

November 26, 2019



To: City of Kirkland
Re: Appeal of Short Plat Decision for SUB16-01774

We are neighbors writing to appeal the short plat decision issued by Kirkland's Planning and Building Department for the 'K5 Oasis Short Plat' project at 7435 NE 129th Street based on the concerns listed below.

1. Average Building Elevation Affected by Unpermitted Fill on Lots 1 & 2

Shortly after buying the property the developers conducted 2 days of unpermitted soil dumping in lots 1 and 2 for which the City then issued a cease and desist order. This involved dumping 22 loads from a 5-yard dump truck for approximately 110 square yards of soil. The soil was not of the proper type for residential fill, and much of it has enveloped and put at risk existing substantial trees. The plat approval does not mention the impact this fill it will have on average building elevation. KZC 115.59 Height Regulations – Calculating Average Building Elevation says:

For calculation of mid-point elevation, existing predevelopment grades shall be used, unless fill has been placed on the site, whether legally or illegally, within a 10-year period prior to the development application, in which case the grades prior to the placement of the fill shall be used.

Because the fill dumping happened within 10 years of the development application and involves a substantial amount of fill, it will materially affect the mid-point elevation calculation, and therefore allowable building heights.

Taking no action on this matter will in effect reward the developers for their illegal dumping – by enabling them to increase building height above what it otherwise would be, to the detriment of neighbors. To resolve for this, the short plat approval should be conditioned on the removal of the unpermitted fill. Removal will a) restore the health of trees that were put at risk by being enveloped by the soil and b) re-establish the elevation of the ground in lots 1 and 2 to their natural state prior to the unpermitted dumping.

If the City declines to require fill removal, it should at least include as a condition in the short plat approval that the developers lower the average building elevation by 10 feet. Or as an alternative, require them to hire a certified geotechnical engineering company to conduct a report showing the previous ground elevation level, and use that for calculating elevation to determine maximum building height.

2. Insufficient Required Yards on Lots 1-4

Setbacks on lots 1, 2, 3 and 4 are insufficient for the 20-foot required front yards per KZC 15.30.060. The short plat plan approval should be conditioned on plans that call for 20-foot required front yards. This can be achieved by a combination of either moving the buildings back further into their lots and/or removing or making smaller the driveways currently planned for the front yard areas.

3. Wetlands Determination Evaluation for Entire Property

The subject property traverses a ravine that includes a creek with regular flow in fall and winter. It appears in the documents that the City has not conducted a thorough review of the property for the purposes of determining status as wetlands and/or critical areas. We request the City see to it that the property be evaluated for wetlands and/or critical areas status (with evaluation conducted by the City, County and/or any appropriate public organizations) as a condition of approving the plat plan, or as a precondition before building plan review.

Regards,

Charles Coats
charles.coats@outlook.com
7428 NE 129th ST

Biff Lenihan
biff.lenihan@rescuevoice.com
12824 Holiday Drive NE

John Giaudrone
giaudrone@gmail.com
12825 Holiday Drive NE



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

January 2, 2020

Allison Zike
Plans Examiner
Kirkland Development Services
123 5th Avenue
Kirkland, WA 98033

RE: Appeal of Short Plat Decision
Project Address: 7435 NE 129th Street, Kirkland, WA 98034
Application No.: SUB16-01774

Dear Ms. Zike,

We received notice on 12/02/19 that an appeal to the Decision for Approval was submitted for our project, the K5 Oasis Short Plat. The appeal letter, dated November 26th 2019, is composed by neighbors (referred to collectively as the “appellant” hereafter) and raises concerns on three topics: 1) Average Building Elevation, 2) Insufficient Required Yards, and 3) Wetland Determination. To assist in your hearing report preparation, we have provided a response to these concerns hereunder.

1) Average Building Elevation Affected by Unpermitted Fill on Lots 1 & 2.

The appellant describes unpermitted fill being dumped on the property in 2015, raising concerns that the action would increase the project’s maximum height, and negatively impact the health of adjacent trees.

- The unpermitted fill was brought to the site on or around 11/23/15 (see Cease and Desist Order). The topographical survey (included for reference) was conducted on 06/24/15, approximately 5 months prior to the fill being brought to the site. This topography mapped in 2015 matches the current survey (also included for reference) for purposes of calculating maximum height. The project resulted in no benefit from the placed fill.
- The total amount of fill brought to the site was no more than 50 yards, brought from an adjacent project (address 6510 NE 129th St, Kirkland, WA 98034), completed by AAA Northwest Construction Company. Upon receiving the notice of violation, no additional fill was brought to the site.
- Arborist observations and reports were conducted at numerous times by two different certified arborist companies between 2016 and 2019. Impact to the trees directly related to fill is not apparent across the reports, and the condition of those trees on Lots 1 & 2 are equal to or better than trees located on Lots 3-5. Common afflictions include Invasive Ivy, broken tops, and trunk wounds, typical of the majority of trees found on the site regardless of proximity to the unpermitted fill. Therefore, there does not appear to be any measurable negative impact to the trees by this action.



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

2) Insufficient Required Yards on Lots 1-4.

The appellant describes insufficient front yard setbacks per KZC 15.30.060. KZC 15.30.060 for RSA 4 zoning requires 20' front yards, except for on corner lots where only one front yard must be a minimum of 20', the remaining front yards may be regulated as a side yard (min. 5').

- The proposed Lot 1 is a corner lot, fronting NE 129th St. and the proposed dedicated site access to the west. The yard to the north fronting NE 129th St. is designed to be a 5' side yard, and the yard fronting the dedication is designed to be a 20' front yard, per code.
- The proposed Lot 2 is an interior lot, with a proposed 20' front yard setback fronting the dedication to the west.
- The proposed Lot 3 is an interior lot, partially fronting the dedication to the west with a 20' front yard setback, and partially fronting a 21' access easement with a 10' rear yard setback, which per KZC 5.720 meets code requirements.
- The proposed Lot 4 is an interior lot, which fully fronts a 21' access easement, resulting in a 10' rear yard setback.

3) Wetlands Determination Evaluation for Entire Property.

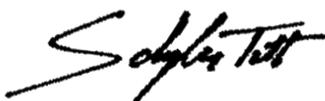
The appellant describes a ravine containing a creek that traverses the site, and raises concern that no wetland study was required on the property by the City.

- A precursory review of the site's critical areas began at the pre-submittal level in 2015. GIS maps show steep slope, landslide and liquefaction potential, significant tree cover, and offsite streams to the south and east.
- A geotechnical investigation of the site was conducted by qualified engineers at various times between 2015 and 2019, which includes assessment of stormwater runoff, groundwater, ravines, and streams. No stream or evidence thereof, seasonal or otherwise, was noted to be on the subject property.
- The topographical survey also does not note a ravine on site, rather shows gentle slope due east, and a steep slope shedding due south to a large ravine more than 100' from the property boundary line. The geotechnical report supports this mapping.

We believe the site has been appropriately assessed for critical area concerns by qualified consultants, and any potential wetland/stream conditions are located offsite outside of any impact of the proposed development.

We hope this information fully addresses the presented concerns. Please let us know if any additional material can be provided to assist in your appeal response.

Sincerely,



Schuyler Tutt
Principal Architect, AIA

TOPOGRAPHICAL SURVEY

OF A PORTION OF LAKE PARK,
THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TWP. 26 N, RG. 4 E,
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



SCALE: 1 inch = 20 ft.
0 10 20
(IN FEET)

MERIDIAN:
TESTAMENTARY DIVISION RECORD OF SURVEY
REC. No. 20100405900009
VOL. 270/238, 239

BASIS OF BEARINGS:
THE LINE BETWEEN THE MONUMENTS AT
THE INTERSECTION OF NE 129TH ST WITH
72ND PL. NE AND NE 135TH ST WITH
76TH AVE. NE,
AS DEPICTED HEREON BEARING N36°54'05"E

SITE INFORMATION:

SITE ADDRESS: 7435 NE 129TH ST,
KIRKLAND, WA 98034
TAX ACCOUNT NO.: 405570-0810

LEGAL DESCRIPTION:

THE EASTERLY 238 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.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION NOTE:

THE ABOVE LEGAL DESCRIPTION AND THIS SURVEY ARE BASED UPON STATUTORY WARRANTY DEED, AFN 20000915001173.

NOTES:

- CONTROLLING BOUNDARY DATA WAS OBTAINED BY ACTUAL FIELD MEASUREMENTS. ANGULAR AND LINEAR RELATIONSHIPS OF FIELD TRAVERSE WERE DETERMINED WITH A FIVE SECOND TOTAL STATION SUPPLEMENTED WITH DATA COLLECTOR AND STEEL TAPE.
- THE SITE AND ALL CENTERLINE CONTROL MONUMENTS SHOWN ON THIS RECORD OF SURVEY WERE VISITED IN JUNE 2015.
- THIS SURVEY ACCURACY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090.
- THIS SURVEY WAS COMPLETE WITHOUT BENEFIT OF A CURRENT TITLE REPORT, EASEMENT AND OTHER ENCUMBRANCES OF RECORD MAY EXIST ON THIS PROPERTY THAT ARE NOT NECESSARY SHOWN HEREON.
- ALL STRUCTURES (BUILDINGS) TIES AND FENCES TIES SHOWN HEREON ARE APPROXIMATE AND CAN NOT BE USED TO ESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL FENCES AND/OR ALL OTHER SIGNS OF OCCUPATION OR POSSESSION.
- EXISTING POSSESSION, I.E., FENCES, SHEDS, DRIVEWAY, ETC. MAY HAVE PRIOR RIGHTS. DO NOT REMOVE THEM WITHOUT LEGAL ADVICE.
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON JVC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT THE GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITIES SHOWN HEREON MAY HAVE BEEN TAKEN FROM THE PUBLIC RECORDS AND ARE APPROXIMATE ONLY. GEODETIC SURVEYING SERVICES ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF PUBLIC RECORDS.

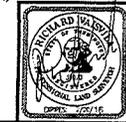
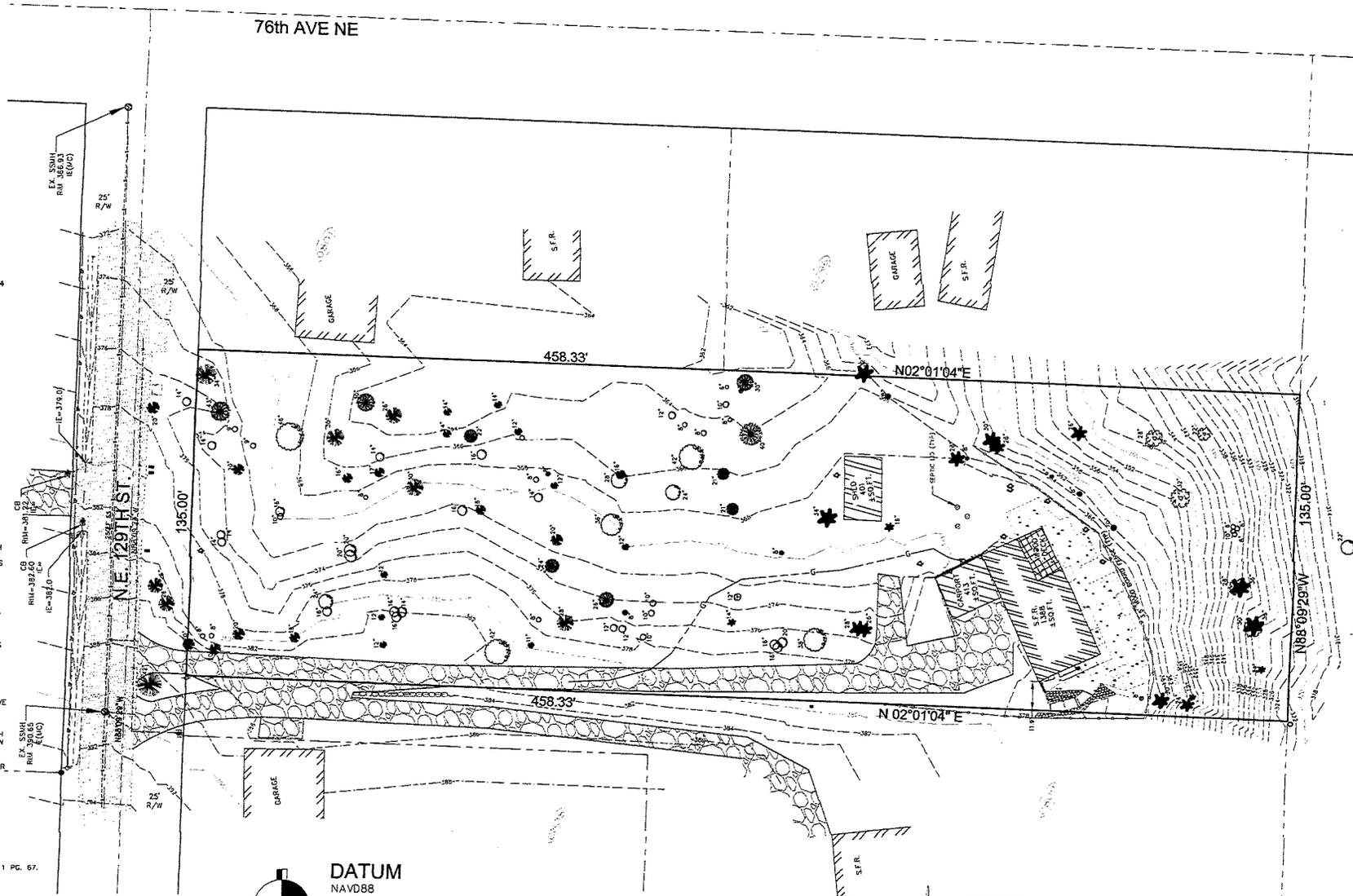
REFERENCES:

- KING COUNTY ASSESSORS MAP OF NW 25-26-4.
- PLAT OF LAKE PARK TO THE CITY OF SEATTLE VOL. 11 PG. 67.
- RECORD OF SURVEY REC. No. 20100405900009
- RECORD OF SURVEY REC. No. 20070404900013
- RECORD OF SURVEY REC. No. 197909069003
- STATUTORY WARRANTY DEED, AFN 20000915001173



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

UNIQUE GREENHOUSES LLC
7435 NE 129TH ST
KIRKLAND, WA 98034
CITY OF KIRKLAND
TOPOGRAPHICAL SURVEY

| | |
|-------------|---------|
| DATE | 6/24/15 |
| BY | 1-297 |
| CHKD | 515KLDL |
| APP'D | 515KLDL |
| TITLE | RS |
| APPROVED BY | RV |
| SCALE | 1/4" |

TOPOGRAPHICAL SURVEY

OF A PORTION OF LAKE PARK,
THE NE 1/4 OF THE NW 1/4 OF SECTION 26, TWP. 26 N, RQ. 4 E,
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



SCALE 1 inch = 20 ft.
20 10 0
0 10 20
(IN FEET)

MERIDIAN:
TESTAMENTARY DIVISION RECORD OF SURVEY
REC. No. 2010040900009
VOL. 270/238, 239

BASIS OF BEARINGS:
THE LINE BETWEEN THE MONUMENTS AT
THE INTERSECTION OF NE 129TH ST WITH
73RD PL. NE. AND NE 132ND ST WITH
76TH AVE. NE
AS DEPICTED HEREON BEARING N36°54'05"E

SITE INFORMATION:

SITE ADDRESS: 7435 NE 129TH ST
KIRKLAND, WA 98034

TAX ACCOUNT No.: 405570-0810

LEGAL DESCRIPTION:

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.
SITuate IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION NOTE:

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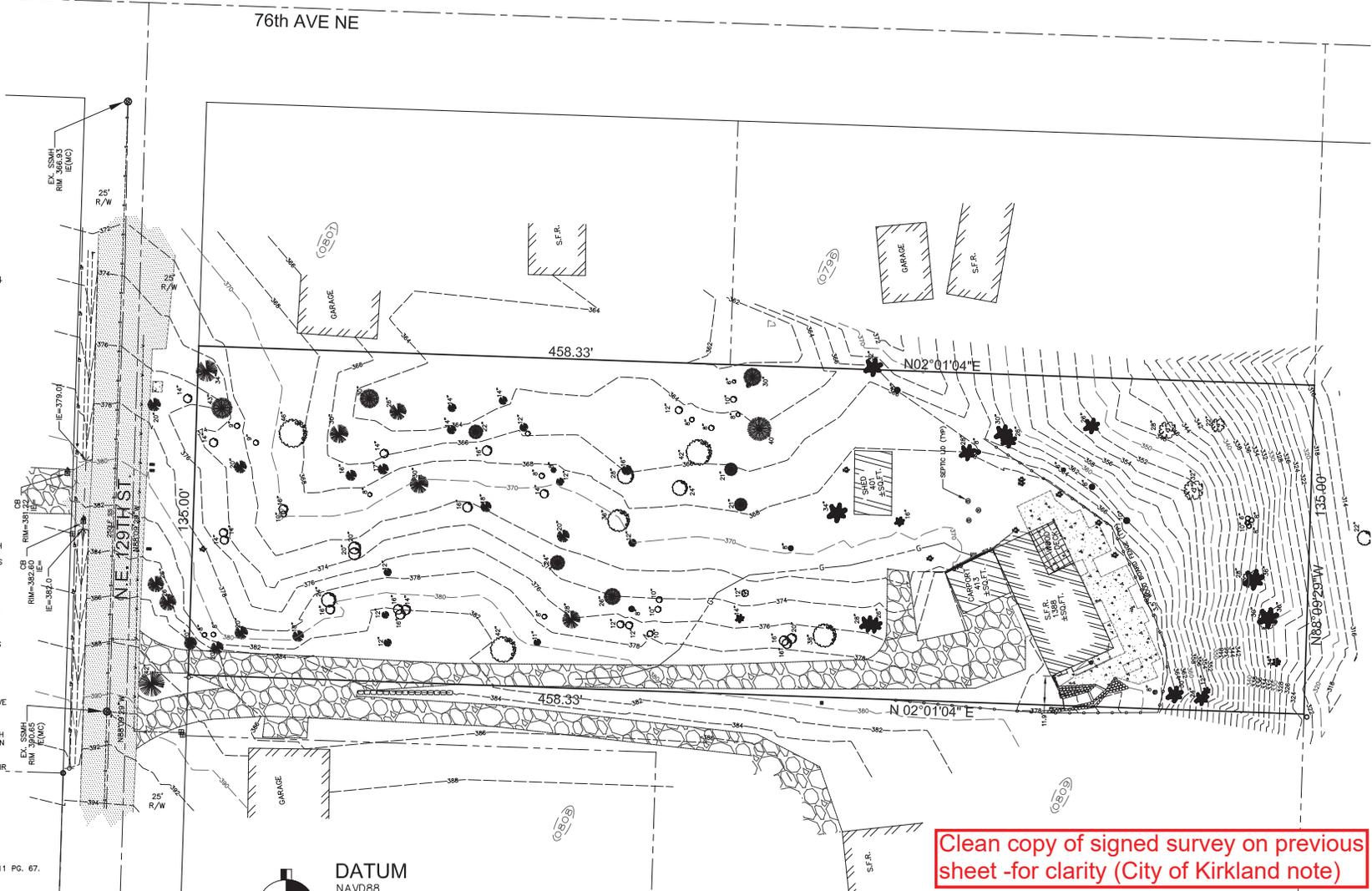
NOTES:

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2. THE SITE AND ALL CENTERLINE CONTROL MONUMENTS SHOWN ON THIS RECORD OF SURVEY WERE VISITED IN JUNE 2015.
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REFERENCES:

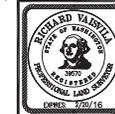
1. KING COUNTY ASSESSORS MAP OF NW 25-26-4.
2. PLAT OF LAKE PARK TO THE CITY OF SEATTLE VOL. 11 PG. 67.
3. RECORD OF SURVEY REC. No. 2010040900009
4. RECORD OF SURVEY REC. No. 2007042490013
5. RECORD OF SURVEY REC. No. 19790909003
6. STATUTORY WARRANTY DEED, AFN 20000915001173

76th AVE NE



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

Clean copy of signed survey on previous sheet -for clarity (City of Kirkland note)



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

CLIENT
UNIQUE GREENHOUSES LLC
7435 NE 129TH ST
KIRKLAND, WA 98034
PROJECT
CITY OF KIRKLAND
TOPOGRAPHICAL SURVEY

DATE 7/24/15
SCALE 1"=20'
JOB 215KLD1
JOB 215KLD1
DRAWN BY RL
APPROVED BY
SHEET 1 of 1

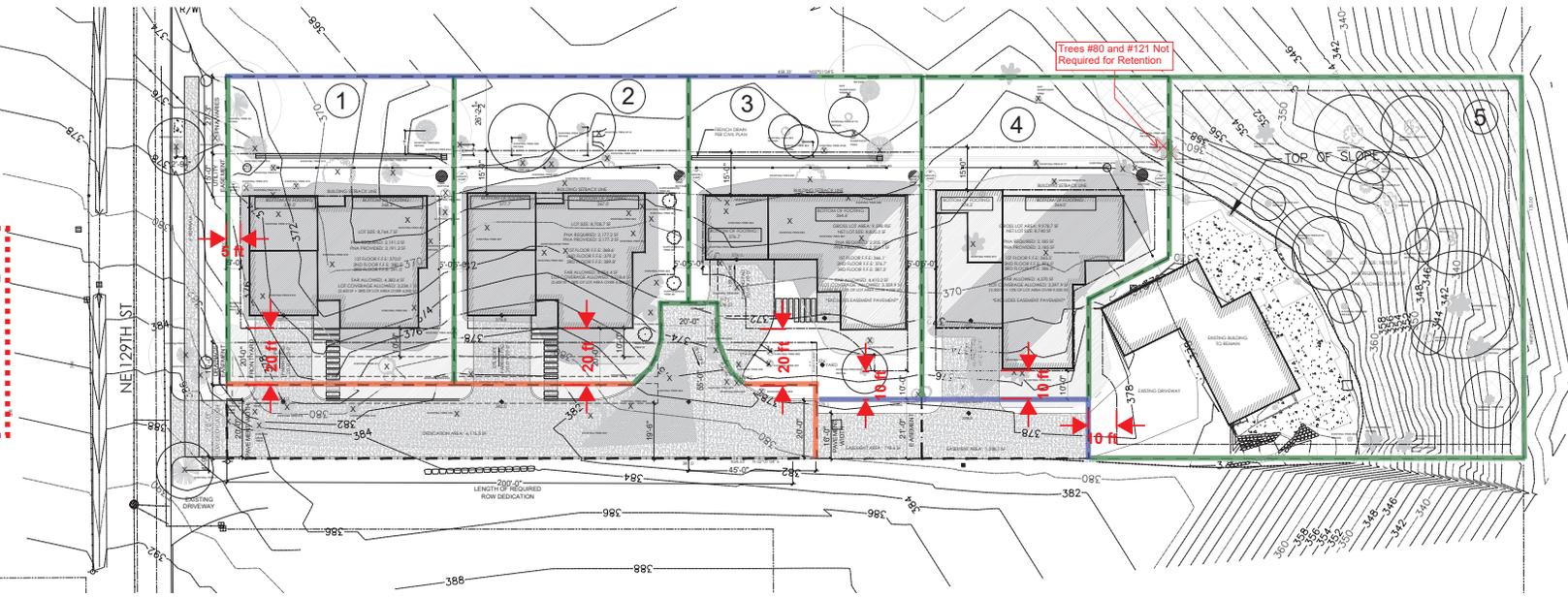
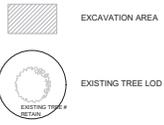
REQUIRED YARDS PURSUANT TO PROPERTY LINE DEFINITIONS (KZC 5.10.720)

REQUIRED FRONT YARD (20 ft. setback)

REQUIRED REAR YARD (10 ft. setback)

REQUIRED SIDE YARD (5 ft. setback)

LEGEND:



7435 NE 129TH ST | TREE RETENTION PLAN AND EXCAVATION DIAGRAM
SCALE: 1" = 20'

| TREE RETENTION CALCULATION LOT 1 | | | | | | |
|----------------------------------|---------------------|------------|---------------|-------|--------|--|
| TREE TAG # | SPECIES | LOD | PROPOSAL | DBH | CREDIT | |
| 11 | Big leaf maple | 6 | TO BE REMOVED | 11 | 0 | |
| 12 | Big leaf maple | 12 | TO BE REMOVED | 8 | 0 | |
| 13 | Douglas fr | 9 | TO BE REMOVED | 25 | 0 | |
| 14 | Big leaf maple | 16 | TO BE REMOVED | 19 | 0 | |
| 15 | Big leaf maple | 16 | TO BE REMOVED | 48 | 0 | |
| 16 | Big leaf maple | 19 | TO BE REMOVED | 16.9 | 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 | 6 | 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 | 9.0 | 0 | |
| 112 | Big leaf maple | NON-VIABLE | TO BE REMOVED | 8.0 | 0 | |
| TOTAL CREDITS PROPOSED | | | | | | |
| LOT SIZE | 8764.7 | 0.20 | X0.75 | 0.15 | ACRES | |
| TREES PER ACRE | PER KZC 95.33 | | | 30.0 | | |
| CREDITS REQUIRED | PNA | | | 4.5 | | |
| TOTAL CREDITS REQUIRED | | | | | | |
| PNA | | | | | | |
| 9 | Western red cedar | 16 | TO RETAIN | 32.0 | 11 | |
| 10 | Douglas fr | 12 | TO BE REMOVED | 35.0 | 0 | |
| 23 | Douglas fr | 14 | TO RETAIN | 34.0 | 13 | |
| TOTAL CREDITS PROPOSED | | | | | | |
| LOT SIZE | 8764.7 | 0.20 | X0.25 | 0.05 | ACRES | |
| TREES PER ACRE | PER KZC 70.15.4.A.1 | | | 150.0 | | |
| CREDITS REQUIRED IN PNA | | | | 7.5 | | |
| TOTAL CREDITS REQUIRED | | | | 12 | | |
| TOTAL CREDITS PROPOSED | | | | 24 | | |

SUPPLEMENTAL TREES TO MEET MINIMUM SIZE WORTH ONE TREE CREDIT AS OUTLINED IN KZC 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 fr | 16 | 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 | 9 | TO BE REMOVED | 15 | 0 | |
| 45 | Western red cedar | 13 | TO BE REMOVED | 22 | 0 | |
| 46 | Douglas fr | 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 | | | | | | |
| LOT SIZE | 8708.7 | 0.20 | X0.75 | 0.15 | ACRES | |
| TREES PER ACRE | PER KZC 95.33 | | | 30.0 | | |
| CREDITS REQUIRED | PNA | | | 4.5 | | |
| TOTAL CREDITS REQUIRED | | | | | | |
| PNA | | | | | | |
| 24 | Western red cedar | 14 | TO BE REMOVED | 29.0 | 0 | |
| 29 | Western red cedar | 12 | TO RETAIN | 16.0 | 4 | |
| 38 | 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 | | | | | | |
| LOT SIZE | 8708.7 | 0.20 | X0.25 | 0.05 | ACRES | |
| TREES PER ACRE | PER KZC 70.15.4.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 KZC 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 fr | 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 | |
| 58 | 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 fr | 16 | TO BE REMOVED | 27 | 0 | |
| 67 | Douglas fr | 9 | TO BE REMOVED | 24 | 0 | |
| 68 | Pacific madrone | 10 | TO BE REMOVED | 13 | 0 | |
| 69 | Western hemlock | 8 | TO 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 | | | | | | |
| LOT SIZE | 8820.3 | 0.20 | X0.75 | 0.15 | ACRES | |
| TREES PER ACRE | PER KZC 95.33 | | | 30.0 | | |
| CREDITS REQUIRED | PNA | | | 4.6 | | |
| TOTAL CREDITS REQUIRED | | | | | | |
| PNA | | | | | | |
| 62 | Big leaf maple | 6 | TO RETAIN | 10 | 1 | |
| 63 | Big leaf maple | 6 | TO RETAIN | 11 | 1 | |
| 64 | Douglas fr | 16 | TO RETAIN | 34 | 13 | |
| 65 | Douglas fr | 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 | | | | | | |
| LOT SIZE | 8820.3 | 0.20 | X0.25 | 0.05 | ACRES | |
| TREES PER ACRE | PER KZC 70.15.4.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 KZC 95.33(4)

| TREE RETENTION CALCULATION LOT 4 | | | | | | |
|----------------------------------|---------------------|------|---------------|-------|--------|--|
| TREE TAG # | SPECIES | LOD | PROPOSAL | DBH | CREDIT | |
| 72 | Big leaf maple | 32 | TO BE REMOVED | 140 | 0 | |
| 73 | Douglas fr | 18 | TO BE REMOVED | 43 | 0 | |
| 75 | Atlas cedar | 18 | TO BE REMOVED | 19 | 0 | |
| 77 | Douglas fr | 16 | TO BE REMOVED | 36 | 0 | |
| 78 | Douglas fr | 19 | TO BE REMOVED | 32 | 0 | |
| 79 | Douglas fr | 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 fr | 6 | TO BE REMOVED | 9 | 0 | |
| TOTAL CREDITS PROPOSED | | | | | | |
| LOT SIZE | 8740 | 0.20 | X0.75 | 0.15 | ACRES | |
| TREES PER ACRE | PER KZC 95.33 | | | 30.0 | | |
| CREDITS REQUIRED | PNA | | | 4.5 | | |
| TOTAL CREDITS REQUIRED | | | | | | |
| PNA | | | | | | |
| 80 | Douglas fr | 15 | TO RETAIN | 37 | 14 | |
| TOTAL CREDITS PROPOSED | | | | | | |
| LOT SIZE | 8740 | 0.20 | X0.25 | 0.05 | ACRES | |
| TREES PER ACRE | PER KZC 70.15.4.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 KZC 95.33(4)

| TREE RETENTION CALCULATION LOT 5 | | | | | | |
|----------------------------------|---------------------|------|-----------|-------|--------|--|
| TREE TAG # | SPECIES | LOD | PROPOSAL | DBH | CREDIT | |
| TOTAL CREDITS PROPOSED | | | | | | |
| LOT SIZE | 18707 | 0.43 | X0.75 | 0.32 | ACRES | |
| TREES PER ACRE | PER KZC 95.33 | | | 30.0 | | |
| CREDITS REQUIRED | PNA | | | 9.7 | | |
| TOTAL CREDITS REQUIRED | | | | | | |
| PNA | | | | | | |
| 86 | Douglas fr | 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 fr | 20 | TO RETAIN | 45 | 18 | |
| 95 | Douglas fr | 12 | TO RETAIN | 25 | 8 | |
| 96 | Douglas fr | 10 | TO RETAIN | 19 | 5 | |
| 97 | Douglas fr | 20 | TO RETAIN | 42 | 17 | |
| TOTAL CREDITS PROPOSED | | | | | | |
| LOT SIZE | 8740 | 0.20 | X0.75 | 0.15 | ACRES | |
| TREES PER ACRE | PER KZC 95.33 | | | 30.0 | | |
| CREDITS REQUIRED | PNA | | | 4.5 | | |
| TOTAL CREDITS REQUIRED | | | | | | |
| PNA | | | | | | |
| 121 | Douglas fr | 14 | TO RETAIN | 34 | 13 | |
| 122 | Big leaf maple | 6 | TO RETAIN | 9 | 1 | |
| 123 | Pacific madrone | 6 | TO RETAIN | 6 | 1 | |
| 124 | Big leaf maple | 6 | TO RETAIN | 9 | 1 | |
| 125 | Big leaf maple | 6 | TO RETAIN | 7 | 1 | |
| 126 | Scots pine | 12 | TO RETAIN | 11 | 1 | |
| 127 | Scots pine | 10 | TO RETAIN | 5 | 1 | |
| 128 | Douglas fr | 14 | TO RETAIN | 14 | 3 | |
| TOTAL CREDITS PROPOSED | | | | | | |
| LOT SIZE | 18707 | 0.43 | X0.25 | 0.11 | ACRES | |
| TREES PER ACRE | PER KZC 70.15.4.A.1 | | | 150.0 | | |
| CREDITS REQUIRED IN PNA | | | | 16.1 | | |
| TOTAL CREDITS REQUIRED | | | | 26 | | |
| TOTAL CREDITS PROPOSED | | | | 150 | | |

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