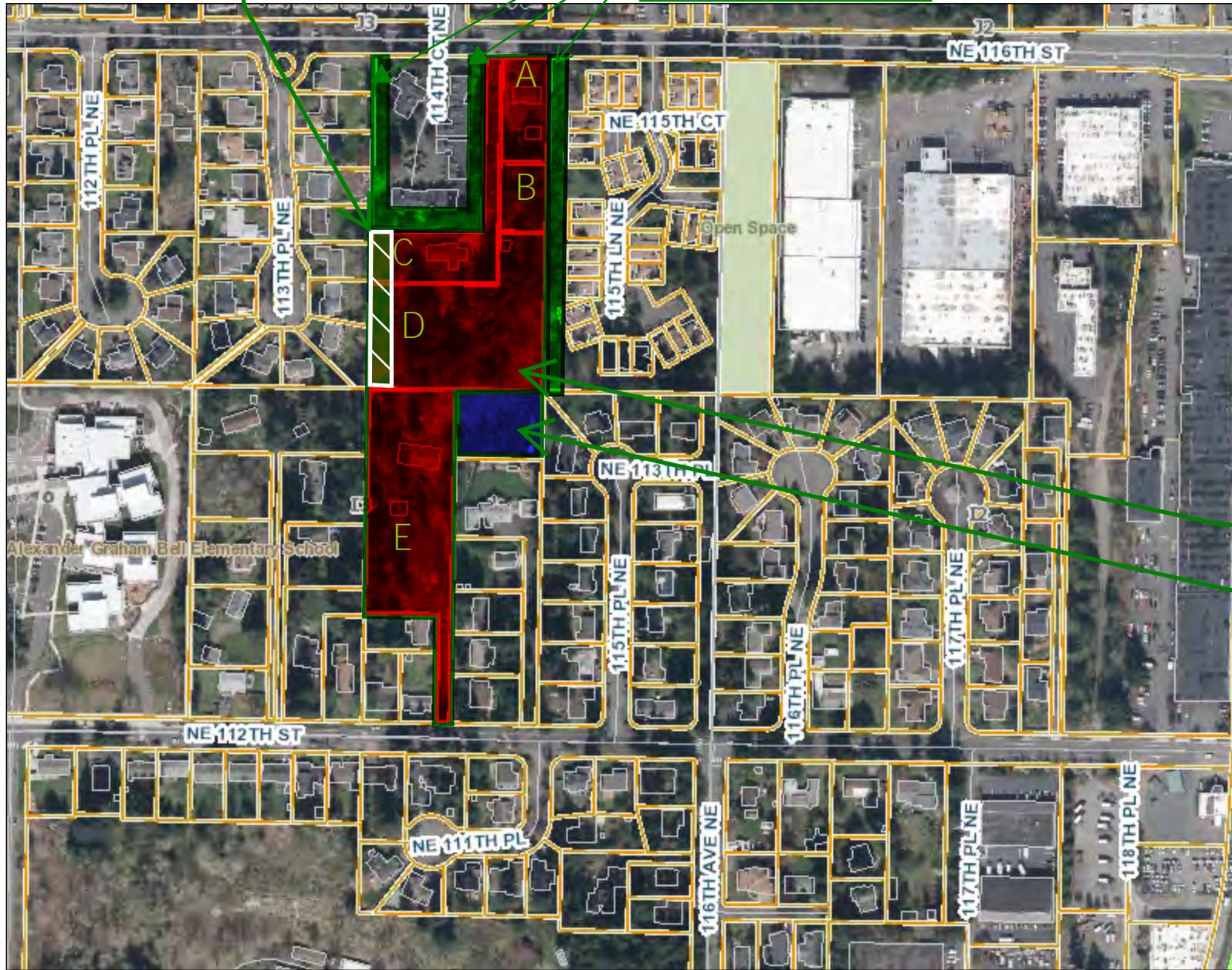
Related City Website Links

- City of Kirkland Pre-Approved Plans and Policies
- Public Works Development Fees
- Stormwater FAQs
- Application Forms (Electronic, Paper)
- KZC105 – Private Drive, Private and Pedestrian Walkway Requirements
- KZC110 - Public Right-of-way Improvement Requirements



Required 40 foot landscape buffer

Existing 40 foot landscape buffers



Legend

- - - City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Buildings
- Lakes
- Parks
- Schools
- Olympic Pipeline Corridor

Existing onsite wetland

Existing offsite Wetland

Scrivanich Development is comprised of parcels A, B, C, D & E

1: 3,345



Notes

0.1 0 0.05 0.1 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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David Barnes

From: Jan Sanford <JanSan0204@msn.com>
Sent: Friday, January 01, 2016 9:36 PM
To: David Barnes
Subject: Scrivanich PUD, Case No. SUB15-02157 and Place One Sixteen Homes

Hello David,

Firstly, I wish to apologize in advance for this lengthy correspondence, while wishing to address our Homeowner concerns. I also want to thank you for all your communication thus far and keeping Place One Sixteen apprised of the above New Home Development Application and pending hearing. As you can well imagine, we are most anxious...just as I was when first seeing a surveyor a couple of years ago. However, we only wish to come across as any concerned homeowner seeking clarity; and hopeful to have others try to walk in our shoes and share our concerns.

Obviously those of us on the West side of Place 116 are very uneasy regarding our privacy issues and noise levels...both during the current process and how it will forever affect our current lives going forward. I personally have lived here for 20+ years and paid a premium for my home location, rather than two others at Place 116; as corner natural habitat, which I have embraced for all all these years. Now, however, I find myself seeking clarification and understanding of exactly what lies in our future, regarding our homes privacy and noise impact. We, who live on the Westside of Place One Sixteen have been blessed with serenity, views and sounds of nature every day, as we enjoy our backyard spaces. We have also had the privacy of living in small spaces, with lots of natural light provided by the seven windows facing West, from our first floor and loft. (The original builder made a very small Living and Dining Room feel more spacious, from the first floor to the lofts; with second story large windows, stacked nearly to the roof line. As one would imagine, we are very concerned regarding the plans and orientation of this new development; as it relates to our privacy, view, noise levels and exposure.

We look forward to viewing more detailed plans and assurance; as it relates to the following concerns and hopeful that will be possible at the yet-to-be announced public meeting and hearing. It appears on plan there has been more emphasis addressed to the maximum number of new homes, and those basic needs for privacy and noise; than their future neighbors, who have lived here for 30 years. I understand making money, selling homes and lifestyle is the primary concern of many developers; but hopeful it would not be at the expense of Place One Sixteen homeowners. Have they consulted with an Acoustical Architectural Design group, with keeping our needs of privacy and noise in mind? We wish review of plans, along with window placement and size of new homes, as it will affect our privacy in existing first and second story loft windows facing West. (These concerns are, of course, achieved by Developers own architects when determining new plans for their new home lot locations; but perhaps not Place 116 existing plans.) We question why a road does not go through the middle of the property, as does ours at Place 116. (We simply expect those on "other side of the fence" to be considered, as it regards noise and privacy issues.) The new home owners will have the peace and quiet in their backyards, that we will no longer experience, given the road currently proposed. We question the placement of a Playground/Park bordering our property, with only a couple of the new homes near that "playground" location; even though it is for 'their' families. (We have concerns regarding the noise level and size of play equipment, while do appreciate the plans showing some natural habitat being retained in the wetland area.) We also question why the road location could not be reversed, with the road on the most Western side of the development...or through the center. There is currently a road to the West, that backs up to the existing Garden Park development, which was there prior.

Common initial concerns to date:

***Size of new homes.** They appear to be quite large, given lot sq ft. (Are they multi-family, as ENCLAVE development on North side of 116th?) Do they have balconies and windows directly oriented towards our private patios and main living spaces; which are LR and open lofts, consisting of three large first and second story windows (total of six windows)? Is it 27 homes/lots or 27 duplex (or more) family lots consisting of 54 duplex (or more) on these 27 lots? Given the plan shows 9 lots backing up to the West side of Place 116, is it twice -18 or more "homes", with twice as many families and cars on that road?

*Landscape Architect aesthetics relating to our backyard views...considerations addressing Earth Berms, Walls/Fences (materials to replace current wood fence with brick or?)

*Noise, as it relates to 9 driveways (18 or more if duplex) and long road parallel to our fence. If that is the case and each unit has two cars, that is 36 cars on that road alone...not to mention the family size and noise. Plans show double driveways off the main road, directly next to our existing fence, and leading to a park (with play equipment for 27/54 +? homes) at the end of property backing up to our backyards...rather than reverse, with road through their property and playground central for their children.

*Construction concerns relating to noise, debris and dirt/dust (opening of our windows in the Summer). Methods of Noise reduction being recommended, during and after construction.

*Privacy and Peacefulness in Backyards seems now shifted to those of the new homeowners, with Place 116 having a road next to their back yards?

*Creates lifestyle change for Place 116 Homeowners. Noise, debris, dust, overspray etc during construction months, when we normally spend time in our peaceful backyards.

*Height/size of homes behind us and (our privacy outdoors).

*Size of new construction windows facing our buildings (our privacy within), consisting of more window than wall.

*Fence/Brick Wall - plans to replace existing Place 116 wood fence with one of greater privacy (higher) and thicker for noise reduction (such as Brick, as at Place 116 front wall on 116th Street)

*Landscape/Berms/Barriers/Buffer Strips between road and NEW fence/wall? - on their side or both sides (including Place 116) to control noise reduction and better aesthetic appeal. WE WISH EARTH BERMS, BRICK WALL AND PLANTINGS THAT ARE EVERGREEN SO HAVE PRIVACY AND AESTHETICALLY APPEALING DURING ALL SEASONS. (WE WOULD NOT WANT JUST A ROW OF PYRAMADALIS ARBOR VITAE used to defer noise level, as provides little and not attractive as matures.

*Elevation Window Placement in new Homes to consider and maintain existing privacy for both new and existing development homeowners.

*Hours of daily construction and how enforced?

I did wish to get this to you, prior to the deadline; and hopeful I have included all our current concerns to date. While perhaps a little repetitive, we wanted to note initial Place One Sixteen homeowner questions and concerns. However, we appreciate your understanding there may be more and embrace whatever guidance you can currently provide going forward.

Sincerely,
Jan Sanford
Place One Sixteen

David Barnes

From: Ken Chang <fly4taiwan@yahoo.com>
Sent: Sunday, January 03, 2016 8:22 AM
To: David Barnes
Subject: Comment on SCRIVANICH PUD, CASE NO SUB15-02157

To whom it may concern,

I am submitting a public comment on the development of a surrounding PUD:

LOCATION: 11421 NE 116th Street

NEIGHBORHOOD: South Juanita

I'm a resident in the Place OneSixteen community located on the east border of this new development. Along the fence on the west of the community, we have a lot of tall trees (30ft to 50ft), and I have concern on the new development, which calls for a paved street right next to the fence, might induce harm to the root systems of these trees, which if turned unhealthy could lead to property damage should they fall down.

I also have concern due to the grading of the topography of the site, that the headlights of vehicles traveling in the new community out of the cul-de-sac might potentially shine into the 2nd floor windows of the units in my community if the fence is not tall enough to block the light, causing issues for quality of living.

Thank you for your time,

Ken Chang
11419 115th Ln NE
Kirkland, WA 98033

City of Kirkland - Attn: David Barnes, Project Planner - 123 5th Avenue, Kirkland WA 98033

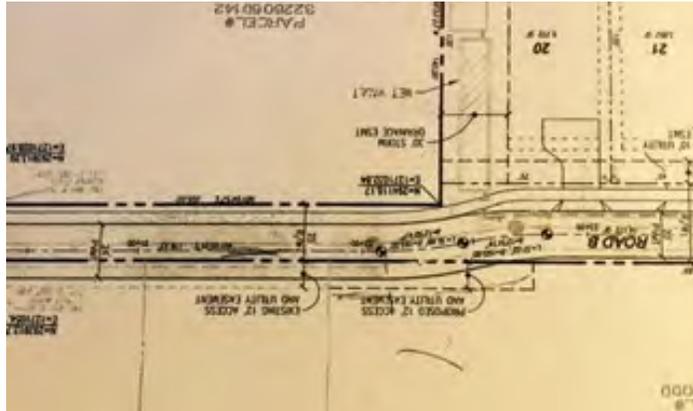
Reference Permit #SUB15-02157 Scrivanich PUD

Dear Mr. Barnes,

We are writing to note our objection to that portion of the above referenced permit that appears to remove part of our driveway, a tree in front of our house and a large portion, about 1/3rd, of our front yard. We don't understand the full process and we don't object to the large project as a whole, but it would appear that the section that comes in from 112th vs 116th would unnecessarily grossly alter our property. Hopefully there are other ways to accomplish the builders' objective without permanently removing 1/3rd of our front yard.

See photo below of the front of our recently purchased home and that portion of the proposed plan that shows a road cutting through our front yard via a "proposed" easement. We are that property where the wording says "proposed" easement and the road curves through a portion of our front yard. **Our address is 11416 NE 112th Street also known as "Lot C" and parcel #322605-9153-03.** As you can see the front of our house has a two car wide driveway and a one car garage. We need the driveway that is now just over 31 feet long and there is no detail as to what will happen to our front yard.

A man approached us just as we were leaving for Christmas Holiday but we did not understand exactly what he was trying to say. He basically was saying **he was going to take 9' to 12' of our front yard.** He gave us two cards for Larry and Sam Scrivanich which prompted us to have a friend stop by City Hall to get the drawing below shown next to the picture of the front of our house.



We haven't had a lot of time to consider what this all means given we were away for the Holidays. But the deadline to send you our "comments" is Tuesday after the holiday. So please accept this as our plea for a different method of access that does not cut through our front yard. We are already on public sewer, so the sewer line will not benefit our property. Our concerns are:

- 1) Losing 1/3rd of our front yard, a tree and 1/3rd of our driveway.
- 2) Costs?
- 3) The City indicated that this would not be "a dedication" so it would not eradicate the current joint maintenance agreement by becoming a City street. It would seem that our current and understood shared maintenance agreement for our modest current private road might be expanded to automatically obligate us under the old agreement to maintain this much larger and complex road. So even if there are no up front costs to us, there could be expanded future costs given the proposed road is much costlier to maintain and replace than the existing one.

If the new road were the same as the old road and did not propose to cut through our front yard and the new road with a sewer line running through it were to become a City Street extinguishing the old joint maintenance agreement from back in the 70's, we likely would not have an objection.

Hoping there will be an alternative proposal with a slight modification that would not create this hardship and thank you in advance for considering our objection.

Sincerely,

Dear City of Kirkland,

Notice of Application – Scrivanich PUD, Case # SUB15-02157

We are writing with regards to the proposed subdivision project (SUB15-02157). Us as homeowners of lot 11420 NE 112th St Kirkland, WA have yet to hear from the developers or receive any details to the proposed development. One of our major concerns is with how the developers plan on handling the road running off on 112th St into the properties.

Our understanding is that the roadway off of 112th St is a privately owned by the various homeowners along the road. Our records indicate that east 12' of the current road is jointly owned by homeowners 11420, 11422 and 11416. Any plans by the developer to utilize or develop on this roadway would require permission from each of the homeowners. One of the homeowners passed on a diagram and information they had received from the developers that plans were being made to not only develop inwards of the 12' privately owned roadway, but also ingress into our current right of way line (removal of parts of our driveway, garden space and green space. This is of major concern as property owners as we have not been informed directly by the developers of any plans and because this would negatively reduce our property size, value and livable space. In addition, the addition of multiple new homes serviced by our roadway would greatly increase vehicle traffic and would be a huge concern as our community is comprised of many children who play on our private roadway. Naturally, the increase in traffic would pose a greater safety risk for our children and families. If any reduction in our property size were to take place, we as homeowners would expect a say in how the road were to be redeveloped and used and also some sort of remuneration for the reduction in property value.

As part of this discussion we would also like to present an existing set of plans from a previous developer where a plan was in place to subdivide property and road. During planning of the previous development, an engineering firm and the developer had presented the property owners with 3 proposed options for developing the roadway. The first option was to dedicate the 12' portion of the privately owned road to the city. The second option was to grant a public right of way easement to the city and create a new landscape strip extending the lawn and the existing driveway. The third option was to retain 12' portion of the roadway as property of the homeowners and a new roadway would be developed to the west of this property line. See attached images for diagrams of the 3 proposals. In the end, we signed an agreement for option 2 to grant the city a public right of way easement while retaining our property size with the extension of the lawn and driveway. The actual road was to be moved 7 feet west of the current location, and the existing east 7 feet of road was to be replaced with landscaping and/or grass suitable to us and the city completed at no cost to us. Each of the three lots was to receive 3 new driveway approaches at no cost with the driveways sealed from the face of the garage to the new road. Part of this signed agreement was that the developers and/or the City to decommission

property 11420 NE 112th St. 's septic, lay down a new side sewer, and connect the sewer to our home's internal plumbing at no charge to us.

We have had to maintain the road at our expense, fixing potholes created largely by city waste management vehicles. It does not make sense for us to continue maintaining the road ourselves with an additional six houses and their increased traffic. The previous plan also involved the private road becoming a public, city road with a street lamp lighting. The new road was to be properly sloped to convey storm water runoff into catch basins. The existing road is flat with little run off capabilities, and water that pools in the potholes causes further road erosion with each freeze.

The previous proposition involved a new water main with 3 new water meters to our homes and the existing long water service "spaghetti" lines removed. We have had numerous instances of the water pressure and the root system of the trees damaging pipes causing expensive water bursts with both the pipes to our home and the Hershberger residence resulting in extraordinary water bills.

The main concern is that the new plan appears to involve the homeowners on the east side to sacrifice their property and greenbelt to accommodate the new road. It seems like the newer properties would gain land from what seems to continue to be a privately owned road, while the 3 existing owners will lose land.

Would the city please keep the above concerns in mind while reviewing the proposed application. We as homeowners are not opposed the proposal itself, but want to put forth some of our concerns and hope that the developers will work with the homeowners to come to some sort of agreement.

Sincerely

Andrew Fung & Cheryl Chudyk

425-605-0474

David Barnes

From: kjmax1@aol.com
Sent: Monday, January 04, 2016 5:51 AM
To: David Barnes
Subject: SUB15-02157

Dear Mr Barnes,

We are writing this letter in regards to the notice we received of the development to the Scrivanich property off 112th. We have received no communication or information as to this development before, so please excuse us if there is reference to answer our questions and hopefully you can guide us to that location, or answer them directly for us.

Under the current proposed plan we have concerns with the changes the developer would like to make to our private road.

How does the developer plan to improve our street and does that include using our private property? If so, what are the plans for our property, and what benefits to us homeowners have been proposed to offset the loss of our property and its current useage?

When a development of our private area was proposed in 2006 by the Hamish Anderson group that later fell through due to the recession, Mr Anderson met with each of us, and asked for our input as he was proposing extending our driveways, and putting in a sidewalk on the east side of the road which is our current private property. This was to help offset us losing our parking we all have been using on our private property. Is this proposed again? All of us use this side of our private property as overflow parking, as a few of us have weekly visitors for therapists etc for our children. We did not see a proposed overflow parking either for us as there is little to no parking on 112th itself.

Next, how does the developer plan to improve our street and does that include using our private property? Is the current easement on the west side of the street to be replaced with a sidewalk and the road moved over to where it should be to reflect property lines, or does the developer hope to use our property for a road?

Our next item for address was that with the development of our private road, we currently have been responsible to maintain our road with our neighbors. Under the proposed current plan, who will be carrying the burden of maintenance? We are currently connected to the sewer, and therefore we would not like to be charged (taxed) again to maintain sewer lines we are not using. Also Mr. Anderson was planning to move each of our water meters and connections if the new lines could support such a move to avoid our pipes being under the new sidewalks, and preventing maintenance issues with our lines being buried hundreds of feet long under his developed sidewalk. Because of the current private property state, each of our water lines now runs under our neighbors property lines, and we are able to access them with permission, to make repairs. If these lines are now dug up for a rainwater retention container, or they have a sidewalk over them, how are we to access our lines in need of repair.

The last item Id like to address in this letter, however, there are others, is that during construction what are the plans to our current road in the matter of allowing us access to our homes. Since there is little to no parking on 112th, the prior proposal in 2006 was that we would have no access to our private road while a retention container was placed in our street. I have an elderly mother who is handicapped and also we all have many small children. Many of us also have multiple vehicles that our families use daily. What plans have been discussed to help us with no parking, and access to our homes?

Thank you for taking the time to listen to our concerns and hopefully be able to answer them or take them into consideration.

Sincerely,

Kelly and Mike Hershberger

David Barnes

From: Annette Eberlein <ameberle@mindspring.com>
Sent: Monday, January 04, 2016 10:27 AM
To: David Barnes
Subject: SUB15-02157

Mr. Barnes- I am writing you to give my input on the proposed 27 lot subdivision in my neighborhood. Our neighborhood has had numerous short plats in the last year but this one will impact our traffic, etc. much more than those that are currently in the pipeline, specifically the two adjacent to NE 112th east and south of this project and almost directly across NE 112th from each other.

It will have a gross impact on the traffic on 116th AVE NE, 108th AVE NE, and NE 112th street due to the increase in traffic to the development itself and to A.G. Bell Elementary which is located just south and west of the proposed development. Currently during start and dismissal times at A.G. Bell the traffic on NE 112th is nearly impossible to transit in either direction and with few options to exit our neighborhood this proposed subdivision is going to make it worse without any amelioration. At commute times, both in the morning and in the evening, 116th AVE NE is backed up past 108th AVE NE making it nearly impossible to exit the neighborhood in a timely fashion.

If this subdivision is allowed to go through it is imperative that street improvements be made to handle the added traffic. I believe that the following is absolutely necessary for the safety of everyone involved who travels this area, whether by car or by foot, with the increase in traffic that this will bring to the neighborhood:

1. A street that goes through the development connecting 116th AVE NE and NE 112th street as another means of egress from the neighborhood to the North.
- 2 Complete the sidewalk on the north side of NE 112th from 100th all the way through to 120th for the safety of walkers, especially the children attending Bell Elementary.
3. Work with the LWSD to improve the traffic flow in and out of Bell Elementary at start and dismissal times and ease the back log on NE 112th during those times.
4. Complete the sidewalk on both sides of 108th AVE NE from 116th AVE NE through to NE 112th for the safety of walkers to school and in general.
5. Add speed humps or some other traffic calming device to NE 112th from Bell Elementary West to at least 104th AVE NE, and East to at least ParMac. It is alarming how fast cars traverse NE 112th in both directions and it's a NEIGHBORHOOD, not light industrial.

My husband and I have lived at our current address, 11205 108th AVE NE, for 30+ years and believe in growth but believe that along with the growth it is necessary to make the necessary infrastructure improvements to continue to keep our neighborhood safe for traffic and pedestrians alike.

I am also contacting the LWSD to get their thoughts on the impact that this will have on Bell Elementary and hope that by working together the City and the District can make this neighborhood as safe as it seems to be desirable to new home buyers to live in.

Annette Eberlein
11205 108th AVE NE
Kirkland, WA 98033
ameberle@mindspring.com

Oh yes, there are currently two proposed short plats West of our home on NE 112th that will also add to the traffic woes along NE 112th. We need improvements to continue to support these situations.

I also believe that the timeline for the posting of the Notice of Application and the comment phase is/was not fair due to the fact that the holidays were smack dab in the middle when many who may want to comment were otherwise occupied. I don't want to believe that it was deliberate on the part of the City but I am suspicious that it may have been on the part of the developer.

-- Annette Eberlein ameberle@mindspring.com

David Barnes

From: Joe O <odjoe@aol.com>
Sent: Monday, January 04, 2016 11:41 AM
To: David Barnes
Subject: Permit # SUB15-02157

Dear Mr. Barnes

We have a few questions and comments for your review regarding Case No. SUB15-02157. We reside on the private road at 11414 NE 112th Street.

1. Can we get some clarity on what the plan is for the private road off [112thStreet](#)? We've heard several different versions and want to know what was applied for and who bears the ultimate cost for the upgrades both for the subdivision and future maintenance. And is there any offer by the owner to dedicate to City to make it a City Street? Is City willing to accept?
2. We request that any approval of the application be subject to a requirement that ALL construction equipment and crew access the project from 116th. There should be little/no impact by accessing on 116th. Between the 4 houses that use the road for driveway access there are 10 children under the age of 13. There is no reason to create a safety issue if one can be avoided.
3. During road/utility improvements to private drive that road plates will be used to cover daily to allow driveway access for residents. Parking is extremely limited on [112th Street](#).

Thank you for your review and consideration of these items.

Sincerely,

Joe and April O'Donnell
[\(425\) 753-7606](#)
Odjoe@aol.com
[11414 Ne 112 street](#)
[Kirkland, WA 98033](#)

David Barnes

From: Carolyn Baker <cyfoxy38@gmail.com>
Sent: Monday, January 04, 2016 4:37 PM
To: David Barnes
Subject: Scrivanich PUD, case no. SUB15-02157

Dear Mr. Barnes,

As a resident of Place 116 and one that backs up to your proposed project, we feel you should know that we have similar concerns as earlier expressed by our neighbor, Jan Sanford. Since she wrote an extensive, detailed letter to you with her questions, it would be redundant to pose the same so please be informed that our concerns match hers. We want to make sure that the appropriate considerations are put in place so that our privacy stays intact while your property is being developed and then occupied by new homeowners.

We'll look forward to answers to those concerns and further hearings.

Sincerely,
Keith and Carolyn Baker
Unit 14

Sent from my iPad

David Barnes

From: Tom M <mcgtom10@gmail.com>
Sent: Monday, January 04, 2016 10:56 PM
To: David Barnes
Subject: SUB15-02157 Comment

Name: Thomas McGuire
Mailing Address: 11421 NE 116th St. Kirkland 98034
Permit Number: SUB15-02157

Regarding the Type III Wetland Buffer Modification mentioned in the notice of application. It's unclear if the reduction of 25 ft. would apply to an initial 100 ft or 75 ft.

Due to the increase of disturbances for pets and humans, increased light pollution, noise pollution and alteration of the water regime buffer widths under 75 seem incapable of adequately protecting the wetland. Please take a seriously look at the impacts to the wetland areas and consider the changes to the surrounding land use and how those may impact the existing wetland rating.

Thank you for taking the time to hear my comment.
Sincerely,
-Tom McGuire



CITY OF KIRKLAND
 Department of Public Works
 123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
 www.kirklandwa.gov

MEMORANDUM

To: David Barnes, Planner

From: Rob Jammerman, Development Engineering Manager
 Tuan Phan, P.E., Development Engineer
 Thang Nguyen, Transportation Engineer

Date: September 7, 2016

Subject: Scrivanich PUD Public Comment Response, File No. SUB15-02157

The Public Works Department has received the public comment letters related to the Scrivanich PUD, File No. SUB15-02157. After reviewing the letters and summarizing the questions and comments, we can offer the following:

(Responses are bulleted following each question.)

1. How will Road B from NE 112th Street be improved and what land is being dedicated as public right-of-way?
 - Road B will be a 24-ft wide paved public roadway.
 - A 5-ft. wide sidewalk will be installed along the west side of Road B.
 - The 'pan handle' portion of the lot, 25 ft. in width, will be dedicated to public right-of-way from NE 112th Street. In addition, a 12 ft. access and utility easement on the east-adjacent side of the right-of-way will encompass a portion of the roadway. North of the pan handle portion, the right-of-way dedication will be 35' or greater to encompass the necessary street improvements.
2. Will on-street parking on Road B be allowed after the development is completed?
 - Yes, on-street parking on Road B will be allowed.
3. How will the existing private water and sewer lines under Road B be handled?
 - New water and sanitary sewer mains will be installed along Road B.
 - Existing services will be improved to connect to the new mains.
 - Changeover of services will be coordinated in advance with affected residences.
4. How will access to the existing homes along Road B be maintained during construction? (Also comment about road plating to maintain access).

- Appropriate construction phasing and controls will maintain access to the existing homes during the construction of Road B. The contractor may deploy a combination of devices such as barricades to delineate the work area, and plates or ramps to facilitate access over portions of roadway under construction.
5. Who will be responsible for maintenance of Road B after it is improved?
 - Once completed, the City of Kirkland will maintain Road B (and Road A).
 6. How will the traffic impacts to NE 112th Street be mitigated and can the developer be require to work with Lake Washington School District to ease congestion on NE 112th Street?
 - Refer to the memorandum dated August 26, 2016 – Traffic Concurrency Test Notice Extension.
 7. How many trips will be added to the streets from this project?
 - Refer to the memorandum dated August 26, 2016 – Traffic Concurrency Test Notice Extension, and Traffic Impact Analysis dated March 8, 2016.
 8. Can the two streets be connected through?
 - No, the connection of Road A and Road B is not feasible for two main reasons: (a) connection of the roads will invite through traffic between NE 112th St and NE 116th St, which is not desirable for safety reasons (increase traffic volume and higher traveling speeds of through vehicles); and (b) an open space tract with a 50-ft wetland buffer at the center of the site also limits the ability to connect the two roads.
 9. Can off-site sidewalks be required along NE 112th Street, and 108th Ave. NE?
 - Off-site sidewalks are not required. The Kirkland Zoning Code (KZC) only require sidewalk and other public improvements in the right-of-way(s) abutting the development.
 10. Can the developer be required to install traffic calming to NE 112th Street?
 - Traffic calming is not required for the development. Traffic calming projects are managed by the Neighborhood Safety Program, in conjunction with the Capital Improvement Program.
 11. Can the City require all construction access from NE 116th Street?
 - No, the City cannot require all construction access to be from NE 116th Street. Due to the extent of the site, construction access will utilize both NE 112th St and NE 116th St.
 12. How will the surface water runoff be handled from NE 112th Street?
 - Surface water runoff from NE 112th St will be collected and conveyed by the public drainage system available along NE 112th St.

13. Why is Road A located along the east property line instead of the west property line?

- Road A is located along the east property line to prevent left turn conflicts with 114th Drive NE on the north side of NE 116th St. The required minimum spacing is 50 ft. from nearest edge to nearest edge.

14. How will construction noise and dust be mitigated?

- The contractor is required to provide noise and dust suppression measures to stay within the allowable limits. The City inspector and/or code enforcement officer will monitor for noise and dust violations, and will enforce applicable provisions of the Kirkland Municipal Code.

15. Can a privacy brick fence be required along the east property line adjacent to road A?

- No, a privacy brick fence is not required by the KZC.



CITY OF KIRKLAND

Department of Public Works

123 Fifth Avenue, Kirkland, WA 98033 425.587.3800

www.kirklandwa.gov

MEMORANDUM

To: David Barnes, Associate Planner

From: Thang Nguyen, Transportation Engineer

Date: August 26, 2016

Subject: Scrivanich Single Family Development Traffic Concurrency Test Notice Extension, SUB15-02157.

This memo summarizes my review of the traffic impact analysis report for the proposed Scrivanich single-family development.

Project Description

The applicant proposed to replace three existing single family homes with 27 new single-family homes. One driveway from NE 116th Street will provide access to 19 single-family homes and another driveway from NE 112th Street will provide access to 8 single-family homes. There will not be a through connection between NE 116th Street and NE 112th Street. The proposed project is anticipated to be completely built and occupied by the end of 2017. The project is forecasted to generate 293 daily trips, 30 net new PM peak hour trips and 30 net new AM peak hour trips.

Staff Findings

The proposed project passed traffic concurrency. Therefore, no off-site concurrency mitigation is required.

The proposed project will not create significant SEPA traffic impacts that warrant specific off-site transportation mitigation.

Staff Recommendations

SEPA Mitigation

Staff does not recommend any SEPA traffic mitigation because the proposed project will not create significant off-site SEPA traffic impacts.

Public Works Permit Conditions:

1. Pay transportation impact fees as discussed in the Transportation Impact Fee section of this memo.
2. Construct frontage improvements to include at a minimum- curb, gutter and sidewalk.

Memorandum to David Barnes
 August 26, 2016
 Page 2 of 3

Traffic Concurrency

Developments are tested for traffic concurrency for the weekday PM peak hour. The proposed project passed traffic concurrency. Per *Section 25.10.020 Procedures* of the KMC, this Concurrency Test Notice expires within one year of the concurrency test notice (February 8, 2017) unless a development permit and certificate of concurrency are issued or an extension is granted prior to the expiration of the concurrency test notice.

Traffic Impacts

The scope of the traffic report was completed in accordance to the City of Kirkland TIA guidelines.

The citywide trip distribution was determined by using the Bellevue-Kirkland-Redmond (BKR) traffic model.

The City's Traffic Impact Analysis Guidelines (TIAG) requires a level of service (LOS) analysis using the Highway Capacity Manual Operational Method for intersections that have a proportionate share equal or greater than 1% as calculated using the method in the TIAG. Based on the proportionate share calculation for the full build-out of the proposed project, none of the public intersections met the 1% proportionate share threshold.

Traffic Mitigation Threshold

The City requires developers to mitigate traffic impacts when one of the following two conditions is met:

1. An intersection level of service is at E and the project has a proportional share of 15% or more at the intersection.
2. An intersection level of service is at F and the project has a proportional share of 5% or more at the intersection.

Since the proposed project has less than 1% proportional share impact, the proposed project will not create significant off-site traffic impact; thus, no off-site traffic mitigation is required.

Driveway Safety and Operation

The proposed project driveway off NE 116th Street exceeds **the city's sight distance** requirement of 390 feet. The proposed project driveway off NE 112th Street exceeds the **city's sight distance requirement of** 280 feet.

The proposed driveway off NE 116th **Street will meet the City's minimum spacing** requirement of 150 feet. The proposed driveway off NE 112th **Street will meet the City's** minimum spacing requirement of 50 feet.

For the project driveway connecting to an arterial street with a 35 mile per hour speed limit, it is also required that it has a 200-foot spacing offset to the left of an existing opposing driveways. The project driveway off NE 116th Street meets this condition. The

Memorandum to David Barnes
 August 26, 2016
 Page 3 of 3

limited frontage of the project site does not allow the project driveway meet the 200-foot spacing requirement; the project driveway has an offset of 130 feet. Although the project driveway does not meet the offset requirement, there is a straight line of view between the two driveways and the street is relatively flat. There are similar driveway conditions on NE 116th Street to the west of the project site and **there haven't been any** car crashes at those locations due to the limited offset spacing. Therefore, it is anticipated that the proposed driveway will operate safely.

Frontage Improvements

The applicant is required to construct curb, gutter and sidewalk along the frontages of the project site. The applicant is not required to build curb, gutter and sidewalk beyond the **project's frontages**.

Parking

The planning department will determine the parking requirement for the proposed project.

TRANSPORTATION IMPACT FEE

Per City's Ordinance 4502, Transportation Impact Fees is required for all developments and is calculated based on the most updated Transportation Impact Fee Schedule, January 1, 2016. Road impact fees are used to construct transportation capacity improvements throughout the City to help the City maintain traffic concurrency. Table 1 summarizes the road impact fee calculation for the proposed project. The final impact fee will be determined through the building permit process.

Table 1. Road Impact Fee

	Size	Impact Fee Rate	Impact Fee
Proposed Single-family	27	\$5,009 per unit	\$135,243
Existing Single-family	3	\$5,009 per unit	(\$15,027)
Net New Impact Fee			\$120,216

cc: Matthew Palmer, GTC
 Rob Jammerman, Development Engineer Manager



CITY OF KIRKLAND
 Planning and Building Department
 123 5th Avenue, Kirkland, WA 98033
www.kirklandwa.gov ~ 425.587.3600

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Case No.: SEP15-02160

DATE ISSUED: September 13, 2016

Project Name: Scrivanich Subdivision and PUD

Project Location: 11421 and 11431 NE 116th Street, including two adjacent undeveloped parcels: 322605-9135, 322605-9113 and property at 11406 NE 112th Street

Project Description: Proposal to aggregate five parcels and subdivide them into 27 single family lots in the RS 8.5 Use Zone utilizing the Planned Unit Development (PUD) Zoning Code provisions. The project also involves a wetland buffer modification through enhancement.

Proponent: Steven Anderson, LDC Inc.

Project Planner: David Barnes

Lead agency is the City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

- This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be submitted to David Barnes, project planner at dbarnes@kirklandwa.gov by 5:00 PM on September 27, 2016. Please reference case number SEP15-02160. Mitigation required to be incorporated into the Project:
1. As part of the submittal for the LSM permit (grading permit), the applicant shall submit plans showing dense evergreen tree plantings along the eastern property line on top of the retaining walls as shown on the headlight mitigation plan (see Attachment 10).
 2. Prior to final inspection for any building permits for new homes on Lots 8-19 and Lots 27 and 28, the dense evergreen tree plantings required by the City shall be completed, inspected, and approved by the City.

September 9, 2016

Responsible official: _____

Eric R. Shields, AICP, Planning & Building Director Date
 City of Kirkland
 Planning & Building Department
 123 Fifth Avenue, Kirkland, WA 98033 – 425.587.3600

- You may appeal this determination to the Planning & Building Department at City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 PM on September 27, 2016 (14 days from date issued) by a Written Notice of Appeal. You should be prepared to make specific factual objections and reference case number SEP15-02160. Contact David Barnes, project planner in the Planning & Building Department at 425.587.3250 to ask about the procedures for SEPA appeals. See also KMC 24.02.230 Administrative Appeals.

Publish in The Seattle Times on: September 15, 2016

Distribute this notice with a copy of the Environmental Checklist to:

GENERAL NOTICING

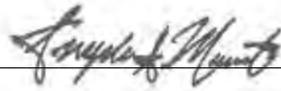
- Department of Ecology - Environmental Review
- Muckleshoot Tribal Council - Environmental Division, Tribal Archeologist
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat
- Cascade Water Alliance – Director of Planning
- South Juanita Neighborhood Association
- Lake Washington School District No. 414: Budget Manager and Director of Support Services

AGENCIES WITH JURISDICTION, AFFECTED AGENCIES, AND/OR INTERESTED PARTIES

- Department of Fish and Wildlife – Olympia
- Department of Natural Resources – SEPA Center
- Washington State Department of Transportation – Local and Development Services Manager
- Muckleshoot Tribal Council - Environmental Division, Fisheries Division Habitat Program
- U.S. Army Corps of Engineers - Seattle District
- Eastside Audubon Society
- Parties of Record

cc: Applicant
Planning Department File, Case No. SUB15-02157
Public Works Department Transportation Engineer

Distributed by: _____



(Angela Martin, Office Specialist)

September 13, 2016

Date

XV.I. NORTH/SOUTH JUANITA NEIGHBORHOOD

interpretive centers. The interpretive centers should emphasize the biological importance of the wetland and the importance of protecting the resource. Measures should be taken to open significant views of the lake whenever possible which will benefit the general public, provided the action will not negatively impact the wetland. The portion of the Juanita Creek wetlands east of Juanita High School should also be left in a natural state. Public access and interpretive centers as described for the Juanita Bay wetlands should be developed in this area along with the rest of the wetland.

The policies found in the Natural Environment and Shoreline Area Chapters should be observed along with the policies described in this section when reviewing development proposals in Juanita to ensure the protection of the drainage, habitat, and aesthetic functions of the natural resources.

3. LIVING ENVIRONMENT

Most single-family residential areas in Juanita are designated at six units per acre.

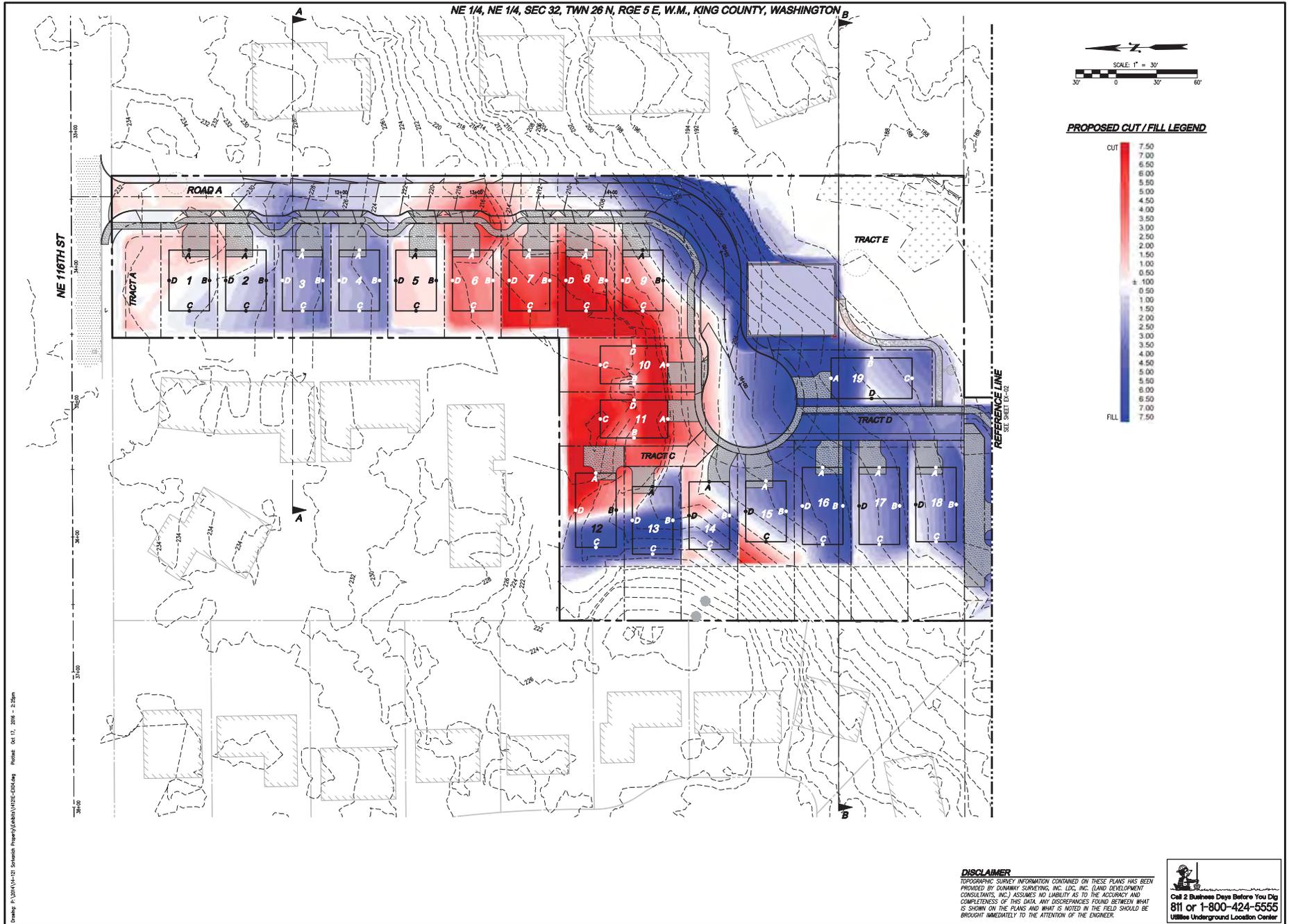
Juanita is a varied neighborhood with significant and well-defined multifamily and single-family areas. The majority of the single-family residential areas in the neighborhood are designated for development at six units per acre (Figure J-2). There should be no encroachment of multifamily or commercial development into these areas. New development along collector or arterial streets should combine driveways whenever possible.

Clustered housing at up to seven units per acre is allowed on the south side of NE 116th Street, subject to conditions.

A number of sites fronting on the south side of NE 116th Street have been developed with common wall or clustered housing at a single-family density. Low-density development up to five units per acre is

allowed, and slightly higher densities up to seven units per acre may be permitted subject to the following conditions:

- (1) This added increment of density would only be allowed through a Planned Unit Development permit.
- (2) Visual buffering by a landscaped setback (normally 40 feet) should separate the slightly higher density development from adjacent single-family residences.
- (3) There is to be no direct access from individual dwelling units onto NE 116th Street. Access to NE 116th Street is to be limited to interior loop roads, cul-de-sacs, or similar streets. The added increment of density should not be available to properties where topographic conditions pose traffic hazards due to line-of-sight problems. Furthermore, access should be limited to NE 116th Street and not onto residential streets to the south.
- (4) Pedestrian access through the development should be required to facilitate access to schools or other public destinations.
- (5) Extensions of higher-density development should not penetrate into lower-density areas and should, therefore, be permitted only within a specified distance from NE 116th Street (approximately the NE 114th Street alignment).
- (6) The height of structures should not exceed that of adjacent residential zones.
- (7) Some common open space usable for a variety of activities should be included on site.



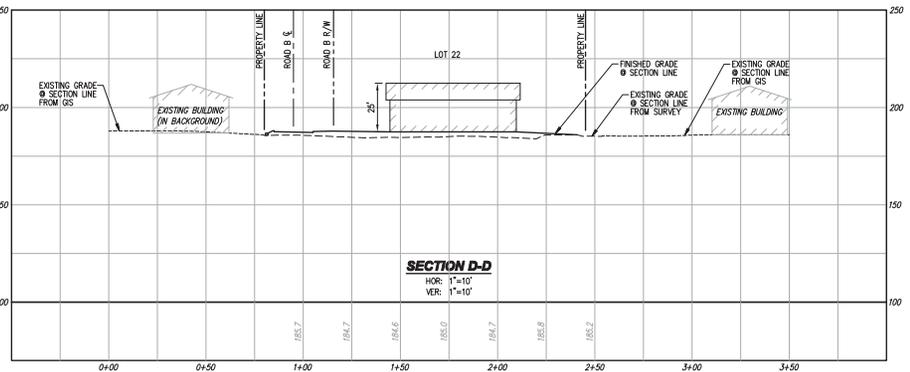
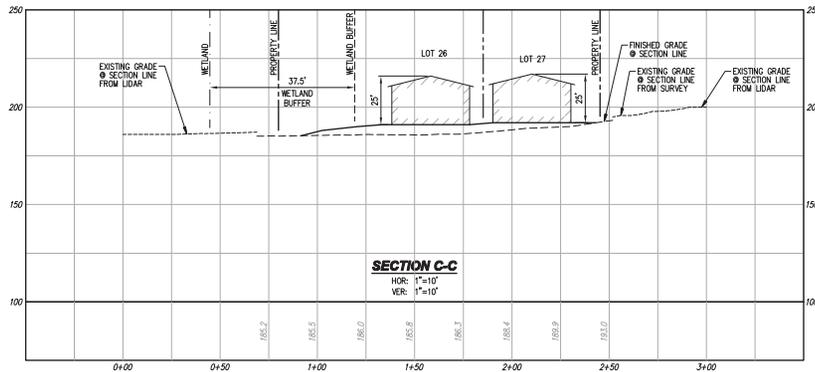
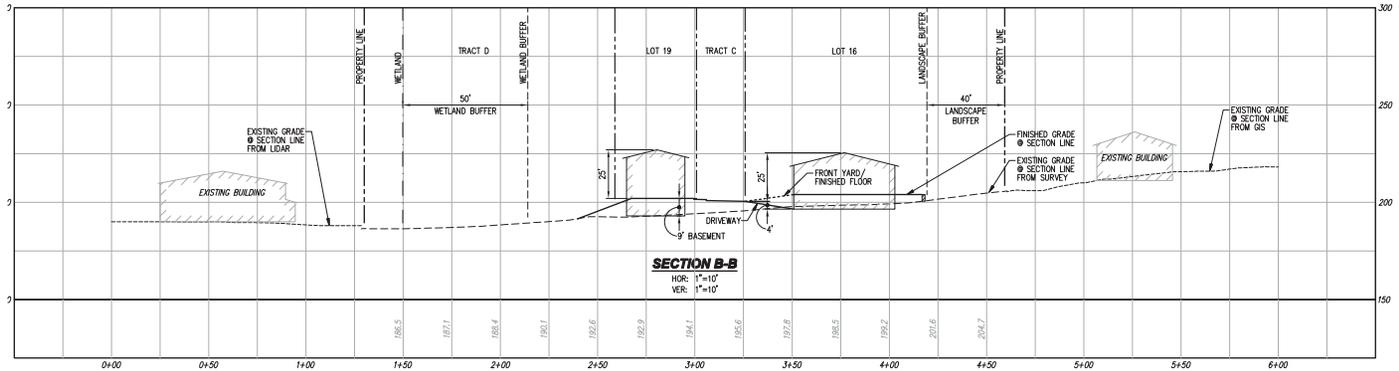
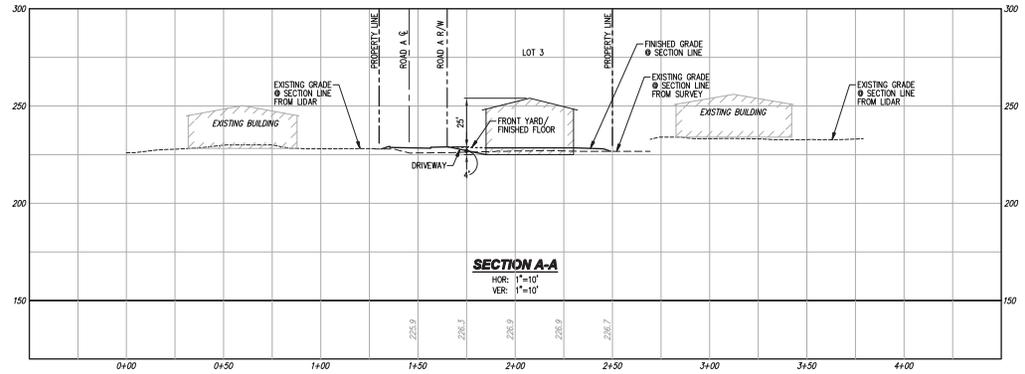
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																															<p>Engineering Planning Survey</p> <p>LDC THE CIVIL ENGINEERING GROUP</p> <p>1400 W. 200th St. #100 Burien, WA 98148</p> <p>Ph: 425.834.3333 F: 425.832.3333 www.LDCgroup.com</p>
NO.	DATE	DESCRIPTION																																
<p>LARRY SCRIVANICH</p> <p>SCRIVANICH PROPERTY</p> <p>BUILDING HEIGHT EXHIBIT</p>																																		
<p>JOB NUMBER: 14-121 DRAWING NAME: 14121-004.dwg DESIGNER: MEV DRAWING BY: BJK DATE: 8-31-15 SCALE: 1"=30' JURISDICTION: CITY OF KIRKLAND</p>																																		
<p>EX-01</p> <p>SHEET 1 OF 4</p>																																		

DISCLAIMER
TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY GUNNWAY SURVEYING, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

DRAWN BY: P1 2015/11/12 12:30:00 PM; PROJECT: NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON; DATE: 08/17/2015; TIME: 2:25:00 PM

NE 1/4, NE 1/4, SEC 32, T26N, R5E, W.M., KING COUNTY, WASHINGTON



NO.	DATE	REVISIONS	DESCRIPTION

LDC
Engineering
Planning
Survey
The Civil Engineering Group
1400 NE 200th St. #100
Woodinville, WA 98092
Ph: 425.884.1888
F: 425.882.2888
www.LDCorp.com

LARRY SCRIVANICH
SCRIVANICH PROPERTY
BUILDING HEIGHT EXHIBIT



JOB NUMBER: 14-121
DRAWING NAME: 14121-004.dwg
DESIGNER: MEV
DRAWING BY: SUN
DATE: 8-31-15
SCALE: 1"=30'
JURISDICTION: CITY OF KIRKLAND

EX-04
SHEET 4 OF 4

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
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Drawing: P:\2014\14-121_Scrivanich_Property\14121-004.dwg Plotted: 08/17/2016 2:28pm

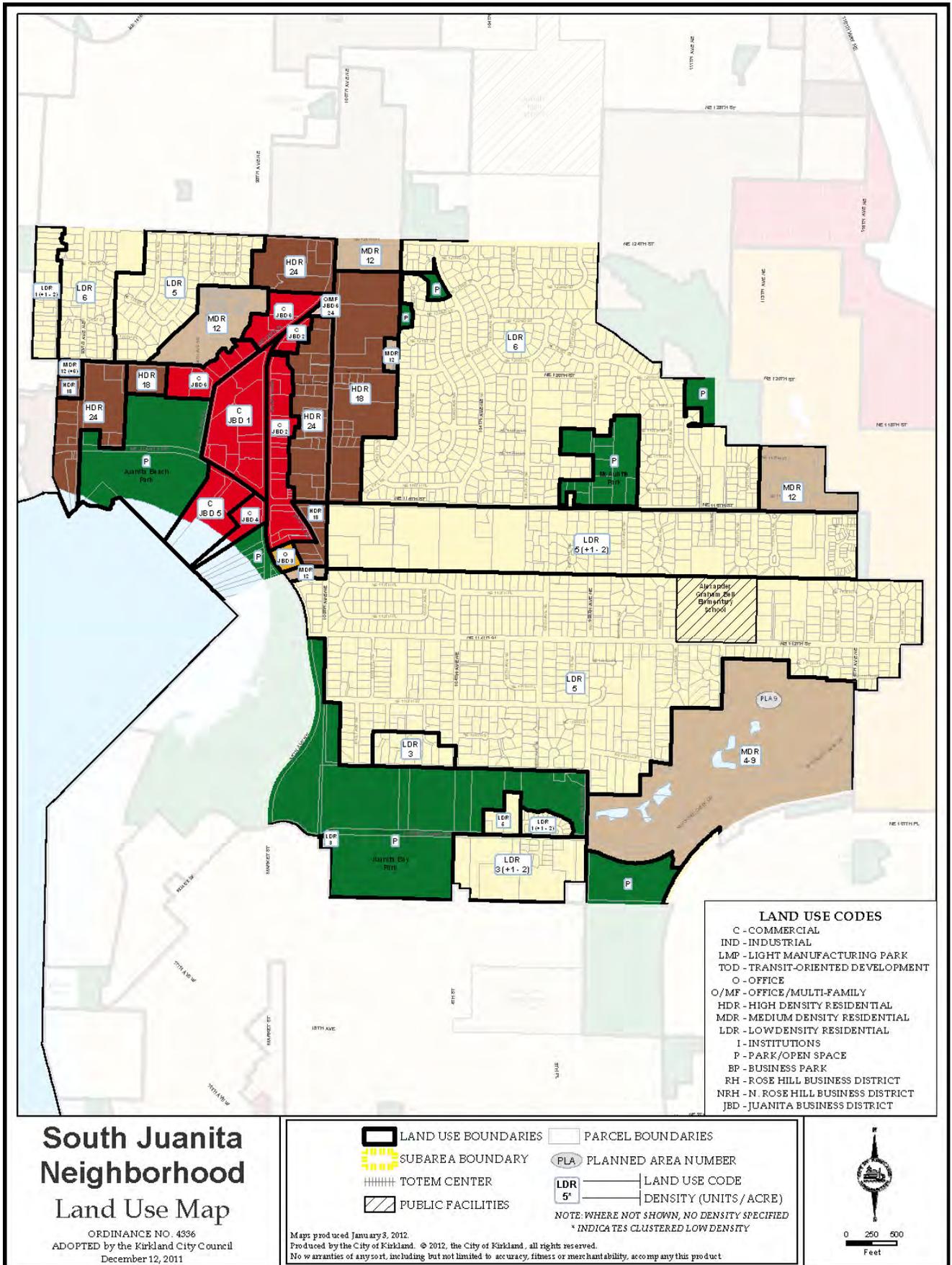


Figure J-2b: South Juanita Land Use



LANDSCAPED GREENBELT EASEMENT

Parcel Data File: _____

Grantor: _____, owner of the hereinafter described real property, hereby grants to

Grantee: The City of Kirkland, a municipal corporation.

The undersigned grantors covenant to the City of Kirkland that they are all of the fee owners of the real property described in Exhibit B and hereby grant and convey a landscaped greenbelt easement over and across the portion of said real property as described in Exhibit A.

Landscaping within the area of this easement shall be installed and maintained in accordance with the plan approved by the City of Kirkland in connection with File/Permit No. _____ at the grantor's expense.

Except for ordinary landscape maintenance, no tree trimming, tree topping, tree cutting or tree removal, nor shrub or brush-cutting, or removal, nor construction, clearing or alteration activities shall occur within the easement area without prior written approval from the City of Kirkland. Application for such written approval to be made to the Kirkland Department of Planning and Community Development who may require inspection of the premises before issuance of the written approval and following completion of the activities. Any person conducting or authorizing such activity in violation of this paragraph or the terms of any written approval issued pursuant hereto, shall be subject to the enforcement provisions of Chapter 170, Ordinance 3719, the Kirkland Zoning Code. In such event, the Kirkland Department of Planning and Community Development may also require within the immediate vicinity of any damaged or fallen vegetation, restoration of the affected area by planting shrubs of comparable size and/or trees of three inches or more in diameter measured one foot above grade. The Department also may require that the damaged or fallen vegetation be removed.

Each undersigned grantor further agrees to maintain all vegetation within the landscaped greenbelt easement.

Each of the undersigned owners agree to defend, pay, and save harmless the City of Kirkland, its officers, agents, and employees from any and all claims of every nature whatsoever, real or imaginary, including costs, expenses and attorney's fees incurred in the investigation and defense of said claims, which may be made against the City, its officers, agents, or employees for any damage to property or injury to any person arising out of the maintenance of said landscaped greenbelt easement over said owner's property or the actions of the undersigned owners in carrying out the responsibilities under this agreement, excepting therefrom only such claims as may arise solely out of the gross negligence of the City of Kirkland, its officers, agents, or employees.

This easement is given to satisfy a condition of the development permit approved by the City of Kirkland under Kirkland File/Permit No. _____, for construction of _____, upon the real property described in Exhibit B.

This easement shall be binding upon the parties hereto, their successors and assigns, and shall run with the land. This Easement shall, at the expense of the undersigned grantors, be recorded by the City of Kirkland with the King County Department of Elections and Records.

Exhibit A - Easement Description:

Exhibit B - Legal Description of Grantor's Property:

DATED this _____ day of _____, _____.

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)
) SS.
County of King)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me known to be the individual(s) described herein and who executed the Landscaped Greenbelt Easement and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____

(Partnerships Only)
OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)
STATE OF WASHINGTON)
County of King) SS.

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me, known to be general partners of _____ the partnership that executed the Landscaped Greenbelt Easement and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

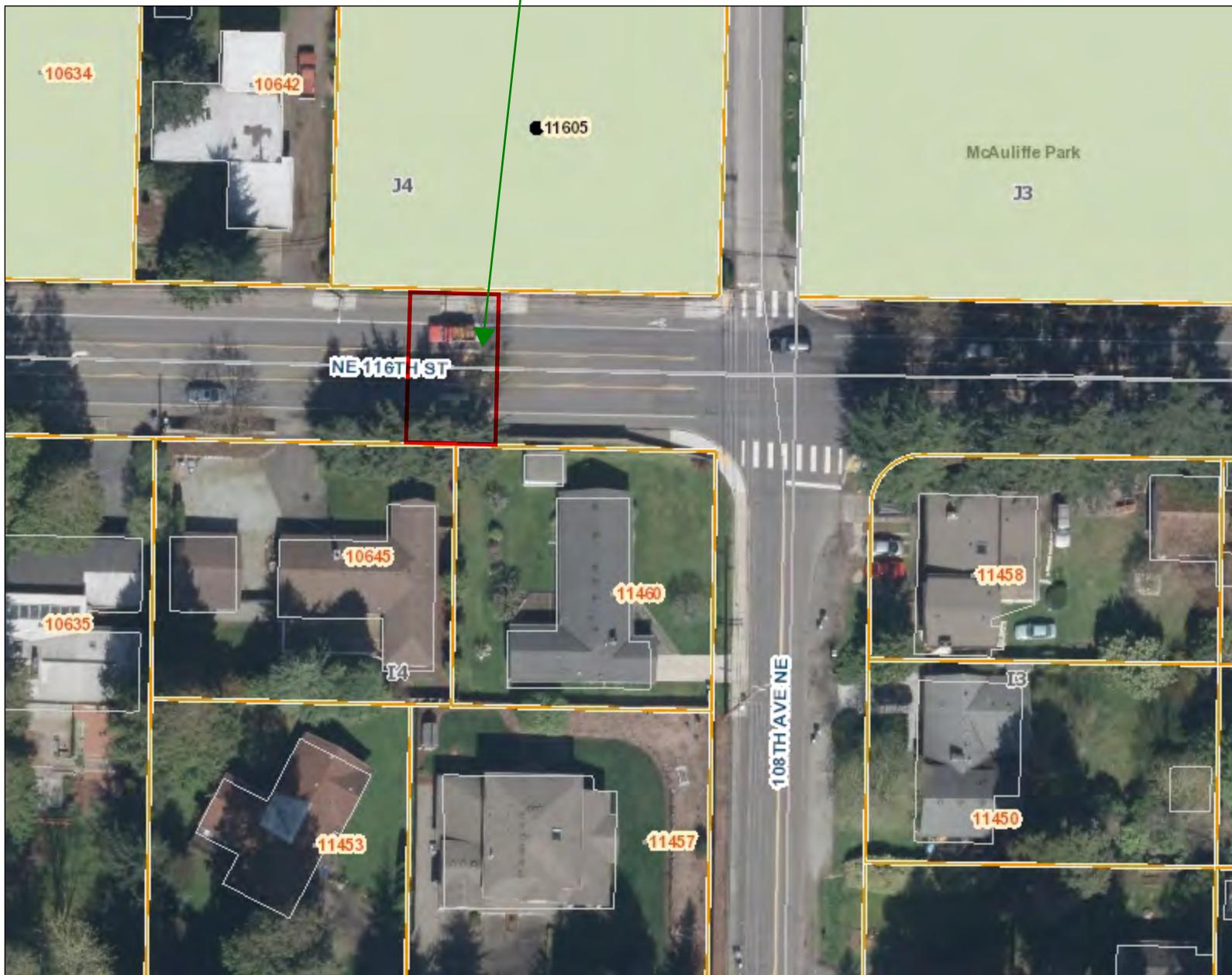
WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____



Rectangular Rapid Flashing Beacons Location (RRFB)



Legend

- Address
 - Other Address
 - Current Address
 - Current ADU
 - ◆ Pending Address
- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Place Names
- Buildings
- Parks
- Schools
- Olympic Pipeline Corridor

1: 683



Notes



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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September 21, 2016

David Barnes
City of Kirkland Planning and Community Development
123 – 5th Avenue
Kirkland, WA 98125

**Re: Revised Wetland Buffer Modification Report Review - Scrivanich Properties
TWC project number 120622.39**

Dear David:

The Wetland Resources, Inc. buffer modification plan has been revised in response to our September 9, 2016 review comments. The revised plan was apparently not updated to reflect the third revision date, presumably mid-September 2016

The proposal remains to redevelop the properties by subdividing into 27 separate single-family lots. The buffer is proposed to be reduced for a small portion of the stormwater vault, a small area of one retaining wall and to accommodate portions of lots 25 and 26. Buffer alteration due to the placement of two level-spreader stormwater outfalls is also proposed.

Findings

The bond cost estimate has been updated and now includes accurate costs for topsoil and the consultant hourly for construction monitoring.

There are no additional changes needed and the proposal now meets the buffer modification requirements of Kirkland Zoning Code Chapter 90.

Please call if you have any questions or if I can provide you with any additional information.

Sincerely,



Hugh Mortensen, PWS
President

NATURAL GREENBELT PROTECTIVE EASEMENT

Grantor: _____, owner of the hereinafter described real property, hereby grants to

Grantee: The City of Kirkland, a municipal corporation.

A natural greenbelt protective easement over and across the following described real property to wit ("Easement Area"):

No tree trimming, tree topping, tree cutting, tree removal, shrub or brush-cutting or removal of native vegetation, application of pesticides, herbicides, or fertilizers; construction; clearing; or alteration activities shall occur within the Easement Area without prior written approval from the City of Kirkland. Application for such written approval to be made to the Kirkland Department of Planning and Community Development who may require inspection of the premises before issuance of the written approval and following completion of the activities. Any person conducting or authorizing such activity in violation of this paragraph or the terms of any written approval issued pursuant hereto, shall be subject to the enforcement provisions of Chapter 170, Ordinance 3719, the Kirkland Zoning Code. In such event, the Kirkland Department of Planning and Community Development may also require within the immediate vicinity of any damaged or fallen vegetation, restoration of the affected area by planting replacement trees and other vegetation as required in applicable sections of the Kirkland Zoning Code. The Department also may require that the damaged or fallen vegetation be removed.

It is the responsibility of the property owner to maintain critical areas and their buffers by removing non-native, invasive, and noxious plants in a manner that will not harm critical areas or their buffers and in accordance with Kirkland Zoning Code requirements for trees and other vegetation within critical areas and critical area buffers.

The City shall have a license to enter the Easement Area (and the property if necessary for access to the Easement Area) for the purpose of monitoring compliance with the terms of this easement.

Development outside of this Natural Greenbelt Protective Easement may be limited by codified standards, permit conditions, or movement of the critical area.

Each of the undersigned owners agree to defend, pay, and save harmless the City of Kirkland, its officers, agents, and employees from any and all claims of every nature whatsoever, real or imaginary, which may be made against the City, its officers, agents, or employees for any damage to property or injury to any person arising out of the existence of said Natural Greenbelt Protective Easement over said owner's property or the actions of the undersigned owners in carrying out the responsibilities under this agreement, including all costs and expenses, and recover attorney's fees as may be incurred by the City of Kirkland in defense thereof; excepting therefrom only such claims as may arise solely out of the negligence of the City of Kirkland, its officers, agents, or employees.

This easement is given to satisfy a condition of the development permit approved by the City of Kirkland under Kirkland File/Permit No. _____, for construction of _____ upon the following described real property:

This easement shall be binding upon the parties hereto, their successors and assigns, and shall run with the land.

DATED at Kirkland, Washington, this _____ day of _____, _____.

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)

) SS.

County of King)

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me known to be the individual(s) described herein and who executed the Natural Greenbelt Protective Easement and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____

(Partnerships Only)

OWNER(S) OF REAL PROPERTY

(Name of Partnership or Joint Venture)

By General Partner

By General Partner

By General Partner

(Partnerships Only)

STATE OF WASHINGTON)

) SS.

County of King)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known

to be general partners of _____, the partnership that executed the Natural Greenbelt Protective Easement and acknowledged the said instrument to be the free and voluntary act and deed of each personally and of said partnership, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____

(Corporations Only)

OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON }
County of King } SS.

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be the President and Secretary, respectively, of _____, the corporation that executed the Natural Greenbelt Protective Easement and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____



SAVE HARMLESS AGREEMENT - WETLAND

The undersigned, being all of the owners of the hereinafter described real property, hereby agree to indemnify, defend, and save harmless the City of Kirkland, its officers and employees from any claim, real or imaginary, filed against the City of Kirkland, its officers, or employees, alleging damage or injury caused by fault on the part of the undersigned, their employees or agents, and/or the City of Kirkland, its officers, or employees and arising out of maintenance, flooding, damming or enlargement of the wetland existing on the hereinafter described real property; provided, however, this agreement shall not include damage resulting from the sole fault of the City of Kirkland, its officers, or employees. Fault as herein used shall have the same meaning as set forth in RCW 4.22.01. This Agreement shall also include all reasonable cost and expense, including attorney's fees, incurred by the City of Kirkland in investigation and/or defense of any such claim.

This Agreement shall be binding upon the heirs, successors, and assigns of the parties hereto and shall run with the land.

The real property subject to this Agreement is situated in Kirkland, King County, Washington, and described as follows:

DATED at Kirkland, Washington, this ____ day of _____, ____.

(Sign in blue ink)

(Individuals Only)

OWNER(S) OF REAL PROPERTY (INCLUDING SPOUSE)

(Individuals Only)

STATE OF WASHINGTON)

) SS.

County of King)

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and

_____ to me known to be the individual(s) described herein and who executed the Save Harmless Agreement for a Wetland and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name
Notary Public in and for the State of Washington,
Residing at: _____
My commission expires: _____

(Corporations Only)

OWNER(S) OF REAL PROPERTY

(Name of Corporation)

By President

By Secretary

(Corporations Only)

STATE OF WASHINGTON }
County of King } SS.

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

_____ to me, known to be the President and Secretary, respectively, of _____, the corporation that executed the Save Harmless Agreement for a Wetland and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and on oath stated that they were authorized to sign said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary's Signature

Print Notary's Name

Notary Public in and for the State of Washington,
Residing at: _____

My commission expires: _____



11415 NE 128th St Suite 110 Kirkland WA 98034 • (425)820-3420 • FAX (425)820-3437

www.americanforestmanagement.com

**ARBORIST REPORT
For
Scrivanich Parcels
Kirkland, WA**



**April 8th, 2014
Updated May 6, 2016**

Table of Contents

1. Introduction..... 1
2. Description..... 1
3. Methodology 1
4. Observations 2
5. Discussion 3
6. Tree Protection Measures..... 3
7. Tree Replacement 4

Appendix

Site/Tree Photos – pages 5 - 11

Site Plan Specifications (To Be Incorporated onto Site Plan) – page 12

Tree Summary Tables for Both Properties- attached

Tree Plan Maps (LDC) – attached

City of Kirkland Tree Protection Fencing Specs - attached

1. Introduction

American Forest Management, Inc. was contacted by Larry Scrivanich, and was asked to compile an 'Arborist Report' for four parcels located within the City of Kirkland, WA.

The proposed development encompasses the properties located at 11431 and 11421 NE 116th St. Our assignment is to prepare a written report on present tree conditions, which is to be filed with the short plat permit application.

This report encompasses all the criteria set forth under the City of Kirkland's tree regulations. The required minimum tree density for the entire area (138,491 sq. ft. or 3.2 acres) is 95.4 tree credits.

Date of Field Examination: April 3rd and 4th, 2014 and April 7th, 2016

2. Description

The topography of the subject property is relatively flat. A small wetland exists in the south west corner. Two hundred and twenty-three significant trees were located and assessed on the property. A significant tree in the City of Kirkland is defined as having a diameter 6" or greater at DBH (diameter at breast height, 4 ½' above ground). Seven trees have been added to the original survey. Approximate locations have been plotted on a copy of the site plan, which is attached and part of this report.

The neighboring trees (with drip-lines impacting the subject parcels) were also assessed and are part of this report.

All of the significant trees on the subject property have been identified in the field with a numbered aluminum tag attached to the lower trunk. Tree tag numbers correspond with tree numbers on the attached tree summary tables and copy of the site plan.

3. Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown of the tree is examined for current vigor. This is comprised of inspecting the crown (foliage, buds and branches) for color, density, form, and annual shoot growth, limb dieback and disease. The percentage of live crown is estimated for coniferous species only and scored appropriately.
- The bole or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insects, bleeding, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects include crooks, forks with V-shaped crotches, multiple attachments, and excessive sweep.
- The root collar and roots are inspected for the presence of decay, insects and/or damage, as well as if they have been injured, undermined or exposed, or original grade has been altered.

Based on these factors a determination of viability is made. Trees considered 'non-viable' are trees that are in poor condition due to disease, extensive decay and/or cumulative structural defects, which exacerbate failure potential. A 'viable' tree is a tree found to be in good health, in a sound condition with minimal defects and is suitable for its location. Also, it will be wind firm if isolated or left as part of a grouping or grove of trees. A 'borderline' viable tree is a tree where its viability is in question. These are trees that are beginning to display symptoms of decline due to age, species related problems and/or man caused problems. Borderline trees are not expected to positively contribute to the landscape for the long-term and are not recommended for retention.

4. Observations

The subject trees are comprised primarily of native species. These include in order of prevalence – Douglas-fir, bitter cherry, big leaf maple, red alder, western red cedar, black cottonwood, cascara and willow. The oldest trees on the property are in the 65 to 75 year range. For the most part, the native trees have developed typical form and structure and are in fair to good condition. Several ornamental coniferous and deciduous trees and shrubs have been planted on the property over recent years. Species include magnolia, Norway maple and Scots pine to name a few. Many of the ornamentals are of non-significant size.

The Douglas-fir trees are concentrated in large groupings along the east portion of the property. The groupings contain several smaller suppressed trees with poor trunk taper, low vigor and past broken tops. Tree #244 has died within the last couple years from root disease. Nearby trees #242 and #243 don't have any outward indications of being infected, but given how the disease spreads (via root contact below ground), there's a good chance they are infected to some degree. Tree #468 is also infected with Laminated root rot, evidenced by resin flows at the base and a thinning crown, see photos below. Tree #469 situated just to the north also has a good chance of being infected.

A small wetland exists in the southeast corner of the property. Tree composition in the wetland is primarily red alder and black cottonwood. The red alder here is in poor condition, evidenced by dead and broken tops. These are considered low risk and can be retained for wildlife habitat. Moderate to heavy concentrations of English ivy and Himalayan blackberry were observed within the wetland area and its buffer.

The bitter cherry has developed typical structure. Many trees have poor trunk taper and leans. Overall vigor appears good, even in more mature specimens.

The two mature black cottonwood trees (#452 and #453) in the southwest portion of the property are in poor condition. #452 has large codominant stems which fork low on the trunk. The buildup of included bark between the stems is vast associated with heavy pitching or bleeding. One of these stems is positioned to fall toward the proposed development. This tree is high risk and should be removed. #453 also has a high potential for failure, but leans heavily away from the property toward a vacant wooded area (no target). Retention is feasible so long as the adjacent property to the southwest remains vacant.

The grouping of cottonwood at the back of the property and which extends off of the property are considered semi-mature. These are situated on higher ground than the cottonwood in the wetland area. They are quite tall and have developed poor trunk taper from heavy competition for sunlight.

There are several volunteer European mountain ash trees, primarily at the back of the property and along the west portion. These have developed typical form with multiple stems. These are low risk and can be retained where feasible.

Neighboring Trees

Neighboring trees are primarily comprised of native species as well. On the adjoining property to the east, there are several Douglas-fir trees and big leaf maples trees with drip-lines that encroach upon the subject property. No outward indicators of disease or decline were observed. Trees appear sound and of good vigor.

There are also several Douglas-fir trees on the adjacent property to the west of Parcels A and B. Many have drip-lines that encroach upon the subject property. Again, no concerning conditions were observed in these trees. All appear healthy and of good vigor. These appear to be of the same age as the subject Douglas-fir trees.

A mix of native and deciduous species exists close to the north and west property lines of Parcel D. These are primarily young to semi-mature specimens. All appear to be of fairly good health and are structurally sound. No concerning conditions were observed with these trees.

5. Discussion

The extent of drip-lines (farthest reaching branches) for trees potentially impacted by development can be found in the tree summary tables at the back of this report. These have also been delineated on a copy of the site plan. The recommended Limits of Disturbance for viable trees potentially impacted by construction can be found on the tree summary tables. The information plotted on the attached site plan needs to be transferred to a final tree retention/protection plan to meet City submittal requirements. The Limits of disturbance information shall be used in the development of such plan. The trees that are to be removed shall be shown "X'd" out on the final plan. Trees to be retained outside the critical areas shall include the limits of disturbance line and tree protection fencing locations. Tree protection fencing shall be initially positioned just beyond the drip-line and only moved back to the Limits of Disturbance line when work is authorized.

The Limits of Disturbance measurements for the neighboring trees can also be found in the tables. Tree protection fencing shall be initially positioned at the drip-line, and only moved to allow work up to the Limits of Disturbance. No work shall be allowed within the recommended Limits of Disturbance as delineated on the attached plan. Include tree protection for neighboring trees on final drawing.

It is assumed all significant trees within the wetland area and within the 50' wetland buffer will be retained. Many of the red alder in the wetland and buffer is in poor condition. Most have prematurely declined, evidenced by broken tops and trunk decay. These trees are considered low risk due to size and can be safely retained as wildlife habitat. Many of these have cavity nesting inhabitants.

The wetland area has minimal tree cover, over 90% of which is deciduous. There is also a moderate to high component of invasive plant species in the wetland – English ivy and Himalayan blackberry. This area can be enhanced by the establishment of conifer trees and the removal of invasive plants. Western red cedar and Sitka spruce are the recommended species for restoration. If supplemental trees are required as part of the proposal, consider enhancing the wetland and buffer area. There is also a small area of planted bamboo near the wetland buffer. This bamboo should be eradicated before it has a chance to spread into the wetland.

The new access road will have some impacts on neighboring trees to the east. The new road will be constructed as close to existing grades as possible to limit those impacts. The intent of this proposal is to preserve all neighboring trees in a viable condition. The project arborist will be onsite to monitor all soil excavations within the drip-lines of retained trees, both those that exist on the subject property and neighboring trees. Utilities placed under the access road will be moved as far west as possible to further reduce impacts.

The proposed retaining wall on the east property line will be problematic for Tree #331, given the excavation and grading required. Alternative measures such as pilings to construct a wall should be researched.

There may be incidences with the development of the new access drive where impacts to neighboring trees that exist very close to the property line may be consequential to either long-term health or stability. These trees will be dealt with on a case by case basis to determine if alternate measures can be taken to preserve the subject tree or the tree will need to be removed and replaced.

The removal of trees from the subject property may have adverse impacts on trees to remain by exposing them to unfamiliar wind loading, particularly on the property to the east. A tree risk assessment is warranted post site clearing to determine if any hazardous conditions were created.

The old asphalt access drive shall be carefully removed next to trees to be retained. The asphalt will be broken up and removed by hand from within the drip-lines of retained trees. Use small equipment such as a tracked mini-excavator when working near neighboring trees to reduce the risk of soil compaction and surface root damage.

6. Tree Protection Measures

The following guidelines are recommended to ensure that the designated space set aside for the preserved trees are protected and construction impacts are kept to a minimum. Standards have been set forth under Kirkland Zoning Code 95.34 of Chapter 95. Please review these standards prior to any development activity.

Scrivanich Parcels Arborist Report

1. Tree protection fencing shall be erected per prior to moving any heavy equipment on site. Doing this will set clearing limits and avoid compaction of soils within root zones of retained trees.
2. Excavation limits should be laid out in paint on the ground to avoid over excavating.
3. Excavations within the drip-lines of retained trees shall be monitored by a qualified tree professional so necessary precautions can be taken to decrease impacts to tree parts. A qualified tree professional shall monitor excavations when work is required and allowed up to the "limits of disturbance".
4. To establish sub grade for foundations, curbs and pavement sections near the trees, soil should be removed parallel to the roots and not at 90 degree angles to avoid breaking and tearing roots that lead back to the trunk within the drip-line. Any roots damaged during these excavations should be exposed to sound tissue and cut cleanly with a saw. Cutting tools should be sterilized with alcohol.
5. Areas excavated within the drip-line of retained trees should be thoroughly irrigated weekly during dry periods.
6. Preparations for final landscaping shall be accomplished by hand within the drip-lines of retained trees. Large equipment shall be kept outside of the tree protection zones.

7. Tree Replacement

Tree density requirements will likely be satisfied by tree retention within the wetland, wetland buffer and in the site's landscape perimeters.

New tree plantings will likely be preferred to enhance finished landscaping. New tree plantings shall be given appropriate space for the species and their growing characteristics. Refer to the *Kirkland Plant List* on the City's website for a list of desirable species. For planting and maintenance specifications, refer to chapters 95.50 and 51 of the Kirkland Zoning Code.

If supplemental trees are required as part of the proposal, consider enhancing the wetland and buffer area, by the establishment of native coniferous species – western red cedar and Sitka spruce; and by removing the invasive plant species.

There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long term condition of any tree, but represent my opinion based on the observations made. Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.

Please call if you have any questions or if we can be of further assistance.

Sincerely,



Bob Layton
ISA Certified Arborist #PN-2714A
ISA Tree Risk Assessment Qualified