CITY OF KIRKLAND
Planning and Community Development Department
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ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

To: Kirkland Hearing Examiner

From: David Barnes, Project Planner

_____ Eric R. Shields, AICP, Planning Director

Date: May 27, 2014

File: Vintner's West Subdivision and PUD, File SUB13-01508 & ZON13-01509

Hearing Date and Place: May 30, 2014 – 9AM
City Hall Council Chamber
123 Fifth Avenue, Kirkland

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I. INTRODUCTION

A. APPLICATION

1. Applicant: Mike Behn, Quadrant Homes

2. Site Location: 13007 136th Avenue NE (see Attachment 1)

3. Request: The applicant requests approval of a preliminary subdivision and planned unit development (PUD) described below.

   a. Preliminary Subdivision - Proposal to subdivide 6 parcels totaling 5.84 acres into 35 separate lots (see Attachment 2 and 3).

   b. PUD - A request for a preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code and municipal code requirements:

      (1) Provide smaller lot sizes than the minimum lot size of 3,800 square feet in the RSA 8 Zone for 11 of the 35 lots, with an average lot size of 3,929 square feet.

      (2) Provide lot widths less than the minimum 50' as measured from the back of the required front yard.

      (3) Reduce minimum required front yards to 10 feet and provide a garage setback of 18 feet as measured from the front property line.

      (4) Request to calculate the 50% floor area ratio (FAR) maximum based on the entire site, including open space tracts, rather than on an individual lot basis.

      (5) Request to calculate the 50% lot coverage maximum based on the entire site, including open space tracts, rather than on an individual lot basis.

      Proposed Benefits to the City - Pursuant to Kirkland Zoning Code Chapter 125, Planned Unit Development (PUD) approval criteria (discussed further in Section II.D.2), the applicant's proposal includes the following improvements to address potential impacts or undesirable effects of the PUD and provide benefits to the community that would not typically be required for a subdivision under city codes and regulations. Attachment 2 includes the applicant's analysis, which is summarized as follows:

      (1) Increased Open Space, onsite recreation area and landscaping-

      Common open space is planned with a variety of amenities and is located within tracts A through D. Tract A has an underground stormwater detention vault and on the surface proposes a bocce ball court and picnic area with seating and landscaping and trees around its perimeter. Tract B is connected to Tract A by a path and proposes a swing set and a children's play structure. Tract C proposes a p-patch, orchard trees, open space and separate dog runs for both small and large breeds. Tract D proposes common open space with a connecting path to the development to the south.

      (2) Superior architectural design of homes include a broad mix of homes varying in width from 30-40 feet in width and that offer with options such as hipped roofs, flat entry canopies along with

generous asymmetrical window configurations and appropriate massing offers a contemporary take on the prairie style. Use of gables and well executed hierarchy of forms and detailing is seen on the familiar northwest craftsman. Additionally, elevations that reflect a farmhouse style is achieved with a little more height on street facing gables strategically placed shed roofs and brackets along with welcoming front porches. A diverse collection of materials, such as stone and brick also enhance the modulation of the front façade facing the street.

(3) Superior circulation patterns have been designed along with proposed roadway modifications to only have one access point from 136th Avenue NE. The reduction of access points helps minimize traffic conflicts, while maintaining traffic flow and reducing pedestrian and automobile interactions.

Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation to City Council for final decision.

4. Summary of Key Issues and Conclusions:

Compliance with Kirkland Municipal Code for subdivision requirements, with Zoning Code Approval Criteria for the PUD (see Section II.D), and with applicable development regulations in Attachment 4 (see Section II.E).

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed (see Conclusion II.G).

2. Trees shall not be removed or altered following the plat approval except as approved by the Planning Department. Attachment 4, Development Standards, contains specific information concerning tree retention requirements. Additionally, the applicant is proposing an Integrated Development Plan (IDP) pursuant to KZC 95.30.4 and 95.30.5. The trees that are shown to be saved on the IDP shall be protected and retained (see Attachment 5). The trees not shown as being protected may be removed with an approved grading permit (see Conclusion II.E.4.b).

3. Prior to recording the subdivision, the applicant shall:

   a. Record a covenant on the face of the plat that restricts the total lot coverage to not exceed 45% for all 35 lots and Tracts A, B, C and D. The applicant shall provide tracking of total lot coverage with each building permit in the plat (see Conclusion II.D.4.b).

   b. Record a covenant on the face of the plat that restricts the total floor area ratio (FAR) of all homes to 50% of the area of the 35 lots and Tracts A, B, C and D and all dedicated roads. The applicant shall provide tracking of total floor area with each building permit in the plat

(see Conclusion II.D.4.b).

c. Record on the face of the plat language that establishes equal maintenance responsibilities for all lots served by access Tract E and F.

d. Record a lot line alteration with the development to the south to adjust the project site's boundaries to match the applicant's site plan (see Conclusion II.A.1.b)

e. As part of the land surface modification, the applicant shall:

(1) Install the required improvements as described in Attachment 4 Public Works Comments.

(a) Prior to installing these improvements, plans must be submitted for approval by the Department of Public Works.

(b) In lieu of completing these improvements, the applicant may submit to the Department of Public Works a security device to cover the cost of installing the improvements and guaranteeing installation within one year of the date of final plat approval (see Conclusion II.E.3.b).

(2) Provide a summary sheet for the subdivision illustrating the proposed lot coverage and FAR for each lot and for the overall development to demonstrate that the allowed totals are not being exceeded (see Conclusion II.D.4.b).

(3) As part of the building permit applications for Lots 25 through 29, include plans to install a 6 foot high wood fence along the west property lines and planting plans that indicate that the minimum required tree credits for each lot are generally located along the east property line (see Conclusion II.D.4.b).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:

a. Facts:

(1) Size: Currently 6.2 Acres prior to proposed lot line alteration (City File No. LLA14-00720) with property to the south; 5.84 acres after proposed lot line alteration is recorded.

(2) Land Use: The subject property contains 5 dwelling units, overhead PSE towers, and the underground Olympic Pipeline.

(3) Zoning: RSA 8, Residential Single Family with a density of 8 units per acre and a minimum lot size of 3,800 square feet. Based on the parcel size of 254,370 square feet (5.84 acres), the maximum density is 47 units. The proposal includes 35 units.

(4) Terrain: The multi-parcel site slopes gently from the northwest to the southeast.

(5) Vegetation: There are 237 significant on-site trees and 20 significant trees in the right-of-way adjacent to the eastern boundary of the site.

b. Conclusions: Size, Zoning, Terrain and Vegetation are not constraining factors in the review of this application. The lot line alteration will need

to be recorded prior to recording of the proposed subdivision. Land Use is a constraining factor because overhead and underground utilities force the applicant to cluster lots and request the modifications addressed in Section II.D.3.

2. Neighboring Development and Zoning:

a. Facts: The neighboring properties to the north and south are zoned RSA 8, and the east and west are zoned RSA 6. Most neighboring properties either contain or are in the process of being redeveloped for single- family homes. The property to the south is currently proposed for a 36 lot subdivision (File No. SUB13-02088).

b. Conclusion: The neighboring development and zoning are not constraining factors in the review of this application. Pedestrian connections are proposed to connect with the proposed subdivision to the south.

B. PUBLIC COMMENT

Fact: The public comment period ran from January 16, 2014 to February 3, 2014. Three public comments were received (see Attachment 6). The comments are summarized and the staff response is below.

Public Comments:

Two citizens that live to the west of the proposed development signed a petition that requests that a privacy screening buffer easement be established in the rear of proposed lots 25 - 29. They suggest that a 15 foot wide buffer should be established and be planted with Leyland cypress trees, six feet on center and located 10 feet to the east of the west property lines of the above referenced lots. The rationale for their request is that King County required a 20 foot screening easement on the rear of their lots when they were developed in the 1980's and they should receive the same consideration with this development proposal.

A second comment was received from a citizen to the north of proposed development and asks about the location of a retaining wall, tree protection for trees on their property and for trees in the rear of proposed lots 21-24. There is concern that wildlife will be affected by their removal.

Staff Response:

The applicant has agreed with a staff request to provide a six foot tall wood fence and plant required trees on the western property lines of lots 25, 26, 27, 28 and 29 to provide additional privacy and screening.

An Integrated Development Plan for tree retention was evaluated by the City's Urban Forester. Through the review of this plan, it was recommended that the applicant modify the retaining wall and protect the offsite trees and the trees located in the rear of proposed lots 21-24. The applicant has since removed the retaining wall on the plans and has shown tree fencing to protect the trees in question as part of the proposed IDP.

C. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY

1. Facts: A Determination of Nonsignificance (DNS) was issued on February 20, 2014. This application passed Concurrency on October 9th 2013. The comment and appeal period for both SEPA and Concurrency ended on March 7, 2014. No appeals were received. The Environmental Determination is included

as Attachment 7.

2. Conclusion: The applicant and the City have satisfied the requirements of SEPA.

D. APPROVAL CRITERIA

1. PRELIMINARY PLATS

a. Facts: Municipal Code section 22.12.230 states that the Hearing Examiner may approve a proposed plat only if:

(1) There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools; and

(2) It will serve the public use and interest and is consistent with the public health, safety, and welfare. The Hearing Examiner shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

(3) Zoning Code section 150.65 states that the Hearing Examiner may approve a proposed plat only if: It is consistent with the all applicable development regulations, including but not limited to the Zoning Code and Subdivision Code, and to the extent there is no applicable development regulation, the Comprehensive Plan.

b. Conclusion: The proposal complies with Municipal Code section 22.12.230 and Zoning Code section 150.65. It is consistent with the Comprehensive Plan (see Section II.F). With the recommended conditions of approval, it is consistent with the Zoning Code and Subdivision regulations (see Sections II.D) and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. It will serve the public use and interest and is consistent with the public health, safety, and welfare because the proposal will create infill residential development while meeting the goals of the Comprehensive Plan.

2. PLANNED UNIT DEVELOPMENT (PUD)

a. Fact: Zoning Code section 125.35 establishes four decisional criteria with which a PUD request must comply in order to be granted. The applicant's response to these criteria can be found in Attachment 2. Sections 3 through 6 contain the staff's findings of fact and conclusions based on these four criteria.

b. Conclusions: Based on the following analysis, the application meets the established criteria for a PUD.

3. PUD Criterion 1: The proposed PUD meets the requirements of Zoning Code Chapter 125. Section 125.20 establishes the code provisions that may or may not be modified.

a. Facts: This PUD proposal seeks the following Zoning and Municipal Code modifications:

(1) Lot sizes smaller than the minimum lot size of 3,800 square feet.

(2) Reduce required lot width as measured at the back of the front

yard from 50 feet to 40 feet.

(2) Reduce required front yard setback from 20 feet with garaged setback 28 feet to 10 feet with garages setback 18 feet.

(3) Calculate the maximum 50% lot coverage over the entire site rather than on a lot by lot basis.

(4) Calculate the maximum 50% floor area ratio over the entire site rather than on a lot by lot basis.

b. Conclusion: The requested modifications are not restricted pursuant to KZC Chapter 125.20 and therefore this proposal meets the requirements of KZC Chapter 125.

4. PUD Criterion 2: Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the city.

a. Facts:

(1) The PUD proposes clustering the lots outside of the utility corridors along the east side of the property and consolidating project open space into large common tracts. The proposed clustering results in reducing the minimum lot size below 3,800 square feet for 11 of the 35 proposed lots. The 11 reduced lots range in size from 2,882 to 3,764 square feet and are located facing internal roads in the subdivision. The remaining lots range in size from 3,826 to 5,545 square feet. The average size of the 35 proposed lots is 3,929 square feet. This clustering also results in lots that are narrower than required by KMC Section 22.28.050.

This clustering could be considered an undesirable design by locating more lots to the west side of the development site.

(2) The setbacks for garages are proposed at 18 feet and the remainder of the structure would be at least 10 feet from the front property line. The potential effect is homes that are closer to the proposed internal street that other homes in the area. However, the proposed homes are setback approximately 125 feet from the external street (136th Avenue NE).

(3) Lot coverage is proposed to be calculated over entire site, less dedicated roads, at a maximum of 45% which will have the effect of more coverage on each lot than the 50% maximum. The individual lots may exceed the allowable lot coverage, but the project as a whole will not.

(4) Floor area ratio (the amount of gross floor area) per lot is limited to 50% of the lot size. Floor area is proposed to be calculated over the entire site, which may have the effect of greater massing on individual lots. The total gross floor area for the development site would not be exceeded.

b. Conclusions:

(1) The proposed reduction in lot sizes, lot width, front yard setbacks, and calculation of lot coverage and floor area ratio over the entire site all allow this proposed development efficiently cluster lots. In turn, clustering allows more flexibility

in creating large usable common open recreational space in tracts A, B, C and D. The potential impacts of smaller, narrower lots and reduced front yards is mitigated by the 125 foot separation from the existing public street. These effects are primarily internal to the proposed development.

Where the result is a concentration of more lots to the west side of the development site, a request from neighbors to the west for screening and planting (see Attachment 6) should be addressed with fencing along the west property line and locating tree credit plantings required by KZC Chapter 95 to be located along the west property line.

(2) With the proposed common open space, the calculation of lot coverage based on the 35 lots and the Open Space tracts A, B, C D and floor area ratio on a project-wide basis results in minimal effect compared to the standard code requirement. Restrictions should be recorded on the face of the plat to limit the amount of impervious surface to 45% as calculated based on the 35 lots and Open Space tracts A, B, C and D the floor area ratio to limited to 50% based on the entire site.

In summary, the adverse or undesirable effects of the proposed PUD are minimal when considered on a project basis. These impacts are clearly outweighed by the identified benefits discussed below.

5. PUD Criterion 3: The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:

- The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.

  Staff Response: Not applicable.

- The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.

  Staff Response: Not applicable.

- The design of the PUD incorporates active or passive solar energy systems.

  Staff Response: Not applicable.

- The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:

  - Increased provision of open space or recreational facilities.

    Staff Response: This proposal meets this criteria. See discussion below.

  - Superior circulation patterns or location or screening of parking facilities.

    Staff Response: This proposal meets this criteria. See discussion below.

  - Superior landscaping, buffering, or screening in or around the

proposed PUD.

Staff Response: Not applicable.

- Superior architectural design, placement, relationship orientation of structure.

  Staff Response: The proposal does not meet this criteria. See discussion below.

- Minimum use of impervious surfacing materials.

  Staff Response: Not applicable.

a. Facts: The design of the proposed subdivision is superior in the following ways to the design that would result from development of the subject property without a PUD:

(1) The subdivision and PUD proposal provides increased open space and recreation facilities. A subdivision does not require common open space or recreational facilities. This proposal is a providing a combination of both and providing approximately 64,252 square feet of open space (30% of the site) that will include common amenities for the homeowners such as dog runs, p-patch garden, fruit bearing trees, a children's play area, open grassed lined areas, a zip line along with a bocce ball court and significant internal plantings and landscaping.

(2) The subdivision and PUD proposal provides superior circulation. The applicant has limited access to 136th Avenue NE to a single consolidated access street rather than multiple curb-cuts and driveways.

(3) *The PUD proposal provides superior architecture and site design.* The application includes an assessment that that the PUD proposal meets this criteria (see Attachment 2). Attachment 8 shows the home plan design options submitted for the home sites. Staff does not find that the single family architecture of the proposed PUD is notable superior to what occurs in the community without a PUD.

b. Conclusion: Staff concludes that the proposal includes superior plat design that would not be required in a subdivision. The proposed benefits to the neighborhood and the city outweigh the impacts of the requested modifications and therefore, the PUD should be approved.

6. PUD Criterion 4: Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e., shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.

a. Fact: Not applicable. Special needs housing is not proposed.

E. DEVELOPMENT REGULATIONS

1. Provisions for Public and Semi-Public Land

a. Facts: Municipal Code section 22.28.020 states that the City may require dedication of land for school sites, parks and open space, rights-of-way, utilities infrastructure, or other similar uses if this is reasonably necessary as a result of the subdivision.

(1) Zoning Code section 110.60 states that the Public Works Director may require the applicant to make land available, by dedication, for new rights-of-way and utility infrastructure if this is reasonably necessary as a result of the development activity.

(2) Attachment 4, Development Regulations (Public Works) describes the required dedications for rights-of-way for this subdivision.

b. Conclusion: Pursuant to Municipal Code section 22.28.020 and Zoning Code section 110.60, the applicant should follow Public Works requirements for Street and Pedestrian improvements as described in Attachment 4, Development Regulations. These improvements are necessary as a result of the proposed development activity.

2. General Lot Layout and Site Development Standards

a. Facts:

(1) Municipal Code section 22.28.030 requires all lots to meet the minimum size requirements established for the property in the Kirkland Zoning Code or other regulatory documents. The applicant has requested through the PUD process to provide lots smaller than the minimum lot size of 3,800 square feet (lots range in size from 2,882 to 5,545 square feet with an average of 3,929 square feet). See Section II.D regarding the PUD request for smaller lot sizes.

(2) Municipal Code section 22.28.050 states that lots must be of a shape so that reasonable use and development may be made of the lot. Generally, the depth of the lot should not be more than twice the width of the lot. In no case should a lot be less than fifteen feet in width where it abuts the right-of-way, vehicular access easement or tract providing vehicular access to subject lot. For lots smaller than 5,000 square feet in size located in "low density zones" as defined in the Zoning Code, the lot width at the back of the required front yard shall be no less than 50' (unless the lot is a flag lot or a covenant is signed prior to plat recording ensuring that the garage will be located at the rear of the lot). The applicant has requested through the PUD process to provide lots that are at least 40' in width at the back of the required front yard (lot widths range from 40' to 57'). See Section II.D regarding the PUD request for smaller lot widths.

(3) Municipal Code section 22.28.070 states that, generally, blocks should not exceed five hundred feet in length.

(4) The fundamental site development standards pertaining to a detached dwelling unit in a low density zone are set forth in Zoning Code section 18.10.010.

b. Conclusion: With the approval of the PUD requests for a reduction in the minimum lot size and width, the proposal complies with the lot and dimension regulations as set forth in Municipal Code section 22.28.050 and the special regulations of KZC section 18.10.010.

3. Bonds and Securities

a. Facts:

(1) Municipal Code section 22.32.080 states that 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 for a period of one year to ensure completion of these requirements within one year of the decision approving the plat or short plat.

(2) Zoning Code section 175.10.2 establishes the circumstances under which the City may consider the use of a performance security in lieu of completion of certain site work prior to occupancy. The City may consider a performance security only if: the inability to complete work is due to unavoidable circumstances beyond the control of the applicant; there is certainty that the work can be completed in a reasonable period of time; and occupancy prior to completion will not be materially detrimental to the City or properties adjacent to the subject site.

b. Conclusions:

(1) Site and right-of-way improvements required as a result of the plat should be completed prior to recording, unless a security device to cover the cost of installing the improvements and guaranteeing installation within one year of the date of final plat approval is submitted.

(2) In order to ensure timely completion of all required site and right-of-way improvements, such improvements should be completed prior to occupancy, unless the applicant can demonstrate compliance with the criteria in Zoning Code section 175.10.2.

4. Natural Features - Significant Vegetation

a. Facts:

(1) The applicant has submitted a Tree Plan, prepared by a certified arborist (see Attachment 9). Specific information regarding the tree density on site and the viability of each tree can be found in Attachment 4, Development Standards.

(2) The applicant has opted to submit an Integrated Development Plan (KZC 95.30.4) rather than applying for Phased review (KZC 95.30.6.a), which allows the City to consider specific tree retention and removals at the time of Plat approval.

(3) The City's Arborist has reviewed this plan and the specific recommendations concerning tree retention, removals and site modifications have been incorporated into the applicant's IDP (see Attachment 5 for IDP and Attachment 10 for City Arborist Memorandum).

(4) KZC 95.33 requires that all lots individually meet the tree density minimum.

b. Conclusions:

With the recommended conditions of approval, the proposed tree

retention plan complies with applicable City requirements. The applicant should retain all viable trees as shown on the IDP through the completion of all phases of development and meet the tree density requirements for each lot.

F. COMPREHENSIVE PLAN

1. Fact: The subject property is located within the Kingsgate neighborhood. Figure LU-1, Comprehensive Land Use Map, on page VI-5 designates the subject property as LDR-8, low density residential use, 8 dwelling units per acre (see Attachment 11). The proposed density is 5.98 dwelling units per acre.

2. Conclusion: The proposal meets the goals and intent of the Comprehensive Plan.

G. DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.

2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

III. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and judicial review. Any person wishing to file or respond to a challenge should contact the Planning Department for further procedural information.

A. CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

V. LAPSE OF APPROVAL

Under KZC 152.115:

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within seven (7) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the seven (7) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions.

The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within nine (9) years after the final approval on the matter, or the decision becomes void.

Under KMC 22.16.010 Final Plat – Submittal – Time limits

If the Final Plat is not submitted to the City Council within the time limits set forth in RCW 58.17.140 it shall be void.

VI. APPENDICES

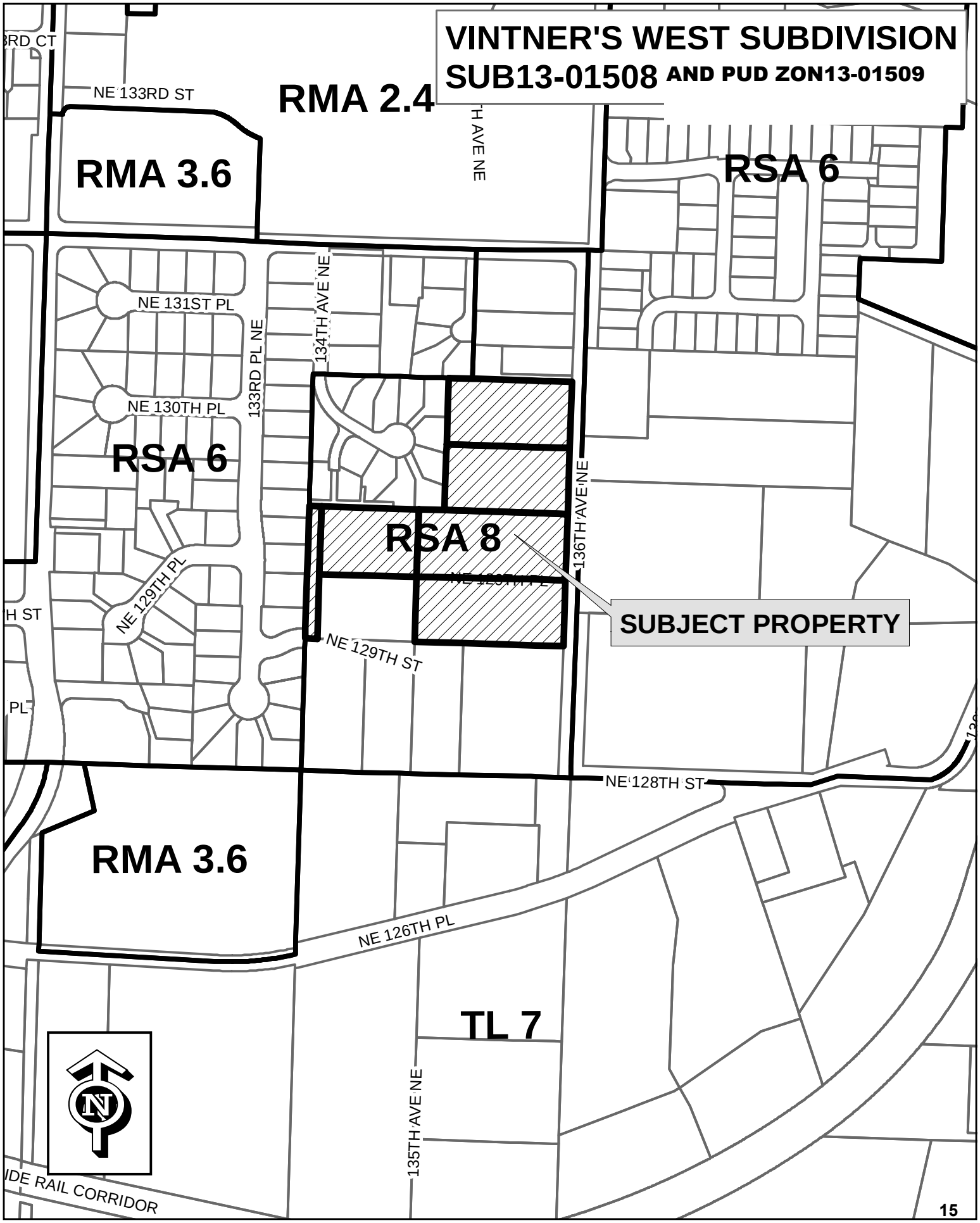
Attachments 1 through 11 are attached.

1. Vicinity Map
2. Project Description and Response to PUD approval criteria
3. Project Plans (revised 04/30/14)
4. Development Standards
5. Integrated Development Plan (IDP)
6. Comment letters
7. SEPA Determination
8. House Floor Plans
9. Arborist Report from Susan Prince, revised 04/29/14
10. Memorandum from Tom Early, City Arborist dated May 12, 2014
11. City of Kirkland Land Use Map

VII. PARTIES OF RECORD

Applicant Mike Behn, Quadrant Homes
Parties of Record
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.


VINTNER'S WEST SUBDIVISION
SUB13-01508 AND PUD ZON13-01509
RMA 2.4
RMA 3.6
RSA 6
RSA 6
RSA 8
RMA 3.6
TL 7
NE 133RD ST
NE 131ST PL
NE 130TH PL
133RD PL NE
134TH AVE NE
136TH AVE NE
NE 129TH PL
NE 129TH ST
NE 128TH ST
NE 126TH PL
135TH AVE NE
SUBJECT PROPERTY
N

Vintners West

Planned Unit Development – Preliminary Plat

Project Narrative / Benefit Analysis
November 18, 2013
(rev. May 15, 2014)

I. **Project Description**
II. **Modifications Proposed Through PUD Process**
III. **PUD Conformance Criteria**

I. Project Description

Site Description

Quadrant Homes is redeveloping the Vintners West site into a 35 lot single family Planned Unit Development (PUD). The site consists of 5.84 acres, and is comprised of five parcels, with five existing homes, and numerous outbuildings. The project is bounded by 136th Ave NE to the east, and developed single family residences to the north, and west. The eastern 100 feet of the site is encumbered by overhead power lines and underground gas lines as part of the Olympic Pipeline. The site gently slopes primarily from the north to the south. Vegetation consists primarily of a combination of residential landscaping with some forested areas. Existing trees are a combination of evergreen, deciduous with some fruit and ornamental trees. There are no critical areas (stream, wetlands or steep slopes) on or adjacent to the site. Access to the site is currently obtained via three private gravel driveways directly off of 136th Ave NE. The site is currently served by public water. The existing residences all have septic drain fields.

The site boundary as depicted on the maps and other submittal materials is based upon completion of a Lot Line Adjustment (LLA) between three different properties. The LLA involves portions of properties off site associated with the adjacent development to the south. The LLA is proposed in order to provide more efficient developments between the developer to the south and Quadrant Homes.

Neighborhood

The proposed development is within the Evergreen Hill neighborhood. Zoning for the site is RSA-8 as are properties to the south, north and west. Properties to the east across 136th Ave. N.E. are zoned RSA-6. Sites to the east are currently under development; one of which includes the MOMCO subdivision. Property to the south is currently in the planning stages and is anticipated to have a subdivision application in with the City shortly. Existing developments to the west include Meadowview, and Wethersfield. To the north is the existing Allison Estates subdivision.

Proposed Site Plan

The proposed PUD has been carefully designed to include a variety of homes, on a variety of lots. Lot sizes range in size from 3,178 up to 5,666. Housing types include standard two story, Daylight Basement, and Drop Garage units. Home widths vary throughout the development from smaller 30' wide product up to widths of 40' in order to provide a wide variety of product throughout the street scape, avoiding the "cookie cutter" approach to development.

Home designs have been included in the submittal material. You will note that the proposed homes provide alternate streetscapes, elevations and appearances such that the development provides a visually interesting yet unified cohesive community. While these detailed plans have been incorporated into the site design, specific plans may vary depending on the buyer's wishes and demands.

Parks and Open Space

A large amount, 1.5 acres (27%), of passive and active open space has been provided by the development. The project has taken an aggressive approach to utilizing the existing utility easements amenities for not just the residents of the proposal, but for the whole neighborhood. This includes open space recreation elements such as:

- Dog Run
- Orchards
- Pea Patch
- Open, grassed Play Areas
- Bocce / Horseshoe court
- Picnic areas
- Walking trails
- Play Equipment
- Zip Line

Architectural Design

Quadrant's latest offering of *Built Your Way* plans are thoughtfully designed with superior livability in mind. Always designed for comfort, usability and flexibility, this latest offering expresses a contemporary aesthetic take on the traditional styles of Prairie, Craftsman and Farm House. Particular attention has been paid to ensure a diverse collection of elevations will result in an interesting and relatable community. Hipped roofs and flat entry canopies along with generous asymmetrical window configurations and appropriate massing result in contemporary take on the prairie style. Use of gables and well executed hierarchy of forms and detailing is seen in our current take on the familiar northwest craftsman. Additionally, elevations that reflect a farmhouse style is achieved with a little more height on street facing gables strategically placed shed roofs and brackets along with welcoming front porches. The underlying premise of our newest designs can be seen throughout the homes in their openness, clean lines and connection to the neighborhoods we create.

Landscaping

The Site contains many significant trees, with stands existing along the projects frontage of 136th Ave N.E., and along the northern and western boundaries. Mass site grading will make it quite difficult to save and stands of trees, and leaving trees in a singular fashion will only present potential dangers to the neighbors and the future home owners. The best opportunity to save existing trees is under the power lines and along the project frontage. The proposal also includes making aggressive adjustments to the sidewalk along 136th in order to assist in the retention of 8 mature trees, providing a wooded buffer adjacent to the proposed recreation areas and the existing road frontage.

In addition to saving these trees the development will be planting

Circulation and Parking

Access to the site has been proposed in common with the proposed development across the street. Site improvements will include 24' of pavement which allows for parking on one side. A planter and sidewalk is proposed along the north side of Road A, and west side of Road B. Frontage improvements within 136th include widening to provide 32 feet of pavement from curb line to curb line, a variable width planter, and a 5' meandering sidewalk placed in order to retain as many of the existing trees as feasible.

Most of the homes will front internal public streets. 4 homes will be provided access via proposed tract roads. These tract roads (Tracts E and F) consist of a 21' wide tract with 16 and 20 feet of pavement respectively. These tract roads will be privately owned and maintained jointly by the lots they serve.

Internal access will terminate with a cul-de-sac to the west in Road B and a hammerhead type turnaround to the north in Road A. While both of these roads provide no through connection for vehicular traffic, through connections for pedestrians is provided for to the south and north. A pedestrian trail is provided at the terminus of Road B, within Tract D. This walkway will connect the proposed Vintners West project to the existing developments to the west, and to the proposed

development to the south. A pedestrian connection is also provided at the end of Road A, connecting it with the recreation elements within Tract C and the proposed walkway along 136th Ave NE.

Each home will provide a minimum of 2 off street parking spaces in the garage. Garages will be set back a minimum of 18' from the right of way there for allowing for an additional two stalls in front of each home.

The project has passed traffic concurrency and level of service is not diminished.

Safe walk conditions are available to school children.

Utilities

Site utilities are easily incorporated into the regional systems already in place. Drainage from the proposal will be collected and routed to a storm detention and water quality system to be constructed with proposed Tract A. The Facility will include a storm vault, that is covered, which will allow the area above to be utilized as recreation area as well.

Sewer for the development will be provided through the extension of a sewer main proposed as part of the MOMCO development. Water will be connected from to the existing line within 136th Ave NE, run through the site and provide a connection to the water main located in the Meadowview development to the southwest through the proposed development to the south.

II- Modifications Proposed through the PUD Process

City of Kirkland Zoning Code (KZC) section 125.20 details what elements may be modified with a PUD application. The following elements are requested as modifications to the PUD that would otherwise not be allowed in a standard subdivision:

- Minimum Lot Size
- Minimum Lot Width
- Front Building Setbacks
- Floor Area Ratio (FAR)
- Lot Coverage

The City may modify any of the provisions of the code for a PUD except:

1. The City may not modify any of the provisions of this chapter; and
2. The City may not modify any provision of this code that specifically states that its requirements are not subject to modifications under a PUD; and
3. The City may not modify any of the procedural provisions of this code; and
4. The City may not modify any provision that specifically applies to development on a regulated slope; and
5. The City may not modify any provision pertaining to the installation and maintenance of storm water retention/detention facilities; and
6. The City may not modify any provision pertaining to the installation of public improvements; and
7. The City may not modify any provision regulating signs; and
8. The City may not modify any provision regulating the construction of one (1) detached dwelling unit.

Minimum Lot Size

Requested Modification: Minimum lot size be measured as an average of the total lot area, plus all open space not encumbered by existing easements or the proposed detention facility.

The minimum lot size for the RSA-8 zone is 3,800 square feet.

Allowing this average allows the development to provide additional area for recreation, and common use by the residents and the public, while not reducing the lot yield allowed by the underlying zone. This also allows for smaller lots below the average to be developed adjacent to larger lots above the average which provides for a diverse development, with cohesive elements.

Please refer to the attached spreadsheet showing how the project as proposed will comply.

Minimum Lot Width

Requested Modification: The lot width at the back of the required front yard shall not be less than forty feet.

The required lot width per KZC 22.28.50 is 50 feet. We are requesting it be reduced by 10 feet.

The existing utility easements of 100' and the required additional building setback of 25' from the gas pipe line, have hindered this projects ability to be developed to its full potential. This has entailed development of lots closer to the minimum allowed in the zone.

The minimum lot area (3,800 sf) for the RSA 8 zone would seem to lend itself to a general reduction in the lot width, but the code does not allow for this.

Allowing this reduction allows the development to provide additional area for recreation, and common use by the residents and the public, while not reducing the lot yield allowed by the underlying zone. This also allows for smaller lots to be developed adjacent to larger lots which provides for a diverse development, with cohesive elements.

Front Building Setbacks

Requested Modification: We are requesting that the front building setbacks be reduced as follows:

- 18' for garage
- 10' for living spaces

Site constraints in conjunction with Public Works requirements greatly impact the ability of the site to be developed to its maximum potential, in a cohesive and attractive manner.

Existing site constraints in the northern portion of the site include the following; Existing utility easements of 100' and the required additional building setback of 25' from the gas pipe line. These elements in conjunction with Public Works desire to have a north south road only allow for a total of 72' of effective lot depth on either side of the road. The requested reduction will allow, but not require, up to 10 additional feet of living space or covered porch along each lots frontage, while also allowing for projections in front of the garage, therefor avoiding predominately garage door frontages for every lot. Design details in the homes' architecture including columns, trellises, windows, and / or surface treatments, would also serve to minimize the dominant appearance of the garage.

Quadrant Homes would minimize the appearance of the garage in its use of materials and massing on each of the elevations for each product width. The attached sample home plans show the use of horizontal and vertical siding as well as stone and brick in different heights to provide visual interest.

Multiple roof lines, porches, and cantilevered projections over the garage also reduce its prominence. In some cases, portions of the homes or their porches extend beyond the front of the garage. Combining all of these elements together will provide a wide and unique range of homes in the community.

Floor Area Ratio (FAR)

Requested Modification: We are requesting that the FAR for the project be evaluated and measured on a site wide basis, including all open space tracts, at 50%.

Chapter 125.20 of the KZC allow for provisions of the code to be modified when a PUD is proposed that is innovative or includes amenities that are otherwise beneficial to the project. Our request that the FAR be measured on a site wide basis, including the Open Space Tracts, reflects the fact that the areas within the proposed tracts are not required to be provided under a standard subdivision. The project includes over 1.5 acres of common open space that is not required. Included within the open space are multiple benefits as listed previously, which are also not required.

The applicant also recognizes that a more holistic approach would provide for a better community. A standard subdivision would most likely yield a number of lots that would be larger, and others that are substantially smaller. Application of the FAR on an individual lots basis would promote significantly large homes on some lots, and significantly smaller homes on others. This approach would promote a fragmented neighborhood. Application of the FAR on an individual lot basis would also promote far more mass in the project as a whole.

The proposed modification actually would promote a more unified, yet diverse development promoting a progressive neighborhood atmosphere.

Lot Coverage

Requested Modification: We are requesting that the Lot Coverage be evaluated and measured on a site wide basis, including all open space tracts, at 45%.

As detailed and explained previously a large amount of area has been provided in open space tracts that would not be required as part of a standard subdivision. The requested modification to allow the percentage to be calculated using the provided open space tracts actually provides less impervious area in comparison to what would be allowed under a standard subdivision where 50% is allowed, but on a lot by lot basis.

III PUD Conformance Criteria

KZC 125.35 states that the City may approve a PUD only if it finds all of the following requirements are met:

1. *The proposed PUD meets the requirements of this chapter.*
2. *Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.*
3. *The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:*
    a. *The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.*
    b. *The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the*

City could not require the applicant to preserve enhance or rehabilitate through development of the subject property without a PUD.

c. *The design of the PUD incorporates active or passive solar energy systems.*
d. *The Design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:*
    i. *Increased provision of open space or recreational facilities.*
    ii. *Superior circulation patterns or location of screening of parking facilities.*
    iii. *Superior landscaping, buffering, or screening in or around the PUD.*
    iv. *Superior architectural design, placement, relationship or orientation of structure.*
    v. *Minimum use of impervious surfacing materials.*

4. *Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e. shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.)*

Consistency with the PUD Criteria:

1. *The proposed PUD meets the requirements of this chapter*

The following responses to the approval criteria, in concert with the submittal materials will demonstrate that the project meets the requirements or the chapter.

2. *Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.*

The terms that we need to analyze are "impacts" or "undesirable effects." In order to approve the PUD as a subdivision overlay, public benefits must exceed the level of impact from the differing component.

An impact is the effect of the differing component, not the component itself. In the Case of Vintners West the differing components are:

- Minimum Lot Size
- Minimum Lot Width
- Front Building Setbacks
- Floor Area Ratio (FAR)
- Lot Coverage

The effect of the above is that the homes will be closer to the internal project streets (Roads A and B.) Existing properties along the project boundaries are not affected by the request. What is the effect of the reduced separation? While there may be a visual difference it is minor and un-noticeable.

This difference must be weighed in comparison to the identified benefits of the PUD. The proposed benefits have been identified are publically accessible and improved open space. The project is providing over 1.5 acres of improved open space. Improvements include the following elements:

- Dog Run
- Orchards
- Pea Patch
- Open, grassed Play Areas

- Bocce / Horseshoe court
- Picnic areas
- Walking trails
- Play Equipment
- Zip Line

None of the above elements are required as part of a standard subdivision, and clearly outweigh the negligible impacts associated with the requested modifications.

KMC 27.06.010 Findings and Authority
The city council finds and determines that new residential growth and development in the city will create additional demand and need for public facilities (parks) in the city and finds that new residential growth and development should pay a proportionate share of the cost of new public facilities needed to serve the new growth and development. The city has conducted an extensive study documenting the procedures for measuring the impact of new residential development on public facilities and has prepared a rate study. The city council accepts the methodology and data contained in the rate study. Therefore, pursuant to Chapter 82.02 RCW, the city council adopts this chapter to assess impact fees for public facilities.

Pursuant to the above code section The City of Kirkland recognizes that public parks are a finite resource to be scaled up with population. The City has established an impact fee system. Park Impact Fees fund the parks needs of a growing City.

By providing substantial on site recreation, the proposed park areas will reduce use and impacts on other City facilities. It should also be noted that the project will also pay mitigation fees for impacts to parks, with no requested credit.

Tract A also serves as a detention facility with an underground vault. Some may argue that it would be required anyway and no additional benefit is provided. The same facility could be built as a pond, with no lid, therefore providing no opportunity for recreation in the same area. In addition the area would be fenced and access eliminated for the public.

Some may say that Tracts B and C are encumbered with power lines and gas mains and are not able to be developed. This is true, but there is no requirement that they be set aside for public use, or have public improvements as proposed. These areas could just as easily be incorporated into the lots allowing for large lots, with expansive building s dwarfing in scale the surrounding homes.

Architectural Excellence

Quadrant Homes has been a part of building great neighbors and delivering quality homes in the Puget Sound for more than forty years. Over the years Quadrant has listened and adapted to buyer's needs. It is with that mindset that we created the Built Your Way brand to offer home buyer and unparalleled choice of plans, personalization through product and feature selections and even customization. As described above, Quadrant Homes' proposed product line would feature a mix of 30', 35', and 40' wide homes with a variety of siding, materials, massing and articulation. In addition, windows, casings, and grids are used for complementary effect. The variety of types and designs will ensure an appealing streetscape. We look forward to working with city staff to bring these compelling new homes to the Vintners project and future locations in the city.

3. *The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:*

   a. *The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.*

      N/A

   b. *The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve enhance or rehabilitate through development of the subject property without a PUD.*

      N/A

   c. *The design of the PUD incorporates active or passive solar energy systems.*

      N/A

   d. *The Design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:*

      i. *Increased provision of open space or recreational facilities.*

         If the project was not developed as a PUD, the 1.5 acres of open space would not be provided. In addition the public access would not be made available, and the proposed improvements would not be a part of the application

      ii. *Superior circulation patterns or location of screening of parking facilities.*

         The specific elements we have requested modification to, in conjunction with the proposed roadway modification are allowing the development to occur with only one access point off of 136th Ave. NE. This reduction of access points helps minimize potential traffic situations, and maintains the flow for vehicular traffic. This configuration also minimizes interaction between traffic and pedestrians.

      iii. *Superior landscaping, buffering, or screening in or around the PUD.*

         N/A

      iv. *Superior architectural design, placement, relationship or orientation of structure.*

         Home Design are of high quality and preliminary designs for the homes are provided for staff review. None of the homes are oriented toward perimeter streets. The designs of the homes and the neighborhood will be an asset to the area.

      v. *Minimum use of impervious surfacing materials.*

         N/A

4. *Any PUD which is proposed as special needs housing shall be reviewed for its proximity to existing or planned services (i.e. shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.)*

   N/A

Closing

As proposed, and demonstrated in the submitted materials, the Vintners West PUD will provide many assets to the residents of the project, the neighborhood, and the City. The provided open space will be available for use in both passive and active uses. These elements will be ad to the character of the neighborhood and go beyond those elements required as part of a standard subdivision. As such is should be approved.

John Mirante
Senior Planner

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON

VINTNERS WEST PUD

PRELIMINARY SITE PLANS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	IRON PIPE FOUND
	IRON PIPE SET
	MONUMENT FOUND
	MONUMENT CALC'D
	REBAR & CAP
	SECTION CORNER FOUND
	SECTION CORNER CALC'D
	SECTION QTR CORNER FOUND
	SECTION QTR CORNER CALCED
MB	MAILBOX
	POST
	SIGN
2.5' ROCKERY	ROCKERY
100	TREE CONIFEROUS
101	TREE DECIDUOUS
AV	AIR VALVE
BO	BLOW-OFF
CB	CATCH BASIN
SDMH	STORM MANHOLE
	CULVERT
FH	FIRE HYDRANT
	GAS VALVE
	GUY ANCHOR
PT	POWER TRANSFORMER
	SEWER MANHOLE
TEL	TELCO RISER
UP	UTILITY POLE
MW	WATER METER
	WATER VALVE
PV	POWER VAULT

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

PROPOSED SEWER SYMBOLS

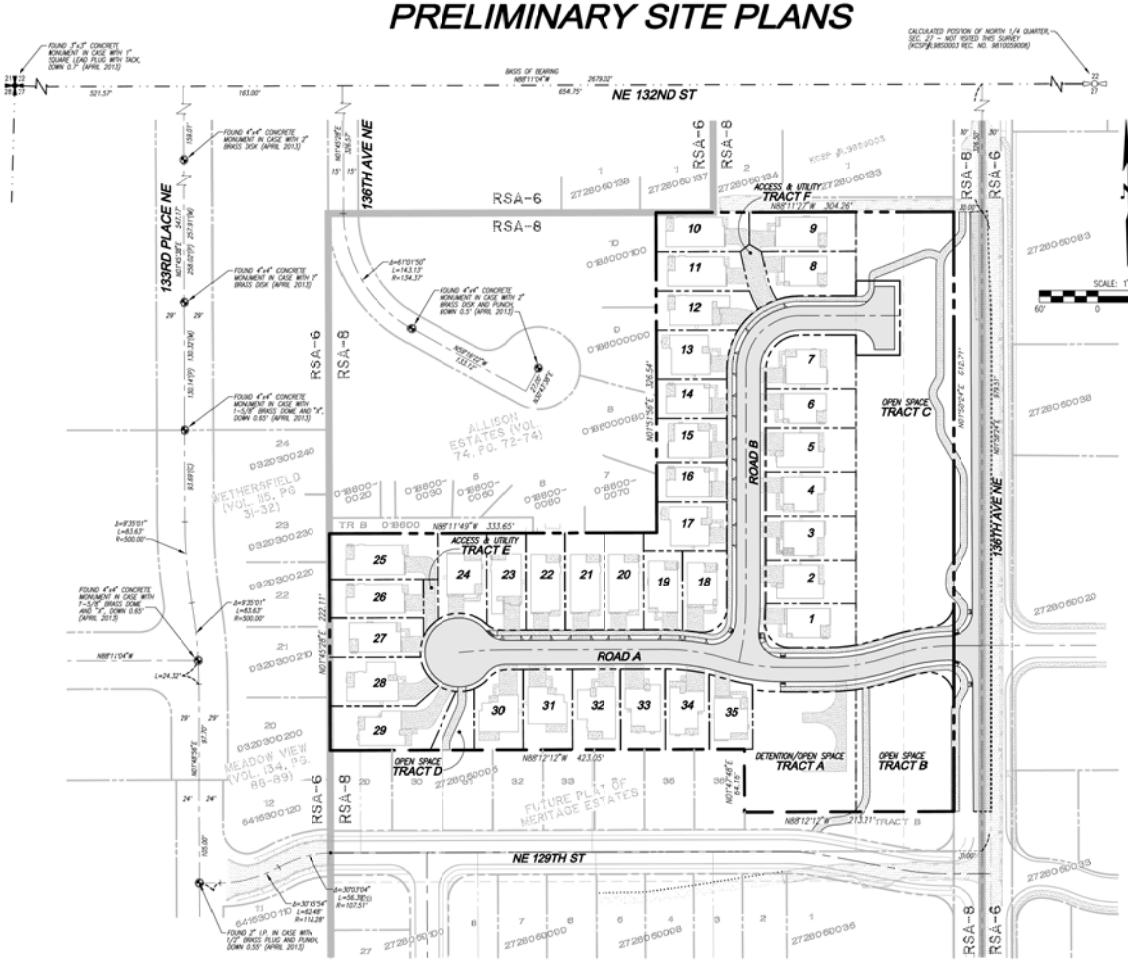
SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

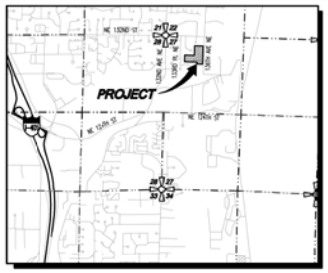
PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SURVEY SYMBOLS

SYMBOL	DESCRIPTION
	SURVEY MONUMENT IN PROPOSED ROAD





VICINITY MAP
SCALE: 1"=2000'

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SEATTLE, WASHINGTON 98104
CONTACT: DAVE ANDREWS, RLA
PHONE: (206) 405-2547

PROJECT INFORMATION

SITE ADDRESSES:	13520 NE 129TH PL, KIRKLAND, WA 98034 13027 136 AVE NE, KIRKLAND, WA 98034 13007 136 AVE NE, KIRKLAND, WA 98034 13512 NE 129TH PL, KIRKLAND, WA 98034 13521 NE 129TH PL, KIRKLAND, WA 98034
TAX PARCELS:	2726059036, 2726059087, 2726059088, 2726059094, 2726059096, AND 2726059095
GROSS SITE AREA:	254,370 5.84 AC
CURRENT ZONING:	RSA-8
ADJACENT DEVELOPMENT:	SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
DENSITY:	5.99 DU/ACRE
PROPOSED ROW AREA (ROADS A AND B):	45,273 SF
NET SITE AREA (GROSS SITE AREA, LESS PROPOSED ROW AREA):	209,097 SF
ACCESS/UTILITY TRACTS	
TRACT E:	1,089 SF
TRACT F:	1,261 SF
TOTAL LOT AREA:	137,521 SF
TOTAL LOTS:	35
SMALLEST LOT SIZE:	2,882 SF (LOT 16)
AVERAGE LOT SIZE:	3,939 SF
SETBACKS:	18' FRONT (DRIVEWAY), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR
WATER:	WOODINVILLE WATER DISTRICT
SEWER:	NORTHSHORE UTILITY DISTRICT
SCHOOL DISTRICT:	LAKE WASHINGTON
FIRE DISTRICT:	CITY OF KIRKLAND
TELEPHONE SERVICE PROVIDER:	FRONTIER
POWER PROVIDER:	PUGET SOUND ENERGY
CABLE TV PROVIDER:	COMCAST

ABBREVIATIONS

CB	CATCH BASIN	MON	MONUMENT AS NOTED
℄	CENTERLINE	⅊	PROPERTY LINE
CLF	CHAIN LINK FENCE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R/C	REBAR AND CAP AS NOTED
CP	CONCRETE PIPE	R/W	RIGHT-OF-WAY
CPEP	CORRUGATED POLYETHYLENE PIPE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	STA	STATION
EXIST.	EXISTING	SD	STORM DRAIN
FND	FOUND	SFR	SINGLE FAMILY RESIDENCE
℄	FLOWLINE	SS	SANITARY SEWER
I.P	IRON PIPE #5 NOTED	SSMH	SANITARY SEWER MANHOLE
IE	INVERT ELEVATION	SWPE	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL

TABLE OF CONTENTS

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3 EXISTING CONDITIONS MAP
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7 PRELIMINARY GRADING PLAN
8-9 PRELIMINARY ROAD PROFILES AND SECTIONS
10 PRELIMINARY ROAD PROFILES
11 INTEGRATED DEVELOPMENT PLAN
12 INTEGRATED DEVELOPMENT NOTES AND DETAILS

NOTES

1. SEE SHEET CS-02 FOR HORIZONTAL DATUM, VERTICAL DATUM, LEGAL DESCRIPTION AND SURVEY INFORMATION.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY FOR TAX LOT NUMBER 2726059095 WAS PERFORMED BY DR STRONG.

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN APRIL 2013. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-23-13	REVISED PER CITY/NORTHST COMMENTS	MEV
2	4-2-14	REVISED PER CITY/NORTHST COMMENTS	MEV
3	4-29-14	REVISED PER CITY/NORTHST COMMENTS	MEV

LDC
Engineering
Structural
Planning
Survey
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WOODINVILLE, WA 98072
Ph. 425.806.1869
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GLS LLC

VINTNERS WEST PUD

COVER SHEET

MARK E. VILLWOCK
STATE OF WASHINGTON
40900
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER:	13-115
DRAWING NAME:	13115P-CS
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=60'
JURISDICTION:	KIRKLAND

CS-01

SHEET 1 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-CS.dwg Plotted: Apr 29, 2014 - 2:56pm

SURVEY INFORMATION

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

HORIZONTAL DATUM:

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE. THIS SURVEY HAS HELD THE CITY OF KIRKLAND LOCATIONS FOR THE CONTROLLING MONUMENTATION FOR THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 WEST, WILLAMETTE MERIDIAN.

BENCHMARK

PROJECT BENCHMARK:
CITY OF KIRKLAND SURVEY MONUMENT DESIGNATION NUMBER 53.

FOUND TACK IN LEAD IN 3"X3" CONCRETE MONUMENT IN CASE, DOWN 0.7', LOCATED AT THE INTERSECTION OF NE 132ND ST AND 132ND AVE NE.

PUBLISHED ELEVATION = 310.156 FEET.

BASIS OF BEARING

THE MONUMENTED NORTH LINE OF SECTION 27, TOWNSHIP 26 NORTH RANGE 5 EAST, W.M., AS THE BEARING N 88°11'04" W, PER THE KING COUNTY SHORT PLAT L98SD003 RECORDED UNDER RECORDING NUMBER 9810059008.

SURVEY NOTES

1. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM CHICAGO TITLE COMPANY, COMMITMENT ORDER NO. 1358778, 1358775 AND 1358777. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, LDC INCORPORATED (LDC) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS LDC AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. LDC HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. PARCEL NUMBERS 2726059094 AND 2726059097 AS DEPICTED WERE COMPUTED WITHOUT THE USE OF A TITLE REPORT.
3. CONTOUR INTERVAL IS 2 FOOT.
4. THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY (APRIL 16-29, 2013). ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GPT-9005A ROBOTIC TOTAL STATION MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.

REFERENCES

KING COUNTY SHORT PLAT, RECORDING NO. 9810059008, BOOK 124, PAGE 290, RECORDS OF KING COUNTY, WASHINGTON

KING COUNTY SHORT PLAT NUMBER 1177115, RECORDED UNDER RECORDING NUMBER 7805300830, RECORDS OF KING COUNTY, WASHINGTON

KING COUNTY SHORT PLAT NUMBER 575053, RECORDED UNDER RECORDING NUMBER 7508110510, RECORDS OF KING COUNTY, WASHINGTON

PLAT OF ALLISON ESTATES, BOOK 174, PAGE 72-71, RECORDS OF KING COUNTY, WASHINGTON

PLAT OF MEADOW VIEW, BOOK 134, PAGE 88-89, RECORDS OF KING COUNTY, WASHINGTON

PLAT OF TOTEM VISTA, BOOK 106, PAGE 78-79, RECORDS OF KING COUNTY, WASHINGTON

PLAT OF VINTNER'S RIDGE, RECORDING NO. 20130118000686, BOOK 261, PAGE 86-90, RECORDS OF KING COUNTY, WASHINGTON

PLAT OF WETHERSFIELD, BOOK 115, PAGE 31-32, RECORDS OF KING COUNTY, WASHINGTON

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
TOPCON GPT-9005A ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

LEGAL DESCRIPTION

PARCEL NO. 2726059087

PARCEL C OF KING COUNTY SHORT PLAT NUMBER 575053, RECORDED UNDER RECORDING NUMBER 7508110510, IN KING COUNTY, WASHINGTON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 30.00 FEET THEREOF FOR ROAD PURPOSES.

PARCEL NO. 2726059088

PARCEL D OF KING COUNTY SHORT PLAT NUMBER 575053, RECORDED UNDER RECORDING NUMBER 7508110510, IN KING COUNTY, WASHINGTON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 30.00 FEET THEREOF FOR ROAD PURPOSES.

PARCEL NO. 2726059036

LOT 2, KING COUNTY SHORT PLAT NUMBER 1177115, RECORDED UNDER RECORDING NUMBER 7805300830, IN KING COUNTY, WASHINGTON, BEING A PORTION OF:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A PARCEL LYING 15 FEET AS MEASURED AT RIGHT ANGLES ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;
THENCE NORTH 88°12'02" WEST ALONG THE SOUTH LINE THEREOF FOR 30.0 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 88°12'02" WEST FOR 370.0 FEET TO THE TERMINUS OF SAID LINE; ALSO

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A PARCEL LYING SOUTHEASTERLY OF A CURVE HAVING A RADIUS OF 25.00 FEET, BEING TANGENT WITH THE NORTH LINE OF SAID 30.00 FOOT STRIP AND TANGENT WITH THE WEST LINE OF THE EAST 30.00 FEET OF SAID EAST HALF; AND

A PARCEL LYING NORTHEASTERLY OF A CURVE HAVING A RADIUS OF 25.00 FEET, BEING TANGENT WITH THE SOUTH LINE OF SAID 30.00 FOOT STRIP AND TANGENT WITH THE WEST LINE OF THE EAST 30.00 FEET OF SAID EAST HALF;

EXCEPT ANY PORTIONS THEREOF LYING WITHIN THE MAIN TRACT.

PARCEL NO. 2726059096

LOT 4, KING COUNTY SHORT PLAT NUMBER 1177115, RECORDED UNDER RECORDING NUMBER 7805300830, IN KING COUNTY, WASHINGTON, BEING A PORTION OF:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A PARCEL LYING 15 FEET AS MEASURED AT RIGHT ANGLES ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;
THENCE NORTH 88°12'02" WEST ALONG THE SOUTH LINE THEREOF FOR 30.0 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 88°12'02" WEST FOR 370.0 FEET TO THE TERMINUS OF SAID LINE; ALSO

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A PARCEL LYING SOUTHEASTERLY OF A CURVE HAVING A RADIUS OF 25.00 FEET, BEING TANGENT WITH THE NORTH LINE OF SAID 30.00 FOOT STRIP AND TANGENT WITH THE WEST LINE OF THE EAST 30.00 FEET OF SAID EAST HALF; AND

A PARCEL LYING NORTHEASTERLY OF A CURVE HAVING A RADIUS OF 25.00 FEET, BEING TANGENT WITH THE SOUTH LINE OF SAID 30.00 FOOT STRIP AND TANGENT WITH THE WEST LINE OF THE EAST 30.00 FEET OF SAID EAST HALF;

EXCEPT ANY PORTIONS THEREOF LYING WITHIN THE MAIN TRACT.

PARCEL NO. 2726059094
NO TITLE PROVIDED

PARCEL NO. 2726059097
NO TITLE PROVIDED

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REVISIONS

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2	4-2-14	REVISED PER CITY/WSDOT/ST COMMENTS	MEV
3	4-29-14	REVISED PER CITY/WSDOT/ST COMMENTS	MEV

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THE CIVIL ENGINEERING GROUP
14201 NE 20th St., #100
Vancouver, WA 98684
Ph. 360.695.1385
Fx. 360.695.1386
www.LDCcorp.com

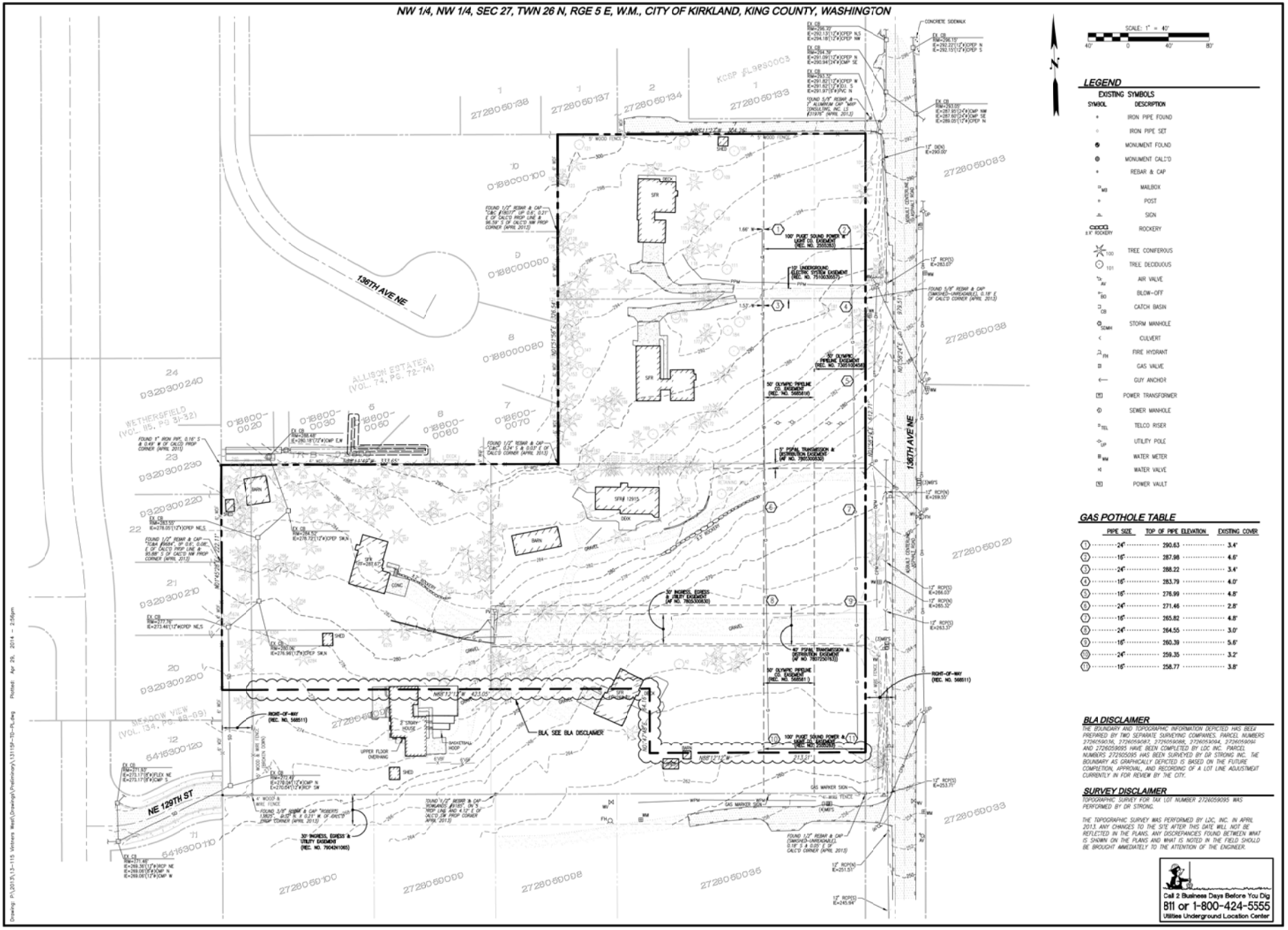
GLS LLC
VINTNERS WEST PUD
COVER SHEET

JOB NUMBER:	13-115
DRAWING NAME:	13115P-CS
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	AS NOTED
JURISDICTION:	KIRKLAND

CS-02
SHEET 2 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-CS.dwg Plotted: Apr 29, 2014 - 2:56pm

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-23-13	REVISED PER CITY/NEIGHBORS COMMENTS	VVB
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BELLEVUE, WA 98007
Ph. 425.865.1900
Fx. 425.865.9286
www.LDCinc.com

GLS LLC

VINTNERS WEST PUD

EXISTING CONDITIONS MAP

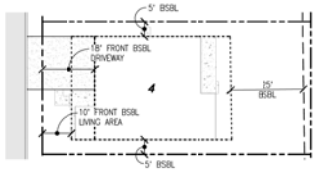
VANCE V. BLEDSOE
STATE OF WASHINGTON
LICENSED
NATIONAL LAND SURVEYOR

JOB NUMBER: 13-115
DRAWING NAME: 13115P-TO-PL
DESIGNER: MEV
DRAFTING BY: BPC
DATE: 11-20-13
SCALE: 1"=40'
JURISDICTION: KIRKLAND

TO-01

SHEET 3 OF 12

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON



BSBL DETAIL
SCALE: 1"=20'

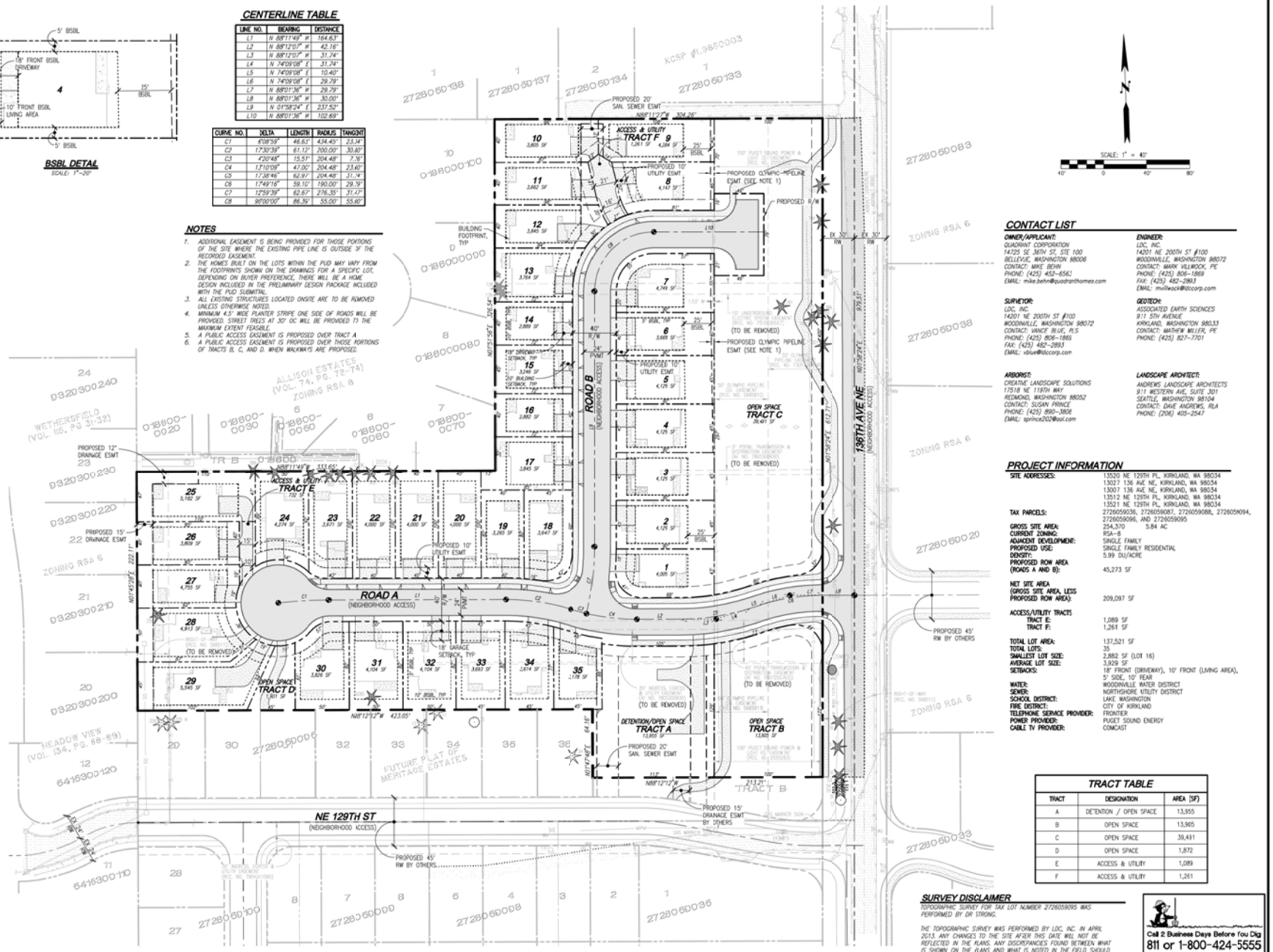
CENTERLINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 88°11'49" W	164.63'
L2	N 88°12'07" W	42.16'
L3	N 88°12'07" W	31.74'
L4	N 74°09'08" E	31.74'
L5	N 74°09'08" E	10.40'
L6	N 74°09'08" E	29.79'
L7	N 88°01'36" W	29.79'
L8	N 88°01'36" W	30.00'
L9	N 01°58'24" E	237.52'
L10	N 88°01'36" W	102.69'

CURVE NO.	DELTA	LENGTH	RADIUS	TANGENT
C1	8°08'59"	46.63'	434.45'	23.34'
C2	17°30'39"	61.12'	200.00'	30.87'
C3	4°20'48"	15.51'	204.48'	7.76'
C4	17°10'09"	47.00'	204.48'	23.60'
C5	17°38'46"	62.97'	204.48'	31.74'
C6	17°49'16"	59.10'	190.00'	29.79'
C7	12°59'39"	62.67'	276.35'	31.47'
C8	90°00'00"	86.39'	55.00'	55.00'

NOTES

1. ADDITIONAL EASEMENT IS BEING PROVIDED FOR THOSE PORTIONS OF THE SITE WHERE THE EXISTING PIPE LINE IS OUTSIDE OF THE RECORDED EASEMENT.
2. THE HOMES BUILT ON THE LOTS WITHIN THE PUD MAY VARY FROM THE FOOTPRINTS SHOWN ON THE DRAWINGS FOR A SPECIFIC LOT, DEPENDING ON BUYER PREFERENCE, THERE WILL BE A HOME DESIGN INCLUDED IN THE PRELIMINARY DESIGN PACKAGE INCLUDED WITH THE PUD SUBMITTAL.
3. ALL EXISTING STRUCTURES LOCATED ONSITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
4. MINIMUM 4.5' WIDE PLANTER STRIPE ONE SIDE OF ROADS WILL BE PROVIDED. STREET TREES AT 30' OC WILL BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE.
5. A PUBLIC ACCESS EASEMENT IS PROPOSED OVER TRACT A
6. A PUBLIC ACCESS EASEMENT IS PROPOSED OVER THOSE PORTIONS OF TRACTS B, C, AND D, WHEN WALKWAYS ARE PROPOSED.



CONTACT LIST

OWNER/APPLICANT:
QUADRANT CORPORATION
14725 SE 36TH ST, STE 100
BELLEVUE, WASHINGTON 98006
CONTACT: MIKE BEHN
PHONE: (425) 452-6561
EMAIL: mike.behn@quadranthomes.com

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: VANCE BLUE, PLS
PHONE: (425) 806-1865
FAX: (425) 482-2893
EMAIL: vblue@ldccorp.com

ARBORIST:
CREATIVE LANDSCAPE SOLUTIONS
17518 NE 119TH WAY
REDMOND, WASHINGTON 98052
CONTACT: SUSAN PRINCE
PHONE: (425) 890-3808
EMAIL: sprince2020@aol.com

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvillwock@ldccorp.com

GEOTECH:
ASSOCIATED EARTH SCIENCES
911 5TH AVENUE
KIRKLAND, WASHINGTON 98033
CONTACT: MATHEW MILLER, PE
PHONE: (425) 827-7701

LANDSCAPE ARCHITECT:
ANDREWS LANDSCAPE ARCHITECTS
911 WESTERN AVE, SUITE 301
SEATTLE, WASHINGTON 98104
CONTACT: DAVE ANDREWS, RLA
PHONE: (206) 405-2547

PROJECT INFORMATION

SITE ADDRESSES:	13520 NE 129TH PL, KIRKLAND, WA 98034 13027 136 AVE NE, KIRKLAND, WA 98034 13007 136 AVE NE, KIRKLAND, WA 98034 13512 NE 129TH PL, KIRKLAND, WA 98034 13521 NE 129TH PL, KIRKLAND, WA 98034
TAX PARCELS:	2726059036, 2726059087, 2726059088, 2726059094, 2726059095, AND 2726059095
GROSS SITE AREA:	254,370 5.84 AC
CURRENT ZONING:	RSA-8
ADJACENT DEVELOPMENT:	SINGLE FAMILY
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
DENSITY:	5.99 DU/ACRE
PROPOSED ROW AREA (ROADS A AND B):	45,273 SF
NET SITE AREA (GROSS SITE AREA, LESS PROPOSED ROW AREA):	209,097 SF
ACCESS/UTILITY TRACTS	
TRACT E:	1,089 SF
TRACT F:	1,261 SF
TOTAL LOT AREA:	137,521 SF
TOTAL LOTS:	35
SMALLEST LOT SIZE:	2,882 SF (LOT 16)
AVERAGE LOT SIZE:	3,929 SF
SETBACKS:	18' FRONT (DRIVEWAY), 10' FRONT (LIVING AREA), 5' SIDE, 10' REAR
WATER:	WOODINVILLE WATER DISTRICT
SEWER:	NORTHSHORE UTILITY DISTRICT
SCHOOL DISTRICT:	LAKE WASHINGTON
FIRE DISTRICT:	CITY OF KIRKLAND
TELEPHONE SERVICE PROVIDER:	FRONTIER
POWER PROVIDER:	PUGET SOUND ENERGY
CABLE TV PROVIDER:	COMCAST

TRACT TABLE

TRACT	DESIGNATION	AREA (SF)
A	DETENTION / OPEN SPACE	13,955
B	OPEN SPACE	13,905
C	OPEN SPACE	39,491
D	OPEN SPACE	1,872
E	ACCESS & UTILITY	1,089
F	ACCESS & UTILITY	1,261

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY FOR TAX LOT NUMBER 2726059095 WAS PERFORMED BY DR STRONG.

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN APRIL 2013. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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.

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WOODINVILLE, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

GLS LLC

VINTNERS WEST PUD

PRELIMINARY SITE PLAN

VANCE V. BLUE
STATE OF WASHINGTON
NATIONAL LAND SURVEYOR

JOB NUMBER:	13-115
DRAWING NAME:	3115P-PP-PL
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=40'
JURISDICTION:	KIRKLAND

SP-01

SHEET 4 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-PP-PL.dwg Plotted: Apr 29, 2014 - 2:37pm

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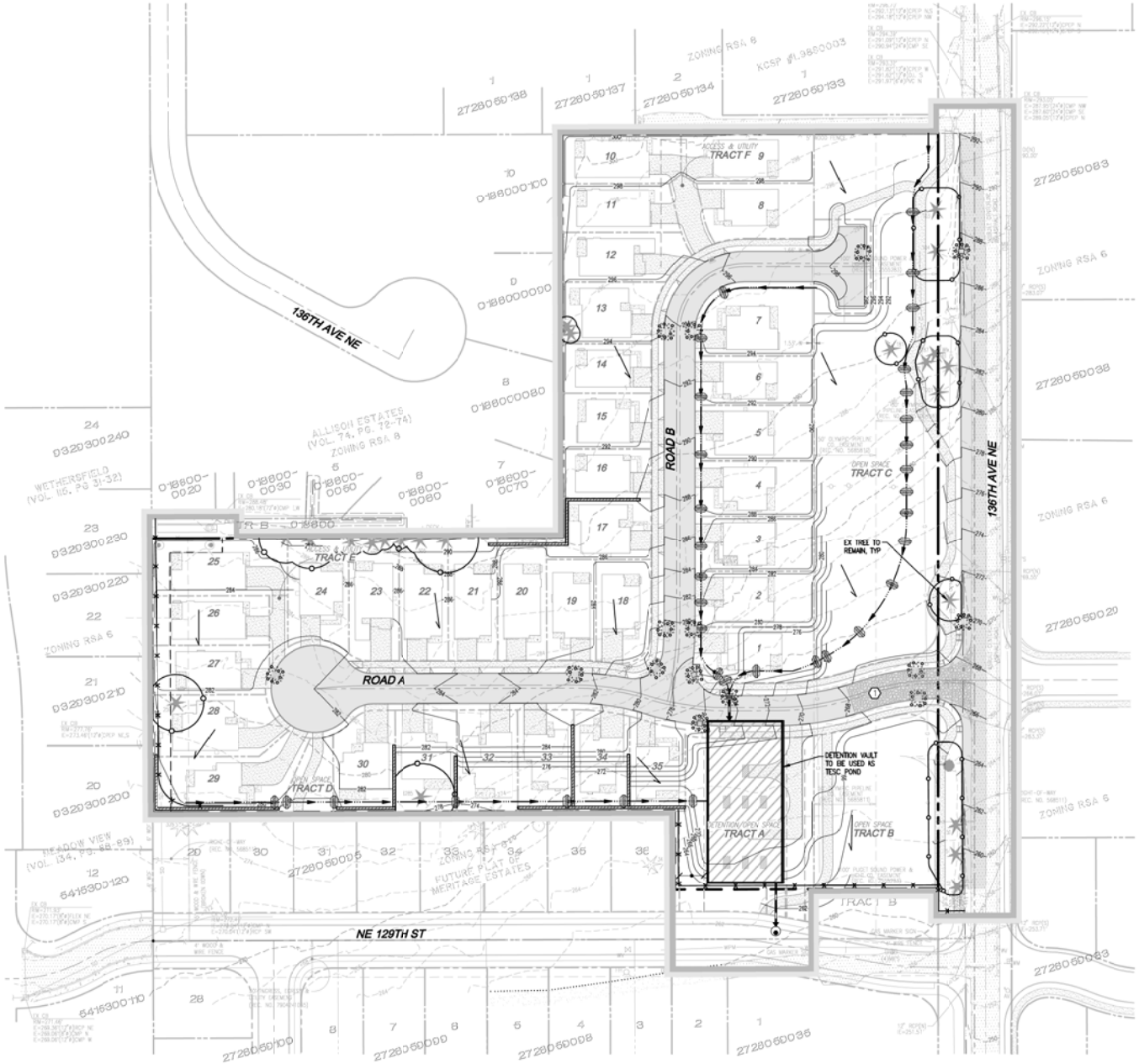

SCALE: 1" = 40'

40' 0 40' 80'

LEGEND

- CLEARING LIMITS
- SILT FENCE
- CHAIN LINK FENCE
- CONVEYANCE SWALE
- ROCK CONSTRUCTION ENTRANCE
- CATCH BASIN PROTECTION
- PRE DEVELOPMENT DRAINAGE PATTERN
- POST DEVELOPMENT DRAINAGE PATTERN
- INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE

SURVEY DISCLAIMER

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GLS LLC

VINTNERS WEST PUD

TESC PLAN

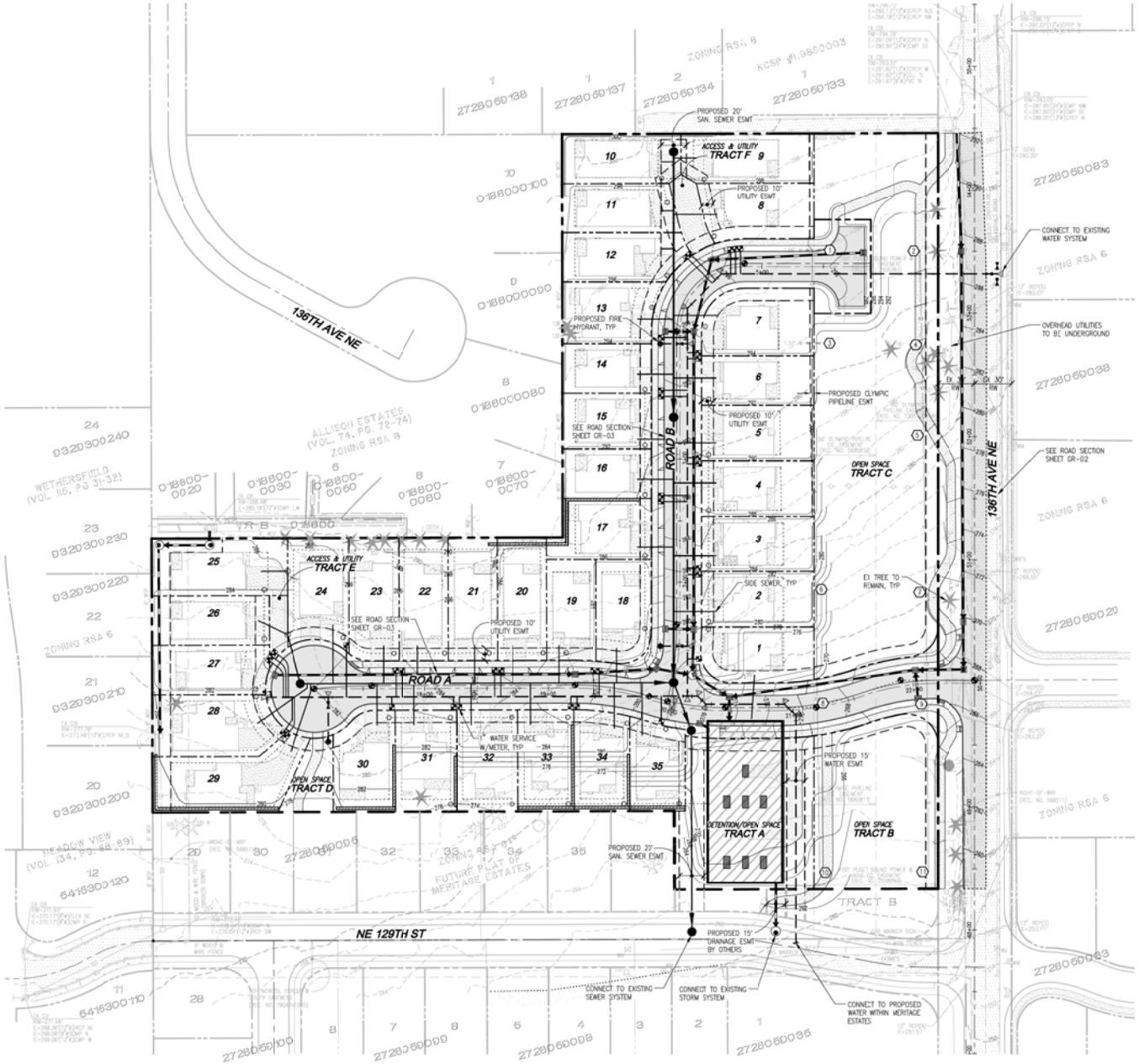
JOB NUMBER:	13-115
DRAWING NAME:	13115P-ER-PL
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=40'
JURISDICTION:	KIRKLAND

ER-01

SHEET 5 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-ER-PL.dwg Plotted: Apr 29, 2014 - 2:57pm

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON



SCALE: 1" = 40'

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE

GAS POTHOLE TABLE

	PIPE SIZE	TOP OF PIPE ELEVATION	EXISTING COVER
1	24"	290.63	3.4'
2	16"	287.98	4.6'
3	24"	288.22	3.4'
4	16"	283.79	4.0'
5	16"	276.99	4.8'
6	24"	271.46	2.8'
7	16"	265.82	4.8'
8	24"	264.55	3.0'
9	16"	260.39	5.6'
10	24"	259.35	3.2'
11	16"	258.77	3.8'

SURVEY DISCLAIMER

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www.LDCcorp.com

GLS LLC

VINTNERS WEST PUD

PRELIMINARY UTILITY PLAN

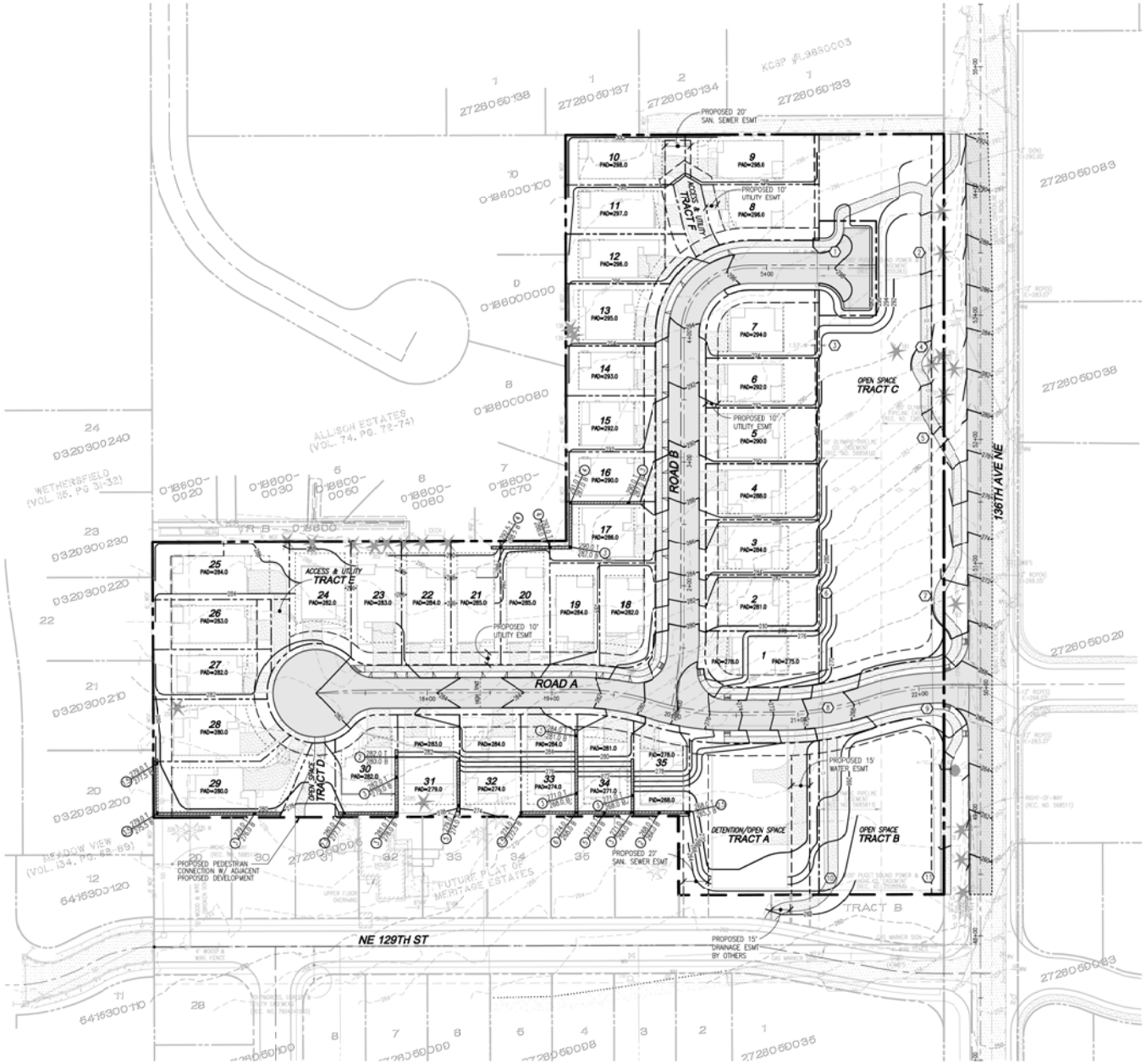
JOB NUMBER:	13-115
DRAWING NAME:	13115P-RD-PL
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=40'
JURISDICTION:	KIRKLAND

RD-01

SHEET 6 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-RD-PL.dwg Plotted: Apr 29, 2014 - 2:37pm

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON



GAS POTHOLE TABLE

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7	16"	265.82	4.5'
8	24"	264.55	3.0'
9	16"	260.39	5.5'
10	24"	259.35	3.2'
11	16"	258.77	3.8'

EARTHWORK QUANTITIES

CUT: 3,500 CY
FILL: 9,700 CY
NET: 6,200 CY (FILL)

SPECIAL NOTE

PLEASE NOTE TWO EXISTING OLYMPIC GAS LINES AS WELL AS PUGET SOUND ENERGY (PSE) ELECTRIC TRANSMISSION LINES. A CONSENT FOR USE AGREEMENT SHALL BE IN PLACE WITH OLYMPIC PIPELINE COMPANY AND PUGET SOUND ENERGY PRIOR TO START OF CONSTRUCTION. DURING CONSTRUCTION ALL CONDITIONS OF THIS AGREEMENT SHALL BE FOLLOWED.

SURVEY DISCLAIMER

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Fx. 425.885.2822
www.LDCinc.com

GLS LLC

VINTNERS WEST PUD

PRELIMINARY GRADING PLAN

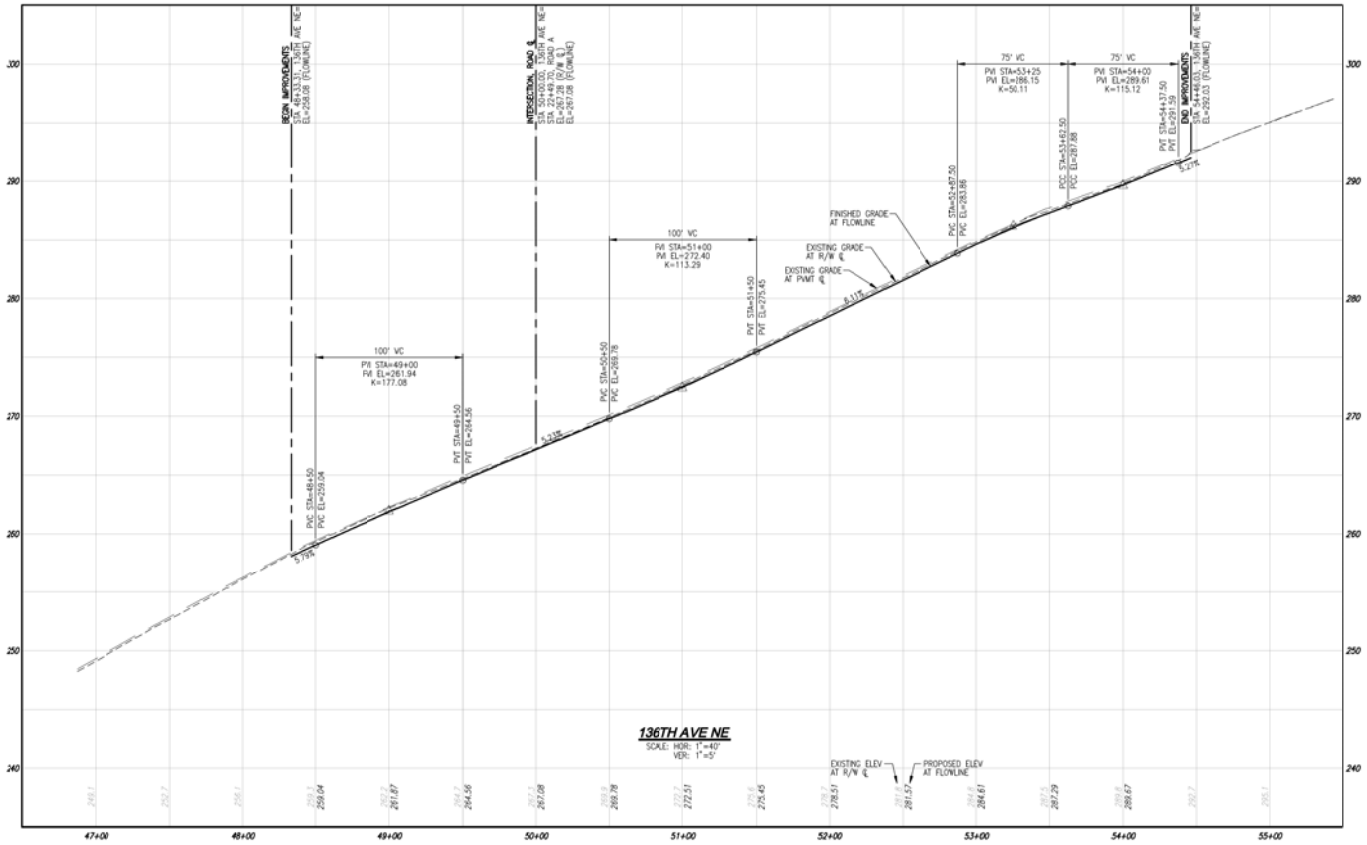
JOB NUMBER:	13-115
DRAWING NAME:	3115P-GR-PL
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=40'
JURISDICTION:	KIRKLAND

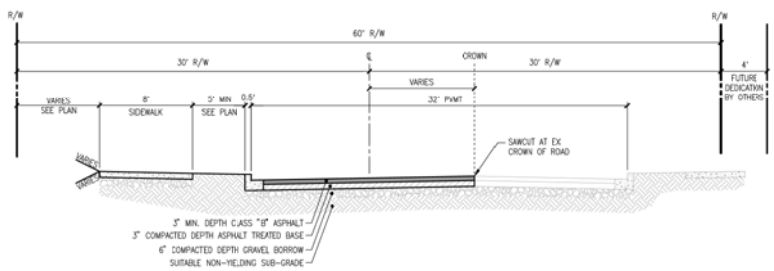
GR-01

SHEET 7 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-GR-PL.dwg Plotted: Apr 29, 2014 - 2:36pm

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON





136TH AVE NE
TYPICAL SECTION
SCALE: 1"=5'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-23-13	REVISED PER CITY/WSDOT COMMENTS	MEV
2	4-2-14	REVISED PER CITY/WSDOT COMMENTS	MEV
3	4-29-14	REVISED PER CITY/WSDOT COMMENTS	MEV

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GLS LLC

VINTNERS WEST PUD

PRELIMINARY ROAD PROFILES AND SECTIONS

MARK E. VILLENEUVE
STATE OF WASHINGTON
40900
REGISTERED PROFESSIONAL ENGINEER

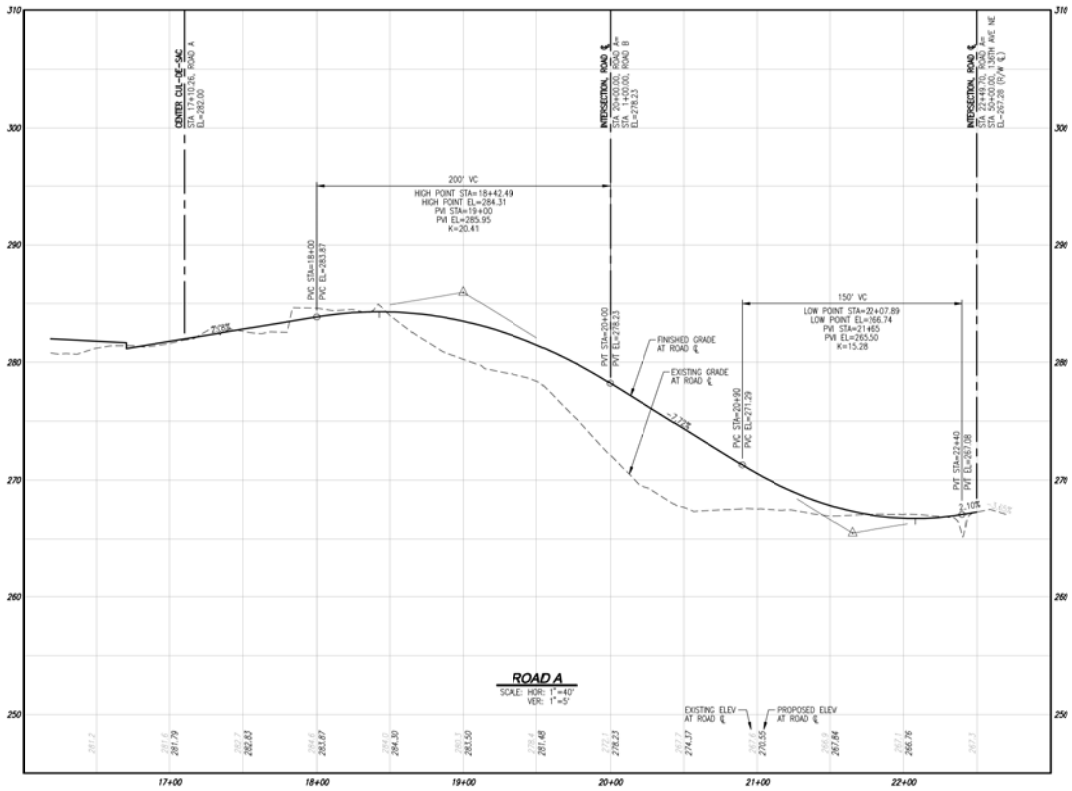
JOB NUMBER:	13-115
DRAWING NAME:	3115P-RD-PR
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=40'
JURISDICTION:	KIRKLAND

GR-02

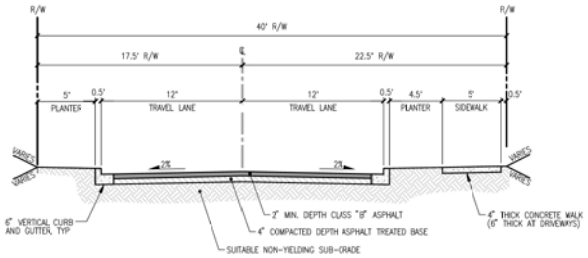
SHEET 8 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-RD-PR.dwg Plotted: Apr 29, 2014 - 2:06pm

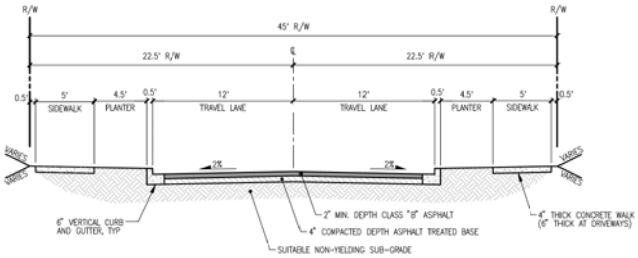
NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON



ROAD A
SCALE: HOR: 1"=40'
VER: 1"=5'



ROAD A (STA. 17+10 - STA. 20+21) AND ROAD B TYPICAL SECTION
SCALE: 1"=5'



ROAD A (STA. 20+21 - STA. 22+40) TYPICAL SECTION
SCALE: 1"=5'

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-RD-PR.dwg Plotted: Apr 29, 2014 - 2:06pm

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-23-13	REVISED PER CITY/ARBORIST COMMENTS	MEV
2	4-2-14	REVISED PER CITY/ARBORIST COMMENTS	MEV
3	4-29-14	REVISED PER CITY/ARBORIST COMMENTS	MEV

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VINTNERS WEST PUD

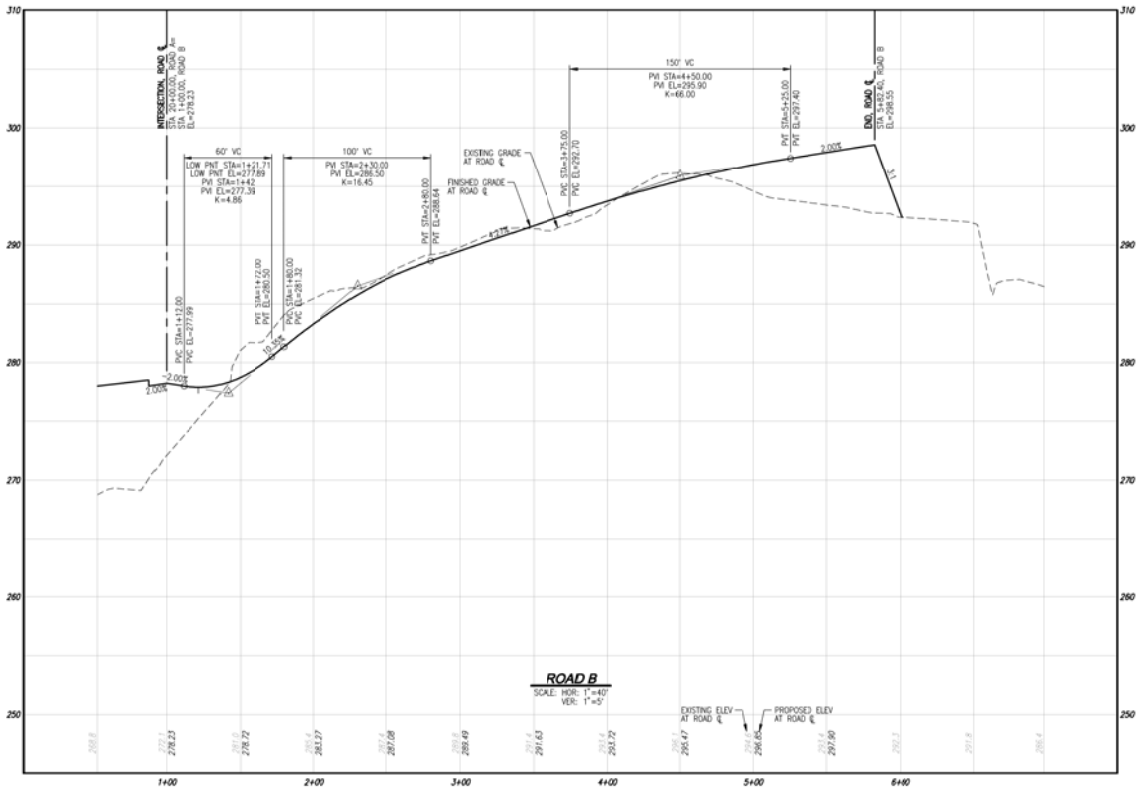
PRELIMINARY ROAD PROFILES AND SECTIONS

JOB NUMBER:	13-115
DRAWING NAME:	3115P-RD-PR
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=40'
JURISDICTION:	KIRKLAND

GR-03

SHEET 9 OF 12

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON



Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-RD-PR.dwg Plotted: Apr 29, 2014 - 2:06pm

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-23-13	REVISED PER CITY/WSDOT COMMENTS	MEV
2	4-2-14	REVISED PER CITY/WSDOT COMMENTS	MEV
3	4-29-14	REVISED PER CITY/WSDOT COMMENTS	MEV

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VINTNERS WEST PUD

PRELIMINARY ROAD PROFILES

MARK E. VILLENEUVE
STATE OF WASHINGTON
40000
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER:	13-115
DRAWING NAME:	13115P-RD-PR
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=40'
JURISDICTION:	KIRKLAND

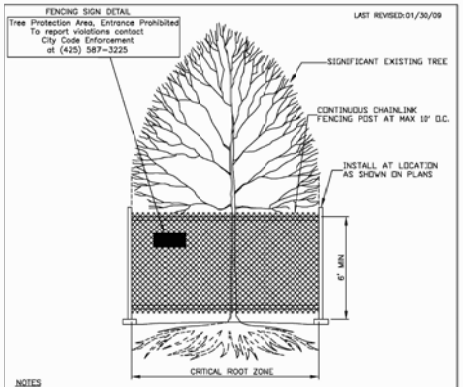
GR-04

SHEET 10 OF 12

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON

FENCING SIGN DETAIL

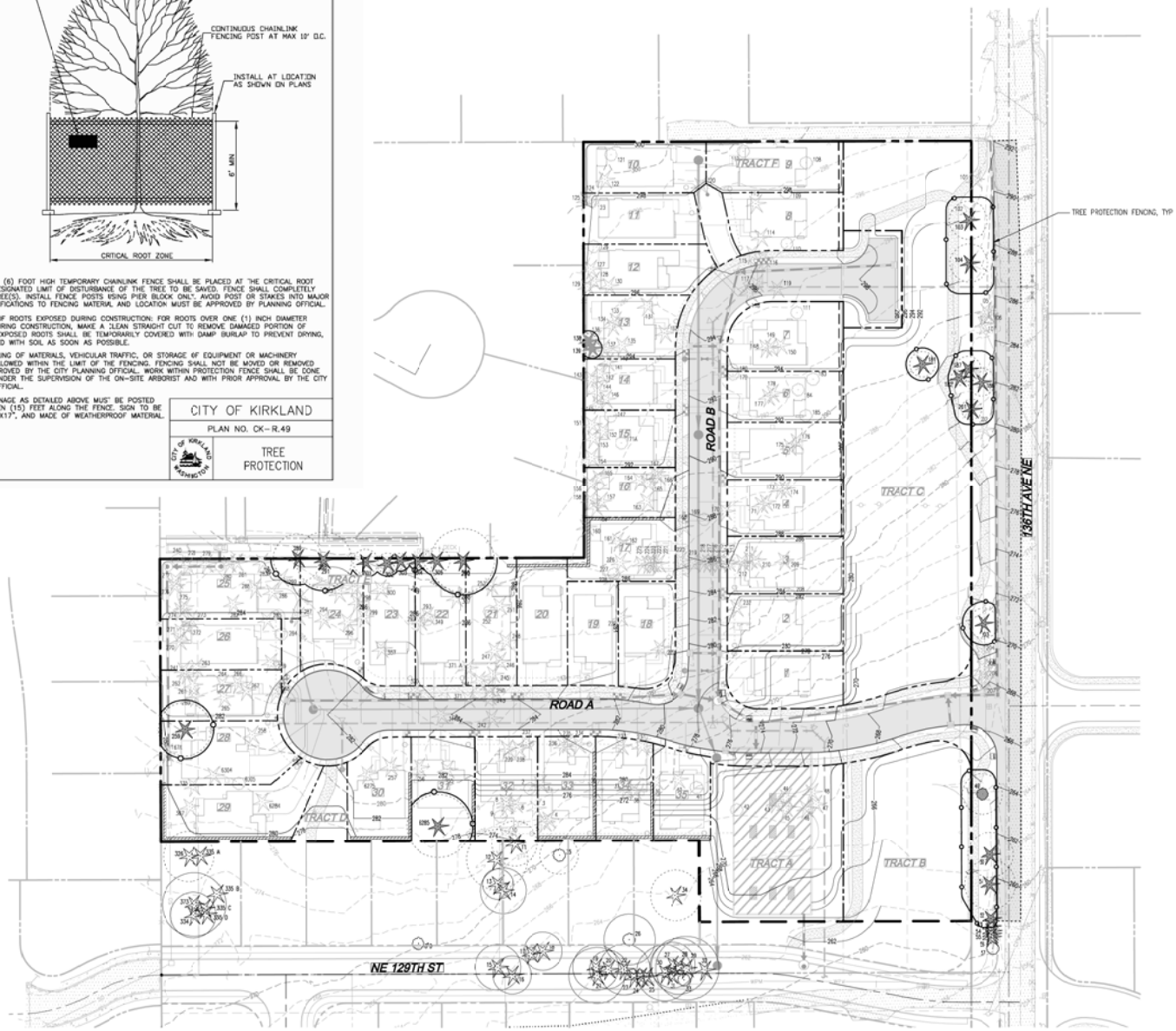
LAST REVISED:01/30/09



NOTES

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"X17", AND MADE OF WEATHERPROOF MATERIAL.

CITY OF KIRKLAND	
PLAN NO. CK-R.49	
CITY OF KIRKLAND WASHINGTON	TREE PROTECTION



SCALE: 1" = 40'

40' 0 40' 80'

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING OFFSITE TREE

TREE DENSITY CALCULATIONS

SIGNIFICANT TREES ON SITE=	237 - 1348.5 CREDITS
VIABLE SIGNIFICANT TREES ONSITE=	87 - 539
NON-VIABLE SIGNIFICANT TREES ONSITE=	150 - 809.5
TREES TO BE SAVED=	20 - 91 CREDITS
TREE CREDITS REQUIRED=	188
TREES TO BE PLANTED=	95

NOTES

1. SEE LANDSCAPE PLANS FOR TREES TO BE PLANTED.
2. SEE SHEET TR-02 FOR ARBORIST REPORT AND DETAILS.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY FOR TAX LOT NUMBER 2726059095 WAS PERFORMED BY DR STRONG.

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN APRIL 2013. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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

REVISIONS

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2	4-2-14	REVISED PER CITY/ARBORIST COMMENTS	MEV
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GLS LLC

VINTNERS WEST PUD

INTEGRATED DEVELOPMENT PLAN

JOB NUMBER:	13-115
DRAWING NAME:	3115P-TR-PL
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=40'
JURISDICTION:	KIRKLAND

TR-01

SHEET 11 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-TR-PL.dwg Plotted: Apr 29, 2014 - 2:58pm

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON

ARBORIST REPORT (COMPILED BY: CREATIVE LAND SOLUTIONS)

#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action: Visible Retain	Proposed Action: Nonvisible Remove	Proposed Action: Visible Remove (Site improvements only)	Limits of Disturbance	Tree Credits
1	101	*Douglas fir*	23	15'	Poor	Cracked dead wood, topped		X			7.5
2	102	*Douglas fir*	22	15	Poor	Self-corrected lean, asym. canopy		X			7
3	103	*Douglas fir*	23	15	Fair	Dead wood, Necrotic tissue		X			7.5
4	104	*Western red cedar*	24	15	Fair	Drought stress, topped		X			8
5	105	*Douglas fir*	22	22	Fair	Topped, single leader, dead wood		X			7
6	106	*Western hemlock*	12	15	Poor	Topped, Dead wood, reduced canopy		X			2
7	107	*Douglas fir*	20	18	Poor	Multiple tops, rock		X			6
8	108	*Red alder*	10	23	Poor	Top dead an broken off		X			1
9	109	*Red alder*	18 & 19	20	Poor	½ of tree is dead, co-dominant leaders with included bark, decay at root crown		X			7
10	110	*Plum*	6,6 & 9	15	Fair	Grown in area of too much shade		X			2
11	111	*Red alder*	6	10	Poor	Insects, Birds nest- Habitat tree at top		X			1
12	112	*Red alder*	24	15	Dead wood	No structure d, environmental issues	X		10'		1
13	113	*Douglas fir*	30	25	Fair	Topped, 5 co-dom leaders	X				11
14	114	*Western red cedar*	42	25	Good	Some Drought stress	X		35'		17
15	115	*Douglas fir*	17	25	Good	Dead wood	X		35'		4.5
16	116	*Douglas fir*	14	25	Good	Dead wood	X		35'		13
17	117	*Douglas fir*	16	20	Good	Some Poppingbark	X		30'		13
18	118	*Douglas fir*	19	25	Fair	Multiple leaders, popping bark	X				5.5
19	119	*Douglas fir*	6	7	Fair	Oozing sap	X				1
20	120	*Western red cedar*	36	20	Good	Some stress		X	30'		14
21	121	*Bigleaf maple*	trunk 50	30	Poor	Topping, all leaders rotted to habitat	X				21
22	122	*Lawson cypress*	8	6	Fair	Insects, necrotic tissue	X				1
23	123	*Bigleaf maple*	16	25	Good	Tree has minimal structural or situational defects		X	37'		4
24	124	*Bigleaf maple*	19	25	Good	Tree has minimal structural or situational defects		X	35'		5.5
25	125	*Douglas fir*	17		Poor	Dead	X				4.5
26	126	*Bigleaf maple*	22	20	Good	Large cavity under roots – probable nurse tree, though tree is healthy; long term viability is questionable	X				7
27	127	*Lawson cypress*	8	6	Good	Tree has minimal structural or situational defects		X	10'		1
28	128	*Lawson cypress*	7	6	Good	Tree has minimal structural or situational defects		X	10'		1
29	129	*Lawson cypress*	9	6	Good	Tree has minimal structural or situational defects		X	10'		1
30	130	*Douglas fir*	20	15	Poor	Crack's, Broken limbs, dead wood popping bark	X				6
31	131	*Douglas fir*	30	15	Poor	Tops hollow, dead wood, Prev. failure	X				11
32	132	*Western red cedar*	17	18	Good	Tree has minimal structural or situational defects		X	27'		4.5
33	133	*Western red cedar*	14	12	Fair	Lean, necrotic tissue, no foliage	X				3
34	134	*Western red cedar*	12	15	Fair	Co-dom leader, necrotic tissue no foliage	X				2
35	135	*Lawson cypress*	16"	10	Fair	Grown in shade, Little foliage	X				4
36	136	*Lawson cypress*	8	6	Fair	Grown in shade, little foliage	X				1
37	137	*Lawson cypress*	8	6	Fair	Grown in shade; little foliage	X				1
38	138	*Lawson cypress*	8	6	Fair	Grown in shade; little foliage	X			6	1
39	139	*Lawson cypress*	8	6	Fair	Grown in shade; little foliage	X			6	1
40	140	*Red alder*	8	6	Good	Tree has minimal structural or situational defects		X	9'		1
41	141	*Western red cedar*	6	4	Fair	Grown in shade; little foliage	X				1
42	142	*Lawson cypress*	8	6	Fair	Grown in shade; little foliage	X				1
43	143	*Lawson cypress*	9	6	Poor	Grown in shade; little foliage	X				1
44	144	*Lawson cypress*	7	6	Fair	Grown in shade, little foliage	X				1
45	145	*Lawson cypress*	7	6	Fair	Grown in shade; little foliage	X				1
46	146	*Lawson cypress*	6	6	Fair	Grown in shade; little foliage	X				1
47	147	*Bigleaf maple*	20+	20	Poor	½ top flat, decay					21
48	148	*Douglas fir*	22	20	Poor	Wounds, chewdowd, topped	X				6
49	149	*Douglas fir*	10	10	Poor	Dead wood, popping bark, lean, topped	X				5
50	150	*Douglas fir*	22	25	Poor	Dead wood, sap, pop bark, crack at 10'	X				7
51	151	*Lawson cypress*	8	6	Fair	Dieback from shade	X				1
52	152	*Lawson cypress*	6	7	Fair	Dieback from shade	X				1
53	153	*Lawson cypress*	6	4	Fair	Dieback from shade	X				1
54	154	*Western red cedar*	20	15	Good	Needs light		X	22'		6
55	155	*Douglas fir*	27	15	Fair	Pop bar, dead wood top failure	X				9.5
56	156	*Lawson cypress*	6	6	Good	Tree has minimal structural or situational defects		X	9'		1
57	157	*Western red cedar*	22	15	Good?	No obvious flaws but could not see top		X	22'		7
58	158	*Douglas fir*	23	15	Good?	Self-corrected lean, no obvious flaws		X	15'		7.5
59	159	*Western red cedar*	14	8	Poor	No foliage; too shady		X			3
60	160	*Western red cedar*	33	25	Fair?	Thin foliage ½ of shade roots healthy can't see top	X				12.5
61	161	*Western red cedar*	23	15	Good?	Roots good up to 40' OK, can't see top		X	22'		7.5
62	162	*Western red cedar*	11	15	Fair	Suppressed canopy, self-corrected lean, can't see top	X				1.5
63	163	*Western red cedar*	21" & 18"	25	Fair/Good	Structure many inclined to fail but tree is in overall good health	X		37'		1.5
64	164	*Western red cedar*	20	15	Fair	Growing as a nurse tree	X				6
65	165	*Western red cedar*	22	15	Fair	Sparse asym canopy	X				7
66	166	*Western red cedar*	23	26	Good	Tree has minimal structural or situational defects		X	39'		22.5
67	167	*Western red cedar*	13	15	Poor	Sparse foliage; suppressed canopy	X				2.5
68	168	*Western red cedar*	32	25	Good	Tree has minimal structural or situational defects		X	37'		12
69	169	*Larch*	5" & 6"	10	Poor	Leggy, poor branch attachments	X				1
70	170	*Western hemlock*	6	18	Good	Wooly aphid, flagging		X	27'		1
71	171	*Douglas fir*	24	26	Fair	Goiting, Dead wood, Previous failure	X				6
72	172	*Douglas fir*	18	15	Poor	Cracked trunk, multiple failure	X				5
73	173	*Holly*	6	8	Good	Tree has minimal structural or situational defects		X	12'		1
74	174	*Holly*	6	8	Good	Tree has minimal structural or situational defects		X	12'		1
75	175	*Douglas fir*	29	20	Poor	Dead wood, coning, necrotic tissue	X				11
76	176	*Douglas fir*	24	20	Poor	Dead wood, sap, bird holes	X				11
77	177	*Douglas fir*	30	22	Good	Popping bark; dead wood		X	33'		11
78	178	*Douglas fir*	18	19	Fair	Multi top failure, dead wood, asym canopy		X			5
79	179	*Bigleaf maple*	20	25	Good	Some species typical dead wood			X	35'	6
80	180	*Bigleaf maple*	20	26	Good	Some species typical dead wood			X	36'	6
81	181	*Colorado blue spruce*	6	10	Dead wood		X			15'	1
82	182	*Western red cedar*	7	6	Fair	Health is OK but acts as one tree with 107	X				1
83	183	*Bitter cherry*	12	10	Fair	Dead wood, multiple failure		X			2
84	184	*Bitter cherry*	12	10	Fair	Dead wood, multiple failure; sparse leaf		X			1
85	185	*Bitter cherry*	12	22	Poor	Non self-corrected lean, soil heaved		X			1
86	186	*Western red cedar*	10	11	Fair	Sparse needle and branch growth	X				1
87	187	*Western red cedar*	10" & 8"	10	Fair	Tree healthy acts as single with 182	X				1
88	201	*Douglas fir*	8	8	Poor	Restricted root zone, girdled; sap dead wood		X			1
89	202	*Douglas fir*	36	25	Poor	Competer ants!		X			14
90	203	*Douglas fir*	14	12	Fair/Good	Some dead wood	X				3
91	204	*Douglas fir*	24	21	Fair	Dead wood; top failure; sap		X			8
92	205	*Douglas fir*	18	21	Fair	Dead wood; top failure; sap		X			5
93	206	*Douglas fir*	14	15	Fair	Dead wood; top failure; sap		X			3
94	207	*Bigleaf maple*	14	10	Good	Multiple tops, consistent with species			X	32'	3
95	208	*Red alder*	4	15	Good				X	22'	1
96	209	*Douglas fir*	38	25	Fair/Good	Dead wood, sap, multiple leaders but healthy for age			X	37'	15
97	210	*Douglas fir*	13	8	Poor	Too suppressed, lost top; sap		X			2.5
98	211	*Douglas fir*	19	12	Fair	Suppressed, sap, dead wood		X			3.5
99	212	*Douglas fir*	16	6	Poor	Dead wood, suppressed, asym; canopy		X			4
100	213	*Douglas fir*	18	12	Poor	Lean, hazard crack @35'		X			5
101	214	*Douglas fir*	23	18	Poor	Sap borers		X			7.5
102	215	*Douglas fir*	14	12	Poor	Sap blister planted too close		X			3
103	216	*Douglas fir*	14	13	Poor	Sap blister planted too close		X			3
104	217	*Douglas fir*	14	19	Poor	Sap blister planted too close		X			3
105	218	*Douglas fir*	19	13	Poor	Sap blister planted too close		X			5.5
106	219	*Douglas fir*	14	19	Poor	Sap blister planted too close		X			3
107	220	*Douglas fir*	32	29	Poor	Bulge at 5', bird holes		X			12
108	221	*Douglas fir*	22	18	Poor	Non corrected lean, asym canopy from growing in a tight space		X			7
109	222	*Douglas fir*	6	5	Poor	Suppressed, dead wood, no needles from growing in tight space		X			1
110	223	*Douglas fir*	6	5	Poor	Suppressed, dead wood, no needles from growing in tight space		X			1
111	224	*Douglas fir*	6	5	Poor	Suppressed, dead wood, no needles from growing in tight space		X			1
112	225	*Douglas fir*	22	25	Poor	Dead wood, crack, little taper		X			7
113	226	*Western red cedar*	19" & 15"	25	Fair	Co-dom leaders with included bark, some dead wood but fairly healthy		X			3.5
114	227	*Bigleaf maple*	13	25	Fair	1' healed wound		X			2.5
115	228	*Western red cedar*	17	25	Good	Tree has minimal structural or situational defects			X	37'	4.5
116	229	*Western red cedar*	42	29	Dead wood	No visually noticeable defects			X	30'	17
117	230	*Ponderosa pine*	33	18	Fair	Dead needles on old growth		X			12.5
118	231	*Douglas fir*	18	21	Fair	Dead wood, sap, coning, diminished taper; Best of two: 231 & 233		X			5
119	232	*Ponderosa pine*	30	18	Good	Some sap, dead wood, neglect			X	27'	11
120	233	*Douglas fir*	17	18	Fair/Good	Dead wood, sap, coning, diminished taper		X			4.5
121	234	*Douglas fir*	15	22	Fair/Good	Necrotic tissue, cond wood, coning; Best of three DOUGLAS FIR: 234, 235, 236			X	33'	3.5
122	235	*Douglas fir*	15	15	Fair	Necrotic tissue, dead wood, coning	X				3.5
123	236	*Douglas fir*	16	15	Fair	Necrotic tissue, dead wood, coning, lean to west	X				4
124	237	*Douglas fir*	12	15	Poor	Co-dom leaders 6" apart	X				2
125	238	*Douglas fir*	16	12	Poor	Multiple failures	X				4
126	239	*Douglas fir*	19	15	Poor	Crack, dead wood	X				5.5
127	240	*Walnut*	8	12	Poor	Decay at crotch	X				1
128	241	*Douglas fir*	16	15	Poor	Multiple failure, suppressed	X				4
129	242	*Weeping Alaskan cedar*	10	9	Excellent	No visually discernible defects			X	13'	1
130	243	*Weeping Alaskan cedar*	6"	5'	Excellent	No visually discernible defects			X	8'	1
131	244	*Douglas rubescens*	13	13	Good	Tree has minimal structural or situational defects			X	20'	2.5
132	245	*Douglas rubescens*	16	18	Good	Tree has minimal structural or situational defects			X	27'	4
133	246	*Douglas rubescens*	12	13	Good	Tree has minimal structural or situational defects			X	20'	2.5
134	247	*Grand fir*	7	10	Good	Tree has minimal structural or situational defects			X	15'	1
135	248	*Douglas rubescens*	7	10	Good	Considering small area it is growing in			X	15'	1
136	249	*Douglas rubescens*	15	12	Fair	Asym crown, dead wood		X			3.5
137	250	*Douglas rubescens*	11	15	Good	Tree has minimal structural or situational defects			X	22'	1.5
138	251	*Douglas fir*	14	15	Poor	Multiple top failure, dead wood		X			3
139	252	*Acer Palmatum*	6	15	Excellent	No visually discernible defects			X	22'	1
140	253	*Douglas fir*	36	25	Good	Some popping bark, some dead wood			X	37'	14
141	254	*Douglas fir*	10	15	Fair	Previous failure, dead wood, short canopy new growth		X			5
142	255	*Douglas fir*	23	15	Poor	Co-dom leader reduced to one, sparse, decay		X			7.5
143	256	*Douglas fir*	15	15	Good	Self-corrected lean, dead wood, needle loss			X	22'	3.5
144	257	*Douglas fir*	22	15	Fair	Sap, coning, necrotic tissue, 2 spurs		X			7
145	258	*Douglas fir*	39	25	Good	Some decay, bird holes, dead wood			X	37'	15.5
146	259	*Douglas fir*	28	21	Fair*	Multiple failures, sloughing bark, crack and self-corrected lean. The canopy of this tree needs to cleaned of dead wood and hanging branches	X			21'	10
147	260	*Douglas fir*	19	15	Poor	Multiple top failures, asym canopy, crack		X			5.5
148	261	*Douglas fir*	33	25	Fair	Self-corrected lean popping, bark, dead wood, girdling root		X			12.5
149	262	*Douglas fir*	30	25	Fair	If hurt into 261		X			11
150	263	*Douglas fir*	17	20	Poor	Multiple failure popping back dead wood		X			4.5
151	264	*Douglas fir*	38	29	Fair	Dead wood, popping bark, needle drop		X		To retain: need 264,2 65,20 7 & 38'	15
152	265	*Douglas fir*	38	30	Fair	Popping bark, no taper			X	38'	15
153	266	*Douglas fir*	18	15	Poor	Multiple top failure, sap, popping bark dead wood		X			5
154	267	*Douglas fir*	40	20	Fair	Dead wood, popping bark		X			16
155	268	*Douglas fir*	24	20	Poor	Popping bark, asym lean crack at 40'		X			8
156	269	*Douglas fir*	27	25	Fair/Good	Dead wood, co-dom reduced to one			X	32'	9.5
157	270	*Douglas fir*	32	20	Good	Dead wood			X at large with 271, 272	30'	12
158	271	*Douglas fir*	21	20	Good	Dead wood			X at large with 270,272	30'	6.5
159	272	*Douglas fir*	17	15	Poor	Previous multi failure, lean, popping bark		X			4.5
160	273	*Douglas fir*	17	15	Good	Dead wood			X at large with 270,271	22'	4.5
161	274	*Douglas fir*	33	20	Fair/Good	Dead wood, some coning			X at large with 275	30'	12.5
162	275	*Douglas fir*	14	15	Fair/Good	Dead wood, coning			X at large with 274	22'	3
163	276	*Douglas fir*	26	15	Fair	Dead wood		X			9
164	277	*Douglas fir*	20	15	Poor	Lean, multiple failure, previous hedge		X			6
165	278	*Douglas fir*	17	12	Fair	Popping bark, dead wood		X			4.5
166	279	*Douglas fir*	17	12	Poor	Poorly hanging roof, crown wound		X			4.5
167	280	*Douglas fir*	25	15	Poor	Lean to north, previous failure		X			8.5
168	281	*Douglas fir*	6	5	Poor	Suppressed canopy, sap		X			1
169	282	*Western hemlock*	24	30	Poor	Coning, rocks cut for foundation		X			8
170	283	*Douglas fir*	18	15	Poor	Sloughing bark, popping bark, dead wood		X			5
171	284	*Red alder, Bigleaf maple*	12	18	Poor	Uprooted trunk, badly decayed		X			2
172	285	*Douglas fir*	30	18	Good	Co-dom leader reduced to one, dead wood			X	27'	11
173	286	*Douglas fir*	26	20	Good	Dead wood, popping bark			X	30'	9
174	287	*Douglas fir*	25	25	Good	Dead wood, popping bark			X	35'	15
175	288	*Douglas fir*	30	20	Poor	Dedicated wound, popping bark, dead wood		X			11
176	289	*Douglas fir*	29	19	Poor	Dead wood, popping bark		X			10.5
177	290	*Douglas fir*	32	18	Poor	Dead wood, popping bark, previous failures		X			7.5
178	291*	*Douglas fir*	30	22	Fair	Dead wood popping bark, previous failures	X			25	11
179	292	*Western hemlock*	17	25	Poor	Coning, asymm. canopy, lean roots entangled with 293		X			4.5
180	293	*Douglas fir*	27	25	Fair	Multi future at top, co dome reduced to 1 dead wood		X			9.5
181	294	*Douglas fir*	17	15	Poor	Dead wood, crack at 12', spur at crack 33'		X			4.5
182	295	*Western hemlock*	13	14	Poor	Multi failure with spur, dead wood		X			2.5
183	296	*Douglas fir*	23	18	Poor	Slime flux, popping bark		X			7.5
184	297	*Douglas fir*	26	24	Fair	Self-corrected lean, popping bark, multi failure		X			9
185	298	*Douglas fir*	24	20	Poor	Dead wood, popping ark, multi failure co-dom reduced to single		X			8
186	299	*Douglas fir*	32	20	Poor	Black fungal with fruiting bodies		X			12
187	300	*Western hemlock*	24	20	Fair	Dead wood, insects, coning, interior needles dead		X			8
188	301	*Douglas fir*	13	10	Good	Dead wood, coning	X			8	2.5
189	302*	*Douglas fir*	11	8	Fair	Spur at root crown, sap bulge	X			8	4
190	303*	*Douglas fir*	11	6	Poor	Sap, dead wood	X			8	1.5
191	304*	*Douglas fir*	6	5	Fair	Dead wood, necrotic tissue	X			6	1
192	305	*Douglas fir*	14	10	Good	Very little structural or environmental defects	X			15'	3
193	306*	*Douglas fir*	34	25	Poor	Dead wood, necrotic tissue, coning, multi top failure	X			8	13
194	307	*Douglas fir*	30	25	Poor	Decay, bird holes	X				11
195	349	*Native dogwood*	4 trunks 6" each	18	Fair	Anthracnose, few leaves		X			1
196	357	*Western red cedar*	17	9	Good	Drought stress			X	15'	4.5
197	320	*Douglas fir*	27	20	Poor	Multiple unhealed wounds, popping bark, self-corrected lean		X			9.5
198	147	*Douglas fir*	28	20	Fair	Dead wood, crack, multiple failure		X			10
199	171	*Douglas fir*	27	18	Good	Some popping bark			X	27'	9.5
200	133	*Douglas fir*	33	17	Fair	Dead wood, broken branches		X			13.5
201	167	*Douglas fir*	32	18	Fair	Dead wood, broken branches popping bark		X			12
202	1	*Douglas fir*	20	18	Fair	Asym canopy, dead branches, necrotic tissue		X			6
203	2	*Cottonwood*	11" & 11"	15	Poor	½ is dead		X			1.5
204	3	*Douglas fir*	16	15	Fair	3-5 actas 1 asymm. crown, dead wood		X			4
205	4	*Douglas fir*	14	13	Fair	3-5 actas 1 asymm. crown, dead wood		X			3
206	5	*Douglas fir*	16	15	Fair/Good	3-5 actas 1 asymm. crown, dead wood		X			4
207	6	*Douglas fir*	20	15	Poor	Suppressed canopy, shade, no needles		X			6
208	7	*Douglas fir*	12	8	Fair	Grown in small space, no taper, dead wood		X			1
209	8	*Douglas fir*	10	8	Fair	Grown in small space, no taper, dead wood		X			1
210	9	*American hornbeam*	8	12	Good	Few visually discernible defects or negative environmental problems			X	18'	8
211	10	*Douglas fir*	24	15	Good	Few visually discernible defects or negative environmental problems			X	22'	6
212	34	*Western red cedar*	50	20	Good	Few visually discernible defects or negative environmental problems			X	25'	4
213	35	*Prunus*	8	15	Fair	Typical of older plum watersprouts, dead wood		X			4
214	36	*Lodgepole pine*	22		Fair	Co-dom leaders, dead wood, necrotic needle		X			1
215	37	*Blue atlas cedar*	12		Fair	Needles die back, asym. Canopy		X			3.5
216	38	*Blue atlas cedar*	10		Fair	Lean, previous top failure		X			6
217	39	*Lodgepole pine*	20	26	Good	Woodpecker damage, dead wood, needle dieback, typical of species, co-dom			X	30'	3
218	40	*Lodgepole pine*	20	20	Good	Few visually discernible defects or negative environmental problems			X	25'	1
219	41	*Mountain ash*	10	16	Fair/Good	Asym, Canopy, with pruning ok		X with pruning		22'	1
220	42	*Apple*	18	24	Good	Dieback and dead wood typical of species,			X	27'	16
221	43	*Douglas fir*	10					X			11
222	44	*Douglas fir*	24					X			8
223	45	*Douglas fir*	24		Fair	Topped		X			8
224	46	*Douglas fir*	24		Fair	Co-dom reduced to one		X			8
225	47	*Douglas fir*	21		Fair	2 large spurs		X			5.5
226	48	*Douglas fir*	23		Fair	As a group OK individually severe asym		X			7.5
227	49	*Popular balsamifera*	10	16	Good	Typical for species	X			15	1
228	50	*Douglas fir*	20	18	Excellent		X			30	6
229	51	*Douglas fir*	18	20	Good	Dead wood	X			27	5
230	52	*Douglas fir*	18	20	Good		X			25	5
231	4285	*Douglas fir*	30	25	Fair	Popping bark, bird holes, previous top failure, sap, grade lowered		X			11
232	4304	*Holly*	3 6" trunk	15	Good				X	15	1
233	4305	*Red alder*	7		Poor	Multiple dead trunks, decay		X			1
234	4284	*Douglas fir*	20"	18	Good				X	20	6
235	4273	*Douglas fir*	22"	18	Good				X	20	7
236	4674	*Douglas fir*	6"	6	Good				X	6	1
237	714A	*Dogwood*	10		Dead	Dead		X			1

Total number of tree credits	**1350.5**
Non-Viable Tree credits	**832.5**
Viable Tree Credits	**519**
Viable tree credits removed for improvements	**448**
Retained tree credits	**71**
Tree credits for 6.2 acres @ 30/ acre=	**186**
Replanting	**115**

*Have upgraded the health of this tree from "poor" to "fair" (previous remove, now retained) deferring to the opinion of the City of Kirkland's consulting arborist Tom Early. We do not dispute the previous failures the tree has experienced nor the quantity of dead wood the tree currently has; our opinions differ as to whether the tree is overall improving in health or declining.

**Retained per 80 City of Kirkland 2014.06.23

*The levels of data/force that I have assigned on this spreadsheet are estimates only for the purpose of planning, to comply with code recommendations they are on the high side. Actual LOD's will need to be consistent and established after tree removal prior to grading to determine specific measures.

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-23-13	REVISED PER CITY/ARBORIST COMMENTS	MEV
2	4-2-14	REVISED PER CITY/ARBORIST COMMENTS	MEV
3	6-19-14	REVISED PER CITY/ARBORIST COMMENTS	MEV

LDC
Engineering Structural Planning Survey
914 CIVIL ENGINEERING GROUP
14204 NE 20th St., #100
BELLEVUE, WA 98007
Ph. 425.895.1650
Fx. 425.895.1651
www.LDCcorp.com

GLS LLC

VINTNERS WEST PUD

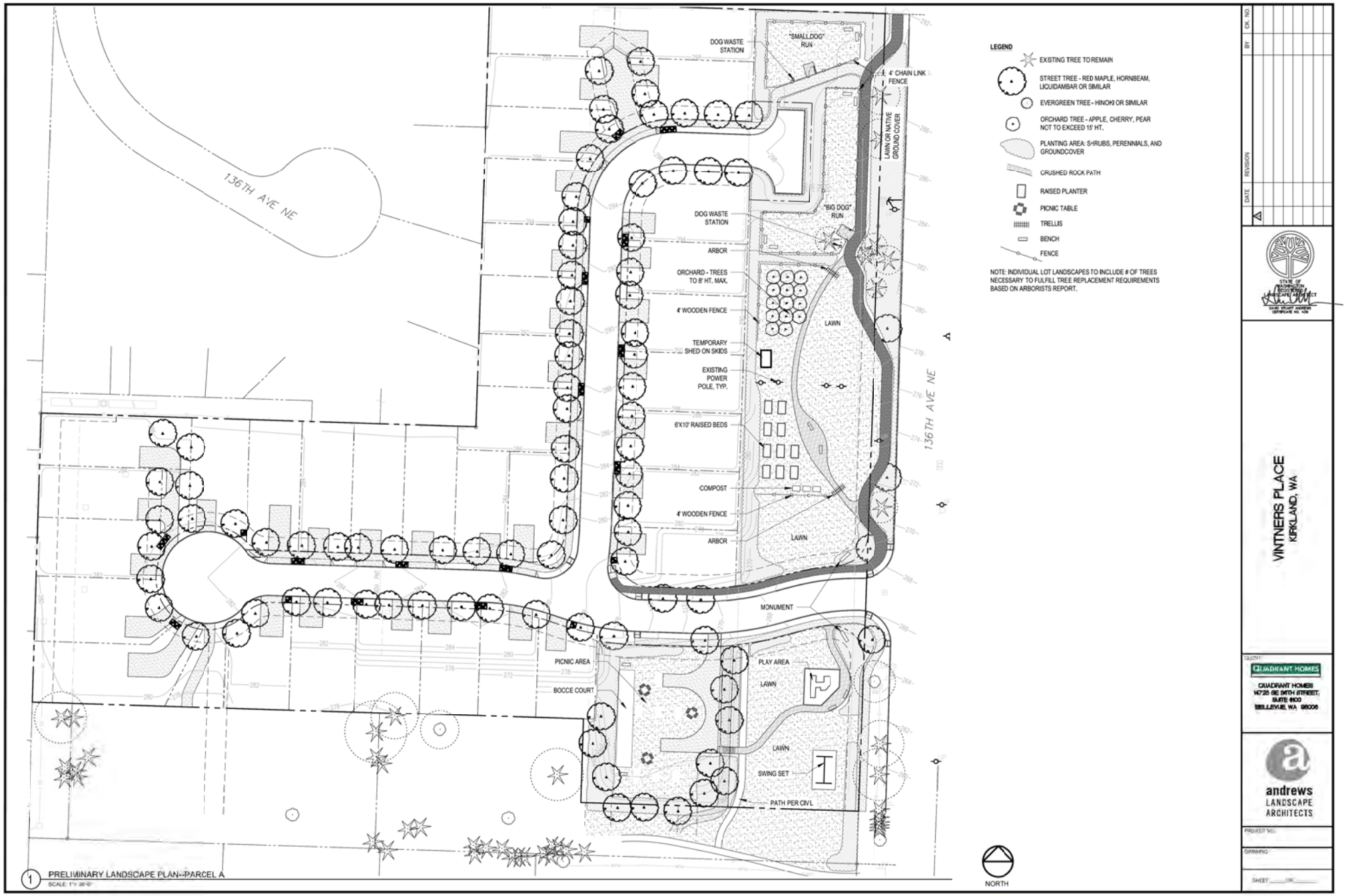
INTEGRATED DEVELOPMENT NOTES AND DETAILS

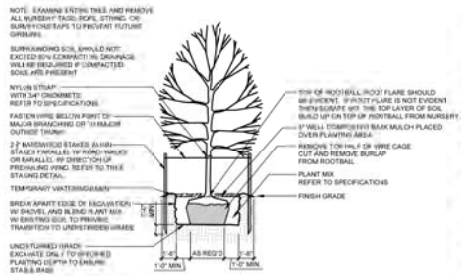
MARK E. VILLENEUVE
STATE OF WASHINGTON
40360
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER: 13-115
DRAWING NAME: 13115P-TR-PL
DESIGNER: MEV
DRAFTING BY: BPC
DATE: 11-20-13
SCALE: AS NOTED
JURISDICTION: KIRKLAND

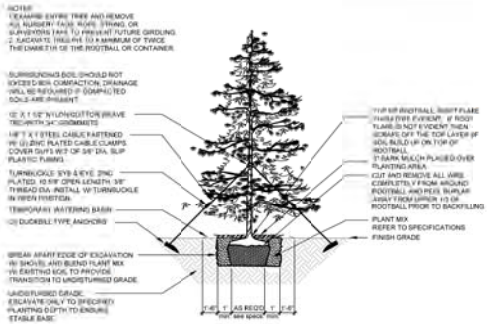
TR-02
SHEET 12 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-TR-PL.dwg Plotted: Apr 28, 2014 - 3:02pm

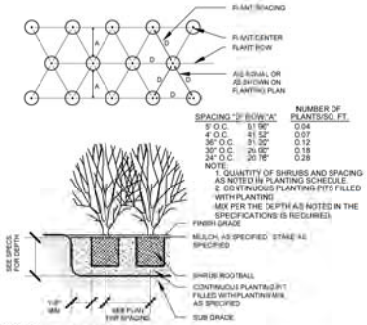

136TH AVE NE
DOG WASTE STATION
"SMALL DOG" RUN
4' CHAIN LINK FENCE
LAWN OR NATIVE GROUND COVER
"BIG DOG" RUN
ARBOR
ORCHARD - TREES TO 8' HT. MAX.
4' WOODEN FENCE
LAWN
TEMPORARY SHED ON SKIDS
EXISTING POWER POLE, TYP.
6'X10' RAISED BEDS
COMPOST
MONUMENT
PICNIC AREA
BOCCE COURT
PLAY AREA
SWING SET
PATH PER CIVIL
LEGEND
EXISTING TREE TO REMAIN
STREET TREE - RED MAPLE, HORNBEAM, LIQUIDAMBAR OR SIMILAR
EVERGREEN TREE - HINOKI OR SIMILAR
ORCHARD TREE - APPLE, CHERRY, PEAR NOT TO EXCEED 15' HT.
PLANTING AREA: SHRUBS, PERENNIALS, AND GROUNDCOVER
CRUSHED ROCK PATH
RAISED PLANTER
PICNIC TABLE
TRELLIS
BENCH
FENCE
NOTE: INDIVIDUAL LOT LANDSCAPES TO INCLUDE # OF TREES NECESSARY TO FULFILL TREE REPLACEMENT REQUIREMENTS BASED ON ARBORISTS REPORT.
NORTH
1 PRELIMINARY LANDSCAPE PLAN--PARCEL A
SCALE: 1"= 20'-0"
DATE
REVISION
BY
CK. NO.
VINTNERS PLACE
KIRKLAND, WA
QUADRANT HOMES
QUADRANT HOMES
14725 SE 36TH STREET, SUITE 400
BELLEVUE, WA 98006
andrews LANDSCAPE ARCHITECTS
PROJECT NO.:
DRAWING:
SHEET



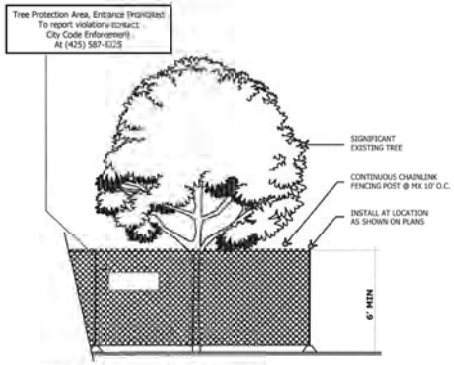
1 TREE PLANTING
SCALE: 1/4" = 1'-0"
p-decidtree.dwg



2 EVERGREEN PLANTING
SCALE: 1/4" = 1'-0"
p-evertree.dwg



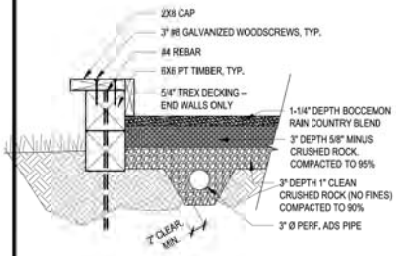
3 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



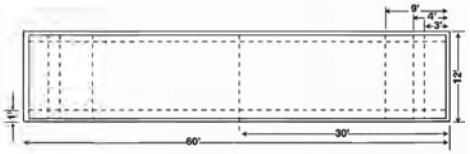
1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED DRIP LINE DISTANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PER BLOCK ONLY. AVOID ROOT OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH EARTH BACKFILL TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICLE TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

TREE PROTECTION FENCING DETAIL
(for public and private trees)

4 TREE PROTECTION FENCING
SCALE: NTS

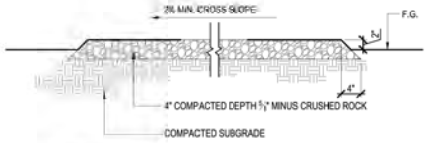


5 BOCCE COURT SECTION
SCALE: 3/4" = 1'-0"

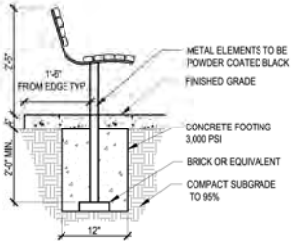


6 BOCCE COURT LAYOUT
SCALE: NTS

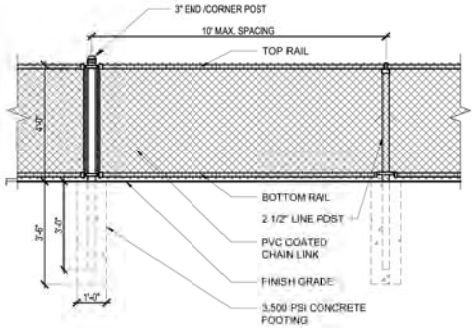
7 DOG WASTE STATION
SCALE: NTS



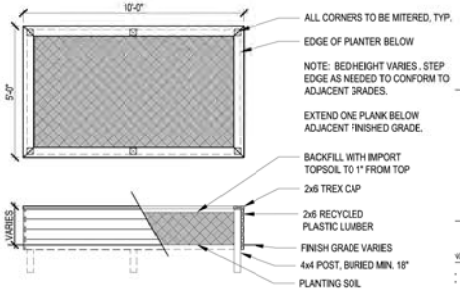
8 CRUSHED ROCK PATH
SCALE: 1" = 1'-0"



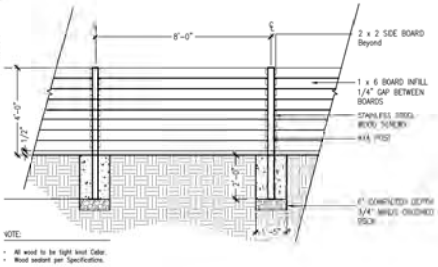
9 BENCH
SCALE: 3/4" = 1'-0"



10 CHAIN LINK FENCE
SCALE: 1/2" = 1'-0"



11 RAISED PLANTING BEDS
SCALE: 3/8" = 1'-0"



12 WOOD FENCE
SCALE: 3/8" = 1'-0"

DRAFT PLANTING AND SITE DETAILS

DATE	REVISION	BY	CK. NO.

STATE OF WASHINGTON
CHRIS STORY ANDREWS
CERTIFICATE NO. 420

VINTNERS PLACE
KIRKLAND, WA

OWNER:
QUADRANT HOMES
QUADRANT HOMES
14725 SE 36TH STREET, SUITE 100
BELLEVUE, WA 98006

andrews
LANDSCAPE ARCHITECTS

PROJECT NO.

DRAWING
L1.02

SHEET 2 OF 2

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 ~ www.kirklandwa.gov

David Barnes, Planner
425-587-3250
dbarnes@kirklandwa.gov

DEVELOPMENT STANDARDS LIST
VINTNER'S WEST SUBDIVISION AND PUD
File: SUB13-01508 and PUD ZON13-01509

SUBDIVISION STANDARDS

22.28.030 Lot Size. Unless otherwise approved in the preliminary subdivision or short subdivision approval, all lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document.

22.28.050 Lot Dimensions. For lots smaller than 5,000 square feet in low density zones, the lot width at the back of the required front yard shall not be less than 50 feet unless the garage is located at the rear of the lot or the lot is a flag lot.

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

22.28.210 Significant Trees. A Tree Retention Plan was submitted with the plat in which the location of all proposed improvements were known. Therefore KZC 95.30.4 & 95.30.5 applies and the applicant has submitted an Integrated Development Plan (IDP) which staff and the City's Arborist, Tom Early have evaluated and recommend approval. Tom Early's Memorandum is attached below. The IDP is included as Attachment 5 of the staff report and shows the trees that must be retained and those that may be removed. There are 237 significant trees on the site, 210 of which are viable and 17 trees on site trees are proposed for retention. These trees have been assessed by the City's Urban Forester. They are identified by number in the following chart.

Significant Trees:	High Retention Value	Moderate Retention Value	Low Retention Value **(V)** – viable **(NV)** – not viable
102			Viable
103	✓		
104			Viable
108			Not viable
109			Not viable
110			Viable

111			Not viable
112		✓	
113			Not viable
114		✓	
115		✓	
116		✓	
117		✓	
118		✓	
119		✓	
120			Viable
121			Not viable
122		✓	
123		✓ - crowded with #124	
124			Viable
125			Not viable
126		✓	
127			Viable
128			Viable
129			Viable
130			Not viable
131			Viable
132			Viable
133		✓	
134		✓	
135		✓	
136		✓	
137		✓	
138	✓		
139	✓		
140			Viable
141			Viable
142		✓	
143			viable
144		✓	
145		✓	
146		✓	
147			Not viable
148			Viable
149			Viable
150			Viable
151			Viable
152		✓	
153			Viable
154			Viable
155			Viable

156			Viable
157		✓	
158			Viable
159			Viable
160			Viable
161		✓	
162		✓	
163		✓	
164		✓	
165		✓	
166		✓	
167		✓	
168		✓	
169			viable
170		✓ - minor disease	
171		✓	
172			Not viable
173		✓	
174		✓	
175		✓	
176		✓	
177		✓	
178			Not viable
179		✓ - included bark	
180		✓ - included bark	
181		✓	
182		✓	
183		✓	
184			Viable
185			Not viable
187		✓	
201			Not viable
208			Viable
209		✓	
210			Not viable
211		✓	
212		✓	
213			Not viable
214			Viable
215			Viable
216			Viable
217			Viable
218			viable
219			viable
220		✓	
221			Viable

222			Not viable
223			Not viable
224			Not viable
225			Not viable
226			Viable
227		✓	
228			Viable
229			Viable
230		✓	
231			Viable
232			Viable
233			Viable
234			Viable
235			Viable
236			Viable
237		✓ - included bark at top	
238			Viable
239		✓	
240			Viable
241		✓	
242			Viable
243			Viable
244			Viable
245			Viable
246		✓	
247		✓	
248		✓	
249			
250			Viable
251			Viable
252		✓	
253		✓	
254			
255			Viable
256		✓	
257		✓	
258		✓	
259			Viable
260			Viable
261		✓	
262		✓	
263		✓	
264		✓	
265		✓	
266			Viable

267		✓	
268			Not viable
269			Viable
270		✓	
271		✓	
272			Viable
273		✓	
274			Viable
275			Viable
276		✓	
277			Not viable
278		✓	
279			Viable
280			Viable
281		✓	
282		✓	
283			Viable
284			Viable
285		✓	
286		✓	
287		✓	
288			Viable
289	✓		
290		✓	
291	✓		
292			Viable
293			Viable
294			Not viable
295		✓	
296		✓	
297		✓	
298		✓	
299			Not viable
300		✓	
301	✓		
302	✓		
303	✓		
304	✓		
305	✓		
306	✓		
307			Not viable
349		✓	
357		✓	
320			Not viable
347			Viable
371			Viable

335			Viable
367		✓	
1			Viable
2			Not viable
3			Viable
4		✓	
5		✓	
6		✓	
7		✓	
8		✓	
9		✓	
10			Viable
36			Viable
37		✓	
38		✓	
39			Viable
40		✓	
41		✓	
42		✓	
43		✓	
44		✓	
45			Viable
46		✓	
47		✓	
48		✓	
6285	✓		
6304		✓	
6305			Not viable
6284		✓	
6275			Viable
167A	✓		
171A			Not viable

See Attachment 5 from Staff report for the Approved Integrated Development Plan (IDP) and the corresponding City Arborist memorandum regarding the IDP review (Attachment 10).

22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

22.32.060 Utility Easements. Except in unusual circumstances, easements for utilities should be at least ten feet in width.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. Please see KMC 27.06 for the current rate. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and KMC 27.06.060. If a property

contains an existing unit to be removed, a "credit" for that unit shall apply to the first building permit of the subdivision.

Prior to Recording:

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

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

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

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

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

22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat approval.

Prior to occupancy:

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

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

22.32.090 Maintenance Bonds. A two-year maintenance bond may be required for any of the improvements or landscaping installed or maintained under this title.

ZONING CODE STANDARDS

85.25.1 Geotechnical Report Recommendations. The geotechnical recommendations contained in the report by AES dated April 26, 2013 shall be implemented.

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.

105.20 Required Parking. 2 parking spaces are required for each dwelling unit.

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. Applicant has requested through the PUD process for a depth of 18 feet for the parking pad.

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

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

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. FAR has been requested to be modified with the PUD request.

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.

115.75.2 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. The applicant has asked for a modification to the lot coverage with the PUD request.

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.

152.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

Prior to recording:

110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way (see Attachment). It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.

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

Prior to issuance of a grading or building permit:

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

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

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. The Integrated Development Plan (IDP) shows the trees that must be protected and those that may be removed (see Attachment 5).

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.

DEVELOPMENT STANDARDS
SUB13-01508

PLANNING DEPARTMENT

BUILDING DEPARTMENT

BUILDING DEPARTMENT CONDITIONS TOM JENSEN (425) 587-3611

1. Prior to issuance of 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
2. Currently, building permits must comply with the 2009 editions of the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland. Permit applications received on or after July 1, 2013 will need to comply with the 2012 editions as amended.
3. Currently, structures must comply with the 2009 Washington State Energy Code. Permit applications received on or after July 1, 2013 will need to comply with the 2012 edition.
4. Structures to be designed for seismic design category D, wind speed of 85 miles per hour and exposure B.
5. Plumbing meter and service line shall be sized in accordance with the current UPC.
6. Demolition permit required for removal of existing structures, if applicable.

FIRE DEPARTMENT

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

New hydrants are required to be installed as shown on the plans submitted. They shall be equipped with 5" Storz fittings.

The fire flow requirement for this project is 1,000 gpm. The property is in Woodinville Water District. Certificate of water availability shall be provided from Woodinville Water.

Per Kirkland Municipal Code, all new buildings which are 5,000 gross square feet or larger require fire sprinklers. This requirement also applies to single family homes; the garage, porches, covered decks, etc, are included in the gross square footage. (This comment is included in the shortplat conditions for informational purposes only.)

PUBLIC WORKS DEPARTMENT

Permit #: SUB13-01508
Project Name: Vintner's West 35 lot Subdivision
Project Address: NE 129th Place and 136th Ave. NE
Date: May 9, 2014

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.kirklandwa.gov.

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at www.kirklandwa.gov The applicant should anticipate the following fees:
   - Surface Water Connection Fees (paid with the issuance of a Building Permit)
   - Right-of-way Fee
   - Review and Inspection Fee (for utilities and street improvements).

o Traffic, Park and School Impact Fee (paid with the issuance of Building Permit). Any existing single family homes 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 subdivision The credit amount for each demolished single family home 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.

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

• Submittal of a Building Permit with an existing parcel number prior to subdivision recording: A Building Permit can be submitted prior to recording of the subdivision for each existing parcel number in the subject project, however in order for the Building Permit to be deemed a complete application, all of the utility and street improvements for the new home must be submitted with application. However, the Building Permit will not be eligible for issuance until after the Land Surface Modification Permit is submitted, reviewed, and approved to ensure the comprehensive storm water design required by the subdivision approval is reviewed and approved, and then shown correctly on the Building Permit plans to match the Land Surface Modification Permit.

• 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 applied for 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 review on an expedited or green building fast track if submitted electronically through MBP and the Land Surface Modification permit has been submitted, reviewed, and approved.

• Review of detached multi-family building permits: Detached multi-family building permits can only be applied for after the Land Surface Modification permit 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. Contact the Development Engineer assigned to this project to assist with this process.
• If the Developer will be installing the improvements prior to recording of the subdivision, there is a standard right of way restoration security ranging from $10,000.00 to 30,000.00 (value determined based on amount of right-of-way disruption). This security will be held until the project has been completed. Once the subdivision has been completed there will be a condition of the permit to establish a two year Maintenance security.

6. This project received Concurrency on August 29, 2013

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.

7. 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).

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 titled 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. Puget Sound Energy (PSE) Easements: The applicant shall notify PSE by certified mail, return receipt requested, of their plans to subdivide the property or install improvements with a copy of the notice and the return receipt provided to the City. If the applicant does not provide documentation of PSE approval before recording of the plat or installation of the improvement in a form acceptable to the City, the property owner shall also sign an agreement to defend, indemnify and hold the City harmless in the event that a dispute arises between PSE and the developer, property owner, or any future property owners.

15. Olympic Pipe Line: See Per KZC 118.40 for full code language:

- The applicant shall show the hazardous pipeline corridor and applicable setbacks on site plans, subdivisions and short subdivisions for proposed development.
- The applicant shall provide verification that the pipeline operator has received and reviewed the development notice required in section KZC 115.52.030. All comments provided by the operator shall be submitted or the operator shall confirm in writing that the operator has no comments.
- No landfilling or excavation and no construction or expansion of structures is allowed within the corridor other than those authorized by the pipeline operator. All development activity, landfilling, excavation and construction shall be setback a minimum of 25 feet from the edge of the corridor. However, streets, utilities, trails and similar uses shall be exempt from the setback and construction requirements above, provided that the pipeline operator shall be notified prior to landfilling, excavation or construction.

16. Because this project is within 150' of the Olympic Pipe Line (Gas), the applicant is required to locate the eastern edged of the pipeline easement on all plans and is required to give notice to Olympic Pipeline prior to any construction on this property. The City will not issue any construction related permits until proof of notice has been given and acknowledged by Olympic Pipe Line. Contact Information:
Holly Williamson
Olympic Pipe Line Field Project Coordinator
2319 Lind AVE SW
Renton, WA 98057
Holly.Williamson@bp.com
425-235-7767

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

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

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 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.

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:

Maintenance of On-site Private Stormwater Facilties: 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.

Water and Sanitary Sewer Conditions:

1. Northshore Utility District approval required for sewer service and Woodinville Water District approval required for water service. A letter of utility availability has been submitted from each Utility District.

Surface Water Conditions:

1. Provide temporary and permanent storm water control per the 2009 King County Surface Water Design Manual and the Kirkland Addendum. 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. 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:
Add or replaces 5,000ft2 or more of new impervious surface area,
Propose 7,000ft2 or more of land disturbing activity, 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.

2. 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 for more information on this requirement.

3. Because this project site is one acre or greater, the following conditions apply:
- Amended soil requirements (per Ecology BMP T5.13) 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/
  - 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.

4. The storm water detention system shall be designed to Level II standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.

5. This project is creating or replacing more than 5000 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. The enhanced treatment level is encouraged when feasible for multi-family residential, commercial, and industrial projects.

6. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).

7. This permit condition serves as notice that the developer has been notified 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.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=mainpage_NWPs

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

8. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2009 King County Surface Water Design Manual.

9. 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.

10. As part of the roof and driveway drainage conveyance system for each new house, each lot shall contain a 10 ft. long (min.) perforated tight line connection with an overflow to the public storm drain system (COK Plan No. CK-D.39). The tight line connections shall be installed with the individual new houses.

11. Provide a separate storm drainage connection for each lot.

12. All roof and driveway drainage must be tight-lined to the storm drainage system or utilize low impact development techniques.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 136th Ave. NE. This street is a Collector type street. The project also has new internal streets that 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:

136th Ave. NE
A. Widen the street to 32 ft. from the face of the new curb being installed on the east side of the street (this cross section provides two 11 ft. travel lanes and two 5-ft wide bike lanes).
B. Install storm drainage collection and curb and gutter.
C. Install a meandering 8 ft. wide concrete sidewalk as shown on the plans or in areas where there is not a conflict with existing significant trees, install an 8 ft. wide sidewalk with street trees in 4x6 tree wells 30 ft. on-center. All landscaping in the areas from the back of the new curb to the west edge of the 136th Ave. NE right-of-way and in Tract C and B shall be maintained by the project HOA.

Neighborhood Access Road (new streets within the project) These streets shall be developed to R-24 standards:

Road A
-136th Ave NE to intersection with Road B
A. Dedicate 45 ft. of right-of-way
B. Install 24 ft. of pavement, storm drainage, curb and gutter, 4.5 ft. wide landscape strips with street trees 30 ft. on center and 5 ft. wide sidewalks along both sides.
-From intersection with Road B to Cul-de-sac

C. Dedicate 40 ft. of right-of-way
D. Install 24 ft. of pavement, storm drainage, curb and gutter, a 4.5 ft. wide landscape strip with street trees 30 ft. on center along both sides.
E. Install a 5 ft. sidewalk along one side (as shown).
F. The cul-de-sac shall be 70 ft. in diameter within an 80 ft. diameter dedication. Install vertical curb and gutter, storm drainage, and a 4.5 ft. wide landscape strips with street trees 30 ft. on center (where feasible) around the perimeter
G. At the west end of Road A, install an 8 ft. wide concrete sidewalk from the south edge of the cul-de-sac to the south edge of the plat (preliminary sidewalk location depicted on plans). The sidewalk shall terminate at the common property corner between lots 30 and 31 within the proposed plat to the south. The said sidewalk shall be encompassed in a 10 ft. wide public pedestrian easement.
H. At the south edge of Road A and at the east property line of lot 35, install an 8 ft. wide concrete sidewalk from the sidewalk along the south side of Road A across Tract A to the sidewalk installed along the north side of NE 129th Street by the proposed plat to the south. The said sidewalk shall be encompassed in a 10 ft. wide public pedestrian easement.
I. Developer is opting to construct sidewalk along one side of Road A and participate in Sidewalk Construction-in-lieu program; see sidewalk fee-in-lieu comments below.

Road B
-From intersection with Road A to the north end of Road B
A. Dedicate 40 ft. of right-of-way
B. Install 24 ft. of pavement, storm drainage, curb and gutter, a 4.5 ft. wide landscape strip with street trees 30 ft. on center along both sides.
C. Install a 5 ft. sidewalk along one side (as shown).
J. At the north end of the road, install a Fire Department standard hammerhead turn-around and encompass the turn-around with vertical curb and gutter and No-Parking anytime signs. Dedicate right-of-way at least 5 ft. wider than the face of the curb around the hammerhead. The hammerhead is being recommended in lieu of a cul-de-sac because no homes front on the turn-around and the hammerhead will result in less impervious area. Construct an 8 ft. wide concrete sidewalk from the east edge of the hammerhead to the sidewalk along 136th Ave. NE. The sidewalk shall be encompassed in a 10 ft. wide public pedestrian easement.
D. Developer is opting to construct sidewalk along one side of Road A and participate in Sidewalk Construction-in-lieu program; see sidewalk fee-in-lieu comments below.

Sidewalk Construction-in-lieu: The developer has asked to participate in the Sidewalk Construction-in-lieu program as outlined in KZC Chapter 110.70. In lieu of building sidewalk along both sides of Road A and Road B (and dedicating right-of-way to encompass the sidewalk), the developer will instead construct off-site sidewalk in the neighborhood at a location agreed to by the Public Works Department. The value of the off-site sidewalk improvements will be 75% of the value of sidewalk and right-of-way dedication that developer would have built within the project.

2. The private access tract shall meet requirements per KZC 105.

3. All lots located at an intersection shall meet the minimum driveway setbacks from an intersection; see Public Works Policy R-4.

4. A 2-inch asphalt street overlay will be required where three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines. The project should plan on an overlay of 136th Ave. NE.

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. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.

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

8. Install "NO PARKING ANYTIME" signs along 136th Ave NE, around the perimeter of the Road A cul-de-sac, and around the perimeter of the Road B hammerhead.

9. Install new stop signs at intersections as directed by Public Works.

10. Install new monuments at all new street intersections and other points as directed by the land surveyor.

11. 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.

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

13. Underground all overhead frontage lines along 136th Ave. NE.

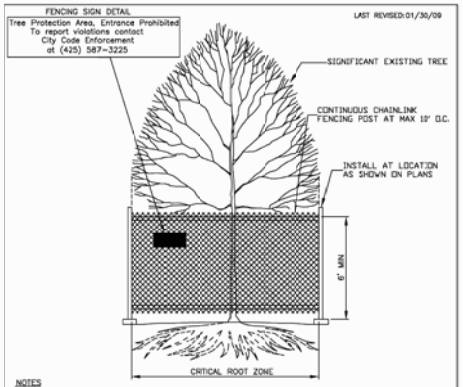
14. New street lights are required per Puget Power design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. The lighting design must be submitted prior to issuance of a grading or building permit.

15. Street lights along Neighborhood Access type streets require a lighting district be established with serving utility district.

NW 1/4, NW 1/4, SEC 27, TWN 26 N, RGE 5 E, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON

FENCING SIGN DETAIL

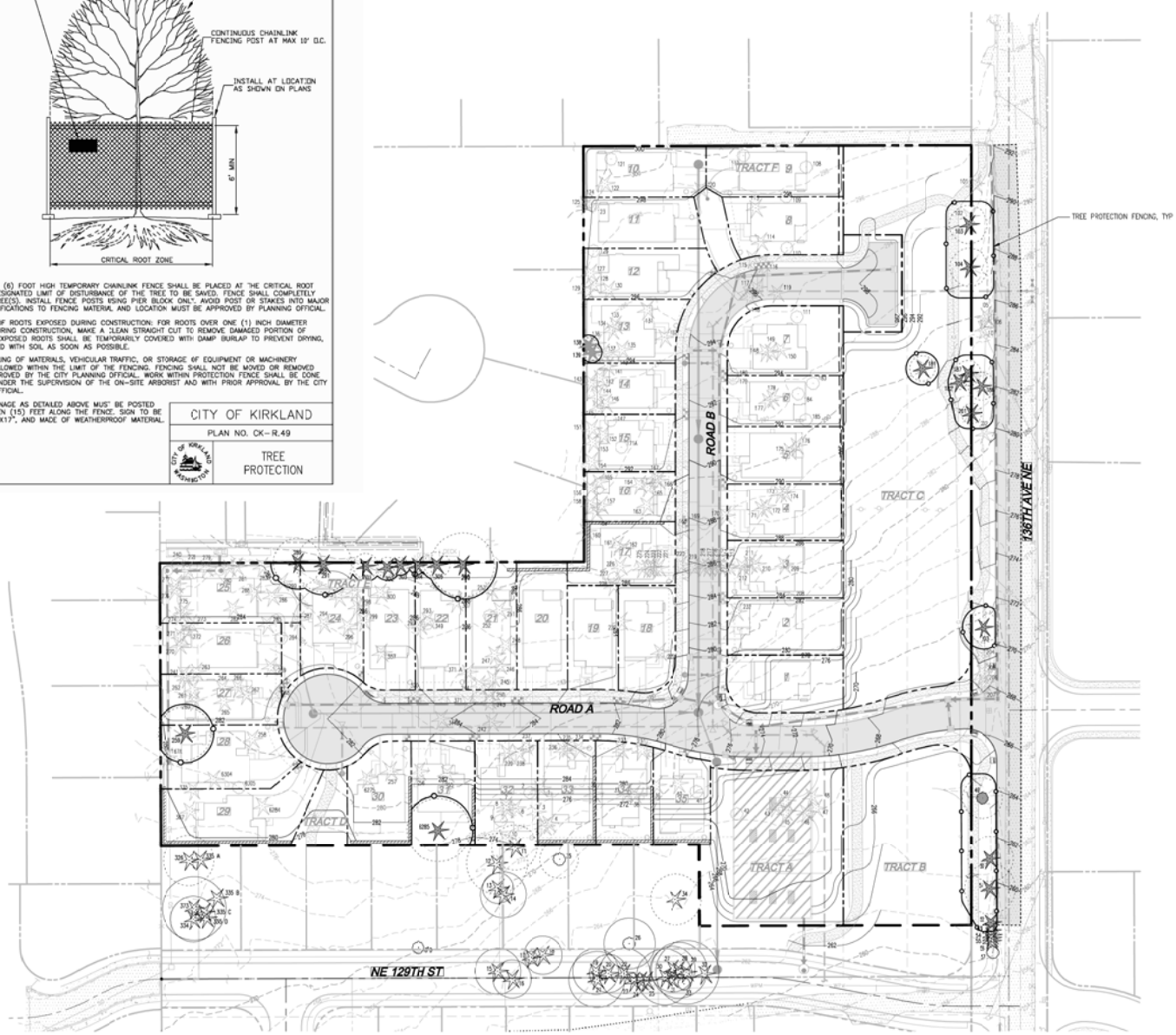
LAST REVISED:01/30/09



NOTES

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"X17", AND MADE OF WEATHERPROOF MATERIAL.

CITY OF KIRKLAND	
PLAN NO. CK-R.49	
CITY OF KIRKLAND WASHINGTON	TREE PROTECTION



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING OFFSITE TREE

TREE DENSITY CALCULATIONS

SIGNIFICANT TREES ON SITE=	237 - 1348.5 CREDITS
VARIE SIGNIFICANT TREES ONSITE=	87 - 539
NON-VARIE SIGNIFICANT TREES ONSITE=	150 - 809.5
TREES TO BE SAVED=	20 - 91 CREDITS
TREE CREDITS REQUIRED=	188
TREES TO BE PLANTED=	95

NOTES

1. SEE LANDSCAPE PLANS FOR TREES TO BE PLANTED.
2. SEE SHEET TR-02 FOR ARBORIST REPORT AND DETAILS.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY FOR TAX LOT NUMBER 2726059095 WAS PERFORMED BY DR STRONG.

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN APRIL 2013. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. 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

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-23-13	REVISED PER CITY/ARBORIST COMMENTS	MEV
2	4-2-14	REVISED PER CITY/ARBORIST COMMENTS	MEV
3	4-29-14	REVISED PER CITY/ARBORIST COMMENTS	MEV

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14201 NE 200th St., #100
WOODINVILLE, WA 98072
Ph. 425.806.1850
Fx. 425.806.6115
www.LDCcorp.com

GLS LLC

VINTNERS WEST PUD

INTEGRATED DEVELOPMENT PLAN

MARK E. VILLENEUVE
STATE OF WASHINGTON
40000
REGISTERED PROFESSIONAL ENGINEER
10-24-14

JOB NUMBER:	13-115
DRAWING NAME:	3115P-TR-PL
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	11-20-13
SCALE:	1"=40'
JURISDICTION:	KIRKLAND

TR-01

SHEET 11 OF 12

Drawing: P:\2013\13-115 Vintners West\Drawings\Preliminary\13115P-TR-PL.dwg Plotted: Apr 29, 2014 - 2:58pm

January 30, 2014

To: Mr. David Barnes

City of Kirkland Planning Department

123 Fifth Avenue

Kirkland, WA 98033

From: Concerned residents of Wethersfield Subdivision abutting proposed Vinter's West Subdivision

Re: **Vinter's West SUB13-01508**

We the undersigned home owners in the Wethersfield Subdivision, whose property abuts the proposed Vinter's West Subdivision, respectfully asks the City of Kirkland's Planning Department to require the developer to establish a privacy screening buffer/easement along the west edge of their property at the rear of proposed lots 25-29 to border the east property line of Wethersfield lots 20-24.

We note that there is an existing 15 ft. stormwater drainage easement along this same corridor as described above. It would seem reasonable to use this same easement for privacy screening. We ask that the developer be required to plant this strip with Leyland cypress trees planted 10 feet from the property line 6 feet on-center. The outcome of our discussions with a certified arborist suggest that these trees are very suitable for our climate, are inexpensive, and make an excellent "privacy tree hedge."

In so requesting, we note that in the Permit Details – General Conditions for SUB13-01508, No. 12. "Street and Pedestrian Improvement Conditions," the City of Kirkland is requiring sidewalks that do not "conflict with existing significant trees" and "street trees in 4 X 6 wells 30 ft. on-center" along 136th Avenue NE. Internally on Road A, the developer is required to provide "4.5 ft. wide landscape strips with street trees 30 ft. on center." This is nice for the future residents of Vinter's West and those who drive along 136th Ave. NE, but offers no such relief for the abutting property owners who are the ones directly impacted by this new development.

Rationale:

1. The City of Kirkland should protect, as much as possible, the existing life style, property values, noise levels, air pollution, traffic congestion, etc. of the current impacted home owners when large developers apply for a zoning permit and new subdivision.

2. When our Wethersfield subdivision was being built in 1980, King County required the developer to put in a "20' screening easement" along the property line referred to above. This was done because the neighbors on two of the large lots now being subsumed by the proposed Vinter's West subdivision complained that the new Wethersfield development would be a detriment to their privacy, solitude, and property value. Now that "the shoe is on the other foot," we ask that the City of Kirkland, now some 30 years later when planners are much more aware of the importance of such concerns, require a similar screening easement from the developer of Vinter's West.

3. The projected plans for Vinter's West will entail the removal of more than 50 mature Douglas fir trees along with numerous other vegetation and replace five homes with 35 homes. This will destroy our existing privacy, sound, and sight barrier from 136th NE and eastward where there is both ongoing and projected new construction along with increased traffic noise. Accordingly, and in trade, we ask for some public benefit in the form of the suggested screening/buffer easement as noted above.

We thank you for your consideration of our request:

	Name	**Address**	**Telephone**	**E-mail**
Printed:	Jack W. Berryman	12924 133rd Pl NE Kirkland, WA 98034	425-821-1774	
Signed:				cohojack@hotmail.com
Printed:	Szuchi Chen	12918 133rd Pl NE Kirkland, WA 98034		
Signed:				szuchichen@hotmail.com
Printed:	Hsien-yi Chen	12918 133rd Pl NE Kirkland, WA 98034		
Signed				szuchichen@hotmail.com

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From: Jill McCallum
To: David Barnes; Tony Leavitt
Cc: "Craig McCallum"
Subject: RE: Permit Numbers SUB13-02088 and SUB13-01508
Date: Tuesday, January 28, 2014 9:19:53 PM

Hello David, Thank you for the detailed information.

I am currently travelling but after a quick review I am very concerned at the outcome of the tree report. I need to be home to evaluate what trees are shown on the diagram. First I would like to comment that we will be hiring a professional surveyor for the back property line. I am concerned after I met the surveyor for the proposed track leaning over the back fence between the properties back in the Spring. He commented at that time our deck was within the 5 feet set back required from the property line, actually said it was within 3 feet which is completely wrong. King County actually came out to verify it was within code and met the five foot offset, after our discussions about the failing bios wale. This was about six years ago. This leads me to believe the new survey was incorrect as I am sure our deck or house did not move since 1999, and we need to evaluate about a two foot stretch that is now in contention of ownership.

I need to confirm when I return but I believe tree 306 has been mislabeled by the arborist. There is a very large over 100 year old tree that he has labeled as “hedge”. This tree specifically, certainly straddles the property line. It is at least 1 – 2 feet on our side and has displaced the fencing line by more than a foot. The other two trees I am concern about, given the survey, is 289 and 291. It is unclear if these are the two trees clearly on our side of the fence line or some of the smaller trees the lot owner behind us did plant as a “hedge”. The fence seems to not be displaced in that area so possibly the trees located in the Allison Estates (2 specific trees) are not even the ones in question. The existing home owner is not a friendly man and would never had allowed even an inch of property be given up. So I am confident in my stand.

I want to specifically understand which trees on our shared lot line are actually affected and based on the mapping that is hard to tell, especially with the surveyors report and lot line findings. Is each tree now marked with a number so I can review this on property? I do know the man behind us planted many trees in 1999 that are failing and need to be removed.

Another consideration that needs to be reviewed is the retaining wall planned for south of Allison estates. The water is a problem and disrupted land could create an issue with our property sliding south. Until you live through the amount of water that comes from our side it is hard to appreciate. Even King County was surprised by the amount that flows in this area when we showed them video. I would like more detail on the retaining wall, both in material and height please. Additionally we have 2 large Cedar trees that root systems are likely to be in this area. We need to understand the affect of cutting their roots systems to install the retaining wall.

We will certainly lose all of our privacy to the South that was afforded us by the property size and vegetation. While we appreciate the need for growth and housing in Kirkland we want to make sure our home and interests are secured.

I am not sure what I need to do next but until we can finalize a survey and determine the trees which will be extracted we need to formally state our disagreement with the existing plans as set to me by you. We want to take the actions to reconcile these issues. We will contact our attorney and have a surveyor recommended.

It is in our best interest to work with both Kirkland and the builders to make sure the plan works for all concerned, and again are not against the development of this property given the correct findings.

I will be returning on Monday, February 3. Following the Super bowl win by the Seahawks!

GO HAWKS!

Kind regards,
Jill

From: David Barnes [mailto:DBarnes@kirklandwa.gov]
Sent: Friday, January 24, 2014 3:29 PM
To: 'Jill McCallum'; Tony Leavitt
Subject: RE: Permit Numbers SUB13-02088 and SUB13-01508

Hi Jill,

I am the Project Planner for the Vintner's West development (File No. SUB13-01508). Thank you for submitting your questions about the proposed development.

1. I can comment on the proposed development, but not Allison Estates drainage because I don't have any information about it except that in the attached site plan it shows a "tract B" that connects to a storm water drainage easement that connects to a 10 foot wide drainage easement that runs south to across the rear of the proposed lots 25-29 (see attached survey and site plan). An easement on the Vintner's West property will be maintained. I will forward your comment to our Public Works Department to see if they have anything to add regarding the storm water swale on Allison Estates (your development)located to the north of the proposed Vintner's West Development.
2. The Trees on the Vintner's West site that are adjacent to your property are proposed to be removed. The trees have been surveyed and are shown on the Vintner's West property(see pages 11 & 12) of the attached Development proposal. The trees to be removed are not located on the Allison Estates property. The applicant is requesting that an Integrated Tree Plan be reviewed and approved with this subdivision application. I have attached the Integrated Development plan sheet and the arborist report for reference. The site will be required to plant trees to reach a reach a certain tree density of 144 tree credits. The City will review this proposal and will make a recommendation to the Hearing Examiner. The Hearing Examiner will hold a public hearing and afterwards make a recommendation to the City Council regarding the approval of this application.
3. Tree Removal and infrastructure placement (sewer, storm, gas, water and electricity) will likely come after the submittal and approval of grading permit. The grading permit cannot be issued until we are done processing the Subdivision and Planned Unit Development (PUB) application. As Tony Leavitt mentioned, we will require the rodents to be gone prior to any clearing or other development. Animals which are protected such as Salmon or Bald Eagles can be protected, but unfortunately other animal wildlife is not protected from development.

Please let me know if this email answers most of your questions.

Please feel free to call me as well.

Sincerely,

David Barnes, CSBA, **LEED AP BD + C**
Planner
Planning & Community Development
City of Kirkland
425-587-3250
dbarnes@kirklandwa.gov

Please don't print this e-mail unless you really need to. Reduce, Reuse, Recycle. Incorporate sustainable practices and plan to execute them in your daily routine.

Participate in the Comprehensive Plan update process to plan for Kirkland's future....
Learn how at www.kirklandwa.gov/Kirkland2035 and www.ideasforum.Kirklandwa.gov

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From: Jill McCallum [mailto:jillmccallum@pacrimaero.com]
Sent: Wednesday, January 22, 2014 5:34 PM
To: Tony Leavitt; David Barnes
Subject: Permit Numbers SUB13-02088 and SUB13-01508

Hello David and Tony,

I am emailing you as our family home is one of the homes which back up to the planned projects.
Permit Numbers SUB13-02088 and SUB13-01508
(SUB13-01508 is most directly affected)

Craig and Jill McCallum
13057 134th AVE NE, Kirkland, formerly known as Allison Estates lot 13.

There are three specific issues that I want to make sure are fully considered and handled with care and concern during this process.

1) The water management system; Our property surrounds the Allison estates surface water drainage system (bio-swale). Our family has maintained this for all 13+ years, between clearing, mowing and seeding. It has been a very difficult system and one that was not designed or built to drawing as was discussed several times with the King County water management system. Each year (more than once) the grates plug and the system nearly overflows. The pipe that dumps into the system has been left open for years and is a concern for other neighbors with small children. We would support this system going to a closed system to mitigate all these problems.
2) The large trees/foliage which share the property line between our back yard and the proposed new development; There are several large tress that are on or very near the back property line of our home. We would like to understand the plan of which trees will remain and which ones are scheduled to be removed.
3) The displacement of a large amount of animals and birds. Often we see coyote, raccoon, the occasional deer, once a bobcat and a wide variety of birds daily. This is a general issue but one that needs to be understood as this is becoming one of the last eco systems for such a diverse animal population. Stages of clearing needs to be considered to coax the animals into the valley where they will develop new homes. Pests such as rats will also be an issue during clearing. We would like to know the counter measures that will be taken to protect our home and property.

In general we do not have issues with the development of Kirkland. We are Kirkland business owners and we are active members of the community. Growth is important as long as the proper diligence and

consideration is given to the development. I am happy to sit down with either or both of you and look forward to seeing the planning.

Thank you for your time.

Kind regards,
Jill

Jill McCallum
President
Pacific Rim Aerospace
+1.425.284.7300
www.PacRimAero.com

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 - www.kirklandwa.gov

MEMORANDUM

To: Eric R. Shields, AICP
Planning Director

From: David Barnes, Planner

Date: February 20, 2014

Subject: Environmental Determination – SEP13-01512 for Vintner's West Subdivision
Case No. SUB13-01508

I have had an opportunity to visit the site and review the environmental checklist for the project referenced above. The City's Traffic Engineer has recommended a stop sign for this project that is documented in the Public Works Development Standards. I have not identified any significant adverse environmental impacts. Therefore, I recommend that a Determination of Non-Significance be issued for this proposed action.

Should you have any questions, please contact me.

SEPA ENCLOSURES
1. Environmental Checklist
2. Vicinity Map
3. Site Plan
4. Traffic Impact Analysis, prepared by TENW, dated November 26, 2013
5. Memo from City's Traffic Engineer

Review by Responsible Official:
I concur x

I do not concur ☐

Comments: _____

_____

_____

Eric R. Shields, AICP
Planning Director

February 20, 2014
Date

Attachment 8

QUADRANT HOMES

14725 SE 36th Street, Suite 200
Bellevue, WA 98006
(425) 455-2900
QuadrantHomes.com

PRODUCT DESIGN BY
QUADRANT ARCHITECTURAL SERVICES DEPT.

PLAN SUMMARY

PAGE #	PLAN NAME	PAGE #	PLAN NAME
3	M7x FLOOR PLANS	15	G180 FLOOR PLANS
4	M7x ELEVATIONS	16	G180 ELEVATIONS
5	H220 FLOOR PLANS	17	M3 FLOOR PLANS
6	H220 ELEVATIONS	18	M3 ELEVATIONS
7	H240 FLOOR PLANS	19	G220 FLOOR PLANS
8	H240 ELEVATIONS	20	G220 ELEVATIONS
9	H280 FLOOR PLANS	21	G240 FLOOR PLANS
10	H280 ELEVATIONS	22	G240 ELEVATIONS
11	P200 FLOOR PLANS	23	G270 FLOOR PLANS
12	P200 ELEVATIONS	24	G270 ELEVATIONS
13	M5 FLOOR PLANS		
14	M5 ELEVATIONS		

MATERIALS LIST

'A' ELEVATION MODERN PRAIRIE

- COMPOSITION ROOF SHINGLES
- WOOD COLUMNS (FRONT PORCH)
- PRE-PRIMED WHITE WOOD COLUMNS (COVERED PATIOS, TRIM COLOR)
- WOOD TRIM (COLOR AS SHOWN)
- 8" LAP SIDING (PRIMARY COLOR)
- 4" LAP SIDING (SECONDARY COLOR)
- TONGUE AND GROVE SOFFIT (FRONT PORCH)
- HARDI PANEL SOFFIT (COVERED PATIOS)
- 14"X28" FRENCH STONE VENEER
- 8' GARAGE DOOR (TRIM COLOR)
- 8' ENTRY DOOR (ACCENT COLOR)

'B' ELEVATION MODERN CRAFTSMAN

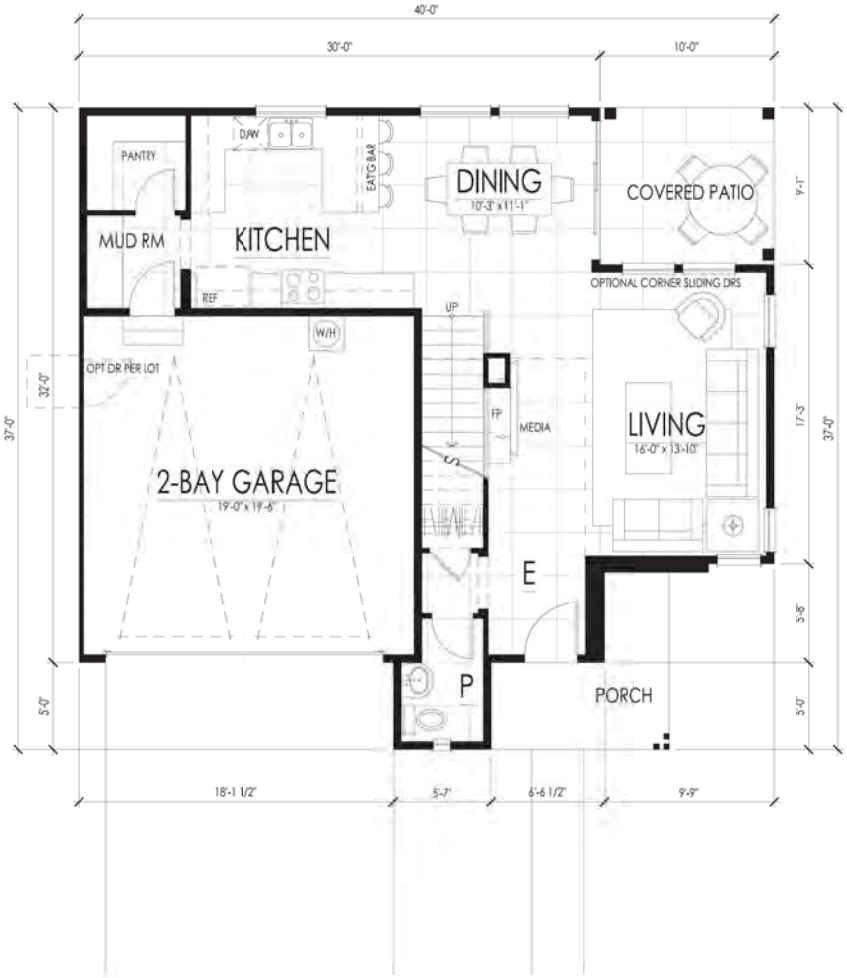
- COMPOSITION ROOF SHINGLES
- PRE-PRIMED WHITE WOOD COLUMNS (TRIM COLOR)
- WOOD TRIM (COLOR AS SHOWN)
- 8" LAP SIDING (PRIMARY COLOR)
- 4" LAP SIDING (SECONDARY COLOR)
- HARDI PANEL SOFFIT (TRIM COLOR)
- CULTURED STONE VENEER
- WOOD CORBELS (TRIM COLOR)
- 8' GARAGE DOOR (TRIM COLOR)
- 8' ENTRY DOOR (ACCENT COLOR)

'C' ELEVATION MODERN FARM HOUSE

- COMPOSITION ROOF SHINGLES
- METAL ROOFS
- PRE-PRIMED WHITE WOOD COLUMNS (TRIM COLOR)
- WOOD TRIM (COLOR AS SHOWN)
- 8" LAP SIDING (PRIMARY COLOR)
- BOARD & BATTEN SIDING (SECONDARY COLOR)
- HARDI PANEL SOFFIT (TRIM COLOR)
- WOOD CORBELS (TRIM COLOR)
- CEDAR VENTS (TRIM COLOR)
- SHED ROOF DETAIL (TRIM COLOR, METAL ROOF)
- KNEE BRACES (TRIM COLOR)
- 8' GARAGE DOOR (TRIM COLOR)
- 8' ENTRY DOOR (ACCENT COLOR)

Attachment 8

M7x FLOOR PLANS



M7x ELEVATIONS

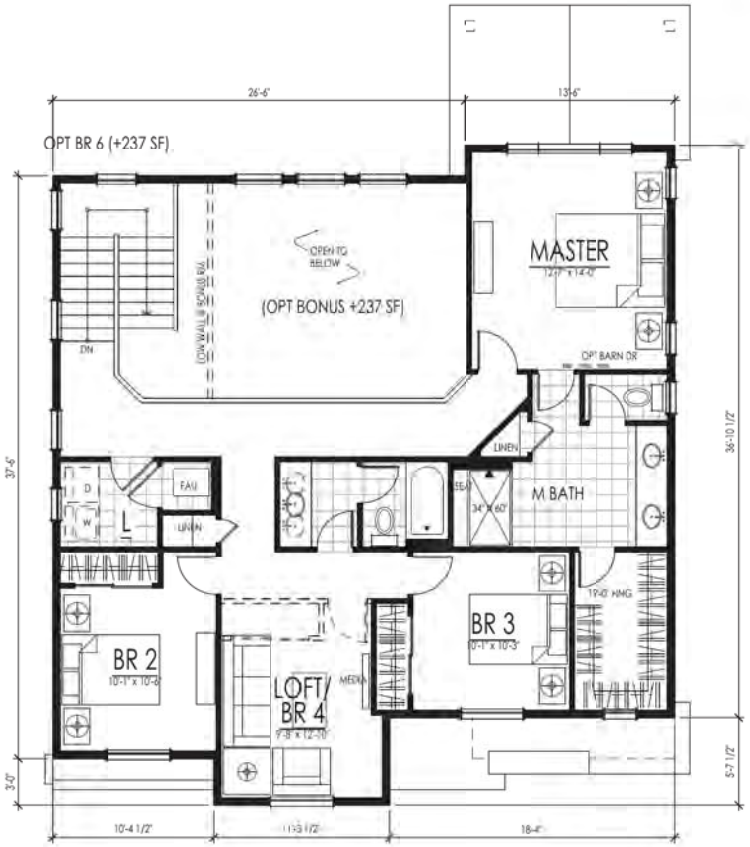
frontELEVATION A

frontELEVATION B

frontELEVATION C

Attachment 8

H220 FLOOR PLANS



H220 ELEVATIONS

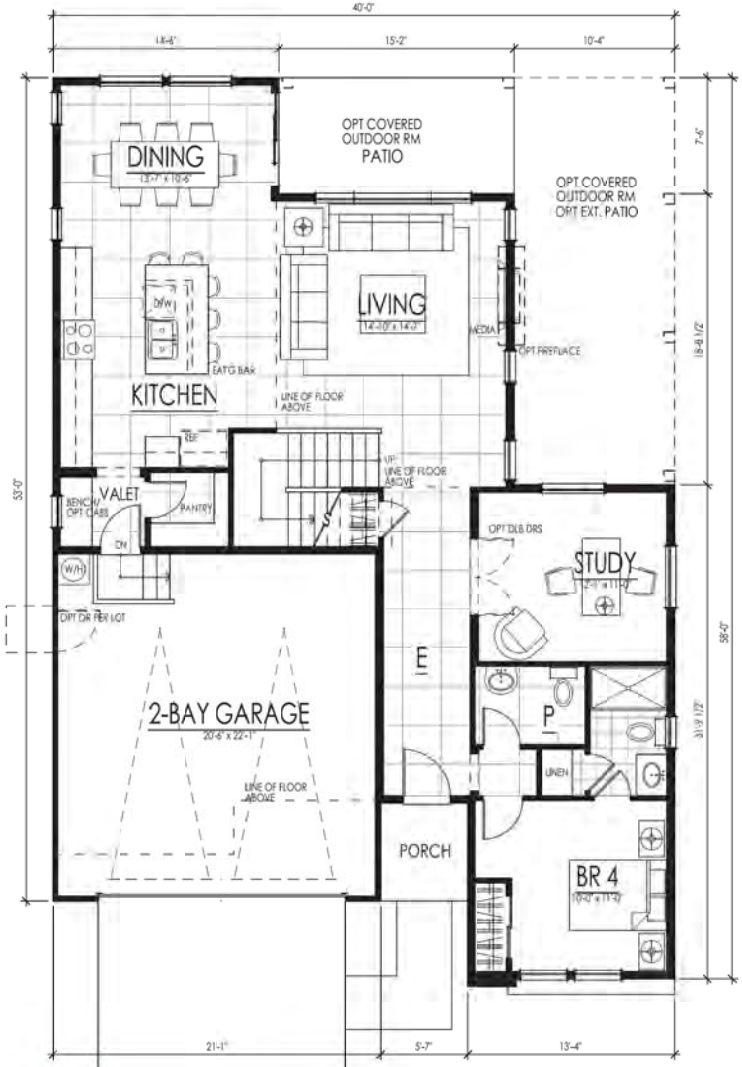
frontELEVATION A

frontELEVATION B

frontELEVATION C

Attachment 8

H240 FLOOR PLANS



Attachment 8

H240 ELEVATIONS

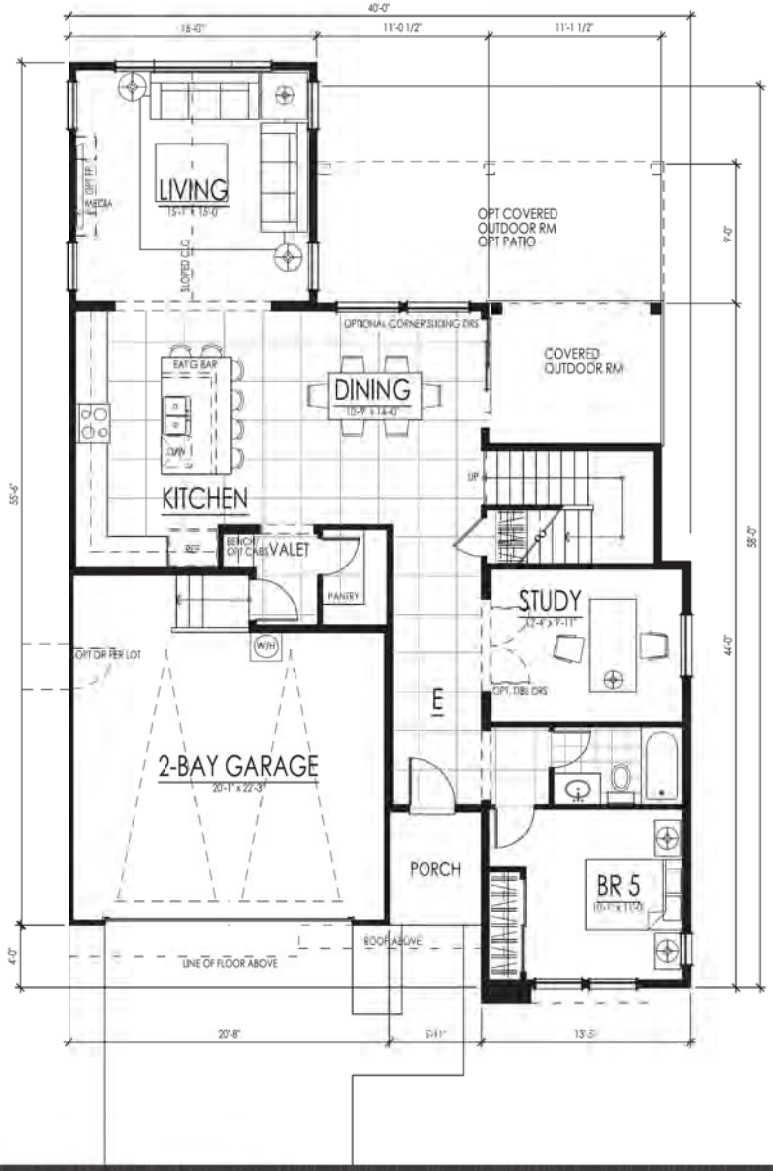
frontELEVATION A

frontELEVATION B

frontELEVATION C

Attachment 8

H280 FLOOR PLANS



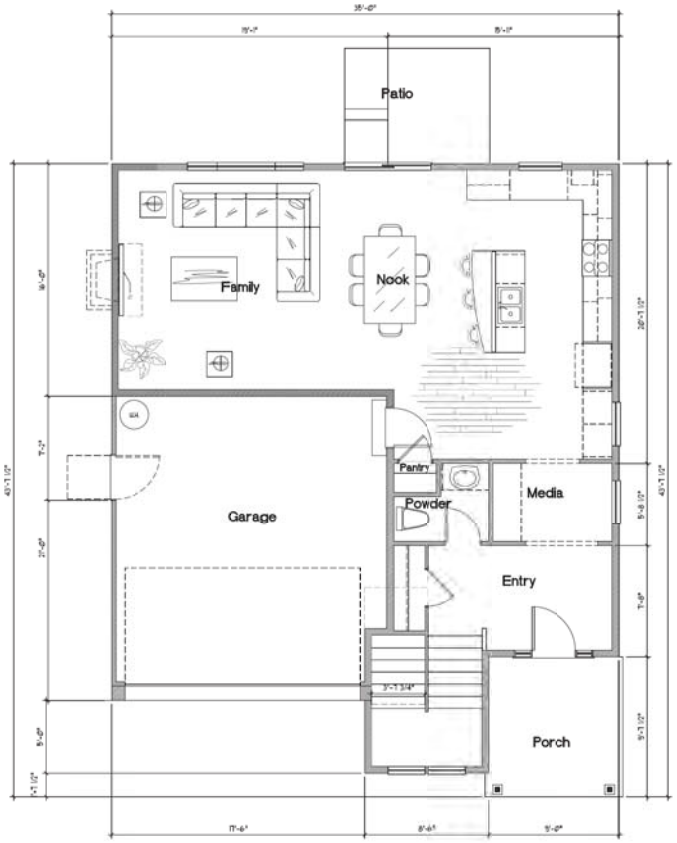
H280 ELEVATIONS

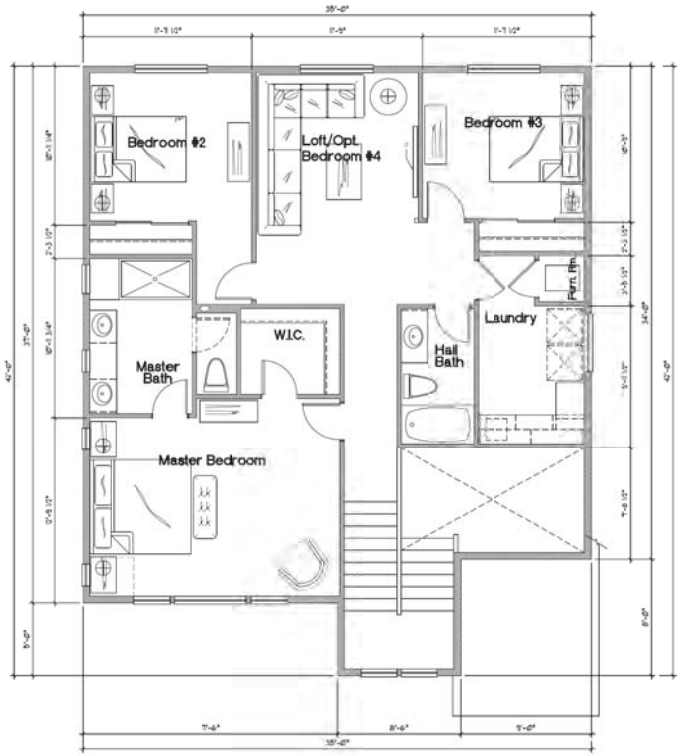
frontELEVATION A

frontELEVATION B

frontELEVATION C

P200 FLOOR PLANS





P200 ELEVATIONS

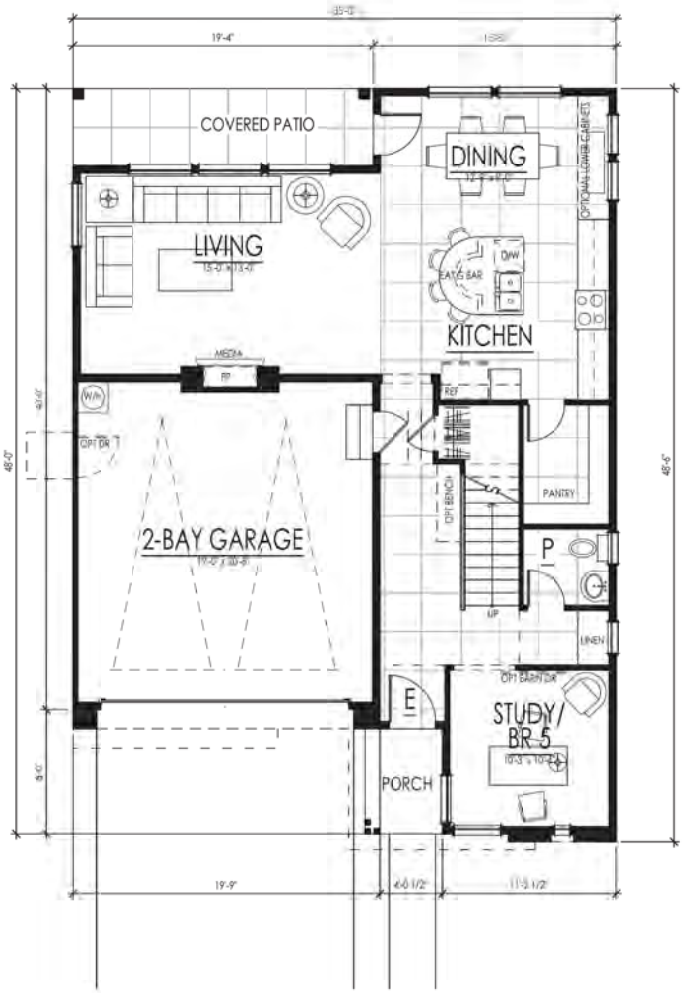
scale: 1/4"=1'

frontELEVATION A

scale: 1/4"=1'

frontELEVATION B

M5 FLOOR PLANS



M5 ELEVATIONS

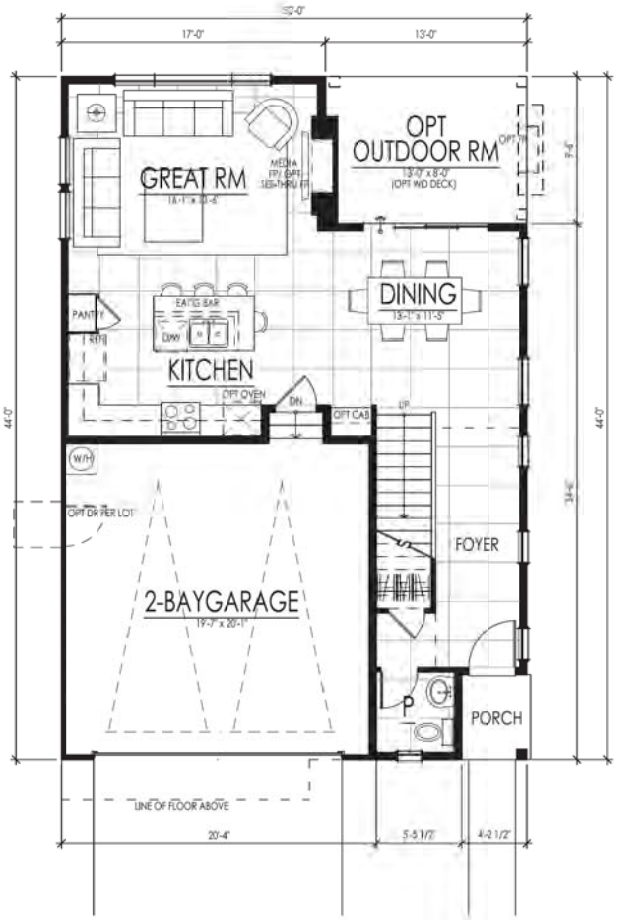
frontELEVATION A

frontELEVATION B

frontELEVATION C

Attachment 8

G180 FLOOR PLANS



Attachment 8

G180 ELEVATIONS

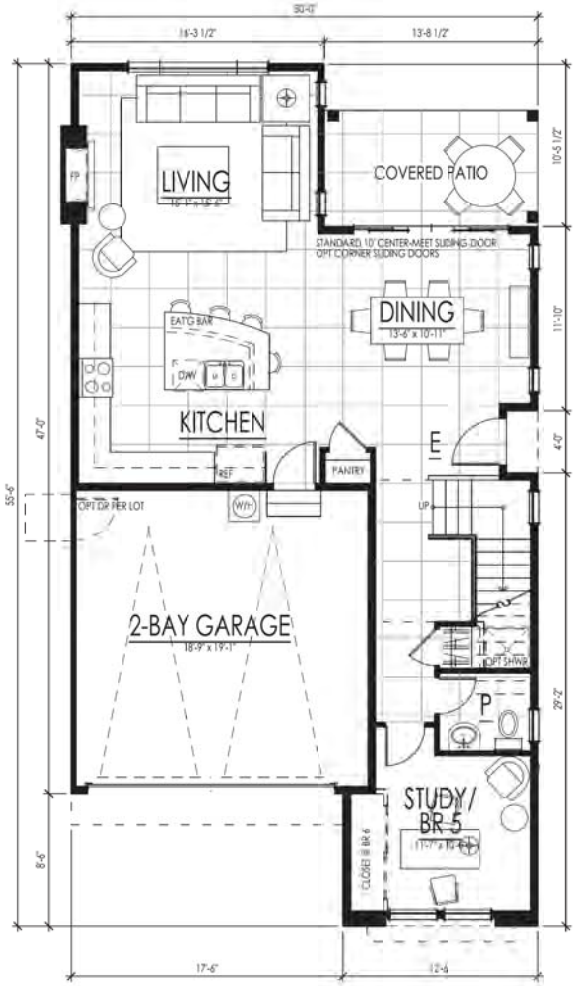
frontELEVATION A

frontELEVATION B

frontELEVATION C

Attachment 8

M3 FLOOR PLANS



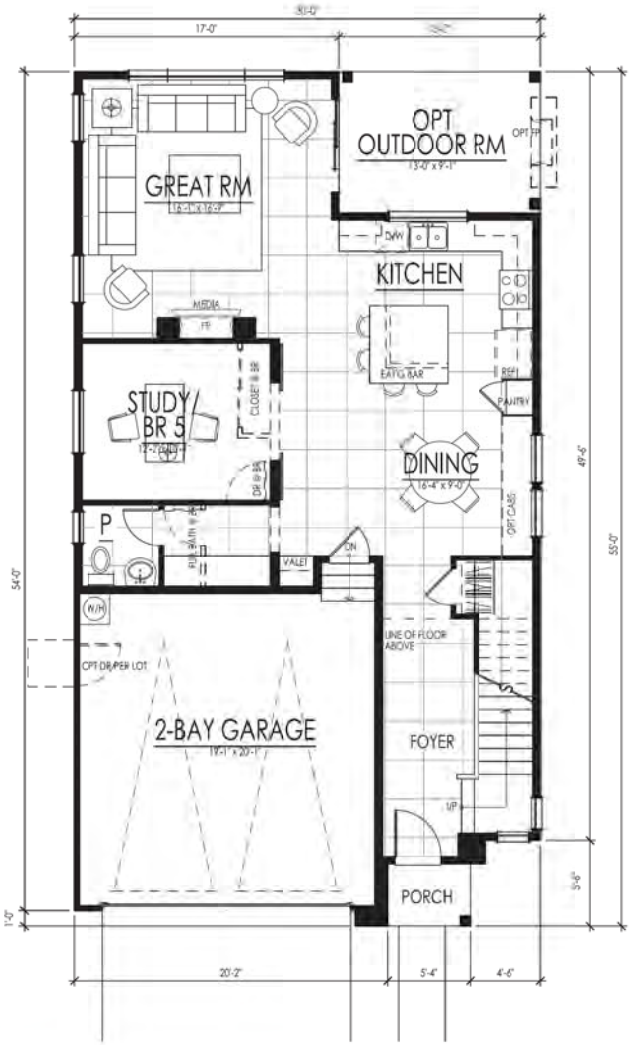
M3 ELEVATIONS

frontELEVATION A

frontELEVATION B

frontELEVATION C

G220 FLOOR PLANS



G220 ELEVATIONS

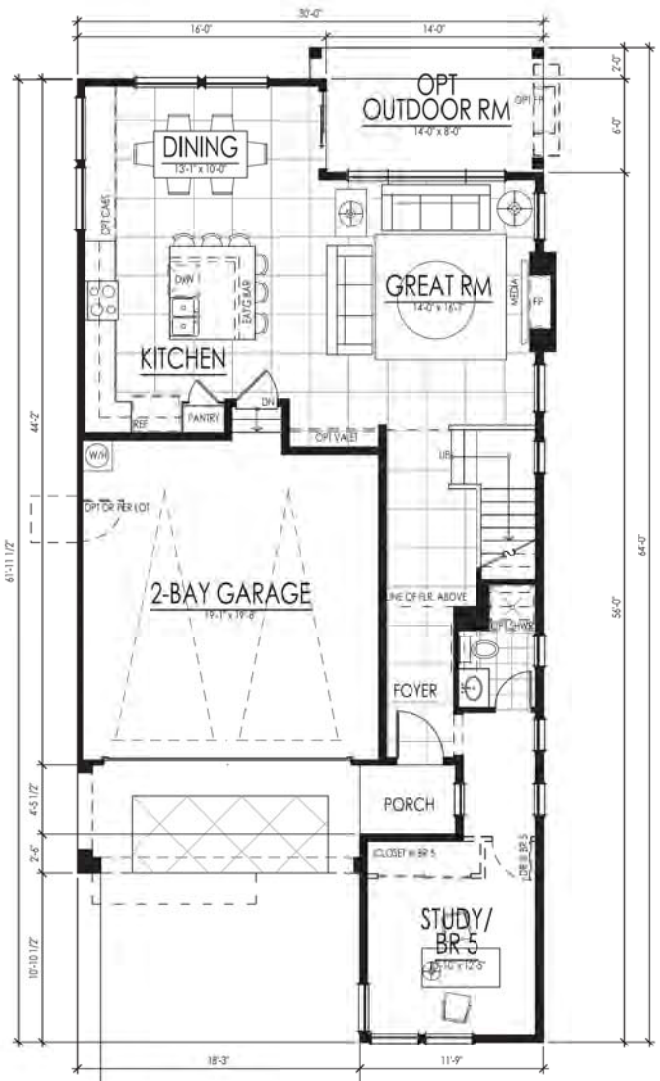
frontELEVATION A

frontELEVATION B

frontELEVATION C

Attachment 8

G240 FLOOR PLANS



G240 ELEVATIONS

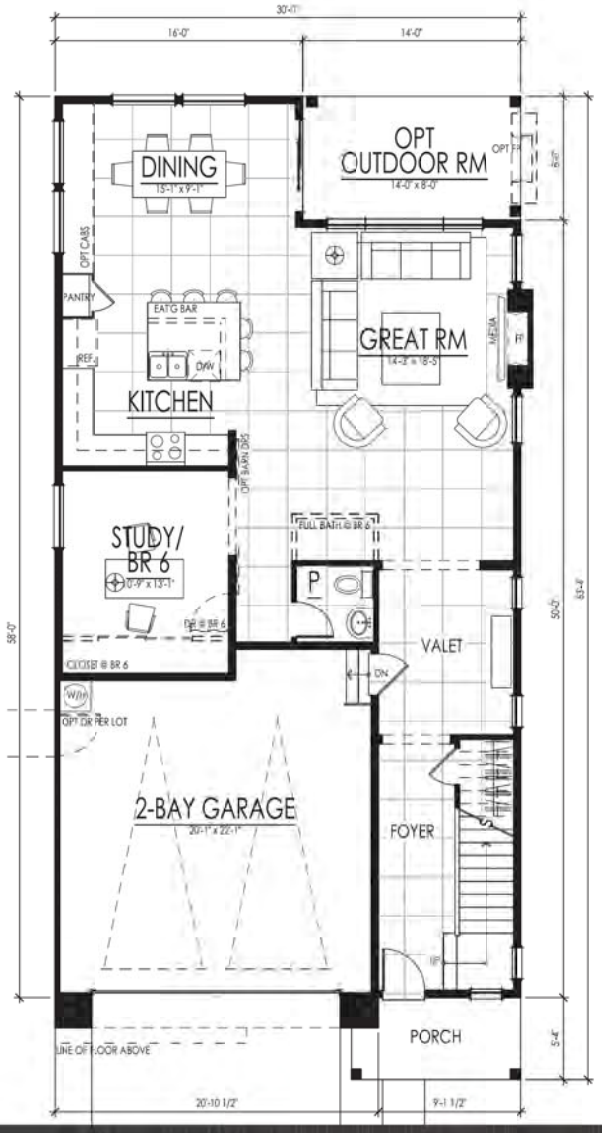
frontELEVATION A

frontELEVATION B

frontELEVATION C

Attachment 8

G270 FLOOR PLANS



Attachment 8

G270 ELEVATIONS

frontELEVATION A

frontELEVATION B

frontELEVATION C

April 29, 2014

Mike Behn
Senior Development Manager
Quadrant Homes
14725 SE 36th Street, Suite #100
Bellevue, WA 98006

Site: South of NE 132nd Street and west of 136TH Ave NE
Kirkland, WA 98033

Re: RFI meeting update

Dear Mike:

Thank you for requesting my services. Between June 25th and July 10th - I performed a Visual Risk Assessment (VRA) for all significant* trees located on the 6.2 acre site located off 136th Ave NE in Kirkland to obtain necessary information to prepare a Tree Plan III for a short plat submittal.

Also included is the City of Kirkland's" Tree Protection Specifications and Fencing Detail," necessary for submittal.

In summary:

- The site has 237 significant trees; 149 are not viable; 88 trees are significant viable trees
- 19 trees to be retained/71 tree credits
- Based on the City of Kirkland's tree density requirement of 30 tree credits/acre this site 186 requires tree credits.
- 115 trees to be replanted
- Limits of disturbance are noted on the Tree Inventory Spreadsheet

After discussion, the following was determined: the house on proposed lot 13 would be adjusted to accommodate two leylandii cypresses. Additionally, the retaining wall north of lots 20 – 24 will be modified to attempt to retain the following trees: #301, 302, 303, 304 and 305. The root zones of these trees will be impacted, so an ISA Certified arborist will be onsite during grading and excavation to evaluate and document the exact nature and extent of the disruption. At that time, all roots will be cleanly cut and must be covered with damp burlap until the time that they are covered with soil. The trees must be kept hydrated during this process.

If during the excavation and grading an ISA certified arborist determines that any of the trees have been compromised to the extent that they are unlikely to remain wind-firm, construction in the area will cease, and the city urban forester contacted to begin removal permitting.

I have included a detailed report of my findings. If you have any questions please call me. I can be reached on my cell phone: 425.890.3808 or by email: sprince202@aol.com.

Warm regards,

Susan P

Susan Prince
Creative Landscape Solutions
ISA Certified Arborist: PN #1418A
TRACE Certified Arborist: #418
17518 NE 119th Way
Redmond, WA 98052
THE 2013.11.13 Vintners West

* Per city of Kirkland Municipal Code, a significant tree is one whose Diameter at Breast Height (DBH) is 6" or greater

Assignment
I was contacted by Mike Behn who requested that I gather the information specific to trees on the 6.2 acre site and prepare a Tree Retention Plan to submit for a proposed short plat.

Personal qualifications, scope of work and methodology
My examination was limited to a visual one, and did not involve any root excavation, trunk or limb coring, or any soil testing. To evaluate the trees and prepare the report, I drew on my formal college education in botany, preparation and training used to obtain my ISA certification in addition to my certification as a Tree Risk Assessor. I have been an ISA Certified Arborist for over fifteen years and have been TRACE/TRAQ certified for four years.

I followed protocol delineated by the International Society of Arboriculture (ISA) for Visual Risk Assessment (VRA). By doing so, I am examining each tree independently as well as collectively as groups or stands of trees provide stability and can lower risk of independent tree failure. This scientific process examines tree health (eg. size, vigor, and insect and disease process) as well as site conditions (soil moisture and composition, amount of impervious surfaces surrounding the tree etc.)

Introduction:
Identifying and managing the risks associated with trees is still largely a subjective process. Since the exact nature of tree failures remains largely unknown, our ability as scientists and arborists to predict which trees will fail and in what fashion remains limited. As currently practiced, the science of hazard tree evaluation involves examining a tree for structural defects, including genetic problems, those caused by the local environmental that the tree grows in and those attributed to man (pruning etc.).

The assessment process involves evaluating three components: 1) a tree with the potential to fail, 2) an environment that may contribute to that failure, and 3) a person or object that would be injured or damaged (the target). By definition a defective tree cannot be considered hazardous without the presence of a target.
All trees have a finite life-span though it is not pre-programmed internally in the same manner as annual plantings. As trees age they are less able to compartmentalize structural damage following injury from insects, disease or pruning. Trees in urban settings have a shorter life span than trees grown in an undisturbed habitat.

Different species of trees grow differently. Evergreen trees have a "reputation" of growing slowly and defensively. These trees allocate a high proportion of their resources to defending themselves from pathogens, parasites and wounds. As a rule, trees with this type of growth tend to be long lived. Though like all other living things, they have a fairly predictable life span. Examples of this type of tree include the northwest *Pseudotsuga menziesii* - Douglas fir, and *Thuja plicata* - Western red cedar.

Deciduous trees are trees that annually shed leaves or needles. These trees have a tendency to grow quickly and try to "outgrow" problems associated with insects, disease and wounds. They allocate a relatively small portion of their internal resources to defense and rely instead upon an ability to grow more quickly than the pathogens which infect them. However, as these trees age, their growth rate declines and the normal problems associated with decay begins to catch up and compromise the tree's structural integrity. Examples of this type of tree include *Salix, Populus* and *Alnus.*

Knowledge of the growth and failure patterns of individual tree species is critical to effective hazard analysis. Species vary widely in their rates of failure. The hazard tree evaluation rating system used by most arborists was developed by the Colorado Urban Forest Council and recognizes this variation in species failure and includes a species component as part of the overall hazard evaluation.

Site Observations:
The 6.2 acre site is composed of the following parcels no.: 2726059087; 2726059088; 2726059096; 2726059094; 2726059097. The tract lies west of 136th Ave NE in Kirkland, just south of NE 132nd St. The parcels each contain a home and some have additional barns and other outbuildings. Site is relatively flat, the western potions of the property being more heavily treed than the eastern portion which contains a power easement.

Offsite Trees Potentially Impacted by Development:
There are no offsite trees which would be impacted by development.

Method's used to determine tree location and tree health:
Trees were identified previously by numbered aluminum tags attached to the western side of the tree. All of the trees on site were examined using the Matheny and Clark[1] criteria for determining the potential hazard of trees in an urban environment as well as the Tree Risk Assessment in Urban Areas and The Urban/Rural Interface by Julian Dunster[2].

The tree diameter was measured using an aluminum "diameter tape measure." Tree canopy was measured from longest branch to longest branch with a cloth tape measure secured by a stake.

Spreadsheet Legend:
Tree tag #:……..Numbered aluminum tags attached to the trees in the field

Survey #:……..Numbers assigned to trees on the survey map by CP/H Consultants

DBH:…….. Diameter of the tree measured at 42" above grade

Dripline Radius: ……..Measurement in feet of the tree canopy from tree trunk to outermost branch tip

Health: ……..A measurement of overall tree vigor and vitality rated as excellent, good, fair or poor based on an assessment of crown density, leaf color and size, active callusing, shoot growth rate, extent of crown dieback, cambium layer health, and tree age

- Excellent: Tree is an ideal specimen for the species with no obvious flaws
- Good: Tree has minimal structural or situational defects
- Fair: Tree has structural or health issues that predispose it to failure if further stressed
- Poor: Tree has significant structural and/or health issues. It is exempt from total tree count.

Defects/Concerns: ……..a measure of the tree's structural stability and failure potential and rated as good, fair or poor based on assessment of specific structural features, eg., decay, conks, co-dominant trunks, included bark, abnormal lean, one-sided canopy, history of failure, prior construction impact, pruning history, etc.

Proposed action:

- Retain
- Remove due to viability
- Remove due to planned development (tree is otherwise healthy)

Limits of disturbance:……..The area surrounding the tree that defines the area that surrounds the trunk that cannot be encroached upon during construction. This may be a multiple of the trunk diameter (1 -1.5 times the trunk diameter converted to feet.) or it may be related to the width of the canopy. It is always determined by tree species and environment and is up to the discretion of the ISA Certified Arborist to determine

Stand of Trees: A stand of trees is a group of sufficiently uniform species composition, age, and condition to be considered a homogeneous unit for management purposes. In arboriculture the term has come to mean a group of trees that independently might be weaker than the trees are as a unit.

Tree Density Requirement:……..30 tree credits per acre, not including trees in the city easement (street trees)

Tree Density for Existing Significant Trees (Credits per minimum diameter – DBH)

DBH	Tree Credits	DBH	Tree Credits	DBH	Tree Credits
3 – 5"	0.5				

6 – 10"	1	24"	8	38"	15
12"	2	26"	9	40"	16
14"	3	28"	10	42"	17
16"	4	30"	11	44"	18
18"	5	32"	12	46"	19
20"	6	34"	13	48"	20
22"	7	36"	14	50"	21

Example: a 7,200-square-foot lot would need five (5) tree credits (7,200/43,560 = 0.165 X 30 = (4.9) or five (5)). The density for the lot could be met with one (1) existing 16-inch tree and one (1) existing 6-inch tree on site.

Species ID:……..Spreadsheet contains common names of trees which correspond to scientific names as follows:

- Apple: *Malus sp.*
- American sycamore: *Plantanus occidentalis*
- Austrian pine: *Pinus nigra*
- Bigleaf maple: *Acer macrophyllum*
- Birch: *Betula nigra*
- Bitter Cherry: *Prunus emarginata*
- Blue atlas cedar: *Cedrus atlantica 'Glauca'*
- Cedar: *Thuja plicata*
- Cherry: *Prunus sp.*
- Dawn redwood: *Chamaecyparis nootkatensis*
- Deodora cedar: *Cedrus deodara*
- Colorado blue spruce: *Picea pungens*
- Cottonwood*: Populus trichocarpa*
- Dogwood*: Cornus nuttallii*
- Douglas fir: *Pseudotsuga menziesii*
- English laurel: *Prunus laurocerasus*
- Filbert: *Corylus avellana var.*
- Grand fir: *Abies grandis*
- Hemlock: *Tsuga hetrophylla*
- Holly: *Ilex aquifolium*
- Japanese maple: *Acer palmatum*
- Leylandii cypress: *Cupressocyparis leylandii*
- Lodgepole pine*: Pinus contorta*
- Mountain ash: *Sorbus americana*
- Pear: *Pyrus sp.*
- Plum: *Prunus*
- Red Alder: *Alnus rubra*
- Red maple: *Acer rubrum*
- Walnut: *Juglans sp.*
- Western red cedar: *Thuja plicata*
- Weeping Alaska cedar*: Metasequoia glyptostrobides*
- White pine*: Pinus strobus*

Specific Tree Observations:

#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			*Limits of Distur-bance*[3]	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvements)		
1	101	*Douglas fir*	23	15'	Poor	Cracked, dead wood, topped		X			7.5
2	102	*Douglas fir*	22	15	Poor	Self-corrected lean, assym. canopy		X			7
3	103	*Douglas fir*	23	15	Fair	Dead wood, Necrotic tissue		X			7.5
4	104	*Western red cedar*	24	15	Fair	Drought stress, topped		X			8
5	105	*Douglas fir*	22	22	Fair	Topped, single leader, dead wood		X			7
6	106	*Western hemlock*	12	15	Poor	Topped, Dead wood, reduced canopy		X			2
7	107	*Douglas fir*	20	18	Poor	Multiple tops, crack		X			6
8	108	*Red alder*	10	22	Poor	Top dead an broken off		X			1
9	109	*Red alder*	18 & 19	20	Poor	½ of tree is dead, co-dominant leaders with included bark, decay at root crown		X			7
10	110	*Plum*	6,6 & 9	15	Fair	Grown in area of too much shade		X			2
11	111	*Red alder*	6	10	Poor	Insects, Bird holes Habitat tree at top		X			1
12	112	*Red alder*	24	15	Excellent	No structural, environmental issues			X	18'	8
13	113	*Douglas fir*	30	25	Fair	Topped, 5 co-dom leaders		X			11
14	114	*Western red cedar*	42	25	Good	Some Drought stress			X	35'	17
15	115	*Douglas fir*	17	25	Good	Dead wood			X	35'	4.5
16	116	*Douglas fir*	34	25	Good	Dead wood			X	35'	13
17	117	*Douglas fir*	34	20	Good	Some Popping bark			X	30'	13
18	118	*Douglas fir*	19	26	Fair	Multiple failure, popping bark		X			5.5
19	119	*Douglas fir*	6	7	Fair	Oozing sap		X			1
20	120	*Western red cedar*	36	20	Good	Some stress			X	30'	14

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#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			***Limits of Distur-bance[3]***	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
21	121	*Bigleaf maple*	4 trunk 50	30	Poor	Topping, all leaders rotted to habitat		X			21
22	122	*Leyland cypress*	8	6	Fair	Insects, necrotic tissue		X			1
23	123	*Bigleaf maple*	16	25	Good	Tree has minimal structural or situational defects			X	37’	4
24	124	*Bigleaf maple*	19	25	Good	Tree has minimal structural or situational defects			X	35’	5.5
25	125	*Douglas fir*	17		Poor	Dead		X			4.5
26	126	*Bigleaf maple*	22	20	Good	Large cavity under roots – probable nurse tree, though tree is healthy; long term viability is questionable		X			7
27	127	*Leyland cypress*	8	6	Good	Tree has minimal structural or situational defects			X	10’	1
28	128	*Leyland cypress*	7	6	Good	Tree has minimal structural or situational defects			X	10’	1
29	129	*Leyland cypress*	9	6	Good	Tree has minimal structural or situational defects			X	10’	1
30	130	*Douglas fir*	20	15	Poor	Crack’s, Broken limbs, dead wood popping bark		X			6
31	131	*Douglas fir*	30	15	Poor	Taps hollow, dead wood Prev. failure		X			11
32	132	*Western red cedar*	17	18	Good	Tree has minimal structural or situational defects			X	27’	4.5
33	133	*Western red cedar*	14	12	Fair	Lean, necrotic tissue, no foliage		X			3
34	134	*Western red cedar*	12	15	Fair	Co-dom leader, necrotic tissue no foliage		X			2
35	135	*Dawn redwood*	16”	10	Fair	Grown in shade; Little foliage		X			4
36	136	*Leyland cypress*	8	6	Fair	Grown in shade; little foliage		X			1
37	137	*Leyland cypress*	8	6	Fair	Grown in shade; little foliage		X			1

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							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
38	138	*Leyland cypress*	8	6	Fair	Grown in shade; little foliage	X			6	1
39	139	*Leyland cypress*	8	6	Fair	Grown in shade; little foliage	X			6	1
40	140	*Red alder*	8	6	Good	Tree has minimal structural or situational defects			X	9’	1
41	141	*Western red cedar*	6	4	Fair	Grown in shade; little foliage		X			1
42	142	*Leyland cypress*	8	6	Fair	Grown in shade; little foliage		X			1
43	143	*Leyland cypress*	9	6	Poor	Grown in shade; little foliage		X			1
44	144	*Leyland cypress*	7	6	Fair	Grown in shade; little foliage		X			1
45	145	*Leyland cypress*	7	6	Fair	Grown in shade; little foliage		X			1
46	146	*Leyland cypress*	6	6	Fair	Grown in shade; little foliage		X			1
47	147	*Bigleaf maple*	50+	20	Poor	Slime flux, decay		X			21
48	148	*Douglas fir*	22	20	Poor	Wounds, deadwood, topped		X			6
49	149	*Douglas fir*	18	10	Poor	Dead wood, popping bark, lean, topped		X			5
50	150	*Douglas fir*	22	25	Poor	Dead wood, sap, pop bark, crack at 18’		X			7
51	151	*Leyland cypress*	8	6	Fair	Dieback from shade		X			1
52	152	*Leyland cypress*	6	7	Fair	Dieback from shade		X			1
53	153	*Leyland cypress*	6	4	Fair	Dieback from shade		X			1
54	154	*Western red cedar*	20	15	Good	Needs light			X	22’	6
55	155	*Douglas fir*	27	15	Fair	Pop bar, dead wood, top failure		X			9.5
56	156	*Leyland cypress*	6	6	Good	Tree has minimal structural or situational defects			X	9’	1
57	157	*Western red cedar*	22	15	Good?	No obvious flaws but could not see top			X	22’	7
58	158	*Douglas fir*	23	10	Good?	Self-corrected lean, no obvious flaws			X	15’	7.5

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#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			***Limits of Distur-bance[3]***	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
59	159	*Western red cedar*	14	8	Poor	No foliage; too shady		X			3
60	160	*Western red cedar*	33	25	Fair?	Thin foliage bc of shade, roots healthy can't see top		X			12.5
61	161	*Western red cedar*	23	15	Good?	Roots good up to 40' OK, can't see top			X	22'	7.5
62	162	*Western red cedar*	11	15	Fair	Suppressed canopy , self-corrected lean, can't see top		X			1.5
63	163	*Western red cedar*	21" & 14"	25	Fair/Good	Structure more inclined to fail but tree is in overall good health			X	37'	1.5
64	164	*Western red cedar*	20	15	Fair	Growing as a nurse tree		X			6
65	165	*Western red cedar*	22	15	Fair	Sparse assym canopy		X			7
66	166	*Western red cedar*	23	26	Good	Tree has minimal structural or situational defects			X	39'	22.5
67	167	*Western red cedar*	13	15	Poor	Sparse foliage; suppressed canopy		X			2.5
68	168	*Western red cedar*	32	25	Good	Tree has minimal structural or situational defects			X	37'	12
69	169	*Laurel*	5" & 6"	10	Poor	Leggy, poor branch attachments		X			1
70	170	*Western hemlock*	6	18	Good	Wooly aphid, flagging			X	27'	1
71	171	*Douglas fir*	24	26	Fair	Coning, Dead wood; Previous failure		X			8
72	172	*Douglas fir*	18	15	Poor	Cracked trunk; multiple failure		X			5
73	173	*Holly*	6	8	Good	Tree has minimal structural or situational defects			X	12'	1
74	174	*Holly*	6	8	Good	Tree has minimal structural or situational defects			X	12'	1
75	175	*Douglas fir*	29	20	Poor	Dead wood, coning necrotic tissue		X			11
76	176	*Douglas fir*	34	20	Poor	Dead wood; sap, bird holes		X			13
77	177	*Douglas fir*	30	22	Good	Popping bark; dead wood			X	33'	11

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#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			***Limits of Distur-bance[3]***	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
78	178	*Douglas fir*	18	19	Fair	Multi top failure, dead wood, assym canopy		X			5
79	179	*Bigleaf maple*	20	24	Good	Some species typical dead wood			X	36’	6
80	180	*Bigleaf maple*	20	24	Good	Some species typical dead wood			X	36’	6
81	181	*Colorado blue spruce*	6	10	Excell ent		**X**			15’	1
82	182	*Western red cedar*	7	6	Fair	Health is OK but acts as one tree with 187	**X**				1
83	183	*Bitter cherry*	12	10	Fair	Dead wood; multiple failure		X			2
84	184	*Bitter cherry*	10	10	Fair	Dead wood; multiple failure; sparse leaf		X			1
85	185	*Bitter cherry*	12	22	Poor	Non-self-corrected lean, soil heaved		X			1
86	186	*Western red cedar*	10	11	Fair	Sparse needle and branch growth	**X**				1
87	187	*Western red cedar*	10” & 8”	10	Fair	Tree healthy acts as single with 182	**X**				1
88	201	*Douglas fir*	8	8	Poor	Restricted root zone, girdled; sap dead wood		X			1
89	202	*Douglas fir*	36	25	Poor	Carpenter ants!		X			14
90	203	*Douglas fir*	14	12	Fair/G ood	Some dead wood	**X**				3
91	204	*Douglas fir*	24	21	Fair	Dead wood; top failure; sap		X			8
92	205	*Douglas fir*	18	21	Fair	Dead wood; top failure; sap		X			5
93	206	*Douglas fir*	14	15	Fair	Dead wood; top failure; sap		X			3
94	207	*Bigleaf maple*	14	10	Good	Multiple tops, consistent with species			X	15’	3
95	208	*Red alder*	6	15	Good				X	22’	1
96	209	*Douglas fir*	38	25	Fair/G ood	Dead wood, sap, multiple leaders but healthy for age			X	37’	15
97	210	*Douglas fir*	13	8	Poor	Too suppressed, lost top; sap		X			2.5
98	211	*Douglas fir*	19	12	Fair	Suppressed, sap, dead wood		X			5.5
99	212	*Douglas fir*	16	6	Poor	Dead wood; suppressed, assym/ canopy		X			4
100	213	*Douglas fir*	18	12	Poor	Lean, hazard crack @35’		X			5
101	214	*Douglas fir*	23	18	Poor	Sap blisters		X			7.5

#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			*Limits of Distur-bance*[3]	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvements)		
102	215	*Douglas fir*	14	12	Poor	Sap blister planted too close		X			3
103	216	*Douglas fir*	14	10	Poor	Sap blister planted too close		X			3
104	217	*Douglas fir*	14	10	Poor	Sap blister planted too close		X			3
105	218	*Douglas fir*	19	10	Poor	Sap blister planted too close		X			5.5
106	219	*Douglas fir*	14	10	Poor	Sap blister planted too close		X			3
107	220	*Douglas fir*	32	20	Poor	Bulge at 5', bird holes		X			12
108	221	*Douglas fir*	22	18	Poor	Non corrected lean, assym canopy from growing in a tight space		X			7
109	222	*Douglas fir*	6	5	Poor	Suppressed, dead wood, no needles from growing in tight space		X			1
110	223	*Douglas fir*	6	5	Poor	Suppressed, dead wood, no needles from growing in tight space Dead wood, crack, little taper		X			1
111	224	*Douglas fir*	6	5	Poor	Suppressed, dead wood, no needles from growing in tight space Dead wood, crack, little taper Co-dom leaders with included bark, some dead wood but fairly healthy		X			1
112	225	*Douglas fir*	22	25	Poor			X			7
113	226	*Western red cedar*	19" & 15"	25	Fair			X			3.5
114	227	*Bigleaf maple*	13	25	Fair	3' healed wound		X			2.5
115	228	*Western red cedar*	17	25	Good	Tree has minimal structural or situational defects			X	37'	4.5
116	229	*Western red cedar*	42	20	Excellent	No visually noticeable defects			X	30'	17
117	230	*Lodgepole pine*	33	18	Fair	Dead needles on old growth		X			12.5
118	231	*Douglas fir*	18	21	Fair	Dead wood, sap, coning, diminished taper: Best of two: 231 & 233		X			5
119	232	*Lodgepole pine*	30	18	Good	Some sap, dead wood, neglect			X	27'	11
120	233	*Douglas fir*	17	18	Fair/Good	Dead wood, sap, coning, diminished taper		X			4.5
121	234	*Douglas fir*	15	22	Fair/G	Necrotic tissue, dead wood, coning; Best			X	33'	3.5

#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			***Limits of Distur-bance[3]***	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
					ood	of three DOUGLAS FIR: 234, 235, 236					
122	235	*Douglas fir*	15	15	Fair	Necrotic tissue, dead wood, coning		X			3.5
123	236	*Douglas fir*	16	15	Fair	Necrotic tissue, dead wood, coning, lean to west		X			4
124	237	*Douglas fir*	12	15	Poor	Co-dom leaders 6" apart		X			2
125	238	*Douglas fir*	16	12	Poor	Multiple failures		X			4
126	239	*Douglas fir*	19	15	Poor	Crack, dead wood		X			5.5
127	240	*Walnut*	8	12	Poor	Decay at crotch		X			1
128	241	*Douglas fir*	16	15	Poor	Multiple failure, suppressed		X			4
129	242	*Weeping Alaskan cedar*	10	9	Excell ent	No visually discernible defects			X	13'	1
130	243	*Weeping Alaskan cedar*	6"	5"	Excell ent	No visually discernible defects			X	8'	1
131	244	*Dawn redwood*	13	13	Good	Tree has minimal structural or situational defects			X	20'	2.5
132	245	*Dawn redwood*	16	18	Good	Tree has minimal structural or situational defects			X	27'	4
133	246	*Dawn redwood*	12	13	Good	Tree has minimal structural or situational defects			X	20'	2.5
134	247	*Grand fir*	7	10	Good	Tree has minimal structural or situational defects			X	15'	1
135	248	*Deodora cedar*	7	10	Good	Considering small area it is gowning in			X	15'	1
136	249	*Deodora cedar*	15	12	Fair	Assym crown, dead wood		X			3.5
137	250	*Dawn redwood*	11	15	Good	Tree has minimal structural or situational defects			X	22'	1.5
138	251	*Douglas fir*	14	15	Poor	Multiple top failure, dead wood		X			3
139	252	*Acer Palmatum*	6	15	Excell ent	No visually discernible defects			X	22'	1
140	253	*Douglas fir*	36	25	Good	Some popping bark, some dead wood			X	37'	14
141	254	*Douglas fir*	18	15	Fair	Previous failure, dead wood, short candle		X			5

#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			***Limits of Distur-bance[3]***	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
						new growth					
142	255	*Douglas fir*	23	15	Poor	C-dom leader reduced to one, sparse, decay		X			7.5
143	256	*Douglas fir*	15	15	Good	Self-corrected lean, dead wood, needle loss			X	22’	3.5
144	257	*Douglas fir*	22	15	Fair	Sap, coning, necrotic tissue, 2 spurs		X			7
145	258	*Douglas fir*	39	25	Good	Some decay, bird holes, dead wood			X	37’	15.5
146	259	*Douglas fir*	28	21	Fair[1]	Multiple failures, sloughing bark, crack and self-corrected lean. The canopy of this tree needs to cleaned of dead wood and hanging branches	X			21’	10
147	260	*Douglas fir*	19	15	Poor	Multiple top failures, assym canopy, crack		X			5.5
148	261	*Douglas fir*	33	25	Fair	Self-corrected lean popping bark, dead wood, girdling root		X			12.5
149	262	*Douglas fir*	30	25	Fair	If kept with 261		X			11
150	263	*Douglas fir*	17	20	Poor	Multiple failure popping back dead wood		X			4.5
151	264	*Douglas fir*	38	20	Fair	Dead wood, popping bark, needle drop		X		To retain need 264,265,267 30’	15
152	265	*Douglas fir*	38	20	Fair	Popping bark, no taper			X	20’	15
153	266	*Douglas fir*	18	15	Poor	Multiple top failure, sap, popping bark dead wood		X			5
154	267	*Douglas fir*	40	20	Fair	Dead wood, popping bark		X			16
155	268	*Douglas fir*	24	20	Poor	Popping bark, assym lean crack at 40’		X			8
156	269	*Douglas fir*	27	25	Fair/good	Dead wood, co-dom reduced to one			X	32’	9.5

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#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			***Limits of Distur-bance[3]***	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
157	270	*Douglas fir*	32	20	Good	Dead wood			X if kept with 271, 273	30'	12
158	271	*Douglas fir*	21	20	Good	Dead wood			X if kept with 270,273	30'	6.5
159	272	*Douglas fir*	17	15	Poor	Previous multi failure, lean, popping bark		X			4.5
160	273	*Douglas fir*	17	15	Good	Dead wood			X if kept with 270,271	22'	4.5
161	274	*Douglas fir*	33	20	Fair/Good	Dead wood,, some coning			X if kept with 275	30'	12.5
162	275	*Douglas fir*	14	15	Fair/Good	Dead wood, coning			X if kept with274	22'	3
163	276	*Douglas fir*	26	19	Fair	Dead wood		X			9
164	277	*Douglas fir*	20	15	Poor	Lean, multiple failure; previous hedge		X			6
165	278	*Douglas fir*	17	12	Fair	Popping bark, dead wood		X			4.5
166	279	*Douglas fir*	17	12	Poor	Poorly healed root crown wound		X			4.5
167	280	*Douglas fir*	25	15	Poor	Lean to north previous failure		X			8.5
168	281	*Douglas fir*	6	5	Poor	Suppressed canopy, sap,		X			1
169	282	*Western hemlock*	24	30	Poor	Coning, roots cut for foundation		X			8
170	283	*Douglas fir*	18	15	Poor	Sloughing bark, popping bark, dead wood		X			5
171	284	*Native dogwood*	12	18	Poor	Braided trunk, badly decayed		X			2
172	285	*Douglas fir*	30	18	Good	Co-dom leader reduced to one, dead wood			X	27'	11
173	286	*Douglas fir*	26	20	Good	Dead wood, popping bark			X	30'	9
174	287	*Douglas fir*	38	25	Good	Dead wood, popping bark			X	35'	15
175	288	*Douglas fir*	30	20	Poor	Unhealed wound, popping bark, dead wood		X			11
176	289	*Douglas fir*	29	19	Poor	Dead wood, popping bark		X			10.5
177	290	*Douglas fir*	12	18	Poor	Dead wood, popping bark, previous		X			2

#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			***Limits of Distur-bance[3]***	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
						failures					
178	291[2]	*Douglas fir*	30	22	Fair	Dead wood popping bark, previous failures	x			25	11
179	292	*Western hemlock*	17	25	Poor	Coning, asymm. canopy, lean roots entangled with 293		X			4.5
180	293	*Douglas fir*	27	25	Fair	Multi failure at top, co dome reduced to l dead wood		X			9.5
181	294	*Douglas fir*	17	15	Poor	Dead wood, crack at 15', spur at crack 35'		X			4.5
182	295	*Western hemlock*	13	14	Poor	Multi failure with spur, dead wood		X			2.5
183	296	*Douglas fir*	23	18	Poor	Slime flux, popping bark		X			7.5
184	297	*Douglas fir*	26	24	Fair	Self-corrected lean, popping bark, multi failure		X			9
185	298	*Douglas fir*	24	20	Poor	Dead wood, popping ark, multi failure co-dom reduced to single		X			8
186	299	*Douglas fir*	32	20	Poor	Black fungal with fruiting bodies		X			12
187	300	*Western hemlock*	24	20	Fair	Dead wood, insects, coning, interior needles dead		X			8
188	301[2]	*Douglas fir*	13	10	Poor	Dead wood, coning	x			8	2.5
189	302[2]	*Douglas fir*	14	8	Fair	Spur at root crown, sap bulge	x			8	3
190	303[2]	*Douglas fir*	11	6	Poor	Sap, dead wood	x			8	1.5
191	304[2]	*Douglas fir*	6	5	Fair	Dead wood, necrotic tissue	x			8	1
192	305	*Douglas fir*	14	10	Good	Very little structural or environmental defects	x			15'	3
193	306[2]	*Douglas fir*	34	25	Poor	Dead wood, necrotic tissue, coning, multi top failure	x			8	13
194	307	*Douglas fir*	30	25	Poor	Decay, bird holes		X			11
195	349	*Native dogwood*	4 trun k 8" each	18	Fair	Anthracnose, few leaves		X			1

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							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
196	357	*Western red cedar*	17	9	Good	Drought stress			X	15'	4.5
197	320	*Douglas fir*	27	20	Poor	Multiple unhealed wounds, popping bark, self-corrected lean		X			9.5
198	347	*Douglas fir*	28	20	Fair	Dead wood, crack, multiple failure		X			10
199	371	*Douglas fir*	27	18	Good	Some popping bark,			X	27'	9.5
200	335	*Douglas fir*	35	17	Fair	Dead wood, broken branches		X			13.5
201	367	*Douglas fir*	32	18	Fair	Dead wood, broken branches popping bark		X			12
202	1	*Douglas fir*	20	18	Fair	Assym canopy, dead branches, necrotic tissue		X			6
203	2	*Cottonwood*	11" & 11"	15	Poor	½ is dead		X			1.5
204	3	*Douglas fir*	16	15	Fair	3-5 act as 1 asymm. crown, dead wood		X			4
205	4	*Douglas fir*	14	12	Fair	3-5 act as 1 asymm. crown, dead wood		X			3
206	5	*Douglas fir*	16	15	Fair/Good	3-5 act as 1 asymm. crown, dead wood		X			4
207	6	*Douglas fir*	20	15	Poor	Suppressed canopy, shade, no needles		X			6
208	7	*Douglas fir*	12	8	Fair	Grown in small space, no taper, dead wood		X			1
209	8	*Douglas fir*	10	8	Fair	Grown in small space, no taper, dead wood		X			1
210	9	*American sycamore*	8	12	Good	Few visually discernible defects or negative environmental problems			X	18'	8
211	10	*Douglas fir*	24	15	Good	Few visually discernible defects or negative environmental problems			X	22'	6
212	34	*Western red cedar*	50	20	Good	Few visually discernible defects or negative environmental problems			X	25'	4
213	35	*Prunus*	8	15	Fair	Typical of older plum waterspouts, dead wood		X			4
214	36	*Lodgepole*	22		Fair	Co-dom leaders, dead wood, necrotic		X			1

#	Tree Tag #	Species ID	DBH (in)	Dripline Radius (ft.)	Health	Defects/Comments	Proposed Action			***Limits of Distur-bance[3]***	Tree Credits
							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvem ents)		
		pine				needle					
215	37	*Blue atlas cedar*	12		Fair	Needles die back, assym. Canopy		X			3.5
216	38	*Blue atlas cedar*	10		Fair	Lean, previous top failure		X			6
217	39	*Lodgepole pine*	20	26	Good	Woodpecker damage, dead wood, needle dieback, typical of species, co- dom			X	30’	3
218	40	*Lodgepole pine*	20	20	Good	Few visually discernible defects or negative environmental problems			X	25’	1
219	41	*Mountain ash*	10	16	Fair/g ood	Assym. Canopy, with pruning ok			X with pruning	22’	1
220	42	*Apple*	18	24	Good	Dieback and dead wood typical of species,			X	27’	16
221	43	*Douglas fir*	30					X			11
222	44	*Douglas fir*	24					X			8
223	45	*Douglas fir*	24		Fair	Topped		X			8
224	46	*Douglas fir*	24		Fair	Co-dom reduced to one		X			8
225	47	*Douglas fir*	21		Fair	2 large spurs		X			6.5
226	48	*Douglas fir*	23		Fair	As a group OK individually severe assym		X			7.5
227	49	*Populus deltoides*	10	16	Good	Typical for species	**X**			15	1
228	50	*Douglas fir*	20	18	Excell ent		**X**			30	6
229	51	*Douglas fir*	18	20	Good	Dead wood	**X**			27	5
230	52	*Douglas fir*	18	20	Good		**X**			25	5
231	6285	*Douglas fir*	30	25	Fair	Popping bark, bird holes, previous top failure, sap, grade lowered		X			11
232	6304	*Holly*	3 6” trunk s	15	Good				X	15	1
233	6305	*Red Alder*	7		Poor	Multiple dead trunks, decay		X			1
234	6284	*Douglas fir*	20”	18	Good				X	20	6
235	6275	*Douglas fir*	22”	18	Good				X	20	7

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							Viable **Retain**	Nonviable **Remove**	Viable **Remove** (Site improvements)		
236	167A	*Douglas fir*	6"	6	Good				X	6	1
237	171A	Dogwood	10		Dead	Dead		X			1
Total number of tree credits										**1350.5**	
Non-Viable Tree credits										**832.5**	
Viable Tree Credits										**519**	
Viable tree credits removed for improvements										**448**	
Retained tree credits										**71**	
Tree credits for 6.2 acres @ 30/ acre=										**186**	
Replanting										**115**	

[1]I have upgraded the health of this tree from "poor" to "fair" (previous remove, now retained) deferring to the opinion of the City of Kirkland's consulting arborist Tom Early. We do not dispute the previous failures the tree has experienced nor the quantity of dead wood the tree currently has; our opinions differ as to whether the tree is overall improving in health or declining.

[2]Retained per RFI City of Kirkland 2014.03.23

[3]The limits of disturbance that I have assigned on this spreadsheet are estimates only for the purpose of planning, to comply with code recommendations they are on the high side. Actual LOD's will need to be considered and established after tree removal prior to grading to determine specific measures.

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Discussion:
As a whole the trees on this site have not been well maintained. Many of the larger species trees (Western red cedar, hemlock and Douglas fir) were planted along the 136th street corridor or on the property perimeters as a privacy hedge. While the trees were young they were topped and sheared. As they grew larger, that practice was discarded and where topped, the trees developed multiple co-dominant leaders. As is generally the case, the trees continued to fail at the point where the tree was topped.

In addition, as the trees were generally planted as a hedge (less than 5 feet apart in some cases) an asymmetric canopy developed – branches were crowded out and prevented from growing between trees-only to grow unevenly where there was no competing trees, which often times caused the tree to lean toward the light (phototrophically) and as a consequence of the limb weight.

Another feature common to this site amongst the parcels was over-planting or "filling in" visual gaps of privacy with Leylandii Cypress. These trees remained "sticks" with little foliage and virtually no taper as they remained subdominant suppressed trees in the overall canopy layers.

I provided what I think is a good example of a "grove" or "stand" of three trees – from a distance the canopy looks healthy. On closers examination there is evidence of popping bark on one tree, and a large horizontal crack on another. The third tree is compromised by the close planting proximity between the former two trees, what began as a likely phototrophic lean has now developed into a non-self-corrected lean and the tree is actively failing. It has recently lost its top – probably the result of recent wind exposure as it has leaned outside the protection of the surrounding trees. On inspection from a different direction the large amount of dead wood (branches) is evident.

In some cases (e.g. Trees # 264, 265, 266 and 267) the stand of trees effectively reacts to environmental stress (high wind or wet snow) as a single tree. The trees are planted in on oval shape as a "center island." Because of the close proximity of the trees to each other, the interior of the space is filled with branches that are devoid of needles. Collectively the trees react as lone large tree however, individually they are unlikely to thrive with dead wood, and some decay, unbalanced, asymmetric canopies as well as other issues. I have noted these in the spreadsheet but recommended removing them as they are ill-equipped to survive and grow as single trees.

Sample Photo Documentation:
Due the sheer number of trees contained on site in addition to the fact that those trees that were deemed non-viable suffered from similar defects, I have chosen to provide site photographs that illustrate symptoms only. In most cases, non-viable trees suffered from more than one defect as noted in the spreadsheet.

Co-dominant Leader

#230 (Poor condition) Remove;

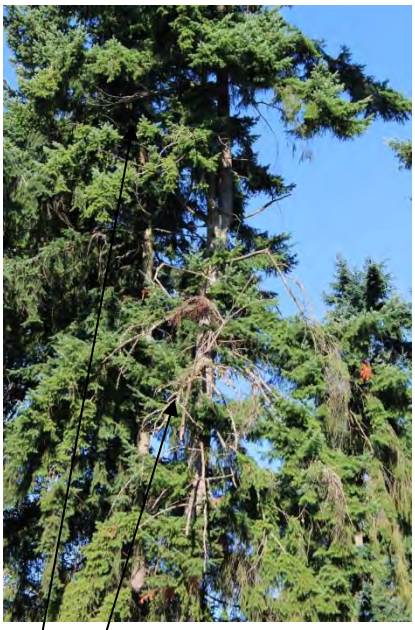
#232 (Good condition) Retain

Popping bark: quarter size missing bark; Lean; Crack

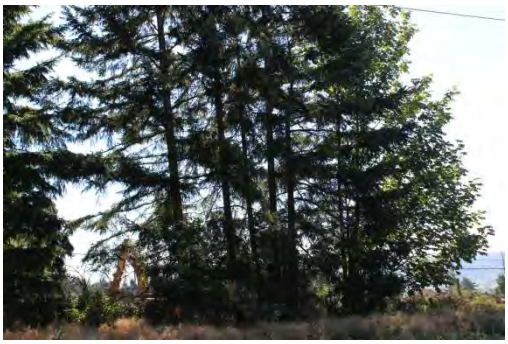
Root crown—trunk to 20' (looking south)

Dead wood; Lost top; previous failure

Middle of trees20'-80'(Looking South)



Lost top: Dead wood
Top of same trees
Looking West



Example of large trees planted too closely together in an effort to provide a "privacy hedge"

Fair, Good, Poor

3 Cedars on site

Lost top, one lateral assuming leadership position

Lost top, TWO leaders assuming leadership position

Tree Credit Calculations:
The site measures 6.2 acres. The city of Kirkland Municipal Code requires a tree density of 30 tree credits per acre 30 X 6.2 = 186.0 tree credits.

(237 significant trees) - (157 trees that are non-viable) = ***80 Significant viable trees*** remaining.

Replanting:
The total number of tree credits 186 – the number of retained tree credits 24 = the number of trees required to be replanted/6.2 acre sites to be replanted is 162; each tree must be at least 1" caliper. The number of trees to be replanted must also comply with the residential code of 30/ acre. Therefor a 7200 square foot lot would need to have 5 trees planted on it. There is no additional credit for larger diameter trees to be planted.

Conclusion
At this time, the proposed site improvements, home footprints, utilities, etc. would require that all the interior trees be removed. The retained trees are perimeter trees.

Tree protection fencing must remain at the limit of disturbance and tree protection specifications must be observed throughout all phases of construction. Fencing is the first item to be addressed prior to grading, and the last item to be removed after construction is completed.

I have provided photographs of site trees of different species to visually indicate what I have deemed a tree in excellent, good, fair and poor health.

Tree Protection Specifications
Critical Root Zone and Fencing:
First, protect roots that lie in the path of construction. Approximately 90 to 95 percent of a tree's root system is in the top three feet of soil, and more than half is in the top one foot. Construction activities should be avoided in this area. Protect as much of the area beyond the tree's dripline as possible. Some healthy trees survive after losing half of their roots. However, other species are extremely sensitive to root damage even outside the dripline.
Do not disturb the Critical Root Zone (CRZ). The CRZ is defined by its "critical root radius." It is more accurate than the dripline for determining the CRZ of trees growing in forests or that have narrow growth habits. To calculate critical root radius, measure the tree's diameter (DBH) in inches, 4.5 feet above the ground. For each inch, allow for 1 to 1.5 feet of critical root radius. If a tree's DBH is ten inches, its critical root radius is 10 to 15 feet.
In addition to the CRZ, it is important to determine the Limits of Disturbance (LOD) for preserved trees. Generally this is approximates the CRZ however in previously excavated areas around the dripline the LOD may be smaller, or in the case of a tree situated on a slope the LOD may be larger. The determination of LOD is also subject to the particular tree species. Some tree species do better than others after root disturbance.
Tree protection is advised throughout the duration of any construction activities whenever the critical root zone or leaf canopy many be encroached upon by such activities.

The Critical Root Zone (CRZ) or LOD should be protected with fencing adequate to hinder access to people vehicles and equipment. Fencing detail is provided. It should consist of continuous 4 ft high temporary chain-link fencing with posts sec at 10' on center or polyethylene laminar safety fencing or similar. The fencing must contain fencing signage detailing that the tree protection area cannot be trespassed on.

Soil compaction is one of the most common killers of urban trees. Stockpiled materials, heavy machinery and excessive foot traffic damage soil structure and reduce soil pore space. The effected tree roots suffocate. When construction takes place close to the protected CRZ, cover the site with 4 inches of bark to reduce soil compaction

Tree Protection fencing must be erected prior to soil excavation, boring, grading or fill operations. It is erected at the LOD. If it is necessary to run utilities within the LOD, the utilities should be combined into one cut, as practical. Trenching is not allowed in the LOD. In these areas boring or tunneling techniques should be used. In the event that roots greater than 1" diameter near the LOD are damaged or torn, it is necessary to hand trim them to a clean cut. Any roots that are exposed during construction should be covered with soil as soon as possible.

During drought conditions, trees must be adequately watered. Site should be visited regularly by a qualified ISA Certified Arborist to ensure the health of the trees. Tree protection fencing is the last item to be removed from the site after construction is completed.
After construction has been completed, evaluate the remaining trees. Look for signs and symptoms of damage or stress. It may take several years for severe problems to appear.
In the event that fencing around portions of the CRZ of a tree to be retained are not practical to erect due to construction or obstacles, tree protection fencing should be placed three feet laterally from the obstruction (ex. three feet back of a curb, building, or other existing or planned permanent infrastructure.

Tree trunk protection is required where CRZ fencing is not practical. Tree trunks should be wrapped in pine 2X4's and accessible critical structural root zones covered with wooden pallets.

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as thou free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of the report unless subsequent contractual arrangements are made including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Loss or alteration of any part of this report invalidates the entire report.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

7. Neither all nor any part of the contents of the report, nor copy thereof, shall be conveyed by anyone, including the client to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser – particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or instate or to any initialed designation conferred upon the consultant/appraiser as stated in her qualification.

8. The report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs and photographs in this report, being intended as visual aid, are not necessarily to scale and should not be construed as engineering or architectural reports or survey.

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2: the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is not warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

To: David Barnes

From: Tom Early

Copies:

Date: May 12, 2014

Subject: 13007 136th Ave NE Vintners West

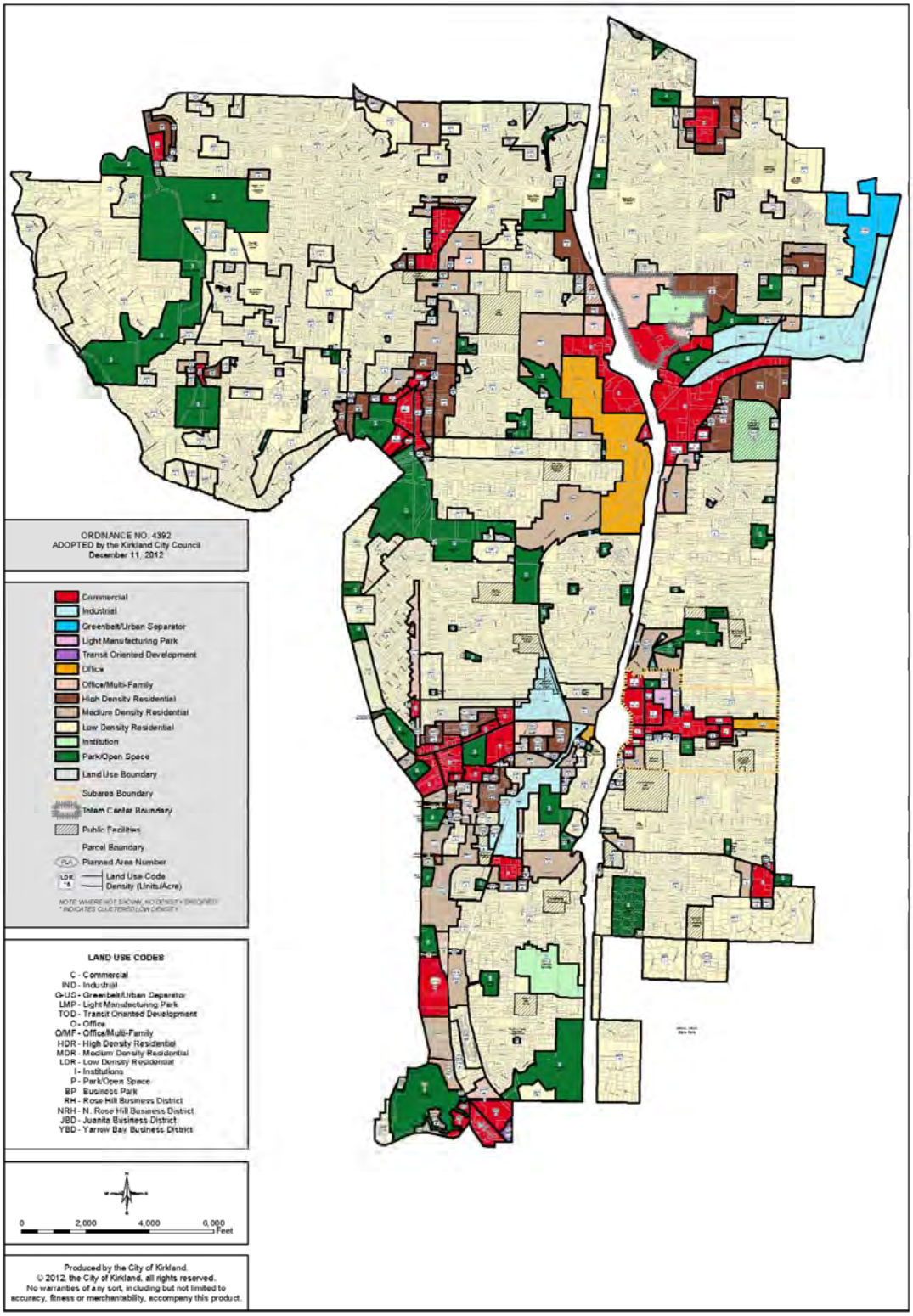
Project No.: SUB13-05108

Over the last six months we have negotiated with the applicant in regards to tree retention. We recently had our last meeting, on April 25, 2014, in which a resolution regarding tree retention was reached. The last meeting discussed the retention and protection of trees numbered 138 and 139 at the southeast corner of lot 13 and trees numbered 291, 301 through 306 along the north edge of lots 22, 23 and 24. The house orientation was agreed to be mirrored on the east-west axis to allow for the retention of trees on lot 13. The retaining wall was agreed to be removed from lots 22, 23 and 24 to retain and protect the trees along the north property lines.

Out of 237 significant on-site trees existing, 17 significant on-site trees are proposed for retention and protection. Out of 20 significant trees in the rights-of-way, 7 significant trees in the rights-of-way are proposed for retention and protection. Two of the existing ten groves on-site will remain (see figure 1, below). Trees #103, 104, 138, 139, 181, 182, 187, 201, 289, 291, 301, 302, 303, 304, 305, 306 and 6285 should remain and be protected through development of the site. The remainder of the trees will be unable to be retained due to anticipated development activity.

The development proposed includes many challenges to retention of trees. Of these challenges, wind-throw and root diseases pose the largest threats to the successful retention of trees. Many of the trees considered for retention could not due to unavoidable root zone compromise to the extent that elevates risk of the tree to the proposed development. The trees proposed for retention have acceptable root zone compromises but conditions can change. Existing decay and disease can be exacerbated by limited root zone impacts. These retained trees should be monitored yearly for at least 5 years after the completion of the development to identify any rapidly changing conditions which may alter the desire to retain a tree. If conditions change, decay should be quantified to most clearly identify its risk. This quantification of decay is usually performed with resistograph or increment borer.

Figure 1 – On-site groves



LU-1 Comprehensive Land Use Map