



CITY OF KIRKLAND
Planning and Building Department
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**ADVISORY REPORT
 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

To: Kirkland Hearing Examiner, Sue Tanner

From: Janice Coogan Janice Coogan, Project Planner
Eric R. Shields Eric R. Shields, AICP, Planning Director

Date: October 19, 2016

File: CALLAN RIDGE SUBDIVISION AND PUD, FILE SUB16-00921 & ZON16-00927

Hearing Date and Place: October 27, 2016, 7:00 PM
 City Hall Peter Kirk Room
 123 Fifth Avenue, Kirkland

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I. INTRODUCTION

A. APPLICATION

1. Applicant: Carol Rozday with GGM Investments, LLC., representing American Classic Homes.
2. Site Location: 13224, 13236, 13240 136th Avenue NE and two adjacent vacant parcels tax identification numbers 222605-9098 and 222605-9117 (see Attachment 1).
3. Requests: The applicant requests approval of a 28 lot preliminary subdivision and planned unit development (PUD) described below (see Attachment 2, preliminary plans).

- a. Preliminary Subdivision- Proposal to subdivide five parcels totaling 320,097 gross square feet (7.35 acres) into 28 lots (see Attachment 2). Three homes and outbuildings would be demolished. Lots will range in size from the smallest at 5,113 sq. ft. (Lot 1) to largest at 33,589 sq. ft. (Lot 28).

Access to the lots will be from 136th Avenue NE to a new dedicated public right of way 45 feet in width with 5 ft sidewalks and landscape strip with street trees planted on both sides. A 21 foot wide Tract A will provide private vehicular access to Lots 27 and 28 (see Attachment 2). An underground storm water detention vault will be installed at the end of the cul-de-sac street. Net development area (gross minus access track and right-of-way is 281,519 square feet).

The applicant is proposing an Integrated Development Plan (IDP) tree retention/removal plan rather than a phased tree retention plan. The IDP shows the location of proposed right of way improvements, grading plan, building footprints, utilities, access tracks with the zoning permit (see Attachment 2).

- b. Planned Unit Development (PUD) - Request for a preliminary and final Planned Unit Development (PUD) and modification of the following Zoning Code requirements. Attachment 3 is a narrative prepared by the applicant of the modification requests and response to the PUD approval criteria:

- (1) Reduce minimum required 20 ft. front yard setbacks for structures to 10 ft. Garages will be setback a minimum 20 feet from the front property line to allow for parking of vehicles.
- (2) Calculate average building elevation for the houses based on finished grade rather than pre- development grade on Lots 1, 2, 10, 11, 12, 13, 14, 19, 20, 21, 22 and 28.
- (3) Calculate maximum lot coverage at 50% on a net development area (total lot area minus public right of ways) rather than per lot.
- (4) Calculate maximum floor area ratio of 50% on a net development area (total lot area minus public right of ways) rather than per lot.
- (5) Retaining walls to exceed 4 feet height limit (KZC 115.115.g) to 6 foot tall along the south property line and along internal property lines due to the grading on site.

Proposed Benefits To City- Pursuant to the PUD KZC Chapter 125 approval criteria (discussed further in Section II.D.2), the 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. See Attachment 3 PUD narrative.

(1) Contribution of \$266,000 towards public construction of a round-about traffic circle at the intersection of NE 132nd Street/136th Avenue NE. The transportation improvement is identified on the City's six year Capital Improvement Program list as a high priority to improve safety and traffic operation in the Kingsgate neighborhood. Attachment 4 is a conceptual design and cost estimate for the round-about.

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

5. 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 contained in Attachment 5 (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 5, 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 5, 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 5, Development Standards, contains specific information concerning tree retention requirements (and repeated here for convenience). 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 2). The trees not shown as being protected may be removed with an approved grading permit (see Conclusion II.E.4.b and 5). Additionally, the applicant shall implement the following recommendations:
 - a. Retain all trees within the stream, buffer and steep slope area (as shown in Attachment 2) to be identified as a native growth protection easement generally north of the top of the slope.
 - b. Retain high retention trees numbered #5820, 5821, 5822, 5823, 5861, 5917, 5919, 6460, 5610, 6434 and 6450 throughout the development process and protect per City standards in the arborist report for the duration of construction activities.

- c. Retain if feasible the following moderate retention trees #6456, 6457 and 6438 and protect during construction.
 - d. With building permit submittal for each lot not located along the steep sloped ravine, include two supplemental trees planted on each lot as proposed on Attachment 2.
3. Prior to recording the subdivision the applicant shall submit for a land surface modification permit application and install the following improvements. As part of the land surface modification application the applicant shall submit plans for the required improvements as described in Attachment 5 as follows:
- (1) The following half-street improvements within the 136th Avenue right-of-way fronting the subject property:
 - (a) Replace any curb, gutter and sidewalk along the property frontage.
 - (b) Plant street trees 30 feet on center behind the sidewalk per City standards. Trees should be smaller stature to accommodate the clearance required for overhead power lines. (see Conclusion II.E. 4 and 5).
 - (2) A 45 foot wide public right of way and 82 foot wide cul-de-sac installed with the following improvements to serve the new lots:
 - (a) 24 feet wide paving
 - (b) 5 foot wide sidewalks on both sides of the street and cul-de-sac.
 - (c) Storm drainage improvements
 - (d) 4.5 foot wide landscape strip with street trees planted 30 feet on center (see Conclusion E.2).
 - (3) A 16 foot wide paved road within the private vehicular access tract to serve lots 27 and 28 (see Conclusion E.3).
 - (4) Prior to installing these improvements, plans must be submitted for approval by the Department of Public Works.
 - (5) Enter into an agreement with the City that runs with the property, in a form acceptable to the City Attorney, indemnifying the City from any claims, actions, liability and damages to stream areas arising out of development activity on the subject property (see Conclusion II.E.7).
 - (6) Enter into an agreement with the City that runs with the property, in a form acceptable to the City Attorney, indemnifying the City from any claims, actions, liability and damages to geologically hazardous areas arising out of development activity on the subject property (see Conclusion II.E.7.)
 - (7) Submit erosion control plans, which depict the location of a six-foot high construction phase fence along the top of the designated steep slope with silt screen fabric installed per City standard. The fencing shall be installed prior to issuance of any

permits. The fence shall remain upright in the approved location for the duration of development activities (see Conclusion II.E.5).

- (8) Submit 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).
 - (9) Show plans that comply with the recommendations found in the geotechnical report prepared by Earth Solutions NW, LLC. Provide a signed statement on all grading and building permit plans that acknowledges review of the geotechnical report and to incorporation of all its recommendations into the plans. found in Attachment 7 including obtaining an updated report for the grading on site (see Conclusion II.E.5)
 - (10) Submit a critical area restoration plan pursuant to KZC 95.51 (6) to remove Nonnative Invasive and Noxious Plants and replant native vegetation within the stream buffer and slope: Per the KZC it is the responsibility of the property owner to remove nonnative invasive plants and noxious plants from the vicinity of any tree or other vegetation that the City has required to be planted or protected. Removal must be performed in a manner that will not harm the tree or other vegetation that the City has required to be planted or protected (see Conclusion II.E.5).
 - (11) Show on plans the fence details and location on top of the slope designating the boundaries of the Native Growth Protection Easement. The fence shall include signs designating the area as a sensitive area (see Conclusion E.5 and 6).
- 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.D.8).
4. Prior to final inspection of the land surface modification permit, the applicant shall:
 - a. Complete installation of vegetation restoration subject to the inspection by the Planning Official (see Conclusion II.E.4).
 - b. Install a permanent fence and signs along the top of the slope at the edge of the NGPE area as illustrated in Attachment 2 (see Conclusion II.E.5 and 6).
 5. As part of the final plat recording the applicant shall:
 - a. Dedicate on the face of the plat a natural greenbelt protection easement encompassing the streams and steep slope area. The boundaries of the Natural Greenbelt Protection Easement shall be located along the top of the slope line identified on the plans and geotechnical engineering report prepared by Earth Solutions NW LLC., April 12, 2016 and established by survey. All surveys shall be located on KCAS or plat bearing system and tied to known monuments (see Conclusion II.E.).

- b. Dedicate a 45 foot wide right of way to serve the new lots (see Conclusion II.E.2).
 - c. Record a covenant on the face of the plat that restricts the total lot coverage for the subdivision to not exceed 50% of the net development area. The applicant shall provide tracking of total lot coverage with each building permit in the plat (see Conclusion II.D.4).
 - d. Record a covenant on the face of the plat that restricts the total floor area ratio (FAR) of all the homes to 50% of the net development area. The applicant shall provide tracking of total lot coverage with each building permit in the plat (see Conclusion II.D.4).
 - e. Hold harmless for stream and geotechnical hazards on face of plat (see Conclusion II.E.7).
 - f. Pay \$266,000 to the City of Kirkland to contribute funds for the transportation round-about project identified in the Capital Improvement Plan (see Conclusions II.D.5)
6. As part of the application for building permit for each house the applicant shall:
- a. Comply with supplemental recommendations for each house from the geotechnical report by Earth Solutions NW, LLC.

II. **FINDINGS OF FACT AND CONCLUSIONS**

A. **SITE DESCRIPTION**

1. Site Development and Zoning:

a. Facts:

- (1) Size: 320,097 gross square feet (7.35 acres)
- (2) Land Use: The subject property contains three existing homes and several out buildings (these structures will be removed as part of this proposal).
- (3) Zoning: RSA 6, low density single family six dwelling units per acre with a minimum lot size of 5,100 sq. ft. KZC Chapter 15.

Density- Zoning Code 90.135 establishes the maximum potential number of dwelling units for a property that contains a stream or wetland and associated buffers. The calculation is the buildable areas in square feet divided by the maximum lot area per unit as specified in KZC Chapters 15-60 plus the required stream buffer area in square feet divided by the minimum lot area multiplied by the development factor from KZC 90.135. The following is the maximum development factor potential calculation for the subject property:

Total property size: 320,097 sq. ft.

Stream area: 1,653 sq. ft.

Unmodified sensitive area buffer (no stream or buffer impact is proposed): 23,655 sq. ft.

Buildable area: 294,789 sq. ft.

Percentage of site in stream buffer: 7%

Minimum lot size: 7,260 sq. ft. (RSA 6, dwelling units per acre)

Development factor: Table in 90.140.2 less than 10% is counted at 100%

Maximum Development Potential: 43.86 lots

Maximum building height for a detached dwelling unit is 30 feet above average building elevation. See PUD section for request for modification to height requirements.

Minimum Required Setback Yards: 20 foot front yard. Proposal is to reduce front yard setback to 10 feet.

- (4) Terrain: The northern portion of the subject property contains a heavily treed, steep slope and ravine with an intermittent Class 3 stream requiring a 25 foot wide buffer on each side. The stream flows eastward toward the Sammamish River Drainage Basin. A stream determination and delineation report was prepared by Sewall Wetland Consulting (see Attachment 7). The slopes along the north and east portions of the subject property contain 40% slopes and meet the criteria for high landslide hazard area. The geotechnical report prepared by Earth Solutions NW, LLC dated April 12, 2016 recommends grading limits and foundation setbacks of 15 ft. from the top of the slope and other recommendations (See Attachment 7).
 - (5) Vegetation: According to the applicant's arborist report, the subject property contains approximately 254 significant trees with many located in the stream buffer area on the north side of the property.
- b. Conclusions: Compliance with recommendations of the applicant's geotechnical, surface water, engineering and stream reports and related City's regulations will mitigate for constraining factors of the steep slopes and natural features on the property (see Environmental Section II.C. and Attachment 7). The property has a maximum development potential of 43.86 lots but the proposal is for 28 lots and therefore meets the density requirements of a subdivision containing a stream in the RSA 6 zone. Retention of significant trees is addressed in Section II.E.5
2. Neighboring Development and Zoning:
- a. Facts: The neighboring properties to the north and south are zoned RSA 6. Property to the west is zoned RMA 3.6 and RMA 2.4. Property to the east is zoned RSA 1. To the south is Vintners Ridge subdivision; to the north and east, the Foxbrier subdivision; and to the west are the Kirkland Heights and Crestline Apartments. The Olympic pipeline easement is located to the west along 136th Avenue NE.
 - b. Conclusions: The neighboring development and zoning are not constraining factors in the review of this application.

B. PUBLIC COMMENT

1. Facts: Prior to submitting the zoning permit application the applicant held a neighborhood meeting to inform the public about the preliminary development plans. The City's initial public comment period for the notice of application ended on June 20th, 2016. Attachment 6 contains the public comment letters and emails received to date. Below is a summary of the comments received and staff response to the issues:

- Mr. Miller, a property owner located to the north on the other side of the ravine questioned how the greenbelt would be maintained including large evergreen trees.

Staff response: Within the stream and ravine area nonnative and invasive noxious plants exist such as blackberry vines. Pursuant to KZC 95.51.5 and 6, Chapters 85 and 90, it is the responsibility of the property owner to maintain critical areas and their buffers, geologically hazardous areas and trees by removing nonnative, invasive, and noxious plants in a manner that will not harm critical areas or their buffers. It is recommended that a native growth protection easement encompass the stream and steep slope area on the north side of the subject property to retain it as open space. As a condition of approval of the subdivision and PUD, staff recommends that with the grading permit application, a restoration plan show removal of nonnative, invasive and noxious plants and replacement of native plants be installed within the native growth protection area.

- Karen Walter from the Muckleshoot Indian Tribe Fisheries Division, questioned if or how the surface water drainage from the site will be treated or filtered before discharge to the downslope drainage course.

Staff response: The project will need to comply with the King County and City's Surface Water Manual. Discharge will be required to meet water quality standards before discharge into the downslope drainage course. Attachment 2 shows the civil plans. Attachment 8 contains the Technical Report from DR Strong Engineers. The grading permit plans will need to show how this will be completed.

- Mr. Hopwood, raised concerns that reducing front yard setbacks, variances to lot coverage and height calculations will be less aesthetically pleasing and will impact the views of those already living in the area. He is in support of creating a 3 way stop at the intersection of NE 132nd ST and 136th Avenue to improve circulation and safety.

Staff response: As a public benefit with the PUD and to improve traffic conditions in this area, the applicant is willing to contribute to the construction of a round-about proposed as a Capital Improvement Program project at the intersection of NE 132nd ST and 136th Avenue NE. Without the contribution the project would not be able to be installed at this time. Traffic impact fees for each house will be assessed to mitigate for traffic impacts. See Section ___ for staff's response how the proposed modifications to code requirements meets the PUD approval criteria. The Hearing Examiner will evaluate the proposal for compliance to the approval criteria and make a recommendation to the City Council for final decision.

2. Conclusions: Required development regulations should mitigate for many of these concerns raised by the commenters such as tree retention and water quality requirements. The authority for requiring the restoration plan and preservation of the ravine area and stream protection are set forth in KZC Chapter 85, 90, 95. The restoration plan will need to be implemented during land surface modification phase of the project. The proposed contribution of funds toward a new transportation round-about at the NE 132nd ST and 136th Avenue will be a public benefit to the neighborhood to help alleviate transportation and safety concerns.

C. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY

1. Facts: A Determination of Nonsignificance (DNS) was issued on August 10, 2016. The Environmental Checklist, and environmental reports including the geotechnical report, traffic impact analysis, and stream evaluation is contained in Attachment 7.
2. Conclusion: The applicant and the City have satisfied the requirements of SEPA. The City approved the applicant's concurrency application on December 23, 2015.

D. APPROVAL CRITERIA

1. PRELIMINARY PLATS

- a. Facts: The following criteria are established by the Kirkland Municipal Code and Zoning Code for approval of a preliminary plat and a Process IIB application. Municipal Code section 22.12.230 states that the Hearing Examiner may recommend approval of a proposed plat if:
 - (1) There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supply, sanitary waste, power service, parks, playgrounds, schools; and
 - (2) RCW 58.17.110 establishes that appropriate provisions must be made for transit stops, as well as sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
 - (3) 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.
 - (4) Zoning Code section 152.70.3 states that a Process IIB application may be approved if it is consistent with all the applicable development regulations, including but not limited to the Zoning Code, Subdivision Code and Comprehensive Plan, and consistent with the public health, safety and welfare.
- b. Conclusion: The proposal complies with Municipal Code section 22.12.230 and Zoning Code section 152.70. 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.E) and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, transit stops, water supplies, sanitary waste, power service, parks, playgrounds, schools and sidewalks

and other features to assure safe walking conditions for students who only walk to and from school. It will serve the public use and interest and is consistent with the public health, safety, and welfare because the proposal will add housing stock to the City of Kirkland in a manner that is consistent with applicable development regulations.

2. PLANNED UNIT DEVELOPMENT (PUD)

a. Fact:

- (1) A PUD is a mechanism for a person to propose a development that is innovative or otherwise beneficial, but which does not strictly comply with the provisions of the Code. It is intended to allow developments which benefit the City more than would a development which complies with the specific requirements of the Code.
- (2) 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 3. Sections below 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 and therefore staff recommends approval subject to the conditions of approval in Section I.

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

a. Facts: Under the PUD proposal the following Zoning Code modifications are requested:

- (1) Calculate the maximum allowed lot coverage of 50% on a project wide basis rather than per lot as required by code. Attachment 3 describes how the applicant estimates the amount of lot coverage for the development.
- (2) Calculate the maximum floor area ratio of 50% on a project wide basis rather than per lot as required by code. Attachment 3 describes how the applicant estimates the amount of floor area ratio. Attachment 9 contains examples of the types of house plans proposed for the development.
- (3) Reduce the required front yard for the front façade of homes from 20 feet to 10 feet, with garages setback a minimum of 20 feet from the property line (see Attachment 2).
- (4) Request that building height calculations for homes be based on finished grade instead of predevelopment grades. Pursuant to the KZC, maximum building height is measured using existing or pre-development grade. Attachment 3 describes the reasoning for this request based on the amount of cut and fill, proposed difference between existing and finished grade for each home and relationship between proposed height of homes and adjacent property to the south.

- (5) Zoning Code 115.115.g establishes that rockeries and retaining walls shall not exceed four feet in height in a required yard and outlines criteria for approving a modification. Six foot tall retaining walls are proposed along internal property lines and south property line (southeast corner).
- b. Conclusion: The proposed modifications are code provisions that may be modified pursuant to KZC 125.20 and therefore the PUD meets the requirements of Zoning Code 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) Reduced Front yard setbacks- The steep slope ravine with a stream along the north side of the property require the lots to be clustered away from the slope on the north side and along the south property. As a result, lots along the north side of the property are larger in size than the south side of the subdivision. Lots on the south side of the property range in size from 5,119 to 5,920 sq. ft. Reducing the 20 foot front yard setback to 10 feet will result in homes being built closer to the sidewalk while allowing for backyard space. Garages will be setback a minimum of 20 feet from the property line to allow for parked cars to not extend into the street or sidewalks.

KZC 115.43 establishes design and location requirements for garages. Homes will need to meet these requirements.

- (2) Finished grade to measure building height- The PUD narrative in Attachment 3 describes why the amount of cut and fill is necessary due to the existing irregular grade of the property, in order to install the new street and storm water detention vault. Due to these factors, the narrative explains why building height is proposed to be calculated using finished grade. Using the finished grade will result in the homes being more consistent throughout the site.

In order to install the access road and site improvements, grading will alter the building pad elevations by ten or more feet from existing grade elevations. Attachment 2 shows the civil plans existing grade, new contours and proposed finished grade elevation that will be used to measure the 30 foot height limit.

Attachment 3 provides an analysis of the differences between the roof elevations in Vintner's Ridge plat located to the south of the subject property and the new homes in Callan Ridge. Differences range from less than 4 feet in roof elevation to 9-13.21 feet on lots 12 and 13. The analysis points out that the adjacent Vintner's Ridge lots have a cut rockery that lowered the grade of the homes by approximately 4 feet. To minimize the potential impact of the difference in grade, Attachment 2 shows that a minimum of two supplemental trees will be planted in the rear of the lots (that do not front along the steep slope ravine) at time of construction of

the homes.

Vintner's Ridge subdivision located to the south of the subject property was approved by King County prior to annexation by the City. Developed under King County regulations, height calculations were based on finished grade of each lot. Marinwood subdivision to the south of Vintner's Ridge was also granted a PUD by the City of Kirkland to calculate lot coverage and floor area ratio on a net development basis and calculate building height using finished grade.

- (3) Lot coverage is limited to 50% per lot size in an RSA 6 zone. Lot coverage is proposed to be calculated 50% of the entire subdivision or net development of 281,519 square feet (per applicant's calculations excluding street and vehicular access easement area). Attachment 3 narrative describes the reasoning for the request.
- (4) Floor area ratio (the amount of gross floor area) per lot in an RSA 6 zone is limited to 50% of the lot size. The applicant proposes to calculate the maximum floor area ratio on a project wide basis or net development of 281,519 square feet (per applicant's calculations excluding street and vehicular access easement area).

The applicant's justification is that larger lots on the north side could have larger homes than the homes on the south side. Homes will range in size from 2,800 to 4,600 gross floor area. For calculation purposes the applicant rounded out the average floor area ratio for the homes of 5,000 sq. ft. (including garage and entryways) (see Attachment 9). By using the proposed approach, the FAR will be below the maximum individual lot FAR of 50%. The proposed FAR is estimated to be 140,000 sq. ft. (5,000 sq. ft. multiplied by 28 lots) divided by the net developable area of 281,519 equals 49.73% per lot.

b. Conclusions:

- (1) Allowing reduced front yard setbacks will allow all the lots and homes to be clustered away from the steep slopes along the north side of the subject property.
- (2) The proposed building height modification will result in homes being taller than homes on the fill lots than would be allowed if predevelopment grades were used. However, measuring height based on finished grade will make for a more consistent house height. As described in Attachment 3 there will be no significant visual impact to the adjacent homes surrounding the plat. The applicant proposes to plant supplemental trees along the south property line.
- (3) With the varied lot sizes in the subdivision, averaging the lot coverage and floor area ratio on a subdivision wide basis will result in a more unified house pattern within the new neighborhood.

- (4) Covenants will need to be recorded on the plat to restrict the total lot coverage to 50% of the net development area of the subdivision and limit the amount of floor area ratio for all the homes to 50% calculated based on the net development area of the subdivision (Gross subject property minus right of way and access easement: 281,519 sq. ft). The applicant shall provide tracking of total lot coverage with each building permit in the plat. This covenant will notify future property owners of these limitations.
- (5) In summary, the adverse impacts and 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. The applicant is contributing financially (\$266,000) to a needed transportation round-a-bout project at the intersection of NE 132nd ST and 136th Avenue NE that has been identified in the City's Capital Improvement Program (TR 0127000) to improve transportation circulation. The proposed CIP project will included construction of a three-legged round-a-bout within the intersection. The estimated total cost for the project is \$320,000. A concept design and cost estimate for the intersection is included in Attachment 4. The project is proposed for construction in 2017. Without the contribution, the traffic circle could not be constructed at this time. The proposed contribution is in addition to required traffic impact fees and could not be required of a typical plat of the subject property.
Staff response: Meets Criteria.
 - ◆ 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: This criterion does not apply. The City has the authority to require preserving preservation of natural features containing sensitive areas such as streams and geologically hazardous areas and significant vegetation in open space or drainage easements or other similar mechanisms with subdivision approval.
 - ◆ 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: Not applicable.
- Superior circulation patterns or location or screening of parking facilities.
Staff response: Not applicable.
- 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: Not applicable.
- Minimum use of impervious surfacing materials.
Staff response: Not applicable.

E. DEVELOPMENT REGULATIONS

1. General Lot Layout of Subdivisions 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.
- (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 less than fifteen feet in width where it abuts the right of way, vehicular access easement or tract providing vehicular access to the lot.
- (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 an RSA 6 zone are set forth in Zoning Code Chapter 15. In the RSA 6 zone the maximum dwelling units per acre is six and minimum lot size of 5,100 sq. ft.
- (5) The proposed lots range in size from 5,113 square feet to 33,589 square feet.

b. Conclusion: The proposal complies with the regulations as set forth in Municipal Code section 22.28.030, .050, .070 and .080 and Zoning Code section KZC 15. Lot coverage and floor area ratio are proposed to be calculated on a total plat basis rather than an individual lot basis as discussed in the PUD section above.

2. Right-of-Way Improvements

a. Facts: Municipal Code section 22.28.090 requires the applicant to comply with the requirements of Chapter 110 of the Zoning Code with respect to dedication and improvement of adjacent and for new rights-of-way.

- (1) Zoning Code Chapter 105.10 establishes that for five or more detached dwelling units a dedicated and improved public right of way is required. KZC Chapter 110 establishes right-of-way improvement requirements.
 - (2) Sections 110.10 and 110.25 require the applicant to make half street improvements in rights-of-way abutting the subject property. The subject property abuts 136th Avenue NE which is classified as a neighborhood access street.
 - (3) Attachment 5 establishes the Public Works Department recommendations and conditions regarding the required street improvements for the internal new street and 132nd Avenue NE.
- b. Conclusions: The proposal meets the standard street improvements for the new internal street and half street improvements along 136th Avenue NE (except that street trees need to be shown on the plans and installed).
3. Vehicular Access Easements or Tracts
- a. Facts: Municipal Code sections 22.28.110 and 22.28.130 establish if vehicular access within the plat is provided by means other than rights-of-way, the plat must establish easements or tracts, compliant with Zoning Code Section 105.10, which will provide the legal right of access to each of the lots served.
- Zoning Code section 105.10 establishes dimensional standards for vehicular access easements or tracts. Easements or tracts which serve 1-4 lots must be 21 feet wide and contain a paved surface 16 feet in width. One vehicular access tract with 20' of pavement in 21' wide tracts are proposed to provide access to lots 27 and 28.
- b. Conclusion: The proposed vehicular access tract complies with section 105.10. A minimum 16' wide paved road should be installed within the proposed vehicular access tract.
4. Natural Features - Significant Vegetation
- a. Facts:
- (1) Regulations regarding the retention of trees can be found in Chapter 95 of the Kirkland Zoning Code. The applicant opted to submit an Integrated Development Plan (IDP) rather than applying for Phased review (KZC 95.30.6.a) which allows the City to consider specific tree retention and removal with the Plat approval (see Attachment 2).
 - (2) The applicant submitted an arborist report by Greenforest Inc. LLC dated April 1, 2016 (see Attachment 10). Approximately 254 trees were evaluated on the subject property. Attachment 2 shows the tree retention plan as part of the Integrated Development Plan (IDP).

- (3) The City's arborist reviewed the applicant's arborist report and determined which trees have high, moderate and low value for retention. He also recommended a restoration plan be submitted for the ravine area to remove noxious and non-native vegetation (such as blackberry vines and ivy) and replant with native plants in bare areas. Attachment 5 describes the tree retention requirements.
- (4) Attachment 11 is a restoration plan prepared by Sewall Consulting.
- (5) KZC Chapter 95 requires that all lots individually meet the tree density minimum. 30 units per acres of tree credits provided in the buildable area of the site. Given the size of the property, a minimum of 189 tree credits would be required. Because of the large amount of trees to be retained in the ravine, the plans show a tree density credit provided of 859, exceeding the tree density requirements. However, lots that do not front on the ravine would have no trees. To meet the intent of the City's tree credit requirement the applicant is proposing to plant two trees per lot on the lots that do not adjoin the ravine area (see Attachment 2).

b. Conclusions:

The applicant has provided a tree retention plan and it has been reviewed by the City's Arborist. The applicant should retain all high and moderate viable trees shown on the IDP during the construction of plat improvements and houses and comply with the specific recommendations of the City's arborist contained in Attachment 5.

5. Environmentally Sensitive Areas – Streams and Geologically Hazardous Areas

a. Facts:

- (1) Municipal Code section 22.28.180 states that the applicant has the responsibility in proposing a plat to be sensitive with respect to the natural features, including topography, streams, lakes, wetlands, habitat, geologic features and vegetation, of the property. The plat must be designed to preserve and enhance as many of these valuable features as possible.
- (2) Municipal Code section 22.28.200 establishes that the City may require that any area adjacent to a Class A, B and C stream, a lake, or a wetland be kept in its natural or pre-existing state if reasonably necessary to prevent hazards to persons or property, or to protect unique and valuable environments.
- (3) The applicant submitted a stream report by Sewall Wetland Consulting describing the location and characteristics of a Class C

Stream on the north side of the property. KZC 90 establishes a 25 foot wide sensitive area buffer for a Class C stream (see Attachment 7).

- (4) Prior to construction activities, KZC 90.50 and 90.95 require that the applicant install a six foot high construction phase chain link fence or equivalent fence as approved by the Planning Official, along the upland boundary of the entire stream buffer with silt screen fabric installed per City standard.
 - (5) KZC 90.50 and 90.95 require the applicant to install either a permanent three-four foot tall split rail fence or permanent planting of equal barrier value or require a permanent barrier approved by the Planning Official between the upland boundary of the stream buffer and the developed portion of the site.
 - (6) Zoning Code section 90.120 allows the City to require rehabilitation of a stream.
 - (7) The subject property contains a high landslide hazard area identified as a sensitive area. Pursuant to Zoning Code Chapter 85.15, the applicant submitted a geotechnical report prepared by Earth Solutions NW, LLC with recommendations including requiring grading and building to be setback 15 feet from the top of the slope. The applicant is proposing to retain the steep slope and stream within a Native Growth Protection Easement.
 - (8) KZC 85.25 establishes performance standards that must be implemented for development in or near geologically hazardous areas.
 - (9) Attachment 5, Development Standards, contains additional Code requirements pertaining to protection of streams and landslide hazard areas.
- b. Conclusion: The grading permit plans should be reviewed and evaluated by the geotechnical consultant Earth Solutions NW, LLC. The grading permit plans should incorporate the restoration plans submitted by Sewall Wetland Consulting. The construction fencing and permanent fencing should be located along the top of the slope and/or outside the limit of grading line for the trees. The location of the construction fencing should be determined with the grading permit and location for the permanent fence material and design should be approved by the Planning Official.
6. Natural Greenbelt Protection Easement
- a. Fact: Zoning Code sections 85.40 and 90.150 establish that as part of the final plat the applicant shall dedicate development rights, air space, or grant a greenbelt protection or open space easement to the City to protect sensitive areas and their buffers (NGPE). Attachment 12 is a sample of an NGPE easement language.
 - b. Conclusion: As part of the final plat recording the applicant should dedicate a Natural Greenbelt Protection Easement encompassing the stream and associated buffer and the steep slope area on site. The boundaries of the NGPE should be established by survey. All surveys shall be located on KCAS or plat bearing system and tied to monuments.

7. Save Harmless Agreement – Streams and Geologically Hazardous Areas

a. Facts:

- (1) Zoning Code section 85.45 establishes that prior to issuance of a land surface modification permit or a building permit the applicant shall enter into an agreement with the City that runs with the property in a form acceptable to the City Attorney, indemnifying the City from any claims, actions, liability and damage resulting from development activity on the subject property which is related to the physical condition of the property (see Attachment 13). The applicant shall record this agreement with the King County Department of Elections and Records.
- (2) Zoning Code section 90.155 establishes that prior to issuance of a land surface modification permit or a building permit the applicant shall enter into an agreement with the City that runs with the property in a form acceptable to the City Attorney, indemnifying the City from any claims, actions, liability and damages to sensitive areas (streams) arising out of development activity on the subject property (see Attachment 14). The applicant shall record this agreement with the King County Department of Elections and Records.

- b. Conclusion: Prior to issuance of a land surface modification permit the applicant should enter into both agreements with the City that run with the property in forms acceptable to the City Attorney. The hold harmless agreement(s) should also be recorded on the face of the plat.

8. 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 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: 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. 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.

F. COMPREHENSIVE PLAN

- a. Fact: The subject property is located within the Kingsgate Neighborhood. The Land Use Figure in the neighborhood plan designates the subject property for low density residential at 6 units per acre.
- b. Conclusion: The proposal is consistent with the Comprehensive Plan.

G. DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 5.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 5.

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

A. PUD

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 five (5) 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 five (5) 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 seven (7) years after the final approval on the matter, or the decision becomes void.

B. Final Plat

Under Section 22.16.010 of the Subdivision Ordinance, the owner must submit a final plat application to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval, and submit the final plat for recording, within seven years following the date the preliminary plat was approved or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

VI. APPENDICES

Attachments 1 through 14 are attached.

1. Vicinity map
2. Preliminary subdivision, civil plans, IDP plans
3. Project description and response to PUD approval criteria
4. Conceptual round-about design and cost estimate
5. Development Standards
6. Public Comment letters and emails
7. SEPA Determination and attached reports:
Geotechnical report by Earth Solutions NW, LLC
Sewell Wetland Consulting Stream Report
Traffic Impact Analysis by TraffEX
City Traffic Engineer traffic impact analysis review
8. Storm Drainage Technical Report prepared by DRS Strong Consulting Engineers April 19, 2016
9. House Plans, American Classic Homes LLC
10. Arborist Report prepared by Greenforest Inc. April 1, 2016
11. Restoration plan prepared by Sewall Consulting
12. Sample NGPE covenant
13. Sample hold harmless agreement for geologically hazardous area
14. Sample hold harmless agreement for stream

VII. PARTIES OF RECORD

Applicant – Carol Rozday, GGM Investments, LLC, 9675 SE 36th Street, Suite 105, Mercer Island, WA 98040

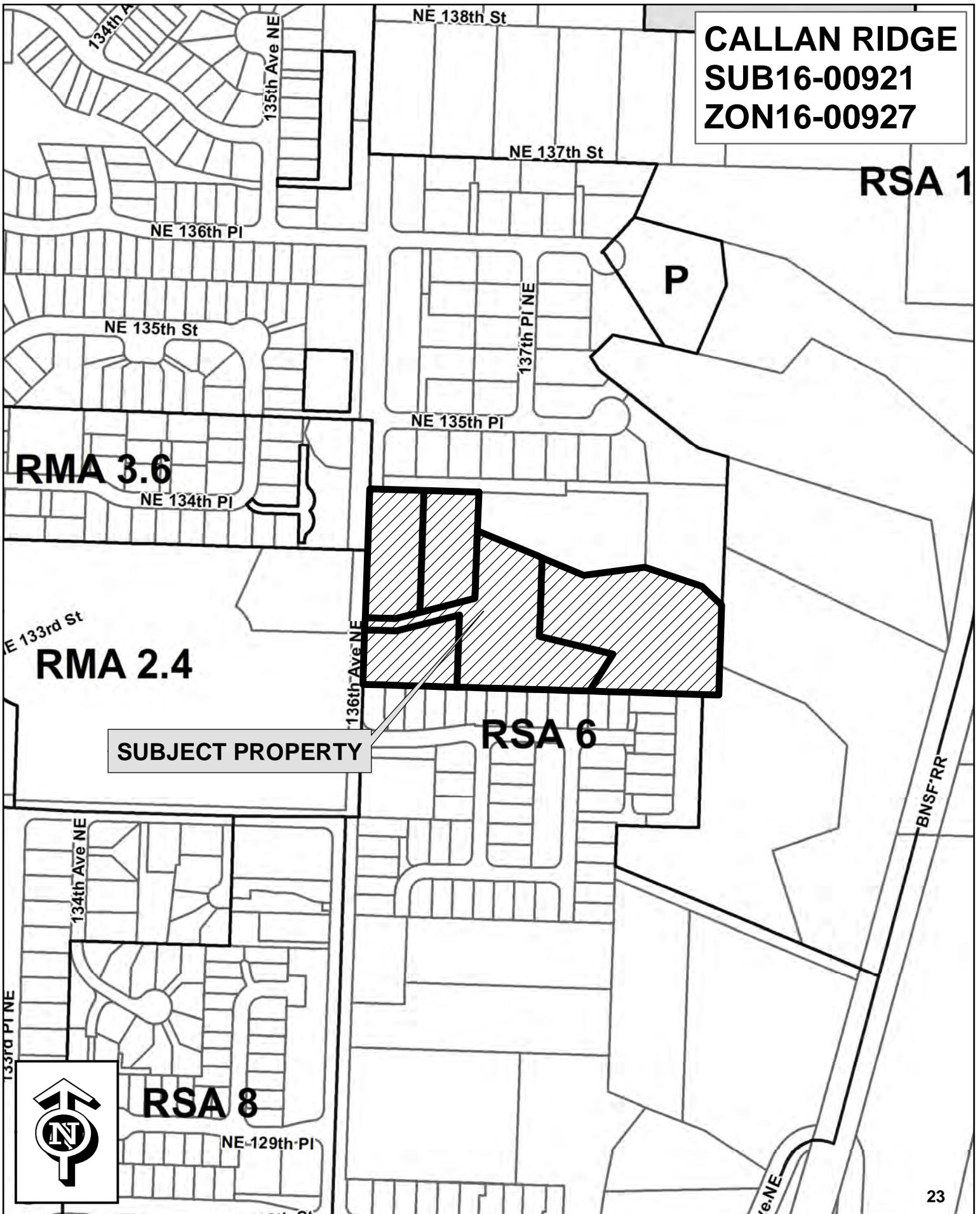
Parties of Record

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.



**CALLAN RIDGE
SUB16-00921
ZON16-00927**

RSA 1

P

RMA 3.6

RMA 2.4

SUBJECT PROPERTY

RSA 6

RSA 8

BNSF RR

CALLAN RIDGE PRELIMINARY PLAT

A PORTION OF THE SE. 1/4 OF THE SW. 1/4
SECTION 22, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.,
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

APPLICANT:

GGM INVESTMENTS, LLC
9675 SE 36TH STREET, SUITE 105
MERCER ISLAND, WA, 98040
PH. NO. 206-888-1147
CONTACT: CAROL ROZDAY

TYPICAL BUILDING SETBACKS

UNLESS OTHERWISE NOTED, BUILDING SETBACKS ARE AS FOLLOWS:

FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 5 FEET
STREET SIDE YARD SETBACK: 5 FEET
REAR SETBACK: 10 FEET

LEGAL DESCRIPTION:

PARCEL A:
LOTS 1, 2 AND 3, KING COUNTY SHORT PLAT NO. 377147, RECORDED UNDER RECORDING NO. 708180966, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:
LOTS 1 AND 4, KING COUNTY SHORT PLAT NO. 98250600, RECORDED UNDER RECORDING NO. 9802249009, RECORDS OF KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 811124889 DATED MARCH 22, 2016. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JULY 12, 2013. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2013.
- PROPERTY AREA = 320,097± SQUARE FEET (7.3484± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE NET OF EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

TITLE RESTRICTIONS:

- THIS SITE IS SUBJECT TO AN EASEMENT FOR SEWER, POWER AND TELEPHONE SERVICE AND RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7912040082 AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, REDTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, TO THE EXTENT THAT THE SAME ARE PERMITTED BY APPLICABLE LAW AS DISCLOSED BY KING COUNTY SHORT PLAT NUMBER 377147, RECORDED UNDER RECORDING NUMBER 7708180966 AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7910220919.
- THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IF ANY, TO THE EXTENT THAT THE SAME ARE PERMITTED BY APPLICABLE LAW AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7901230806 SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 7802240834 AND AMENDMENTS AND/OR MODIFICATIONS OF SAID INSTRUMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7910220919, 8004300838 AND 20080501000221. AN AGREEMENT REGARDING PROTECTIVE AND ROAD MAINTENANCE COVENANTS RELATING THERETO WAS RECORDED UNDER RECORDING NUMBER 20080804001103.
- THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, REDTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, TO THE EXTENT THAT THE SAME ARE PERMITTED BY APPLICABLE LAW AS DISCLOSED BY KING COUNTY SHORT PLAT RECORDED UNDER RECORDING NUMBER 9802249009.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT REGARDING TEMPORARY WATER SERVICE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 730105041.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT REGARDING TEMPORARY WATER SERVICE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7902080730.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT REGARDING TEMPORARY WATER SERVICE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7906271018.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT REGARDING LATCOMER RECOVERY CHARGES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9109130274.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A CONNECTION CHARGE AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9510301120.
- THIS SITE IS SUBJECT TO A RECORD OF SURVEY AND MATTERS RELATING THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8904069006.
- THIS SITE IS SUBJECT TO A RECORD OF SURVEY AND MATTERS RELATING THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2015030900001.
- THIS SITE IS SUBJECT TO A PENDING COURT ACTION AS DISCLOSED BY KING COUNTY SUPERIOR COURT CASE NO. 14-2-23237-3.



SURVEYOR'S CERTIFICATE:
THIS MAP CORRECTLY REPRESENTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GGM INVESTMENTS, LLC.

Stephen J. Schrei 37855
STEPHEN J. SCHREI, P.L.L.S. CERTIFICATE NO.

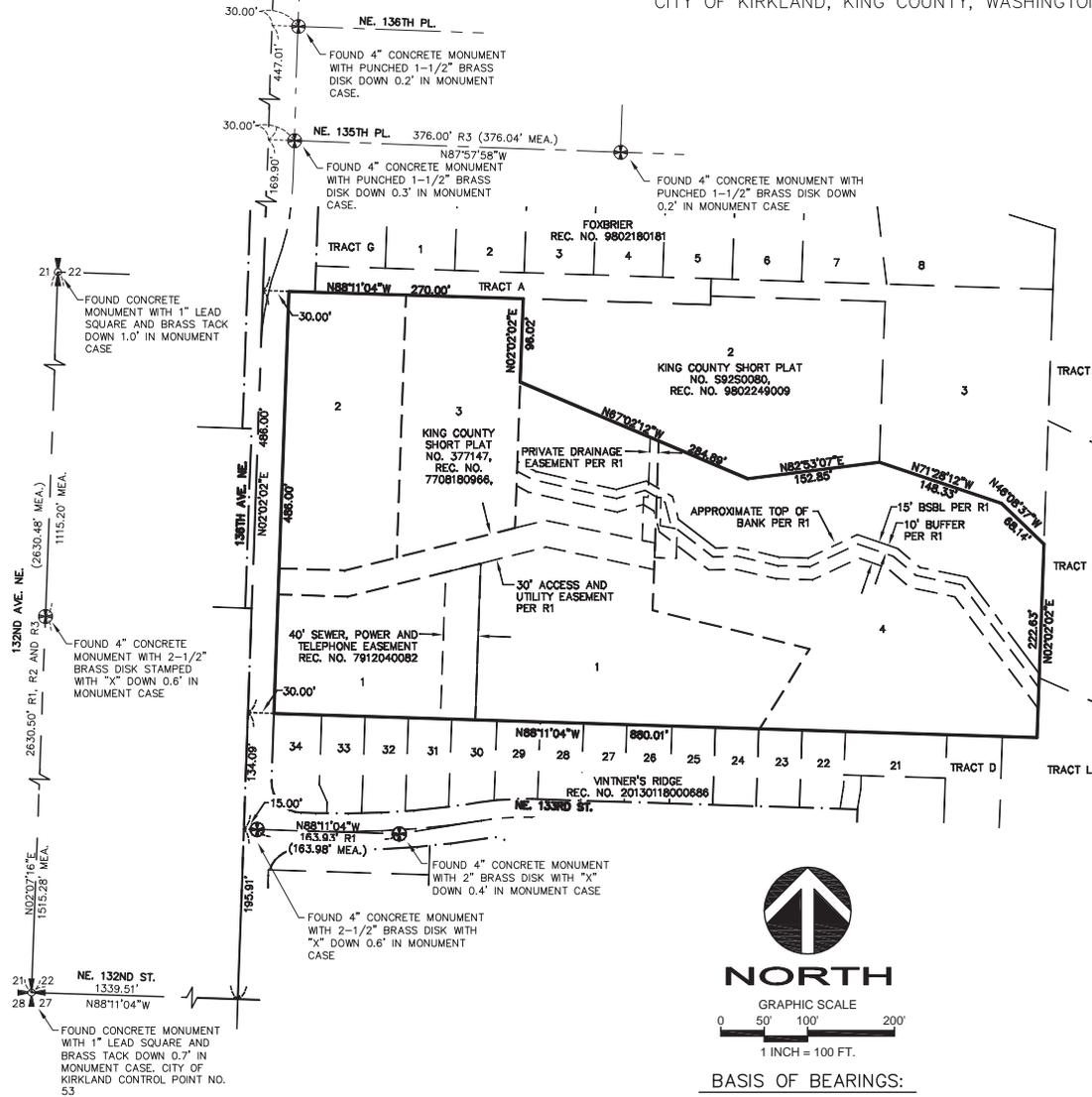


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A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M. CITY OF KIRKLAND, KING COUNTY, WASHINGTON		
DWN. BY	DATE	PROJECT NO.
SJS	04/14/18	12057
CHKD. BY	SCALE	SHEET
		1 of 25

CALLAN RIDGE PRELIMINARY PLAT
 A PORTION OF THE SE. 1/4 OF THE SW. 1/4
 SECTION 22, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.,
 CITY OF KIRKLAND, KING COUNTY, WASHINGTON



BASIS OF BEARINGS:
 N02°07'16"E BETWEEN THE MONUMENTS FOUND
 AT THE SOUTHWEST CORNER AND THE WEST
 QUARTER CORNER OF SECTION 27-26-5 PER
 REFERENCES 1, 2 AND 3

- LEGEND:**
- ⊕ FOUND MONUMENT AS NOTED
 - FOUND 1-3/8" PUNCHED BRASS DISC STAMPED "BRH LS 28072" EXCEPT AS NOTED OTHERWISE
 - ROAD SIGNAGE
 - ⊞ POWER METER
 - ⊙ POWER POLE
 - ⊕ STREET LIGHT
 - ⊞ STREET LIGHT CONTROL BOX
 - ⊙ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊞ STORM DRAIN MANHOLE
 - ⊙ CATCH BASIN
 - ⊞ SANITARY SEWER MANHOLE
 - ⊙ GAS VALVE
 - ⊞ GAS METER
 - DECIDUOUS TREE
 - ⊙ EVERGREEN TREE
 - VBF VERTICAL BOARD FENCE
 - CLF CHAINLINK FENCE
 - SRF SPLIT RAIL FENCE
 - SS SANITARY SEWER LINE
 - ST STORM LINE
 - OP OVERHEAD POWER
 - P POWER POINT
 - G GAS PAINT
 - W WATER PAINT
 - C CABLE PAINT
 - EDGE OF PAVEMENT

VERTICAL DATUM:
 NAVD 88 PER CITY OF KIRKLAND VERTICAL CONTROL

BENCHMARK:
 CITY OF KIRKLAND CONTROL POINT NUMBER 53, FOUND 4"x4" CONCRETE MONUMENT WITH TACK IN LEAD PLUG DOWN 0.7' IN MONUMENT CASE AT THE INTERSECTION OF 132ND AVENUE NE, AND NE. 132ND STREET, AKA THE NORTHWEST CORNER OF SECTION 27-26-5, ELEVATION=310.16 FEET.

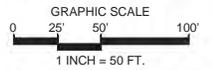
- REFERENCES:**
1. KING COUNTY SHORT PLAT NO. S9250080, RECORDED UNDER RECORDING NUMBER 9802249009.
 2. THE PLAT OF VINTNER'S RIDGE RECORDED UNDER RECORDING NUMBER 20130118000686.
 3. THE PLAT OF FOXBRIER RECORDED UNDER RECORDING NUMBER 9802180181.



		D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 601 7TH AVENUE KIRKLAND, WA 98033 O 425.827.3083 F 425.827.2423 www.dstrong.com			A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M. CITY OF KIRKLAND, KING COUNTY, WASHINGTON	
					DWN. BY SJS	DATE 04/14/16
CHKD. BY		SCALE 1"=100'	SHEET 2 OF 26			



NORTH



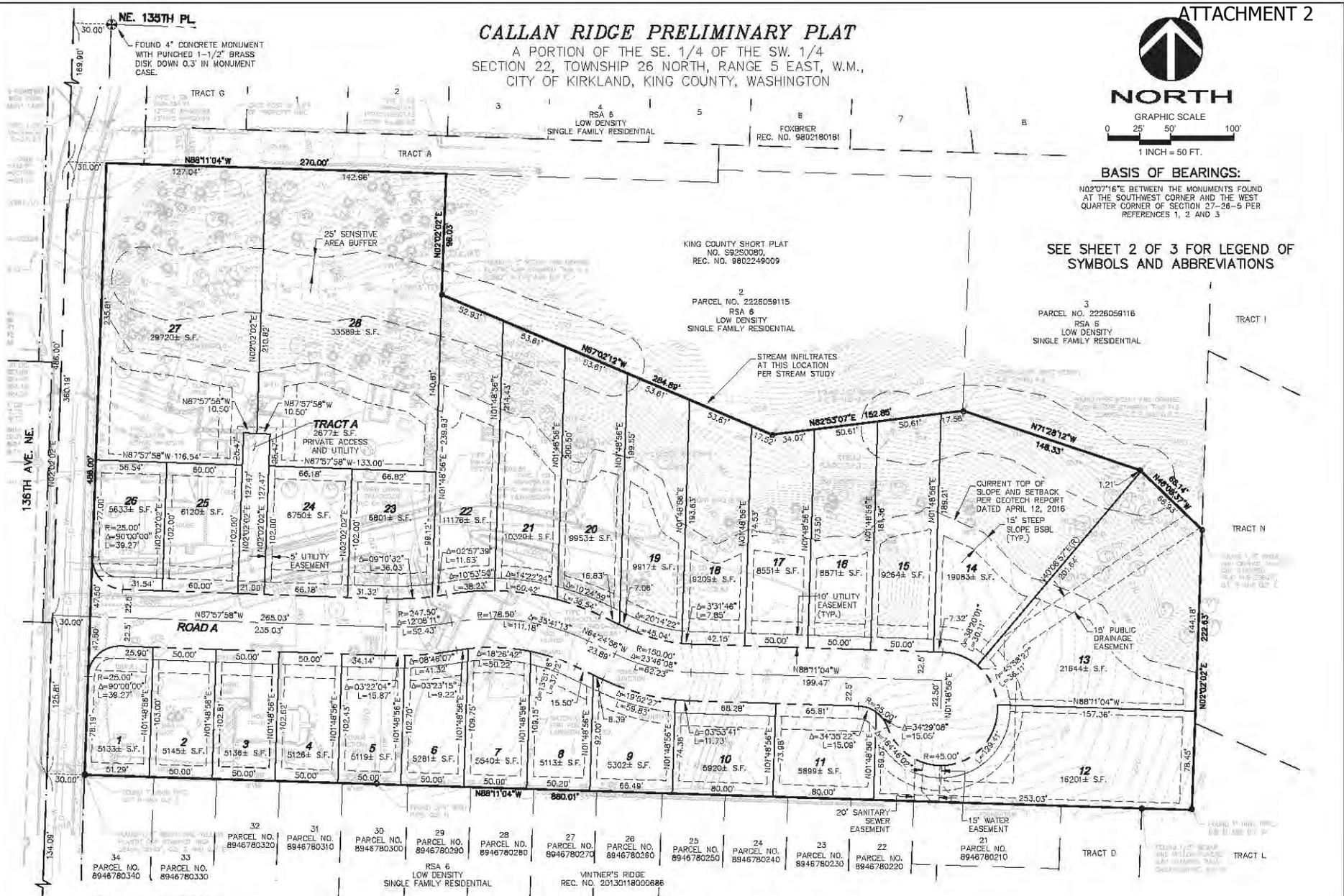
BASIS OF BEARINGS:

NO2°07'16"E BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 27-28-5 PER REFERENCES 1, 2 AND 3

SEE SHEET 2 OF 3 FOR LEGEND OF SYMBOLS AND ABBREVIATIONS

CALLAN RIDGE PRELIMINARY PLAT

A PORTION OF THE SE. 1/4 OF THE SW. 1/4 SECTION 22, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON



FOUND 4" CONCRETE MONUMENT WITH 2-1/2" BRASS DISK WITH "X" DOWN 0.6" IN MONUMENT CASE.
NE. 133RD ST.
N88°11'04"W
15.00'

FOUND 4" CONCRETE MONUMENT WITH PUNCHED 1-1/2" BRASS DISK DOWN 0.3" IN MONUMENT CASE.
NE. 135TH PL
30.00'



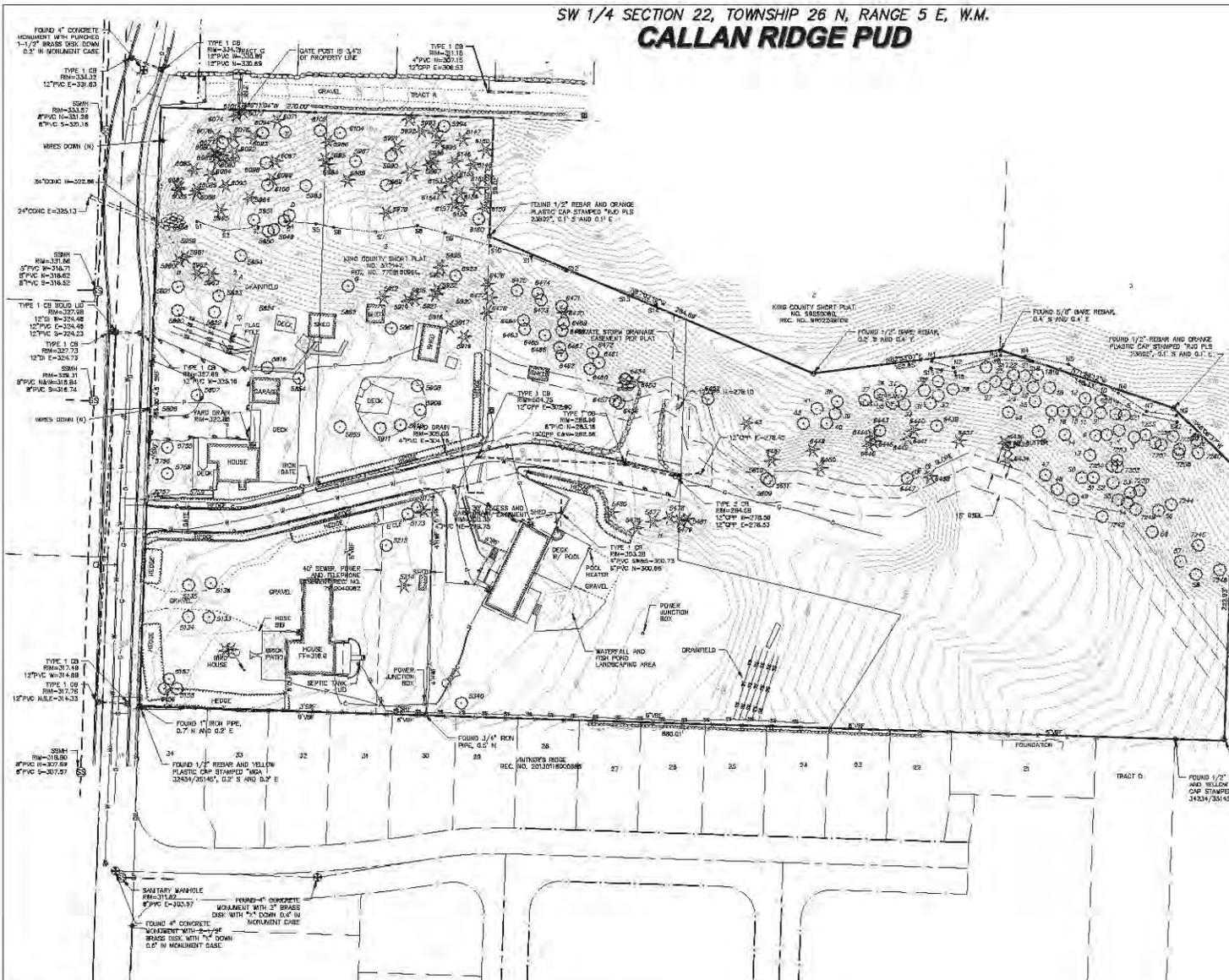
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
603 7TH AVENUE, SUITE 402, WA, 98003
206.462.7369 FAX 206.462.7262
www.drseng.com



A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M. CITY OF KIRKLAND, KING COUNTY, WASHINGTON

DWN. BY	SJS	DATE	04/14/16	PROJECT NO.	12057
CHKD. BY		SCALE	1"=50'	SHEET	3 OF 27

SW 1/4 SECTION 22, TOWNSHIP 26 N, RANGE 5 E, W.M.
CALLAN RIDGE PUD



LEGAL DESCRIPTION

PARCELS IN LOTS 1, 2 AND 3, KING COUNTY SHORT PLAT NO. 37747, RECORDED UNDER RECORDING NO. 20810068, RECORDS OF KING COUNTY, WASHINGTON.
 PARCELS IN LOTS 7 AND 8, KING COUNTY SHORT PLAT NO. 382808, RECORDED UNDER RECORDING NO. 389224004, RECORDS OF KING COUNTY, WASHINGTON.

REFERENCES

1. KING COUNTY SHORT PLAT NO. 382808, RECORDED UNDER RECORDING NUMBER 389224004.
2. THE PLAN OF DIVISION'S RECORD RECORDED UNDER RECORDING NUMBER 20140100000.
3. THE PLAN OF FERRY RECORDED UNDER RECORDING NUMBER 20140100000.

VERTICAL DATUM:

NAVD 88 PER CITY OF ARLAND VERTICAL CONTROL.

BENCHMARK:

CITY OF ARLAND CONTROL POINT NUMBER 53 FOUND 4"X4" CONCRETE MONUMENT WITH IRON IN LEAD PLUS DOWN 0.17' IN WILSON'S CASE AT THE INTERSECTION OF 12TH AVENUE NE AND 36 1/2" HIGH STREET AT THE NORTHWEST CORNER OF SECTION 22-28-S ELEVATION=320.16 FEET.

LEGEND:

- ⊕ FOUND MOVEMENT AS NOTED
- ⊙ FOUND CORNER MONUMENT AS NOTED
- ROAD SWAGE
- ⊕ POWER METER
- ⊕ POWER POLE
- ⊕ STREET LIGHT
- ⊕ STREET LIGHT CONTROL BOX
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ STORM DRAIN MANHOLE
- ⊕ GATE VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ DECIDUOUS TREE
- ⊕ EVERGREEN TREE
- ⊕ VERTICAL BOARD FENCE
- ⊕ CHAIN LINK FENCE
- ⊕ SPLIT RAIL FENCE
- ⊕ SANITARY SEWER LINE
- ⊕ STORM DRAIN
- ⊕ OVERHEAD POWER
- ⊕ POWER PAINT
- ⊕ GAS PAINT
- ⊕ WATER PAINT
- ⊕ CABLE PAINT
- ⊕ EDGE OF PAVEMENT



BASIS OF BEARINGS:

MAGNETIC BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 22-28-S PER REFERENCES 1, 2 AND 3.



SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE (NUMBER 81129888 DATED MARCH 20, 2014, IN PROVISIONAL THIS MAP. D.R. STRONG CONSULTING ENGINEERS INC HAS CONDUCTED NO INDEPENDENT TITLE SEARCH THAT IS O.A. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIDELITY NATIONAL TITLE INSURANCE COMPANY GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC HAS RELIED HEAVILY ON FIDELITY NATIONAL TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS USABLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JULY 12, 2013. ALL SURVEY CONTROL, INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2013.
3. PROPERTY AREA = 328,074 SQUARE FEET (3.28194 ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA THEO 3020 COMPASS ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN IAC 332-130-086. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREIN. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREIN MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



CALLAN RIDGE PUD IDP SUBMITTAL

EXISTING CONDITIONS

15200, 15250, & 15254 198TH AVENUE
 ARLAND, WASHINGTON

GGM INVESTMENTS, LLC

8915 SE 98TH STREET, SUITE 108
 MERCER ISLAND, WA 98040
 (206) 586-1147

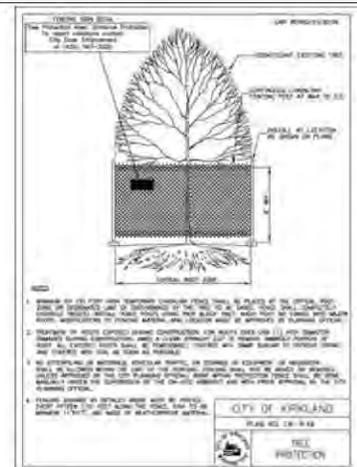


DATE: RET/SDW

DRAFTED BY: GRD
 DESIGNED BY: MAJ
 PROJECT ENGINEER: MAJ
 DATE: 04.16.16
 PROJECT NO.: 12057

DRAWING: C2
 SHEET: 2 OF 6

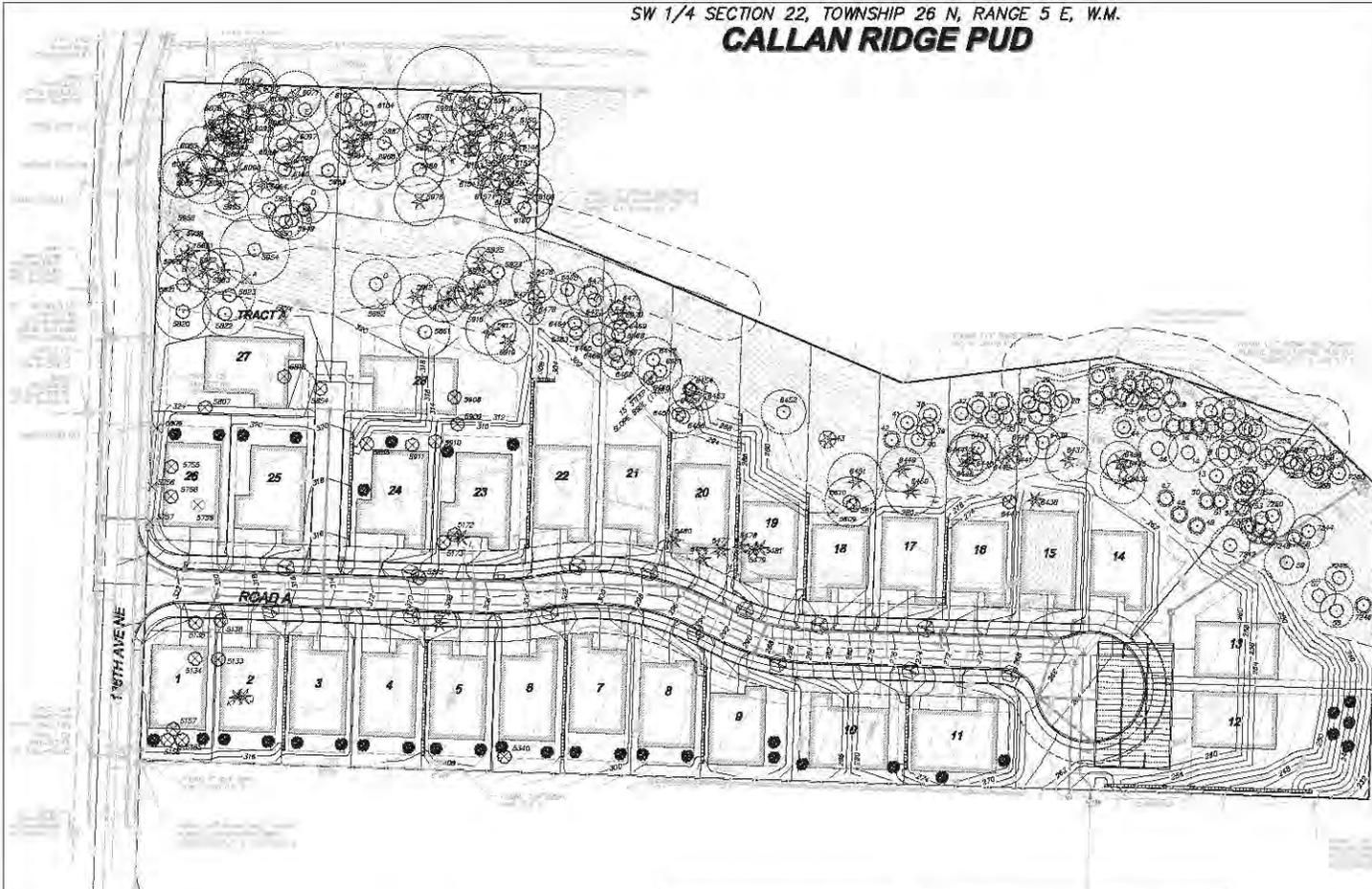
SW 1/4 SECTION 22, TOWNSHIP 26 N, RANGE 5 E, W.M.
CALLAN RIDGE PUD



DRS
 D.R. STRONG
 CONSULTING ENGINEERS
 ENGINEERING PLANNING ARCHITECTURE
 800 - 764-8888 WASHINGTON, WASHINGTON
 1-425-272-2000 F-425-272-2100

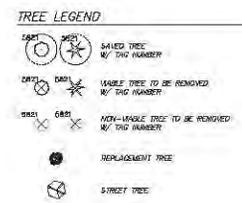
**CALLAN RIDGE PUD
 IDP SUBMITTAL**
 INTEGRATED TREE PLAN
 15240, 15254, & 15254 130TH AVE NE
 KIRKLAND, WASHINGTON

GGM INVESTMENTS, LLC
 8915 SE 30TH STREET, SUITE 108
 MERCER ISLAND, WA 98040
 (206) 586-1147



OVERALL SITE TREE DENSITY REQUIREMENT
 THE REQUIRED MINIMUM TREE DENSITY IS 30 TREE CREDITS PER ACRE.
 TOTAL SITE AREA = 300,087 S.F. (7,348 AC)
 TREE DENSITY REQUIRED = 7,348 X 30 = 220,454 TREE CREDITS
 RETAINED TREE DENSITY CREDITS PROVIDED = 858
 TREE DENSITY REPLACEMENT CREDITS REQUIRED = 0

- NOTES:**
- TREE LOCATIONS AND TAG NUMBERS PER FIELD SURVEY BY D.R. STRONG CONSULTING ENGINEERS
 - REMOVE NON-VARIABLE AND VARIABLE QUANTITIES PER VARIABILITY REPORT PROVIDED BY DESIGNER, AND DATED 04/01/16



TRCE #	LOT AREA (S.F.)	EXISTING TREES	RETAINED TREES	REMOVED TREES	REMOVED TREE CREDITS	REQUIRED TREE DENSITY CREDITS	PROPOSED TREE DENSITY CREDITS
1	5,133	5	0	0	0	4	2
2	2,178	4	0	0	0	4	2
3	2,108	0	0	0	0	4	2
4	9,126	0	0	0	0	4	2
5	5,119	0	0	0	0	4	2
6	5,380	1	0	0	0	4	2
7	5,552	0	0	0	0	4	2
8	5,113	0	0	0	0	4	2
9	5,302	0	0	0	0	4	2
10	4,800	0	0	0	0	4	2
11	5,859	0	0	0	0	4	2
12	16,201	0	0	0	0	11	5
13	20,844	21	21	37	15	15	37
14	16,083	40	40	31	13	13	31
15	6,254	0	7	17	6	17	6
16	6,677	13	11	47	8	47	8
17	6,557	7	7	37	8	37	8
18	6,318	5	3	39	8	39	8
19	6,917	5	1	7	7	7	7
20	6,853	0	1	0	0	7	0
21	10,320	10	1	19	7	19	7
22	11,176	7	7	10	8	10	8
23	6,601	4	0	0	0	4	2
24	6,794	1	0	0	0	4	2
25	6,780	0	0	0	0	4	2
26	6,833	0	0	0	0	4	2
27	26,718	51	42	269	29	29	42
TOTAL	33,819	201	49	318	33	318	84



BASIS OF BEARINGS:
 NORTH 1/4" BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 27-28-2, T26N R5E S22W

811
 Utilities Underground Location Center
 (324) 674-0000
 Call & Working Together Before You Dig

DATE: _____
 REVISION: _____

DRAFTED BY: GRD
 DESIGNED BY: MAJ
 PROJECT ENGINEER: MAJ
 DATE: 04.18.16
 PROJECT NO.: 12057

DRAWING: C3
 SHEET: 3 OF 6