



CITY OF KIRKLAND
 Planning and Building Department
 123 Fifth Avenue, Kirkland, WA 98033
 425.587.3600 - www.kirklandwa.gov

**CITY OF KIRKLAND
 NOTICE OF DECISION**

NOVEMBER 12, 2019

Project Name: K5 Oasis Short Plat
File No.: SUB16-01774
Location: 7435 NE 129th Street (see Attachment 1)
Applicant: Zelfira White with 7435 NE 129th St, LLC
Project Description: Subdivide a 61,874 sq. ft. parcel into five (5) single-family lots in the RSA 4 zone (see Attachment 2)
Decisions Included: Short Plat (Process I)
Project Planner: Allison Zike, AICP, Senior Planner
SEPA Determination: Exempt from SEPA pursuant to WAC 197-11-800(6)(d)
Department Decision: **Approval with Conditions**


 Adam Weinstein, AICP, Director
 Planning and Building Department

Decision Date: November 5, 2019
 Appeal Deadline: November 26, 2019

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

How to Appeal: *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* A party who signed a petition may not appeal unless such a party also submitted independent written comments or information. An appeal must be in writing and delivered, along with fees set by ordinance, to the Planning Department by 5:00 p.m., November 25, 2019. For information about how to appeal, contact the Planning Department at (425) 587-3600. An appeal of this project decision would be heard by the Hearing Examiner.

Comment to City Council: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

I. CONDITIONS OF APPROVAL

- A.** This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of these development regulations. This attachment references current regulations and does not include all of the additional regulations. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed.
- B.** Prior to recording the short plat, the applicant shall:
1. Remove the excess lot coverage on Lot 5 in order to comply with the maximum lot coverage allowed per the Holmes Point Overlay standards (see Conclusion V.A.2.a)
 2. Obtain a demolition permit and remove the existing detached shed on Lot 5 (see Conclusion V.A.2.b).
 3. Show right-of-way dedication sufficient to install the required improvements shown in the Public Works development standards in Attachment 3 (see Conclusion V.C.2).
 4. Show on the face of the plat a Natural Greenbelt Protective Easement (NGPE) encompassing the identified area of steep slope and the associated easement language (see Attachment 12) (see Conclusion V.E.2.c).
 5. Show on the face of the plat the PNAs for each proposed lot as approved in Attachment 2 and a note including the PNA language in Attachment 13 (see Conclusion V.2.F.a).
- C.** As part of the application for a Land Surface Modification Permit and/or any Building Permits, the applicant shall submit:
1. Plans showing the required frontage improvements in the existing NE 129th St right-of-way and the new dedicated right-of-way along the west property line per the Public Works development standards in Attachment 3 (see Conclusion V.D.2).
 2. Plans incorporating the recommendations of the geotechnical report prepared by Cobalt Geosciences dated April 29, 2019 (see Conclusion V.E.2.a).
 3. Plans for a split rail or similar fence to be placed along the top of slope corresponding to the NGPE boundary (see Conclusion V.E.2.d).
 4. Plans consistent with the approved IDP plan shown in Attachment 2 and the Development Standards in Attachment 3 (see Conclusion V.F.2.b(1)).
 5. Plans Demonstrating compliance with the minimum vegetation standards within the PNAs per KZC 70.15.4 (see Conclusion V.F.2.b(2)).
 6. A Tree Retention Plan consistent with the approved IDP in Attachment 2, except as conditioned by the City's Development Review Arborist to be revised as follows:
 - (1) Show the LOD and tree protection fencing for Tree #34;
 - (2) Alter plans to show appropriate native tree species as supplemental plantings within the PNA for each lot;

- (3) Correct tree density calculations and show adequate supplemental trees to meet required tree density on the areas of each lot outside of the required PNA; and,
- (4) Show Trees #80 and #121 as not required for retention (see Conclusion V.G.2).
- D. Prior to occupancy, the applicant shall submit an as-built landscape plan showing all vegetation required to be planted or preserved within the designated PNA's on each lot (see Conclusion V.F.2.c).

II. SITE AND NEIGHBORHOOD CONTEXT

Zoning District	RSA 4, Low Density Residential
Comprehensive Plan Designation	LDR 4, Low Density Residential
Property Size	Gross (before ROW dedication): 61,874 SF / 1.42 Acres Net (after ROW dedication): 55,759 SF / 1.28 Acres
Current Land Use	<p>The subject property is currently developed with one detached dwelling unit that is proposed to be retained on future Lot 5, and a detached shed proposed to be removed with development (see Attachment 4).</p> <p><u>Staff Analysis:</u> The existing detached dwelling unit proposed to remain on Lot 1 must comply with all RSA 4 development standards including F.A.R., setbacks, lot coverage, PNA requirements, and tree density. See Section V.A below for a compliance analysis.</p> <p>Retention of the detached shed would isolate an accessory use on proposed Lot 4. Therefore, the applicant should demolish the existing detached shed prior to recording the short plat.</p>
Proposed Lot Sizes	<p>Lot 1: 8,764 SF</p> <p>Lot 2: 8,709 SF</p> <p>Lot 3: 8,825 SF</p> <p>Lot 4: 8,728 SF</p> <p>Lot 5: 18,708 SF</p>
Lot Size Compliance	The RSA 4 zone requires a minimum lot size of 7,600 SF. All lots meet the minimum lot size requirements for the zone. See Section V.B below for a compliance analysis.
Density Compliance for RSA Zones	The RSA 4 zone allows 4 units per acre. Where the density calculation results in a fraction of 0.50 or greater, the result shall be rounded up to the next

	<p>whole number. Road dedication and vehicular access easements or tracts may be included in the density calculation. The subject property contains 1.42 acres, therefore a maximum of 6 units are allowed.</p> <p>The applicant is proposing 5 units, which complies with the density limitation.</p>
Terrain	<p>The majority of the property generally slopes from west to east at a slope of approximately 13 percent. The rear, or south, 100 feet of the property slopes down from north to south at a steeper slope of approximately 30 percent (see Attachment 4).</p>
Geologically Hazardous Areas	<p>The City of Kirkland Sensitive Areas Map identifies extensive areas of moderate and high landslide hazard overlay and a small portion of medium liquefaction potential on the subject the subject property (see Attachment 5).</p> <p>See Section V.E for further analysis.</p>
Trees	<p>There are 93 significant trees on the site and 4 significant trees located off site that may be affected by the proposed development. Attachment 6 shows the location, tree number, and general health of the trees, as assessed by the applicant's arborist. The applicant is proposing an Integrated Development Plan (IDP) pursuant to KZC Section 95.30.4 & 95.30.5. See Attachment 3, Development Standards, for information on the City's review of the arborist report as well as tree preservation requirements.</p> <p>See Section V.G for an analysis of the IDP on the subject property.</p>
Access	<p>Access to Lots 1-3 is proposed off a new City right-of-way to be dedicated along the west boundary of the subject property. Access to Lots 4 and 5 is proposed from a new access easement that continues south from the new dedicated right-of-way along the west boundary of the property (see Attachment 2).</p> <p>See Section(s) V.D for an analysis of the vehicular access standards in KZC 105.10 and right-of-way standards in KZC Chapter 110.</p>
Neighboring Zoning and Development	
North	RSA 4, single-family residential

South	RSA 4, single-family residential
East	RSA 4, single-family residential
West	Park, Big Finn Hill Park

III. PUBLIC NOTICE AND COMMENT

The public comment period for this application ran from February 28, 2019 to March 18, 2019. Attachment 7 contains all the public comments received during the public comment period. Below is a summary of public comments followed by a brief staff response.

- A. Tree Retention:** Commenters expressed concern that an excessive number of trees will be removed and that the project should be reviewed under the newest zoning and tree canopy ordinances and questioned how the development will comply with Holmes Point Overlay development standards.

Staff Response: Per KZC 95.30.1, the City's objective is to retain as many viable trees as possible on a developing site while still allowing the development proposal to move forward in a timely manner. That review includes an evaluation of neighboring trees that may be impacted by development.

While there are several trees being removed on the western portion of the property in order to accommodate the new building footprints and required frontage improvements, KZC 70.15.4 requires that each lot provide a minimum of 30 tree density credits per acre for the lot area outside of the PNA, and a minimum of 150 tree density credits per acre within the PNA. Each lot will be required to provide the minimum required number of tree credits (total required inside and outside the Protected Natural Area) through retaining existing trees within their Protected Natural Area Easements and planting supplemental trees for the area of the lots outside of the Protected Natural Area easement.

Per vesting laws, a short plat is reviewed with the development standards in place at the time the application is deemed complete. This application was deemed complete on March 1, 2019. While the City is currently reviewing amendments to the Tree Retention standards, those amendments are not yet approved and do not apply to an application deemed complete prior to their adoption.

- B. Geologically Hazardous Areas/Steep Slopes:** Concerns regarding steep slopes on the property and slope stability during/after development.

Staff Response: The applicant has submitted a final Geotechnical Report (see Attachment 11) that recommends the top of the steep slope on site be delineated and provides recommendations for development of the required infrastructure for the short plat, along with construction of the four new homes. The applicant's geotechnical report was peer reviewed by the City's consulting geotechnical engineer. Per the submitted evaluation and the peer review of that evaluation, construction of the new homes is not anticipated to negatively impact the steep slope. The City is requiring the applicant to record the steep slope as a Natural Growth Protective Easement on the face of the plat. See Section V.E for a full analysis.

- C. Boundary Line Survey:** Several neighbors commented that there was no evidence of a recent survey on the property and that the property boundaries are unclear. Additionally, it was unclear if the surveyors for the project held the proper licenses from Washington state.

Staff Response: *The applicant has met the submittal requirement of providing a topographic and boundary line survey prepared by a professional land surveyor licensed in Washington state. The submitted survey is included as Attachment 4 to this staff report and shows the property corners relative to existing conditions and trees on the subject property. As part of the development standards in Attachment 3, the applicant must employ a professional land surveyor to set all the exterior (existing) and new (interior) property corners prior to recording the plat during the grading permit stage of development.*

- D. Driveway Location/Conflicts with Adjacent Driveway:** The proposed driveway appears to encroach on the property to the west.

Staff Response: *The survey of existing conditions, included as Attachment 4 to this staff report, shows that there is an existing driveway that joins another driveway across the west property line. As part of the development standards issued by the Public Works Department, shown in Attachment 3, the applicant is being required to dedicate sufficient land to develop a new public right-of-way along the west property line of the subject property. The dedicated land consists solely of land currently within the boundaries of the subject property only and does not include any land on the adjacent property. The new lots will access from the new public right-of-way and will not use any portion of any adjacent lots for access (see Attachment 2).*

- E. Past Code Violations on Subject Property:** There was previously unpermitted work performed on the property. Neighbors are concerned that past activities on the property are indicative of a disregard for the City's rules, and that development activity in the future may not abide by the applicable regulations.

Staff Response: *There are not any open code enforcement cases on the subject property. Development on the property will be subject to City regulations, including those shown on Attachment 3. Allowed work hours within the City are 7am to 8pm Monday-Friday, and 9am-6pm Saturday; no work is allowed on Sundays or holidays per KZC 115.25. Any suspected violation of development standards can be reported via the City's customer service portal at our.kirklandwa.gov, or via phone to Public Works at (425) 587-3800 or Planning & Building at (425) 587-3600. Once development begins, the project will have assigned reviewers and inspectors in each development review department that can be contacted for details regarding the scope of work or regulations.*

- F. NE 129th Street as Walkway:** NE 129th Street is a vital neighborhood walkway and construction of 5 new homes will ruin the walkway during and after construction.

Staff Response: *The subject development will require frontage improvements along NE 129th St. as detailed in Attachment 3 and Section V.D of this staff report. The existing right-of-way includes improvements for vehicular traffic only. As part of this proposal, the applicant is required to install sidewalk for pedestrian traffic along the frontage of the subject property.*

- G. Affordable Housing:** The planned development does not address the need for affordable housing in Kirkland.

Staff Response: *The subject property is within a single-family zone and is being developed with detached dwelling units pursuant to the development standards contained in KZC Chapter 15. Single-family zones are not subject to the City's affordable housing requirements.*

- H. Stormwater Management:** Neighbors are concerned about how stormwater will drain on, and from, the subject property.

Staff Response: *Stormwater drainage from the new impervious surfaces within the development will be directed to a stormwater detention vault under the new dedicated public right-of-way and a portion of yards of the new lots, and released to the public storm system via a connection to storm infrastructure in NE 129th St. Stormwater from new impervious surfaces will not be directed to neighboring properties.*

- I. Traffic Impacts: There is no traffic impact study for the project, and it is unclear what upgrades should be made to the street and sewer system.

Staff Response: *The number of new units being developed with this project do not meet the threshold for requiring a traffic impact study and increased traffic volumes from the proposed development do not trigger off-site transportation improvements. The applicant will be required to pay transportation impact fees, but no other transportation mitigation is warranted or required. Public Works development standards and required improvements to the street system are included in Attachment 3 and discussed in subsection V.D of this staff report. The subject property is within the Northshore Utility District (NUD) for its sewer system, and any required improvements to that system would be required by NUD rather than the City.*

IV. CRITERIA FOR SHORT PLAT APPROVAL

- A. Facts: Kirkland Municipal Code (KMC) Section 22.20.140 states that the Planning Director may approve a short subdivision 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 Planning Director shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

Kirkland Zoning Code (KZC) Section 145.45 states that the Planning Director may approve a short subdivision only if:

3. It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
4. It is consistent with the public health, safety, and welfare.

- B. Conclusions: The proposal complies with KMC Section 22.20.140 and KZC Section 145.45. With the recommended conditions of approval, it is consistent with the Zoning Code and Subdivision regulations 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 it will add housing stock to the City of Kirkland in a manner that is consistent with applicable development regulations.

V. DEVELOPMENT REGULATIONS

- A. **RSA 4 Development Standards**

1. Facts:
 - a. There is an existing single-family home and detached shed on the subject property. The applicant is proposing to demolish the detached shed and retain the existing home on proposed Lot 5.

- b. Lot 5 must meet the development standards set forth for detached dwelling units in the RSA 4 zone per KZC Section 15.30.060.
- c. The survey of existing conditions (see Attachment 4) shows approximately 4,429 SF of lot coverage on the existing 61,874 SF parcel. The proposed lot size for Lot 5 is 18,708 SF.
- d. Based on the preliminary short plat map (see Attachment 2) and zoning compliance site plan prepared by the applicant (see Attachment 8), changes to the existing development on Lot 5 are needed in order to comply with the development standard below:
 - (1) Holmes Point Overlay maximum lot coverage of 4,270 SF for the proposed lot size of 18,707 SF.
Staff Comment: Compliance will be achieved by removing 197 SF of patio pavement and the storage shed (see Attachment 8).
- e. Based on the preliminary short plat map (see Attachment 2) and zoning compliance site plan prepared by the applicant (see Attachment 8), Lot 5 will comply with the applicable RSA 4 development standards below:
 - (1) Required setbacks for structures from property lines
 - (2) Required setbacks for the driveway property lines
 - (3) Maximum height of 30' above Average Building Elevation (A.B.E.)
 - (4) Protected Natural Area designation over a minimum 25% of lot size
 - (5) A minimum of two parking spaces will be provided on site

2. Conclusions:

- a. The existing home on Lot 5 will comply with the development standards for the RSA 4 zone with the site-work listed in subsection 1.e(3) above. The applicant should obtain the appropriate permits and remove the excess lot coverage prior to recording the short plat.
- b. The existing detached shed will not comply with the RSA 6 development standards given the proposed lot lines and must be removed prior to recording the short plat.

B. Lot Size and Dimension Compliance

The following is a review, in a checklist format, of compliance with the design requirements for subdivisions found in KMC 22.28. All lots comply with the minimum lot size requirements for the zone as proposed or conditioned below.

Complies as proposed	Complies as conditioned	Code Section
		KMC 22.28.050 – Lots - Dimensions

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lots are shaped for reasonable use and development
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum lot width is 15' where abutting right-of-way, access easement, or tract

C. Provisions for Public and Semi-Public Land

1. Facts:

- a. KMC Section 22.28.100 states that if a right-of-way is proposed within a plat, the public works director shall designate the right-of-way based on the projections for that right-of-way using the criteria established in the Zoning Code. The applicant shall dedicate and improve the right-of-way consistent with the provisions of the Zoning Code.
- b. KZC 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.
- c. There are 5 parcels proposed with the subject development. The adjacent parcel to the west of the subject property is also large enough to be subdivided in the future and could gain vehicular access from the access created by this plat. Per KZC 105.10.1.b, for access serving five or more detached dwelling units, a dedicated and improved right-of-way is required.
- d. The applicant has proposed a new, dedicated right of way extending approximately 200' along the west property line to serve Lots 1-3 directly, and a new 21'-wide access easement extending from the end of the right-of-way along the west property line to serve Lots 4 and 5 (see Attachment 2).
- e. The Public Works Department is recommending that the applicant dedicate a 200' long, 26' wide segment of land along the west property line to be developed as right-of-way (see Attachment 3).

2. Conclusion: Pursuant to KMC Section 22.28.100, KZC Section 110.60, and KZC Section 105.10.1.b, the applicant should dedicate a 200' x 26' segment of land to be developed as right-of-way as shown in Attachment 2 and described in the Public Works Development Standards in Attachment 3.

D. Right-of-Way Improvements

1. Facts:

- a. Municipal Code Sections 22.28.090 and 22.28.100 require the applicant to comply with the requirements of Chapter 110 of the Zoning Code with respect to dedication and improvement of right-of-way (see Section V.C above).
- b. KZC Sections 110.10 and 110.25 require the applicant to make half street improvements in rights-of-way abutting the subject property.
- c. The subject property abuts NE 129th St which is shown on the City Rights-of-Way Designation Map as a Neighborhood Access street. The subject property will also abut the newly dedicated right of way running along the west property line.

- d. Per the KZC Section 110.30-50 and the development standards in Attachment 3, Public Works has recommended the rights-of-way be improved with the following
- (1) NE 129th St
 - (a) Widen pavement to 12 feet as measured from centerline to face of curb;
 - (b) Vertical curb and gutter;
 - (c) 4.5-foot wide landscape strip with street trees 30 feet on center; and,
 - (d) 5-foot wide sidewalk.
 - (2) New dedicated public right-of-way along west property line
 - (a) Total dedication width of 26 feet;
 - (b) Pavement width of 20 feet from curb to curb;
 - (c) Vertical curb and gutter;
 - (d) 4.5-foot wide landscape strip with street trees 30 feet on center; and,
 - (e) A turnaround meeting the minimum requirements at the end of the public right-of-way.
- e. The applicant has proposed to install the recommended right-of-way improvements as recommended by Public Works (see Attachment 2)
2. Conclusion: The applicant should improve the one-half of the NE 129th St right-of-way immediately adjacent to the subject property, and the new dedicated right-of-way along the west property line consistent with the standards set forth in KZC Section 110.30-50 and the development standards in Attachment 3.

E. Geologically Hazardous Areas

1. Facts:
 - a. 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.
 - b. Zoning Code regulations regarding geologically hazardous areas address slope stability, run-off, structural concerns, and liability issues. The Planning Department evaluates proposals located on hazardous slopes based on the criteria in KZC Chapter 85. The evaluation is based on a geotechnical report prepared by a qualified geotechnical engineer.
 - c. The City of Kirkland Geologically Hazardous Areas Map identifies extensive areas of moderate and high landslide hazard overlay and a small portion of medium liquefaction potential on the subject property (see Attachment 5).

- d. The applicant submitted an initial geotechnical report prepared by Cobalt Geosciences dated December 9, 2018 (see Attachment 9).
 - e. The City's geotechnical consultant, Associated Earth Sciences, Inc. (AESI) reviewed the applicant's initial geotechnical report and provided a letter dated March 15, 2019 (see Attachment 10). In that letter, AESI provided several items for revision.
 - f. The applicant has submitted a final geotechnical report prepared by Cobalt Geosciences dated April 29, 2019 and a supplemental geotechnical letter dated August 12, 2019 (see Attachment 11). The final geotechnical report and supplemental letter provided responses to AESI's peer review letter.
 - g. The City received correspondence from AESI on October 10, 2019 that Cobalt Geosciences' final geotechnical report (see Attachment 11) had adequately responded to their revision requests, and that they had no further comments.
 - h. Per the applicant's final geotechnical report, the site contains confirmed areas of high and moderate landslide areas.
 - i. The applicant has indicated a top of slope boundary running at the boundary of the steep slope area (see Attachment 2).
 - j. KZC Section 85.25.8 and 85.40 authorize the City to require the applicant to dedicate development rights, air space, or an open space easement to the City to ensure the protection of any landslide hazard area on the subject property.
 - k. Attachment 3 contains the standards that are applicable to development within geologically hazardous areas.
2. Conclusions: To ensure protection of the steep slope, the applicant should:
- a. Incorporate the recommendations of the geotechnical report prepared by Cobalt Geosciences dated April 29, 2019 (see Attachment 11) with the Land Surface Modification and/or Building Permit.
 - b. Follow the standard conditions regarding geologically hazardous areas as described in Attachment 3.
 - c. Show on the face of the plat map a Natural Greenbelt Protection Easement (NGPE) to encompass the slope and include the associated easement language (see Attachment 12).
 - d. Submit plans, as part of the land surface modification and/or building permit, for a split rail or similar fence to be placed along the top of slope corresponding to the NGPE boundary.

F. Holmes Point Overlay

1. Facts: The subject property is located within the Holmes Point Overlay (HPO). Therefore, new development must comply with additional development standards specific to this overlay. Each lot within the subdivision must comply with the development standards in KZC 70.15.2-4, and KZC 70.15.5.a-c. These standards limit impervious surfaces, require retention of significant trees, limit the total site alteration to 75% of each lot area, require retention of at least 25% of the lot as a Protected Natural Area (PNA), relate to the review of an Integrated Development Plan, and

require the minimum amount of road improvements necessary to serve the proposed development.

The HPO regulations required to be reviewed with the short plat application are analyzed below, organized by their respective categories.

a. General

The applicant has submitted project plans based on the HPO development standards (see Attachment 2).

b. Lot Coverage

- (1) KZC 70.15.2 limits the lot coverage for each lot proportional to the proposed lot size.
- (2) The applicant has provided lot coverage information for each lot in Attachment 2, Sheet 3.
- (3) With the Lot 5 revisions discussed in section V.A above, the proposed lot coverage for each lot complies with the limits established in KZC 70.15.2.

c. Protected Natural Areas (PNAs)

- (1) KZC 70.15.3.b states that total site alteration, including impervious surfaces and other alterations shall not exceed 75% of the total lot area.
- (2) KZC 70.15.3.c requires that at least 25% of each lot's total site area to be designated as a PNA, in a location that requires the least alteration of existing vegetation.

In general, the PNA shall be located in one (1) contiguous area on each lot unless the City determines that designation of more than one (1) area results in superior protection of existing vegetation. The PNA shall be designated to encompass any critical areas on the lot and, to the maximum extent possible, consist of existing viable trees and native vegetation that meet the minimum vegetation condition standards set forth in KZC 70.15.4.a.

- (3) The applicant has submitted plans that show the site alteration areas (includes building footprints, driveways, utilities, and associated areas of site disturbance) and PNA for each lot (see Attachment 2)
- (4) The site alteration and PNA areas comply with the standards in KZC 70.15.3.b and c.

d. Minimum Vegetation Standards in the PNAs

- (1) KZC 70.15.4 establishes the minimum vegetation and supplemental planting standards within a PNA.
- (2) The City's Development Review Arborist has evaluated all existing trees and understory vegetation on site. The City's determination of viability and health of all significant trees impacted by development and understory conditions within the PNAs can be found in Attachment 3.

e. Subdivisions and Short Subdivisions

- (1) KZC 70.15.5.a prohibits phased review of Tree Retention Plans for subdivisions in the HPO. Therefore, the applicant's Tree Retention Plan has been reviewed pursuant to KZC 95.30.2 to 5, which requires a complete tree retention review with the short plat. This is also known as an Integrated Development Plan (IDP) review. See Section V.G below for an analysis of the proposed IDP.
 - (2) KZC 70.15.5.b requires that new public or private road improvements be the minimum necessary to serve the development. The City is required to consider granting modifications to the road standards to further minimize site disturbance, consistent with pedestrian and traffic safety, and the other purposes of the road standards.
 - (3) The applicant has worked with the Public Works Department to establish the minimum public and/or private road improvements necessary to serve the development on site. See Section V.D for further analysis of the required road improvements.
 - (4) KZC 70.15.5.c requires compliance with lot coverage and site alteration limitations established in KZC 70.15.2 and 3. See Subsections 1.b and c above for an analysis of these requirements.
2. Conclusion: The applicant's proposal complies with the HPO regulations in KZC Chapter 70, provided that:
- a. Prior to recording the short plat, the applicant should:
 - (1) Show on the face of the plat PNAs on each lot as shown in Attachment 2.
 - (2) Place a note on the face of the short plat document that references the PNAs and states that the trees and associated vegetation shall be maintained in perpetuity (see Attachment 13).
 - b. As part of the land surface modification and building permits for each lot, the applicant should submit plans
 - (1) Consistent with the approved IDP plan shown in Attachment 2 and the Development Standards in Attachment 3; and
 - (2) Demonstrating compliance with the minimum vegetation standards within the PNAs per KZC 70.15.4.
 - c. Prior to the final inspections for each building permit, the applicant should submit an as-built landscape plan showing all vegetation required to be planted or preserved within the designated PNA's on each lot.

G. Tree Retention

1. Facts:
 - a. 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.

- b. KMC 22.28.210 states that the applicant shall design the plat to comply with the tree management requirements set forth in KZC Chapters 90 and 95 to maximize the chances of survival of trees and associated vegetation designated for retention and minimize potential hazards to life or property.
- c. KZC 95.30.5 requires that with a short plat application, high retention value trees (includes groves) should be retained and protected to the maximum extent possible. Moderate retention value trees should be retained and protected if feasible.
- d. Integrated Development Plan
 - (1) The applicant has submitted an arborist report prepared by American Forest Management, dated May 9, 2018 (see Attachment 6) that informs an Integrated Development Plan (IDP) (see Attachment 2, page 6). An IDP allows the City to consider all tree retention and removals at the time of plat approval, rather than at the subsequent grading and building permit stages.
 - (2) The City's Development Review Arborist has reviewed the IDP and determined that the specific standards concerning tree retention, removals and site modification have been met, provided that the following recommendations are incorporated into the applicant's IDP:
 - (a) Tree #34 is shown as to be retained but the LOD and tree protection fencing are not shown on the site plan. Please revise.
 - (b) Vine maples are shown as the only new tree species proposed to be planted within the PNA's. Vine maples are shrubs and will not count for tree credits. Western red cedar, Douglas fir and Shore pine would all be appropriate tree species for the site.
 - (c) Tree credit requirements were calculated incorrectly. Per KZC 95.33, "In calculating tree density credits, tree credits may be rounded up to the next whole number from a 0.5 or greater value". For Lots 1, 2, 3 and 4 - five tree credits are required in the lot area outside of the PNA. Please revise and show supplemental trees when areas do not meet their credit requirements.
 - (d) The site plan shows retention of trees #80 and #121. Per the Arborist Report, "The south end of the French drain and catch basin extends nearly to the root flare of #121, and within three feet of #80. These trees would require 15 feet of undisturbed root zone to remain viable.". Based on

this assessment, retention of these trees is not required.

2. Conclusion: The proposed Tree Retention Plan complies with the applicable City tree retention requirements provided that as part of the grading and building permit applications, the applicant should submit a Tree Retention Plan consistent with the approved IDP in Attachment 2, except as conditioned by the City's Development Review Arborist to be revised as follows:
 - (1) Show the LOD and tree protection fencing for Tree #34;
 - (2) Alter plans to show appropriate native tree species as supplemental plantings within the PNA for each lot;
 - (3) Correct tree density calculations and show adequate supplemental trees to meet required tree density on the areas of each lot outside of the required PNA; and,
 - (4) Show Trees #80 and #121 as not required for retention.

VI. 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.

VII. SHORT PLAT DOCUMENTS – RECORDATION – TIME LIMIT (KMC 22.20.370)

The short plat must be recorded with King County within five (5) years of the date of approval or the decision becomes void; provided, however, that in the event judicial review is initiated, 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 recording of the short plat.

VIII. APPENDICES

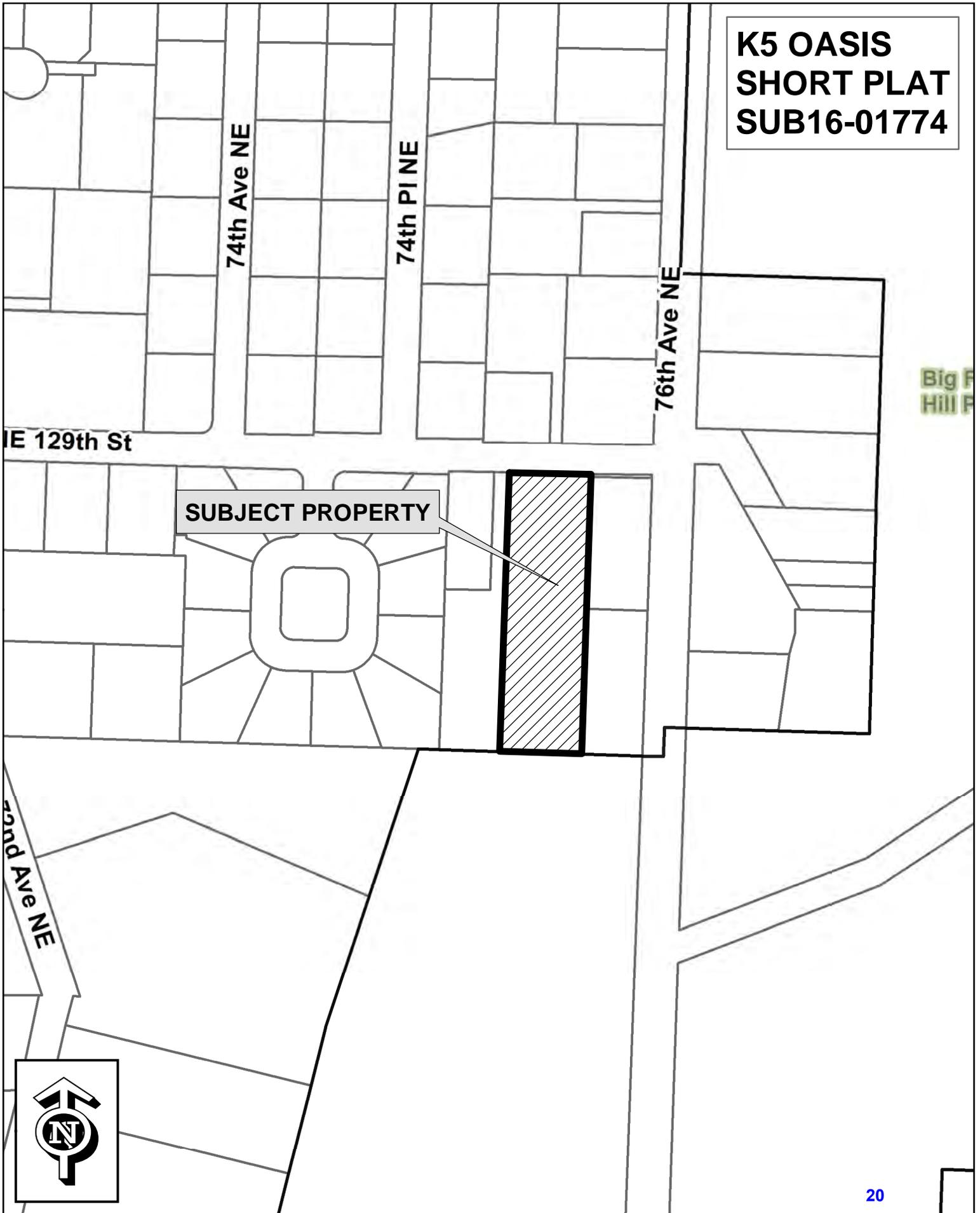
Attachments 1 through 13 are attached.

1. Vicinity Map
2. Approved IDP Plan
3. Development Standards
4. Survey
5. City Geologically Hazardous Area Map
6. Arborist Report
7. Public Comments
8. Lot 5 Zoning Compliance Analysis
9. Applicant v.1 Geotechnical Report
10. Geotechnical Peer Review Comments
11. Applicant Final Geotechnical Report
12. Natural Growth Protective Easement Template
13. Protected Natural Area Template

IX. PARTIES OF RECORD

Applicant: Zelfira White, 7435 NE 129th St LLC
 Parties of Record
 Planning and Building Department
 Department of Public Works

**K5 OASIS
SHORT PLAT
SUB16-01774**



Big Hill P

NE 129th St

74th Ave NE

74th PINE

76th Ave NE

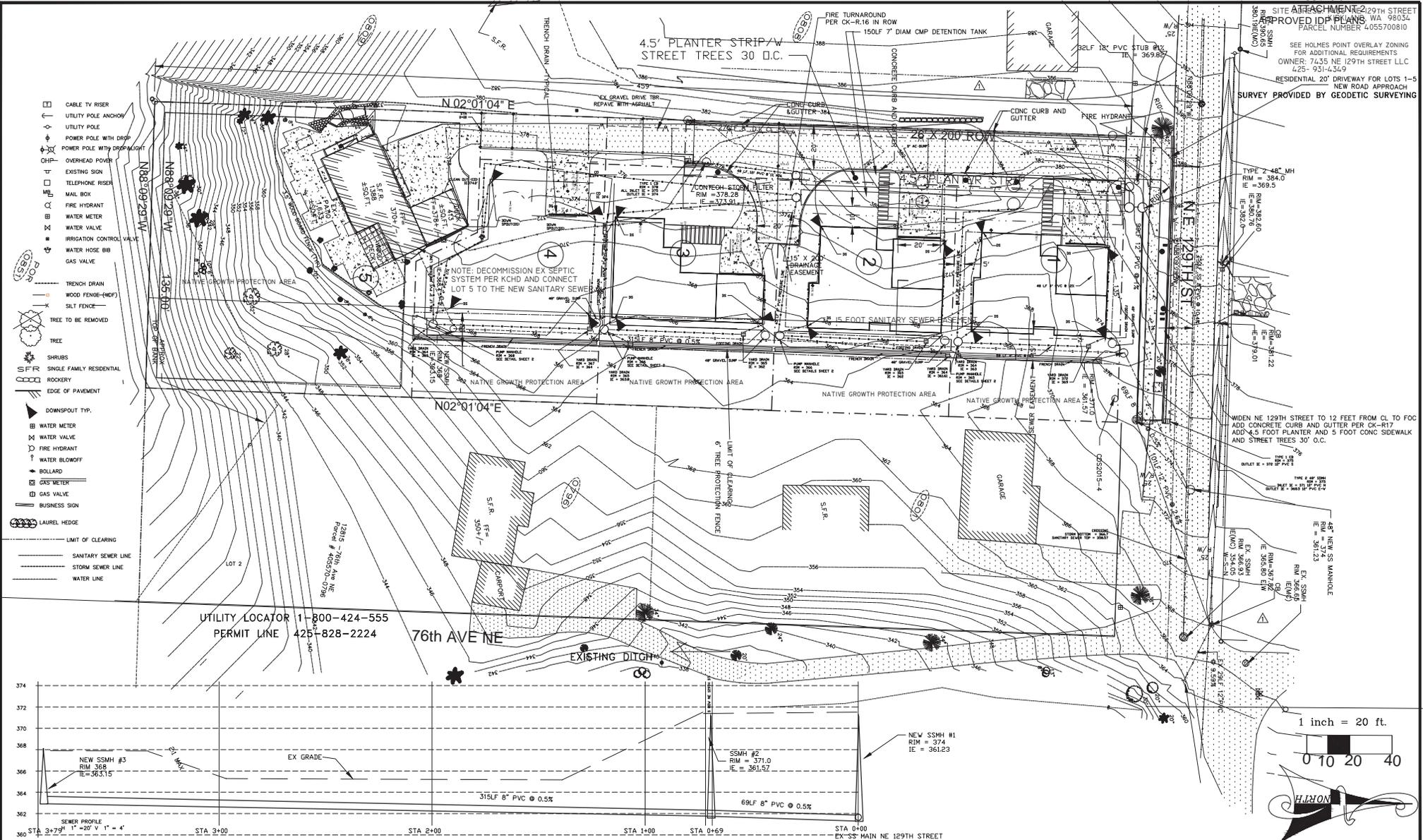
SUBJECT PROPERTY

NE Avenue



SUB16-01774

SITE ATTACHMENT 2129TH STREET
 APPROVED IDP PLANS WA 98034
 PARCEL NUMBER 4055700810
 SEE HOLMES POINT OVERLAY ZONING
 FOR ADDITIONAL REQUIREMENTS
 OWNER: 7435 NE 129TH STREET LLC
 425-931-4349
 RESIDENTIAL 20' DRIVEWAY FOR LOTS 1-5
 NEW ROAD APPROACH
 SURVEY PROVIDED BY GEODETIC SURVEYING



UTILITY LOCATOR 1-800-424-5555
 PERMIT LINE 425-828-2224

1 inch = 20 ft.

0 10 20 40



NO.	DATE	REVISIONS	BY	APVD

PREPARED BY
ae ANSTHEY ENGINEERING
 8627 NE 180th St.
 BOTHELL, WA 98011
 PHONE: (206) 303-7639
 FAX: (425) 658-0923
 EMAIL: benanstey@ansteyengineering.com

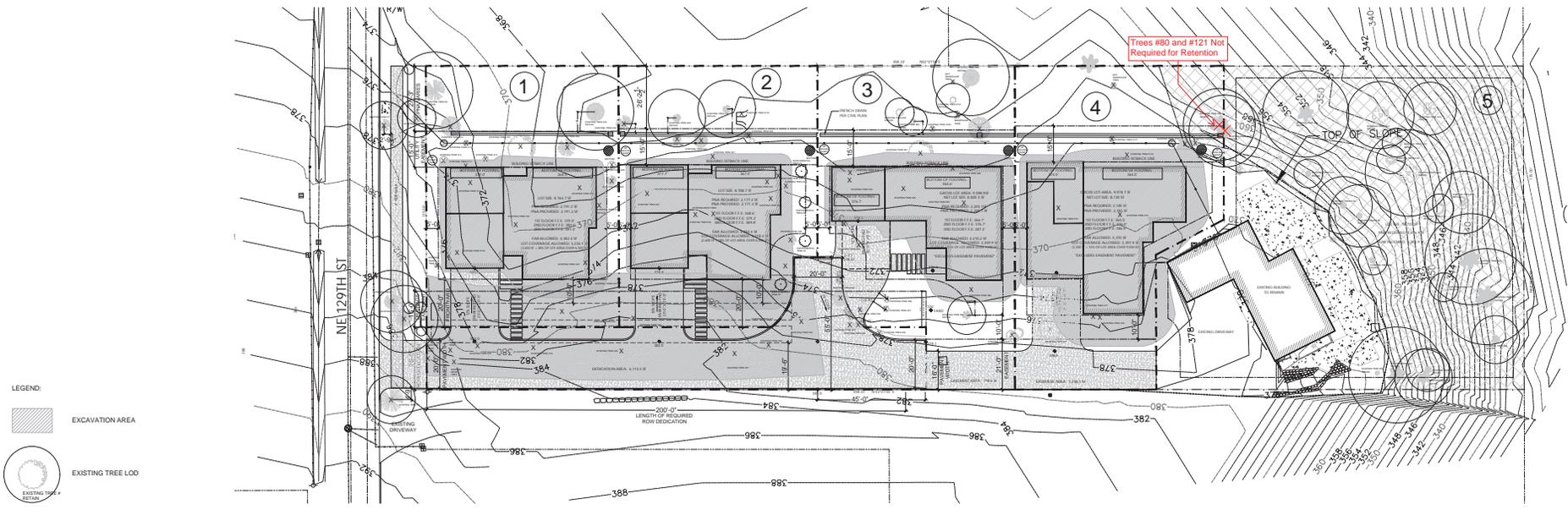
PROJECT: K5 OASIS SHORT PLAT
 CLIENT: 7435 NE 129TH STREET LLC
 PHONE: 425-931-4349

SANITARY SEWER PLAN



DATE: 2/23/16
 SCALE: 1" = 20'
 DRAWN BY: BFA
 APPROVED: BFA
 8/12/2019 SHEET 1 OF 1

Trees #80 and #121 Not
Required for Retention



7435 NE 129TH ST | TREE RETENTION PLAN AND EXCAVATION DIAGRAM

SCALE: 1" = 20'

08-13-19

- LEGEND:
- EXCAVATION AREA
 - EXISTING TREE LOD

TREE RETENTION CALCULATION LOT 1					
TREE TAG #	SPECIES	LOD	PROPOSAL	DBH	CREDIT
11	Big leaf maple	8	TO BE REMOVED	11	0
12	Big leaf maple	12	TO BE REMOVED	8	0
13	Douglas fir	9	TO BE REMOVED	25	0
14	Big leaf maple	16	TO BE REMOVED	10	0
15	Big leaf maple	18	TO BE REMOVED	48	0
16	Big leaf maple	18	TO BE REMOVED	18.9	0
17	Big leaf maple	15	TO BE REMOVED	19	0
20	Big leaf maple	19	TO BE REMOVED	33	0
21	Western red cedar	9	TO BE REMOVED	19	0
22	Western red cedar	16	TO BE REMOVED	29	0
25	Western red cedar	12	TO BE REMOVED	17	0
26	Big leaf maple	10	TO BE REMOVED	14	0
33	Western red cedar	8	TO BE REMOVED	9	0
34	Western red cedar	7	TO BE REMOVED	14	0
104	Big leaf maple	NON-VIABLE	TO BE REMOVED	16.0	0
111	Big leaf maple	8	TO BE REMOVED	8.0	0
112	Big leaf maple	NON-VIABLE	TO BE REMOVED	8.0	0
TOTAL CREDITS PROPOSED 0					
LOT SIZE	8784.7	0.20	X0.75	0.15	ACRES
TREES PER ACRE		PER KCC 95.33		30.0	
CREDITS REQUIRED					4.5
PNA					
9	Western red cedar	16	TO RETAIN	32.0	11
10	Douglas fir	12	TO BE REMOVED	38.0	0
28	Douglas fir	14	TO RETAIN	34.0	13
TOTAL CREDITS PROPOSED 24					
LOT SIZE	8784.7	0.20	X0.25	0.05	ACRES
TREES PER ACRE		PER KCC 70.15.A.1		150.0	
CREDITS REQUIRED IN PNA					7.6
TOTAL CREDITS REQUIRED					12
TOTAL CREDITS PROPOSED					24

SUPPLEMENTAL TREES TO MEET MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINED IN KCC 95.33(4)

TREE RETENTION CALCULATION LOT 2					
TREE TAG #	SPECIES	LOD	PROPOSAL	DBH	CREDIT
27	Western red cedar	14	TO BE REMOVED	29	0
28	Western red cedar	12	TO BE REMOVED	16	0
30	Douglas fir	18	TO BE REMOVED	26	0
31	Big leaf maple	12	TO BE REMOVED	14	0
32	Big leaf maple	14	TO BE REMOVED	19	0
36	Big leaf maple	20	TO BE REMOVED	21	0
41	Western red cedar	12	TO BE REMOVED	8	0
42	Big leaf maple	7	TO BE REMOVED	10	0
43	Western red cedar	12	TO BE REMOVED	13	0
44	Big leaf maple	8	TO BE REMOVED	15	0
45	Western red cedar	13	TO BE REMOVED	22	0
46	Douglas fir	12	TO BE REMOVED	27	0
47	Big leaf maple	NON-VIABLE	TO BE REMOVED	8	0
SUPP. TREE #1 SUPPLEMENTAL 1					
SUPP. TREE #2 SUPPLEMENTAL 1					
SUPP. TREE #3 SUPPLEMENTAL 1					
SUPP. TREE #4 SUPPLEMENTAL 1					
TOTAL CREDITS PROPOSED 4					
LOT SIZE	8708.7	0.20	X0.75	0.15	ACRES
TREES PER ACRE		PER KCC 95.33		30.0	
CREDITS REQUIRED					4.5
PNA					
24	Western red cedar	14	TO BE REMOVED	29.0	0
29	Western red cedar	12	TO RETAIN	16.0	4
39	Western red cedar	10	TO BE REMOVED	13.0	0
48	Western red cedar	12	TO RETAIN	17.0	4
112	Big leaf maple	NON-VIABLE	TO BE REMOVED	8.0	0
TOTAL CREDITS PROPOSED 8					
LOT SIZE	8708.7	0.20	X0.25	0.05	ACRES
TREES PER ACRE		PER KCC 70.15.A.1		150.0	
CREDITS REQUIRED IN PNA					7.5
TOTAL CREDITS REQUIRED					12
TOTAL CREDITS PROPOSED					12

SUPPLEMENTAL TREES TO MEET MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINED IN KCC 95.33(4)

TREE RETENTION CALCULATION LOT 3					
TREE TAG #	SPECIES	LOD	PROPOSAL	DBH	CREDIT
51	Big leaf maple	NON-VIABLE	TO BE REMOVED	45	0
52	Big leaf maple	12	TO BE REMOVED	29	0
55	Douglas fir	6	TO BE REMOVED	10	0
56	Big leaf maple	7	TO BE REMOVED	10	0
57	Big leaf maple	7	TO BE REMOVED	12	0
59	Western red cedar	10	TO BE REMOVED	12	0
60	Big leaf maple	23	TO BE REMOVED	14	0
61	Black cottonwood	NON-VIABLE	TO BE REMOVED	42	0
66	Douglas fir	16	TO BE REMOVED	27	0
67	Douglas fir	9	TO BE REMOVED	24	0
68	Pacific madrone	10	TO BE REMOVED	13	0
69	Western hemlock	8	TO BE RETAIN	15	3
70	Big leaf maple	NON-VIABLE	TO BE REMOVED	26	0
114	Western red cedar	12	TO BE REMOVED	17	0
TOTAL CREDITS PROPOSED 3					
LOT SIZE	8803.3	0.20	X0.75	0.15	ACRES
TREES PER ACRE		PER KCC 95.33		30.0	
CREDITS REQUIRED					4.6
PNA					
62	Big leaf maple	6	TO RETAIN	10	1
63	Big leaf maple	6	TO RETAIN	11	1
64	Douglas fir	16	TO RETAIN	34	13
65	Douglas fir	17	TO BE REMOVED	42	0
106	Big leaf maple	6	TO BE REMOVED	9.0	0
115	Big leaf maple	15	TO RETAIN	8.0	1
TOTAL CREDITS PROPOSED 16					
LOT SIZE	8803.3	0.20	X0.25	0.05	ACRES
TREES PER ACRE		PER KCC 70.15.A.1		150.0	
CREDITS REQUIRED IN PNA					7.6
TOTAL CREDITS REQUIRED					12
TOTAL CREDITS PROPOSED					19

SUPPLEMENTAL TREES TO MEET MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINED IN KCC 95.33(4)

TREE RETENTION CALCULATION LOT 4					
TREE TAG #	SPECIES	LOD	PROPOSAL	DBH	CREDIT
72	Big leaf maple	32	TO BE REMOVED	40	0
73	Douglas fir	18	TO BE REMOVED	43	0
75	Atlas cedar	18	TO BE REMOVED	19	0
77	Douglas fir	16	TO BE REMOVED	36	0
78	Douglas fir	19	TO BE REMOVED	32	0
79	Douglas fir	15	TO BE REMOVED	36	0
116	Austrian pine	6	TO BE REMOVED	7	0
117	Scots pine	12	TO BE REMOVED	8	0
120	Douglas fir	6	TO BE REMOVED	9	0
TOTAL CREDITS PROPOSED 0					
LOT SIZE	8740	0.20	X0.75	0.15	ACRES
TREES PER ACRE		PER KCC 95.33		30.0	
CREDITS REQUIRED					4.5
PNA					
80	Douglas fir	15	TO RETAIN	37	14
TOTAL CREDITS PROPOSED 14					
LOT SIZE	8740	0.20	X0.25	0.05	ACRES
TREES PER ACRE		PER KCC 70.15.A.1		150.0	
CREDITS REQUIRED IN PNA					7.5
TOTAL CREDITS REQUIRED					12
TOTAL CREDITS PROPOSED					14

SUPPLEMENTAL TREES TO MEET MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINED IN KCC 95.33(4)

TREE RETENTION CALCULATION LOT 5					
TREE TAG #	SPECIES	LOD	PROPOSAL	DBH	CREDIT
TOTAL CREDITS PROPOSED 0					
LOT SIZE	18707	0.43	X0.75	0.32	ACRES
TREES PER ACRE		PER KCC 95.33		30.0	
CREDITS REQUIRED					9.7
PNA					
86	Douglas fir	18	TO RETAIN	43	17
87	Scots pine	6	TO RETAIN	12	2
90	Scots pine	6	TO RETAIN	8	1
93	Magnolia	6	TO RETAIN	8	1
94	Douglas fir	20	TO RETAIN	45	18
95	Douglas fir	12	TO RETAIN	25	8
96	Douglas fir	10	TO RETAIN	19	5
97	Douglas fir	20	TO RETAIN	42	17
TOTAL CREDITS PROPOSED 16					
LOT SIZE	18707	0.43	X0.25	0.11	ACRES
TREES PER ACRE		PER KCC 70.15.A.1		150.0	
CREDITS REQUIRED IN PNA					16.1
TOTAL CREDITS REQUIRED					36
TOTAL CREDITS PROPOSED					150

SUPPLEMENTAL TREES TO MEET MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINED IN KCC 95.33(4)

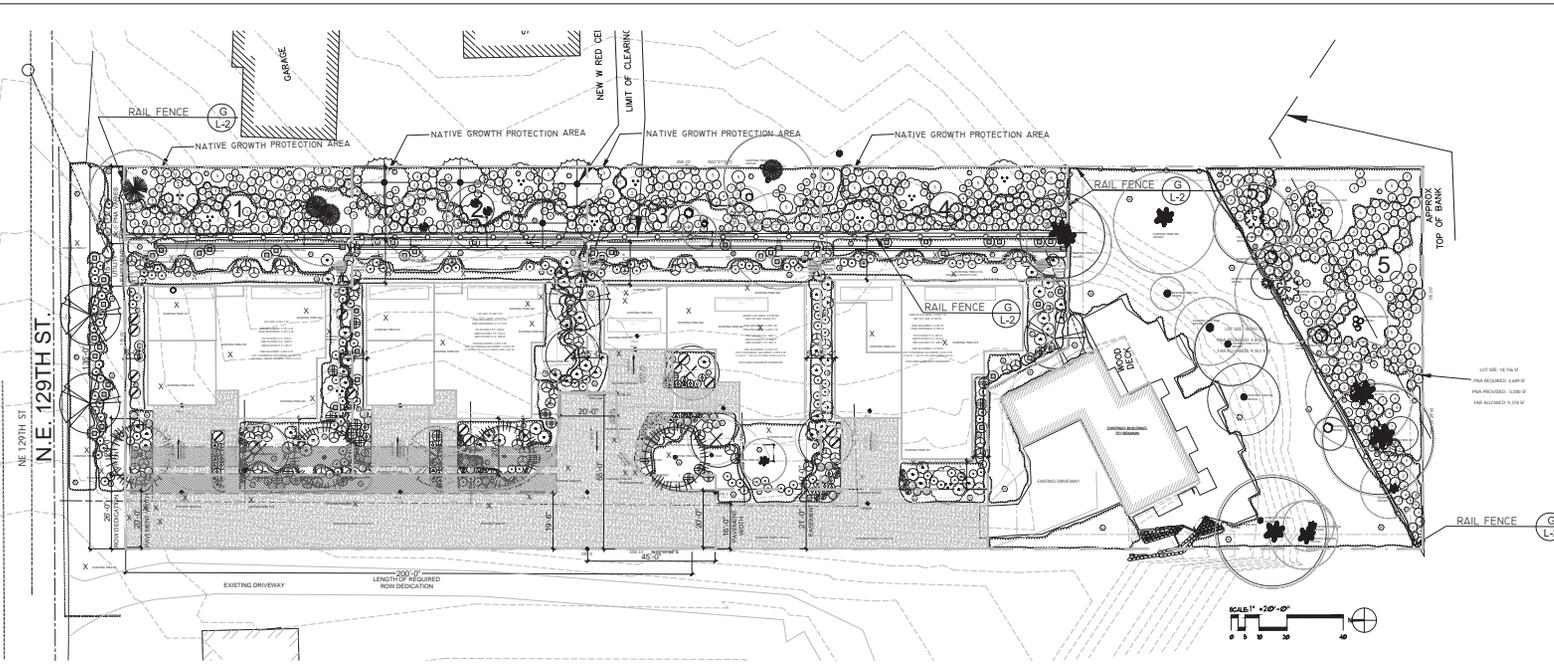
SUB16-01774
ATTACHMENT 2
APPROVED IDR PLANS

JGM
LANDSCAPE ARCHITECTS
INCORPORATED P.S.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
PARKS AND
RECREATION PLANNING
1210 NE 104TH ST.
KIRKLAND WA 98033
PH: 425-454-3723
FX: 425-423-5625
E: jgm@jgm-inc.com

K5 Oasis
7435 N.E. 129th St.
Kirkland, WA

REVISIONS/DRAWING ISSUES:

Drawn by: CL
Checked by: CL



SITE PLAN
ADDRESS: 7435 NE 129th St. 19-04-18

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE AT PLANTING	QTY.	SPACING
TREES				
(X)	STEUARTIA PSEUDOCAMPELLIA / JAPANESE STEUARTIA	2" CALIFER, B4B, 10" HT.	5	AS SHOWN
(*)	APILANCHER VIGRANI - FLORA AUTUM BRILLIANCE / REMY-CERBERY	2" CALIFER, B4B, 10" HT.	4	AS SHOWN
(*)	CORNUS EDDIE'S WHITE WONDER / DOGWOOD	2" CALIFER, B4B, 10" HT.	5	AS SHOWN
(*)	ACER CIRCINATUM NATIVE FINE / VINE MAPLE	6" HT., 1" CAL. EA MULTI-STEM	2	AS SHOWN
SHRUBS				
(*)	CORNUS BERCEA YELSBY / OILIVE RESTING DOGWOOD	12" HT., 2-GAL POT	35	2'-0" O.C.
(*)	LAVANDULA ANGSTROLIA MIDCOTE / LAVENDER	12" HT., 2-GAL POT	18	2'-0" O.C.
(*)	RIBES SANGUINEUM / RED FLOWERING CURRANT	18" HT., 3-GAL POT	47	3'-0" O.C.
(*)	POLYSTICHUM MUNITZUM SWORD FERN	12" HT., 2-GAL POT	131	3'-0" O.C.
(*)	ENKANTHUS CAMPANULATUS RED BELLS / ENKANTHUS	24" HT., 5-GAL POT	76	4'-0" O.C.

(*)	RHOODOENDRON BOUBELLS /	24" HT., 5-GAL POT	76	4'-0" O.C.
(*)	RHOODOENDRON OCCIDENTALE / WESTERN AZALEA	18" HT., 3-GAL POT	18	4'-0" O.C.
(*)	FENISETH ALOPECUROIDES '1 HAIR' / FOUNTAIN GRASS	12" HT., 2-GAL POT	30	3'-0" O.C.
(*)	CALAPAGROTIS ACUTIFLORA KARL FORSTER / FEATHER REED GRASS	12" HT., 2-GAL POT	60	3'-0" O.C.
(*)	IRIS TENAX / PACIFIC COAST IRIS	8" HT., 1-GAL POT	39	2'-0" O.C.
GROUNDCOVERS				
(*)	DESCHAMPIRIA CESBITOSA / TUFTED HAIR GRASS	4-INCH POT		1'-0" O.C.
(*)	ERICA CARNEA RUBY GLOW / HEATH	4-INCH POT		1'-0" O.C.
(*)	SEDUM LINEARE AND ANGILOM MIX / STONECROP	4-INCH POT		1'-0" O.C.
(*)	GALLIHERIA PROCRUBENS / WINTERGREEN	4-INCH POT		1'-0" O.C.
(*)	EXISTING VEGETATION TO REMAIN			

PNA REMEDIATION PLANTING SCHEDULE

SYMBOL	PLANT TYPE	SIZE AT PLANTING	SPACING	NATIVE ADAPT IVE	DROUGHT TOLERANT	QUAN.
TREES						
(*)	EXISTING TREE TO BE SAVED AND PROTECTED.	SIZE OF DISTURBANCE OPTICAL ROOT ZONE DASHED LINE		NO	NO	CONSTRUCTION SPARK AREA
(X)	EXISTING TREE TO BE REMOVED					
(*)	TRADA PULCATA / WESTERN RED CEDAR	6" HT, B&B, PALL AND BUSH	AS INDICATED	YES	YES	4
(*)	ACER CIRCINATUM NATIVE FINE / VINE MAPLE	6" HT., 1" CAL. EA MULTI-STEM	AS INDICATED	YES	YES	8
SHRUBS						
(*)	ROSA NUTICANA / NOOTKA ROSE	3'-0" HT.	3'-0" O.C.	YES	YES	64
(*)	RIBES SANGUINEUM WINTER CURRANT	3'-0" HT.	3'-0" O.C.	YES	YES	84
(*)	TRAMADA AQUILEMUM TALL OREGON GRAPE	3'-0" HT.	3'-0" O.C.	YES	YES	702
(*)	HOLDOBSIA DISCOLOR / OCEAN SPRAY	3'-0" HT.	3'-0" O.C.	YES	YES	51

(*)	ORONDIUM CERIBARFORIS / ORIO BERRY / OSCAR PLEXY	3'-0" HT.	3'-0" O.C.	YES	YES	39
(*)	RHOODOENDRON OCCIDENTALE / WESTERN AZALEA	3'-0" HT.	3'-0" O.C.	YES	YES	21
(*)	POLYSTICHUM MUNITZUM SWORD FERN	2 GAL.	3'-0" O.C.	YES	YES	96
(*)	DIAMONDA NERVOSA / CASCADIAN OREGON GRAPE	2 GAL.	2'-0" O.C.	YES	YES	60
GROUNDCOVERS						
(*)	TRIFOLIUM CALIFORNICUM / BAND STRAWBERRY	1 GAL CONTAINER	18" O.C.	YES	YES	
(*)	FACTORIA LILY UVA-URSI / KIDNEYSUCK	1 GAL CONTAINER	18" O.C.	YES	YES	
(*)	GALLIHERIA SHALLOM / BALL	1 GAL CONTAINER	18" O.C.	YES	YES	

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Clay A. King
CREATED: 10.02

DATE: 8-13-2019
LAST UPDATE:
CAD FILE:

DRAWING TITLE
**PLANTING
PLAN**

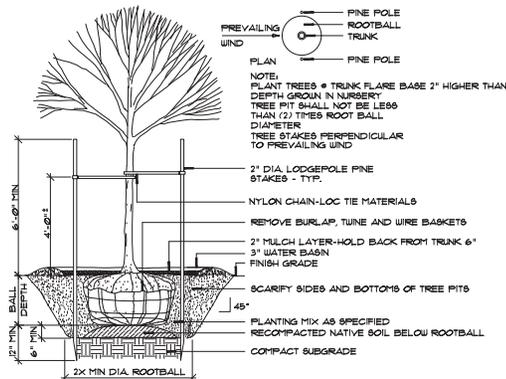
SHEET NUMBER
L1.0

JGM
LANDSCAPE ARCHITECTS
INCORPORATED P.S.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
PARKS AND
RECREATION PLANNING
12010 NE 104TH ST.
KIRKLAND WA 98033
PH: 425-824-5723
FX: 425-822-5525
E: jgm@jgm-arc.com

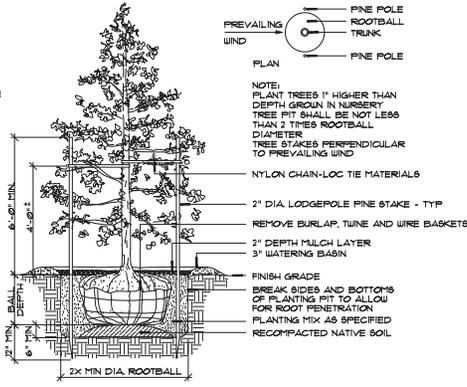
K5 Oasis
7435 N.E. 129th St.
Kirkland, WA

REVISIONS/DRAWING ISSUES:

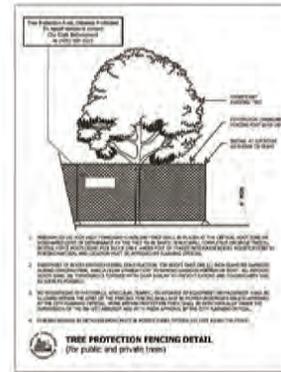
Drawn by: CL
Checked by: CL



A TYPICAL DECIDUOUS TREE PLANTING
NOT TO SCALE TREE-DECID



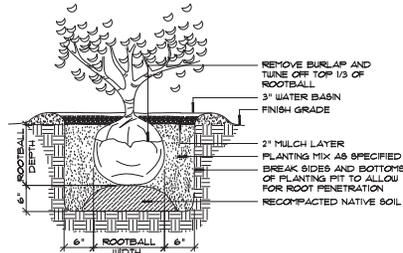
B TYPICAL CONIFEROUS TREE PLANTING
NOT TO SCALE TREE-CONF



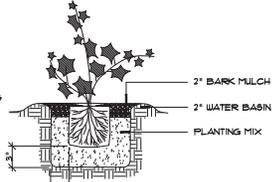
C TYPICAL EXISTING TREE PROTECTION
NOT TO SCALE TREEPROTECTION

NOTES

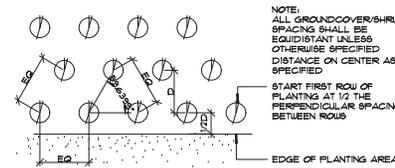
1. ALL NEW PLANTING SHALL COMPLY WITH THE PROVISIONS OF KIRKLAND ZONING CODE 95B, AND HOLMES POINT OVERLAY ZONE.
2. ALL NEW PLANTING AREAS OUTSIDE OF FNA LIMITS SHALL RECEIVE MINIMUM 6" OF IMPORTED TOPSOIL TILLED INTO THE TOP 12" AND MINIMUM 2" OF MEDIUM GRADE BARK MULCH. ALL FNA MITIGATION/RESTORATION PLANTING AREAS SHALL RECEIVE MINIMUM 6" OF IMPORTED TOPSOIL TILLED INTO THE TOP 12" AND MINIMUM 3" OF ARBORIST WOOD CHIP MULCH. ALL FNA MITIGATION/RESTORATION PLANTING WITHIN CRITICAL ROOT ZONE AREAS OF EXISTING TREES SHALL BE ROCKET-PLANTED IN EXISTING SOILS. SEE ALSO SOIL AMENDMENT NOTES BELOW.
3. ALL NEW PLANTING AREAS SHALL BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM.
4. ALL NEW TREES TO BE PLANTED AT A MINIMUM DISTANCE OF 10' FROM ALL EXISTING OR PROPOSED UTILITIES WITHIN THE PUBLIC ROW.
5. SEE ARBORIST REPORT FOR EXISTING SIGNIFICANT TREE SIZE, SPECIES, CONDITION AND TREE RETENTION PROTECTION MEASURES.
6. SEE SHEET A61 FOR TREE DENSITY CALCULATION.



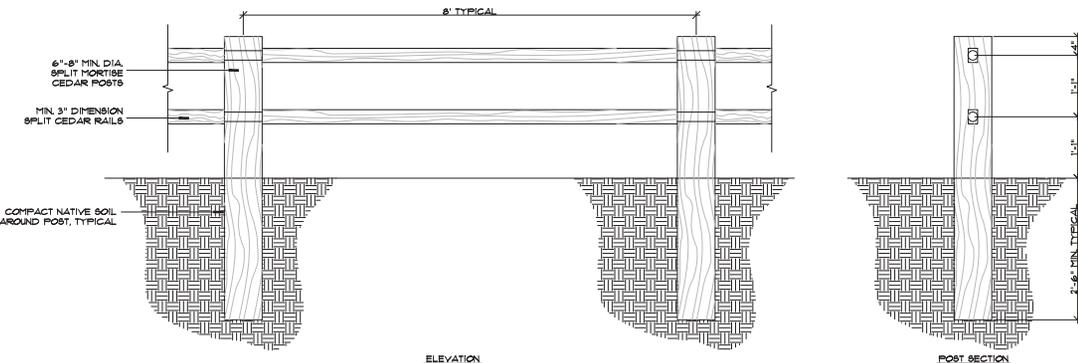
D TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE SHRUB-1



E GROUNDCOVER PLANTING
NOT TO SCALE GRNDCV1



F TRIANGULAR PLANT SPACING
NOT TO SCALE TRI-SPACE

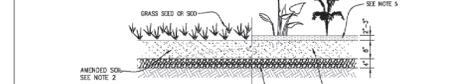


G RAIL FENCE - WOOD
NOT TO SCALE FNC-RAIL

SOIL AMENDMENT NOTES FOR BMP TS.13

LAST REVISED: 04/01/2016

REFERENCE VIA STATE DEPT. OF ECOLOGY'S STORMWATER MANAGEMENT MANUAL FOR W. WA



Notes for Soil Amendment:

General:

1. For planting areas, the minimum acceptable organic matter content by dry weight is 10% (loss-on-ignition testing).
2. For turf areas, the minimum acceptable organic matter content by dry weight is 5% (loss-on-ignition testing).
3. A minimum organic-amended depth of 8 inches (except in tree protection areas) is required.
4. Subsoil shall be scarified 4 inches below amended layer to produce 12-inch depth of un-compacted soil.
5. Planting beds should be mulched after planting with 2 to 3 inches of organic material such as arborist wood chip mulch.
6. Soil amendment cannot be placed in overly saturated soils. It is recommended that the soil amendment be placed between May 1 and October 1, when soils are typically drier and less subject to compaction.

Prior to soil installation, applicant will submit soil test verification, including tests from either supplier or contractor (depending on option chosen) to verify organic matter content and that compost meets WAC specifications. Soil verification test method must meet ASTM D2974. The verification shall clearly state the following (at a minimum): test date, test method used, testing company, and loss-on-ignition (LOI) results.

For projects 4 lots or less - you must import amended soil meeting the requirements below:

1. For planting beds, a mix by volume of 40% compost (meeting WAC 173-350-220) incorporated into the top 8 inch depth is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).
2. For turf areas, a mix by volume of 20% compost (meeting WAC 173-350-220) with 75% mineral aggregate is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).

For projects 5 lots or greater - you may either import amended soil meeting the requirements above or follow Option 1 or Option 2 below:

Option 1 - Amending Existing Disturbed Topsoil:

1. For planting beds, 3 inches of compost (meeting WAC 173-350-220) incorporated into the top 8 inch depth is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).
2. For turf areas, 1.75 inches of compost (meeting WAC 173-350-220) incorporated into the top 8 inch depth is pre-approved to meet the organic matter content by dry weight (loss-on-ignition test).

Option 2 - Amending Stockpiled Topsoil from Cleared Areas:

1. Stockpile and cover soil with 3 inches of wood chips, weed barrier, or other breathable materials that sheds moisture yet allows air transpiration.
2. Test stockpile material (prior to adding compost) for organic matter content to determine whether additional compost must be tilled into the stockpiled material to meet the required organic matter content by dry weight (loss-on-ignition test).
3. After the stockpiled material has been tilled, a soil sample will be taken by applicant or contractor for every 5,000 sq ft of every lot (whichever is less) to test that the site meets the required organic matter content by dry weight (loss-on-ignition test).

CITY OF KIRKLAND
PLAN NO. CK-E-12
SOIL AMENDMENT



DATE: 8-15-2019
LAST UPDATED:
CAD FILE:
DRAWING TITLE

SITE DETAILS

SHEET NUMBER

L20

<p>CITY OF KIRKLAND K5-OASIS SHORT PLAT FILE NO: SUB16-01774</p>	<p>APPROVALS: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT</p> <p>EXAMINED, REVIEWED, AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE SHORT SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL CODE, THIS ___ DAY OF _____, 20___</p> <p>_____ DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT</p>	<p style="text-align: center;">DEPARTMENT OF ASSESSMENTS</p> <p>EXAMINED AND APPROVED THIS ___ DAY OF _____, 20___</p> <p>KING COUNTY ASSESSOR _____</p> <p>DEPUTY ASSESSOR _____</p> <p>ACCOUNT No. 405570-0810</p>	<p style="text-align: center;">SUB16-01774 ATTACHMENT 2 RECORDING NO. _____ APPROVED ID# _____ PLAN# _____</p>
<p>ACKNOWLEDGMENTS, DECLARATION, DEDICATION, AND RESTRICTIONS</p> <p style="text-align: center;">SHORT SUBDIVISION DEDICATION</p> <p>KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREOF AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN HEREOF IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED HEREOF, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC.</p> <p>FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS, AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF KIRKLAND.</p> <p>FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SHORT SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF KIRKLAND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KIRKLAND, ITS SUCCESSORS, OR ASSIGNS.</p> <p>THIS SUBDIVISION DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER.</p> <p>IN WITNESS WHEREOF WE SET OUT HANDS AND SEALS.</p> <p>7435 NE 129TH STREET, A WASHINGTON LIMITED LIABILITY COMPANY BY: _____ TITLE: _____</p>	<p>SITE INFORMATION:</p> <p>ARCHITECT/PRIMARY CONTACT MADICI ARCHITECTS 11661 S.E. 1st St., Suite 200 Bellevue, WA 98005 210.392.2963 Mobile 425.452.8448 Fax</p> <p>CIVIL ENGINEER ANSTAY ENGINEERING 8627 NE 180th St. BOTHELL, WA 98011 206-303-7639</p> <p>SURVEYOR GEODETIC SURVEYING SERVICES P.O. BOX 133 MUKILTEO, WA 98275 425-299-1739</p> <p>OWNER 7435 NE 129TH STREET, LLC. 7435 NE 129TH ST KIRKLAND, WA 98034</p> <p>SITE ADDRESS 7435 NE 129TH ST KIRKLAND, WA 98034 TAX ACCOUNT No. 405570-0810 SITE AREA 61,874± sq.ft. (1.42 AC) NUMBER OF LOTS 5 DENSITY 3.52 D.U. PER CROSS ACRE ZONING EXISTING: RSA 4 PROPOSED USE SINGLE FAMILY DETACHED</p>	<p>LEGAL DESCRIPTIONS:</p> <p>THE EASTERLY 235 FEET OF THE EASTERLY 763 FEET OF LOT 1, BLOCK 13, LAKE PARK TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON, EXCEPT THE EASTERLY 100 FEET THEREOF.</p> <p>SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.</p>	<p>SURVEYOR NOTES:</p> <p>1. CONTROLLING BOUNDARY DATA WAS OBTAINED BY DIRECT FIELD MEASUREMENTS EMPLOYING CONVENTIONAL TRAVERSE PROCEDURES USING A NIKON NPL-332 THEODOLITE WITH INTEGRAL DISTANCE MEASURING METER. FIELD WORK BY GEODETIC SURVEYING SERVICES IN 2013. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.</p> <p>2. TRAVERSE METHODS FOR THIS SHORT PLAT EXCEED THE REQUIREMENTS OF WAC 332-130-090.</p> <p>3. ALL DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.</p>
<p>ACKNOWLEDGMENTS</p> <p>STATE OF WASHINGTON } COUNTY OF KING } ss.</p> <p>I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF 7435 NE 129TH STREET, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.</p> <p>DATED _____</p> <p>_____ (SIGNATURE)</p> <p>(Seal or stamp) _____ TITLE MY APPOINTMENT EXPIRES _____</p>	<p>MATTERS OF RECORD:</p> <p>FIDELITY NATIONAL TITLE, COMMITMENT No. 611110425, DATED DECEMBER 15, 2017 WAS RELIED UPON FOR DISCLOSURE OF THE VESTING OF TITLE OF THE REAL PROPERTIES COMPRISING THIS SHORT PLAT, WHICH ACCORDING TO SAID TITLE COMMITMENT IS SUBJECT TO THE FOLLOWING, AND OTHER, SPECIAL EXCEPTIONS:</p> <p>1. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS DISCLOSED BY DOCUMENT REC. No. 3110682. 2. TERMS AND CONDITIONS OF NOTICE OF ADOPTION OF SEWER AND WATER FACILITIES CHARGES, REC. No. 9207300895.</p>	<p>REFERENCES:</p> <p>1. KING COUNTY ASSESSORS MAP OF NW 25-26-4. 2. PLAT OF LAKE PARK TO THE CITY OF SEATTLE VOL. 11 PG. 67. 3. RECORD OF SURVEY REC. No. 20100405900009 4. RECORD OF SURVEY REC. No. 20070424800013 5. RECORD OF SURVEY REC. No. 197903069003 6. STATUTORY WARRANTY DEED, AFN 20000915001173</p>	
<p>RECORDING CERTIFICATE</p> <p>Filed for record this ___ day of _____, 20___ at ___ M in book ___ of ___ at page ___ at the request of _____</p> <p>SURVEYOR'S NAME _____</p> <p>Mgr. _____ Supt. of Records _____</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>This short plat correctly represents a map made by me or under my direction in conformance with the requirements of the survey Recording Act at the request of _____ in _____ 2012.</p> <p>_____ Certificate No. 39570</p>	<p style="text-align: center;">GEODETIC SURVEYING SERVICES</p> <p>P.O. BOX 133 MUKILTEO, WA 98275-0133 PHONE: (425) 299-1739</p>	<p>TITLE: CITY OF KIRKLAND SHORT PLAT No.: SUB16-01774</p> <p>CLIENT: 7435 NE 129TH STREET, LLC. 7435 NE 129TH ST KIRKLAND, WA 98034</p> <p>DATE: 8/12/19 SCALE: N/A DWG: 515KLD1 AREA: 515KLD1 DRAWN BY: R APPROVED: RV SHEET 1 of 3</p>

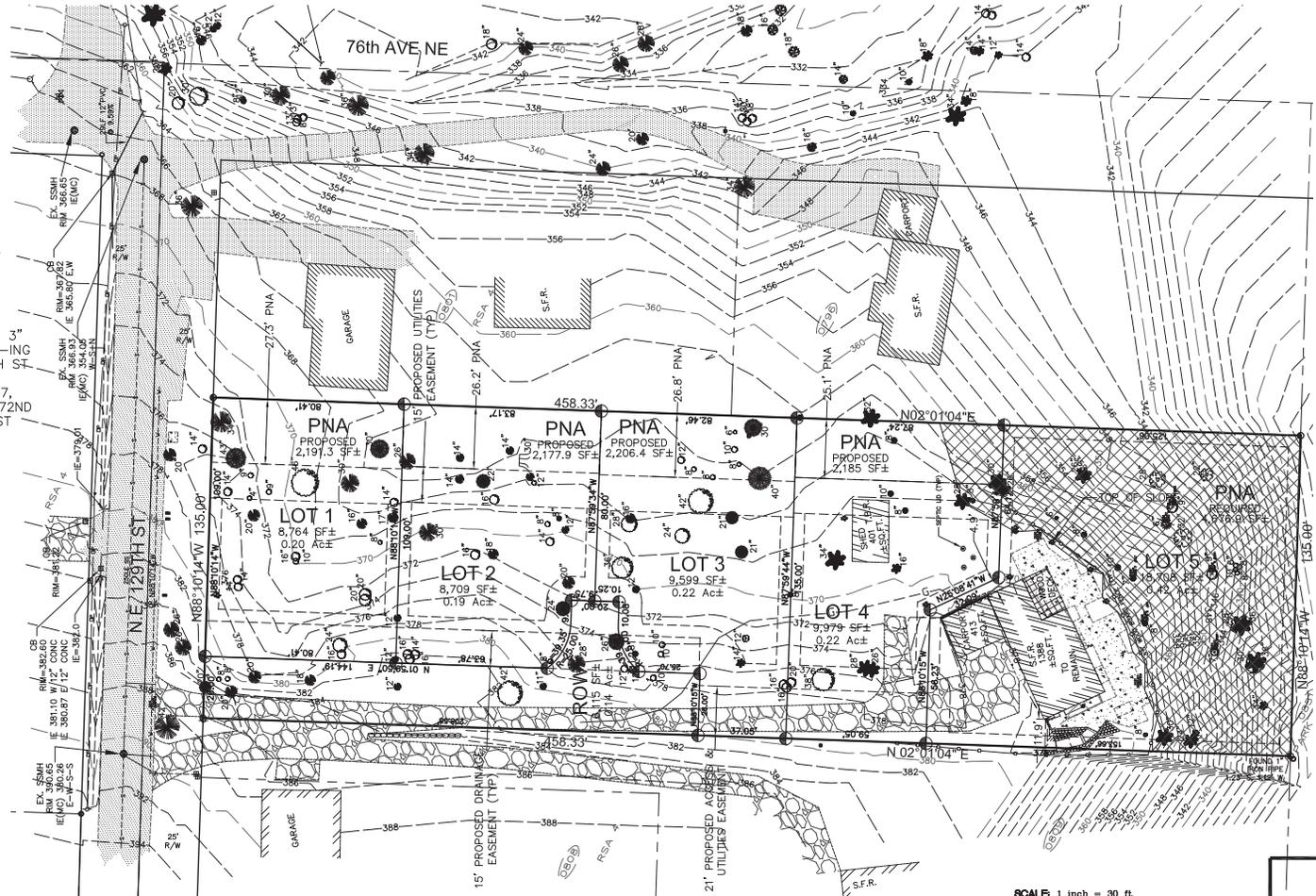
PRELIMINARY K-5 OASIS SHORT PLAT
OF A PORTION OF LAKE PARK,
THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TWP. 26 N., RQ. 4 E.,
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



SCALE: 1 inch = 30 ft.
30 0 15 30
(IN FEET)

MERIDIAN:
WASHINGTON STATE PLANE,
NAD83/91 - NORTH ZONE
(KING COUNTY)

BASIS POINTS:
KING COUNTY PT. No. 182, 3"
BRASS DISK NO CASE AT X-ING
75TH PL NE WITH NE 129TH ST.
KING COUNTY PT. No. 237,
BRASS PLUG AT X-ING OF 72ND
AVE NE AND NE 134TH ST

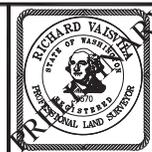


LEGEND:
REBAR AND CAP SET "PLS 39570" AFTER SHORT PLAT RECORDING

SCALE: 1 inch = 30 ft.
30 0 15 30
(IN FEET)



DATUM
NAVD88
BENCHMARK
KING COUNTY BENCHMARK No. 237
BRASS PLUG IN CONC. AT X-ING OF
72ND AVE NE AND NE 134TH ST
ELEV. = 448.326



GEODETIC
SURVEYING SERVICES
P.O. BOX 133
MUKILTEO, WA
98275-0133
PHONE: (425) 299-1739

CITY OF KIRKLAND
SHORT PLAT No.: SUB16-01774
CLIENT
7435 NE 129TH STREET, LLC.
7435 NE 129TH ST
KIRKLAND, WA 98034

DATE	8/12/19
SCALE	" = 30'
DWG	515KLD1
AREA	515KLD1
DRAWN BY	RV
APPROVED BY	RV
SHEET	2 of 3

VOL./PAGE

PRELIMINARY K-5 OASIS SHORT PLAT
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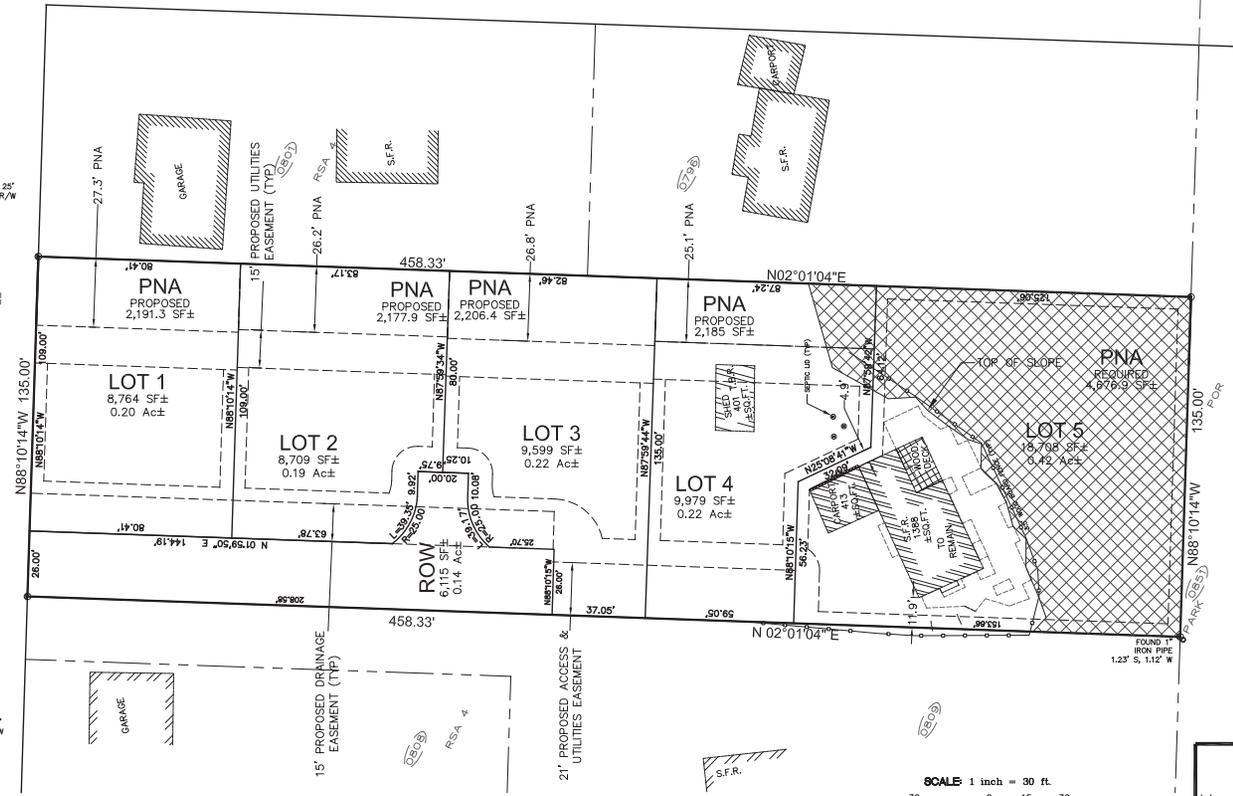
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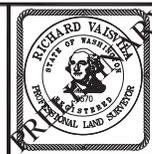
76th AVE NE

N.E. 129TH ST.



SCALE: 1 inch = 30 ft.
30 0 15 30
(IN FEET)

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GEODETIC
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DATE:	8/12/19
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DWG:	515KLD1
APP:	515KLD1
DRAWN BY:	RV
APPROVED:	RV
SHEET:	3 of 3