

Arborist Report – 8230 NE 117<sup>th</sup> ST

Tree #28



Trees #27, #28 and #32





Arborist Report – 8230 NE 117<sup>th</sup> ST

Northeast corner of site, Tree #29



Front or west side of property





Arborist Report – 8230 NE 117<sup>th</sup> ST

Neighboring Tree #101



Upper crowns of Trees #9 > #12





**Layton Tree Consulting LLC**

For: Legacy Group Capital  
Site: 8230 NE 117th Street - Kirkland

**Tree Summary Table**

Date: 9/13/2021

Tree/ Tag #	Species	DBH (inches)	Height (feet)	Tree Credit	Drip-Line / Limits of Disturbance (feet)				Condition	Retention Suitability	Comments	Proposal
					N	S	E	W				
1	Douglas fir	7	34	1	8/6	6	6/6	7/6	Good	Good	young specimen, good vigor	Remove
2	Douglas fir	7	35	1	10/6	8	5	7	Good	Good	young specimen, good vigor	Remove
3	Douglas fir	7	35	1	9/6	7	9/6	6	Good	Good	young specimen, good vigor	Remove
4	apple	*10	24	1	10	9	9	8	Fair	Fair	typical	Remove
5	Douglas fir	12	24	2	12	12	10	11	Fair	Poor	recently topped at 12 feet	Remove
6	fig	6	26	1	15/12	16/12	15/12	14/12	Good	Fair	large cluster of small stems, good vigor	Remove
7	English hawthorn	*8	28	1	13/5	3	10/8	6/8	Fair	Fair	forked trunk, asymmetric crown	Retain
8	English holly	6	20	1	8/6	6/6	8/6	7/6	Fair	Poor	typical	Retain
9	Douglas fir	34	87	13	16/14	16/16	16/14	14/12	Fair	Fair	topped in past	Retain
10	Douglas fir	35	92	13	14/14	20/16	8/14	12	Fair	Fair	topped in past	Retain
11	Douglas fir	26	90	9	16/10	18/14	10	6	Fair	Fair	topped in past	Retain
12	Douglas fir	31	88	11	20/8	20/16	14	14/16	Fair	Fair	topped in past	Retain
13	white oak	27	62	9	21	34	22	20	Good	Good	good form, good vigor	Remove
14	English holly	10,8 (13)	22	2	8	12	10	10	Fair	Poor	topped in past	Remove
15	English holly	10,7 (12)	22	2	10	8	8	8	Fair	Poor	topped in past	Remove
16	Siberian elm	7,4,4 (9)	25	1	7	8	7	7	Fair	Poor	topped in past	Remove
17	tulip poplar	23	70	7	18	18	14	22	Good	Good	good form, good vigor	Remove
18	English holly	6,5 (8)	16	1	8	6	8	8	Fair	Poor	topped in past	Remove
19	English holly	6	16	1	6	6	10	8	Fair	Poor	topped in past	Remove
20	English holly	7,6 (9)	16	1	6	6	10	8	Fair	Poor	topped in past	Remove
21	English holly	7,7,6 (12)	16	2	6	6	12	10	Fair	Poor	topped in past	Remove
22	English holly	6,5,4,3 (9)	18	1	6	6	10	8	Fair	Poor	topped in past	Remove
23	English holly	6,6,4 (9)	16	1	6	6	8	8	Fair	Poor	topped in past	Remove
24	English holly	8,8,8 (14)	16	3	10	6	10	7	Fair	Poor	topped in past	Remove
25	Douglas fir	11	14	NA	X	X	X	X	Poor	Poor	topped, structure compromised	Remove
26	Western hemlock	9	12	NA	X	X	X	X	Poor	Poor	topped, structure compromised	Remove
27	apple	*15	14	3	4	16	14	14	Fair	Fair	asymmetric canopy, lean	Remove
28	big cone pine	26	32	9	0	30	8	16	Fair	Fair	growing out of rockery at base of property line	Remove
29	apple	*22	14	7	14/10	16/12	12/10	14/10	Good	Fair	mature, well maintained	Retain
30	English holly	8,7 (11)	15	NA	X	X	X	X	Poor	Poor	recent dead tops	Remove
31	English holly	7,5 (9)	16	1	8	8	8	6	Fair	Poor	typical	Remove
32	Colorado spruce	14	36	2	NA	10	8	8	Good	Good	close to fence	Remove
				108								



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					N	S	E	W				
OFF-SITE TREES												
101	umbrella pine	8	28	NA	5/5	NA	5	5	Good	Good	forked top	Protect

\* - caliper measurement at one-foot above ground

Dripline and Limits of Disturbance measurements from face of trunk

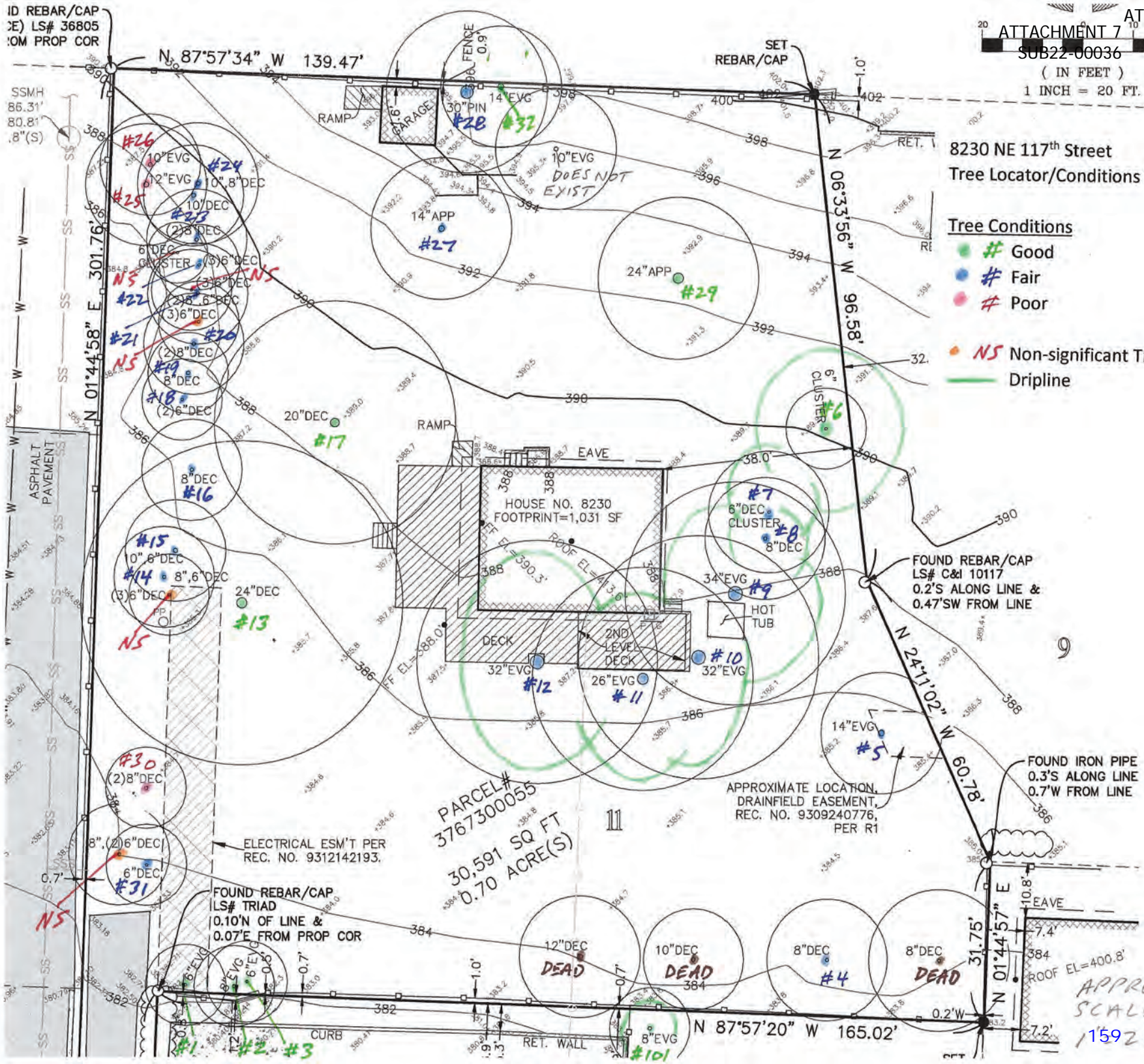
Calculated DBH: the DBH in parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)2 +(stem2)2 +(stem3)2 ]).

TBD - to be determined



8230 NE 117<sup>th</sup> Street  
Tree Locator/Conditions Map

- Tree Conditions**
- # Good
  - # Fair
  - # Poor
  - NS Non-significant Tree
  - Dripline

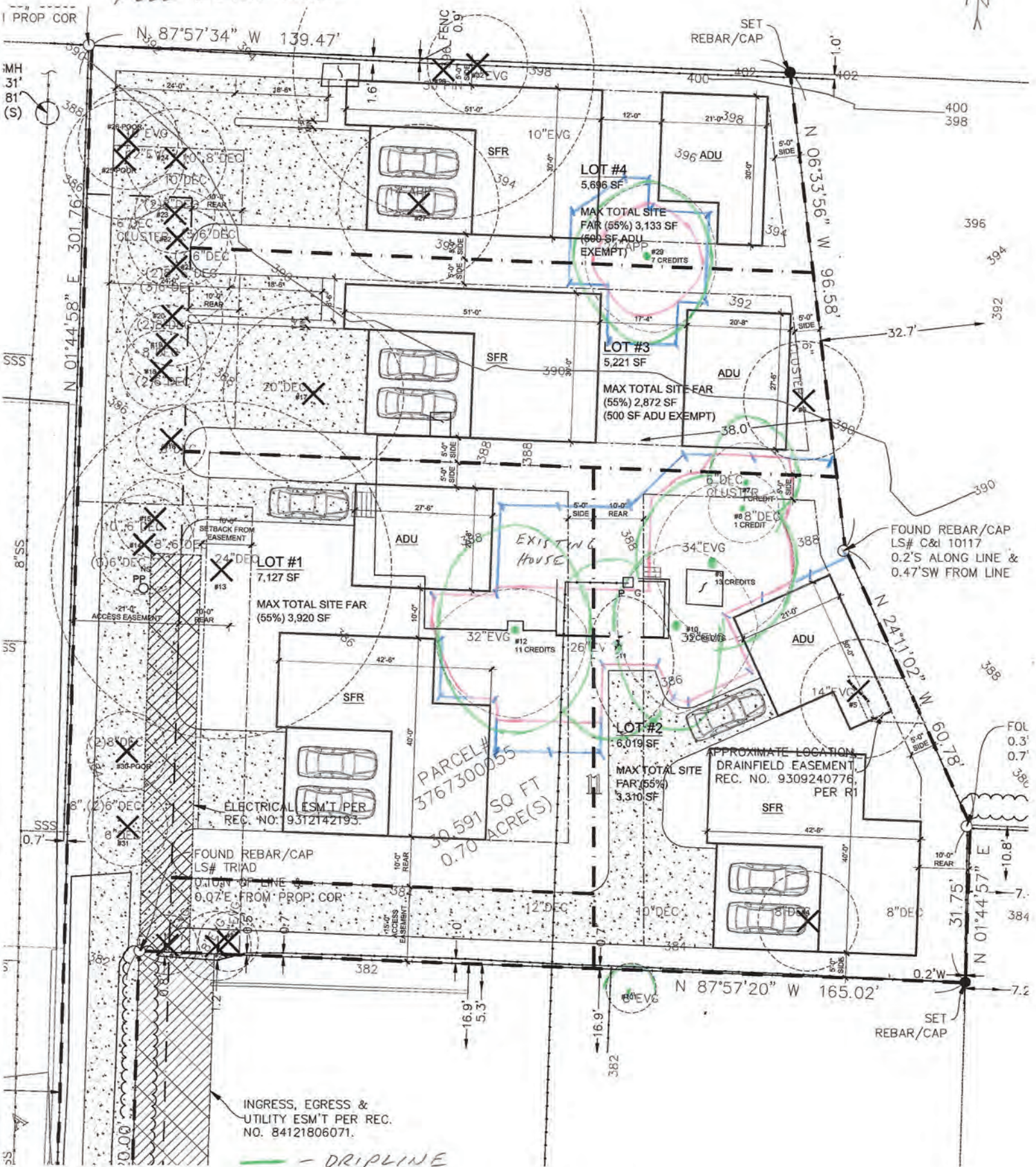




# 8230 NE 117TH ST TREE PLAN MAP

ATTACHMENT 7  
SUB22-00036

ATTACHMENT 1



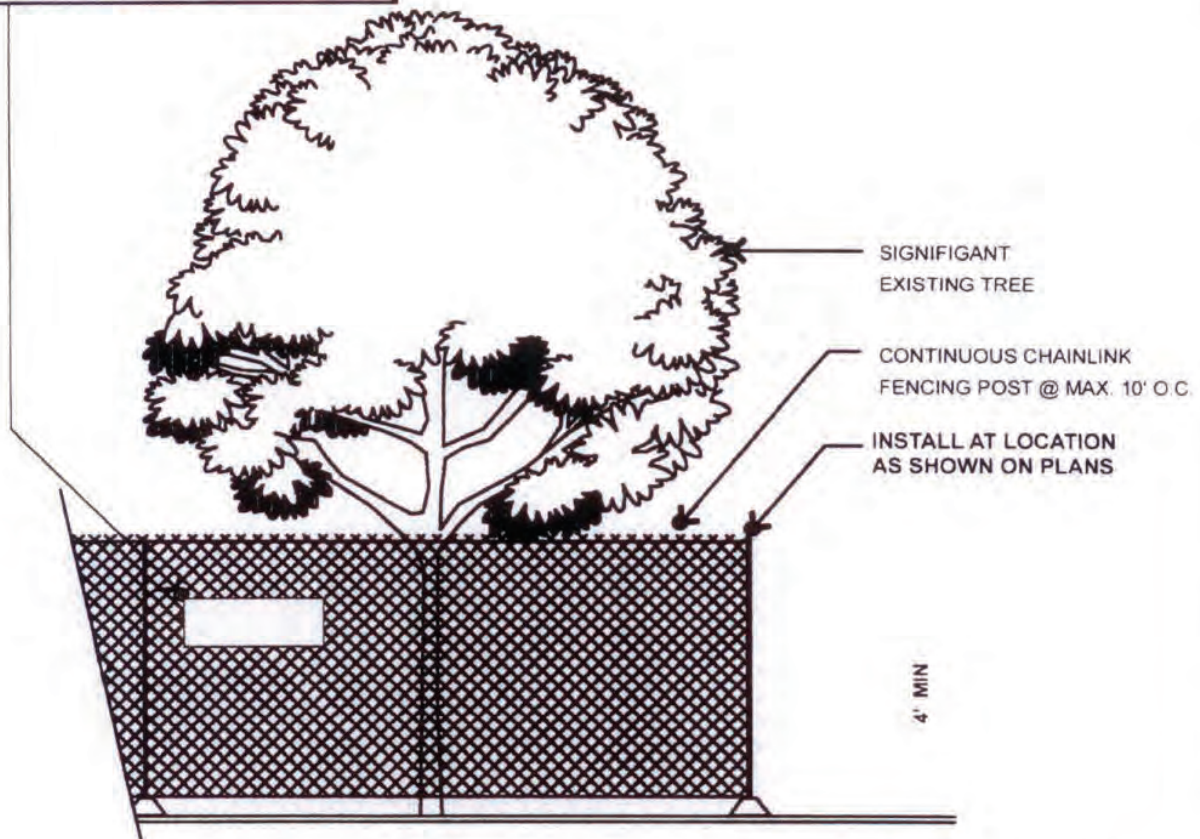
- DRIPLINE
- LIMIT OF DISTURBANCE
- + — TREE PROTECTION FENCE -  
POST DEMO OF EXISTING HOUSE

APPROX. SCALE  
1" = 25'  
160



# FENCING SIGN DETAIL

Tree Protection Area, Entrance Prohibited  
To report violations contact  
City Code Enforcement  
at (425)587-3225



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



## TREE PROTECTION FENCING DETAIL





# LAYTON TREE CONSULTING, LLC

## TREES & CONSTRUCTION MEMO

### Legacy Group

To: Thomas Mauriss  
From: Bob Layton  
CC: Jack Lasley, DCG; James West-Herr, Medici  
Date: October 21, 2022  
Re: Tree Protection at 8230 NE 117<sup>th</sup> Street – Finn Hill 8 IDP (117XX 82<sup>nd</sup> Lane NE)

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Dear Mr. Mauriss,

I have reviewed the city comment letter dated October 4<sup>th</sup>, 2022 and the updated site plan (Sheet C05, dated 10/19/2022) for the proposed 117XX 82<sup>nd</sup> Lane NE Street project in Kirkland (SUB22-00036). The purpose of this memo is to discuss the impacts to trees to be retained at the site and measures to protect them.

Trees #2 and #3 are young, small Douglas fir trees located close to the south property line. A new access drive and utility trenching is proposed within a few feet of the trunks. Because these trees are so young, they can be expected to survive the impact. It would be best to simply sever the roots at the edge of the new driveway and install a root barrier along the driveway edge to help prevent future damage to it. As always, the grade will need to be cut and pulled back away from the trees so as not to rip and shred roots that lead back to the trunk, and all severed root ends pruned clean at sound, healthy tissue prior to placing the root barrier.

There is a good deal of improvements proposed all around Tree #13. Fortunately, the species has good relative tolerance to construction impacts. As long as work is carried out diligently with tree protection at the forefront, I would expect the subject to remain viable. Phased tree protection fencing will be needed to minimize impacts. The inner critical root zone (CRZ) or 14-feet from the trunk face shall be covered with a +/- 6-inch layer of coarse woodchip mulch or hog fuel. Do not place mulch against the trunk. Protection fencing shall only be reduced when actual work is ready to commence and under the supervision of the project arborist. Paver driveways and walkways should be constructed at or above the existing grade to reduce impacts. Only the top sod layer (+/- 2-inches) shall be removed to prepare a subbase for

*It's all about trees.....*

PO BOX 572, SNOHOMISH, WA 98291-0572 \* 425-220-5711 \* bob@laytontreeconsulting.com



October 21, 2022

Tree Protection – 8230 NE 117<sup>th</sup> ST

sand/gravel. Storm drain trenches will need to be air-excavated or hand dug to preserve surface roots greater than 2-inches in diameter within the inner CRZ.

In order to maintain Tree #32 in a viable condition, the existing grade will need to be maintained within at least 6-feet from the trunk face. It appears there is space to achieve this. The water and storm drain lines can be shifted south farther from the tree. The challenge may be how to finish the grade between the tree and the new structure, but should be doable while maintaining the existing grade within the inner critical root zone.

Neighboring Tree #101 is not expected to be impacted to any noteworthy degree. This is a young, small pine tree. Pine trees have good relative tolerance to construction impacts. The new driveway is proposed 7 to 8-feet from the trunk. Position protection fencing as shown on the plan. Prune clean any encountered roots beyond the protection zone.

Please let me know if you have any questions or need further assistance.

Sincerely,



Bob Layton  
Registered Consulting Arborist #670  
ISA Certified Arborist #PN-2714A  
ISA Tree Risk Assessment Qualified



October 21, 2022

Tree Protection – 8230 NE 117<sup>th</sup> ST

## Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground.

Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



11708, 10, 12, 14, 16, 18, 20, 22 82ND LN NE  
KIRKLAND, WA 98034  
PRELIMINARY SHORT PLAT PERMIT PLANS



VICINITY MAP  
NTS

ROADWAY PLAN NOTES:

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION, THE OWNER OR SHALL BE CONTRACT RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL WAYWAYS AND UTILITIES SHALL BE IN ACCORDANCE WITH THE CURRENT PAVEMENT AND CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
3. ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED OF 2" CLASS "BC" ASPAVING ON 4" ASPHALT-TREATED BASE (ATB), UNLESS OTHERWISE SPECIFIED. ALL PUBLIC HIGHWAYS SHALL BE CONSTRUCTED OF 2" CLASS "BC" ASPAVING ON 4" ASPHALT-TREATED BASE (ATB).
4. A COPY OF THE APPROVED ROADWAY PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. DENSITY TEST RESULTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS AND ALL PRIVATE ROADWAYS WITHIN PLATS. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDRS, ROADWAY DRIVEWAYS, DRIVEWAYS, AND 90 PERCENT DENSITY IN UNPAVED AREAS. ALL PILE ZONE COMPACTON SHALL BE 95 PERCENT.
6. ALL COMMERCIAL AND RESIDENTIAL DRIVEWAYS MUST CONFORM TO THE CITY OF KIRKLAND PAVEMENT OF PUBLIC HIGHWAYS AND DRIVEWAYS.
7. ALL CONCRETE FOR SIDEWALKS AND CURBS AND GUTTER MUST BE 4,000 PSI MINIMUM (5/4-3/4 SACK MIX).
8. IN THE CASE OF NEW ROAD CONSTRUCTION OR RECONSTRUCTION REQUIRING MAILBOXES TO BE MOVED OR RELOCATED, THE DEVELOPER/CONTRACTOR SHALL COORDINATE WITH THE U.S. POSTAL SERVICE FOR THE NEW LOCATION OF THE MAILBOX STRUCTURE.
9. ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED TO EXISTING OR THE CURRENT CITY OF KIRKLAND STANDARD.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL PRIOR TO THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND AS MODIFIED BY THE ADJUSTED.
11. THE MINIMUM SIDEWALK SHALL BE 5 FEET WIDE. THE SIDEWALK SHALL BE ADJACENT TO A ROCKERY OR RETAINING WALL WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE THIRTY INCHES (30") OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK. A SAFETY RAILING SHALL BE REQUIRED WHEN: (A) THE PLANE OF THE SIDEWALK IS LESS THAN 10 FEET AWAY FROM THE OUTSIDE EDGE OF THE SIDEWALK; (B) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.
12. THE MAXIMUM GRADE FOR PRIVATE ROADWAYS SHALL BE TWENTY PERCENT (20%), OR FIFTEEN PERCENT (15%) IF USED FOR FIRE ACCESS. FOR PUBLIC ROADWAYS, THE MAXIMUM GRADE SHALL BE FIFTEEN PERCENT (15%).
13. DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED. SEE MOST CURRENT EDITION OF THE MUTCD.
14. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A COLD JOINT.
15. ALL CURB AND GUTTER JOINTS SHALL BE CONSTRUCTION JOINT BETWEEN JOINTS.
16. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.
17. THE CONTRACTOR SHALL CONSIDER THE USE OF VEGETATION IN THE DESIGN AND INSTALLATION. STREET LIGHTS OR ALL NEWLY-CREATED PUBLIC ROADWAYS AND EXISTING ROADWAYS.
18. WHEN AN EXISTING ROADWAY IS TO RECEIVE A HALF-STREET OVERLAY, THE EXISTING ROADWAY MUST BE COLD PLACED WITHIN THE RIGHT-OF-WAY. UTILITY CUTOFFS SHALL BE INSTALLED PRIOR TO THE HALF-STREET OVERLAY. IF IT MUST BE COLD PLACED AT THE EDGE OF BOTH GUTTERS, SEE CITY OF KIRKLAND STANDARD DETAIL NO. R-15.
19. ALL NEW SIGNS REQUIRED IN THE PUBLIC RIGHT-OF-WAY MUST BE PURCHASED FROM, AND INSTALLED BY, THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT.
20. WHEN INSTALLING NEW SIDEWALK, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK.
21. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
22. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PICES OF EQUIPMENT NECESSARY TO KEEP THE STREETS CLEAN.
23. BACKFILL IN ALL STREET CUTS ON ARTERIALS WILL BE CONTRACT DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STABIL PLANTING NECESSARY TO ALLOW THE CDF TO CUR.
24. WHEN CONSTRUCTING NEW SIDEWALKS, THE CONTRACTOR SHALL NOT ALIGN WITH THE EXISTING EDGE OF PAVEMENT, THE SIDEWALK MUST BE TAPERED FROM THE ENDS OF THE NEW CURBS AND GUTTER TO MATCH THE EXISTING PAVEMENT. THE ENTRY TRIP INTO THE NEW IMPROVEMENTS SHALL BE 5:1, AND LEAVING THE NEW IMPROVEMENTS SHALL BE 10:1.
25. EXISTING ROADWAYS WITHIN PLATS SHALL BE CONSTRUCTED TO MATCH THE EXISTING PAVEMENT. WHEN CONSTRUCTING FROM THE EDGE TO PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT, HOWEVER, WHEN THE EXISTING PAVEMENT CONTAINS ALLIGATED AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS SHALL BE PATCHED.
26. ALL ROCKERIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT GUIDELINES OF THE ASSOCIATION

WATER PLAN NOTES:

- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- ALL EXISTING WATER MAINS SHALL BE IN ACCORDANCE WITH CURRENT AWWA, WSDOT, AND APWA STANDARD SPECIFICATIONS, AS AMENDED BY THE CITY OF KIRKLAND. ALL MATERIAL UTILIZED MUST BE NEW. NO PARTS SHALL BE REUSED. ANY PART REMOVED FROM THE SYSTEM FOR ANY REASON MAY NOT BE REUSED AND SHALL BE REPLACED WITH A NEW PART. (E.G. A ROMAC WITH A BAD GASKET MUST BE REPLACED WITH AN ENTIRE NEW ROMAC ASSEMBLY).
- NEW MAINS SHALL BE CLASS 200 OR HIGHER. ALL NEW MAINS SHALL BE INSTALLED AT A MINIMUM COVER DEPTH OF 36". ALL NEW MAINS SHALL BE 1/2" CEMENT LINED AND SEALED IN ACCORDANCE WITH ANSI/AWWA C900/J41-A-90. THE CAST IRON OR DUCTILE IRON PIPE FITTINGS SHALL BE CLASS 250 OR PER ANSI/AWWA C150/J41-A-92. PIPE BEDDING SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. THE MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 36" AND A MAXIMUM COVER OF 60". ANY DEVIATIONS FROM THIS MUST BE APPROVED BY THE CITY OF KIRKLAND PRIOR TO CONSTRUCTION.
- CONCRETE BLOCKING FOR WATER MAINS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AWWA AND CITY OF KIRKLAND SPECIFICATIONS AND SHALL BE INSTALLED AT ALL VERTICAL CHANGES IN ELEVATION. ALL NEW MAINS SHALL BE PROTECTED BY CONCRETE BLOCKING AT ALL CONNECTIONS TO EXISTING MAINS AND ALL TESTING AND DISINFECTION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS INSPECTOR.
- ALL EXISTING UTILITIES MUST HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS AGENT SHALL BE CONTACTED FOR INFORMATION ON THE LOCATION OF ANY ABOVE-GROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- ALL EXISTING WORKING WITH AC PIPE MUST BE STATE-CERTIFIED. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERSINGS AND EQUIPMENT (COVERALS, GLOVES, BOOTS, HEAD COVERING, GOGGLES, RESPIRATORS, ETC.) TO CREWS WORKING WITH ASBESTOS CEMENT PIPE IN ORDER TO ASSURE THE WORKER'S EXPOSURE TO ASBESTOS MATERIAL IS AT OR BELOW THE LIMITS PRESCRIBED IN WAC 296-62-0705.
- THE CONTRACTOR OF THE WATER PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- A 5' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER FACILITIES AND UNDERGROUND POWER AND TELEPHONE FACILITIES, UNLESS OTHERWISE APPROVED BY THE CITY OF KIRKLAND.
- FOR ALL NEW MAINS, THE CONTRACTOR SHALL MEET THE REQUIREMENTS, SEE ITEM VIII.C OF THE SANITARY SEWER - DESIGN CRITERIA SECTION AND DETAIL VII.D. PRESSURE AND PURITY TESTING SHALL BE DONE IN THE PRESENCE OF, AND UNDER THE SUPERVISION OF, A CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS INSPECTOR. THE CONTRACTOR SHALL PROVIDE ALL PLUGS AND TEMPORARY BLOWOUT ASSEMBLIES FOR PRESSURE TESTING AND DISINFECTION PRIOR TO FINAL TIE-IN. ALL NEW MAINS SHALL BE TESTED FOR LEAKS USING AIR OR WATER. ALL NEW MAINS SHALL BE TESTED FOR PRESSURE AND PURITY. ALL PLUGS AND BLOWING SHALL BE INSTALLED AT THE POINTS OF CONNECTION TO THE EXISTING SYSTEM. FOR CONSTRUCTION OF NEW WATER MAIN, THE SERVICES, HYDRANTS ETC., WILL BE TESTED WITH THE MAIN. PRESSURE TESTING WILL REQUIRE A MINIMUM OF 150 PSI. DISINFECTION WILL REQUIRE A MINIMUM OF 100 PPM FREE CHLORINE FOR 20 DAYS. A SAMPLE SHALL BE TAKEN FOR PURITY TESTING BY THE PUBLIC WORKS INSPECTOR.
- FOR ALL CONTRACTORS REQUESTING A SHUTDOWN OF THE EXISTING WATER MAIN, THE CONTRACTOR SHALL ADVISE THE CITY OF KIRKLAND INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL WATER MAIN CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING AS-BUILT DRAWINGS OF ALL CONSTRUCTION NOT INSTALLED ACCORDING TO THE APPROVED PLANS. (THIS DOES NOT GIVE APPROVAL FOR AS-BUILT CONSTRUCTION.)
- FOR ALL SHUTDOWNS REQUESTED BY THE CONTRACTOR FOR ANY TYPE OF PUBLIC WORKS FIVE (5) DAYS prior to any work requiring the shutdown of EXISTING WATER MAINS, THE CONTRACTOR IS REQUIRED TO GIVE TWO (2) WORKING DAYS NOTICE TO ALL CUSTOMERS AFFECTED BY A WATER MAIN SHUTDOWN (NOTICES AND MAPS FOR THE SHUTDOWN WILL BE PROVIDED BY THE WATER DIVISION). SHUTDOWNS SHALL BE SCHEDULED FOR MONDAYS, TUESDAYS, WEDNESDAYS, AND THURSDAYS BETWEEN 8 AM AND 2 PM. SHUTDOWNS AFFECTING INSTITUTIONS SHALL BE SCHEDULED AT NIGHT. ONLY WATER DIVISION PERSONNEL OR A MEMBER OF THE WATER DIVISION SHALL BE ALLOWED ACCESS TO THE SHUTDOWN AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL, FLAGGING, OR RECHANGING OF WATER LINES. TWO (2) WORKING DAYS NOTICE TO THE WATER DIVISION IS REQUIRED TO SCHEDULE FILLS.
- THERE SHALL BE NO WATER MAIN CONSTRUCTION ON A SATURDAY, SUNDAY, OR HOLIDAYS OBSERVED BY THE CITY OF KIRKLAND.
- THE WATER DIVISION WILL OWN AND MAINTAIN THE CLOSEST WATER VALVES TO THE WATER MAINS. THE CITY OF KIRKLAND MAINTENANCE DEPARTMENT SHALL BE RESPONSIBLE FOR THE OPERATION OF SUCH VALVES.
- THE FIRE FLOW SYSTEM SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO ABOVE-GROUND COMBUSTIBLE CONSTRUCTION.
- ALL WATER MAINS SHALL BE COMPACTIONED TO 95% OF THEIR MAXIMUM DENSITY IN ACCORDANCE TO MEGA-LUGS.
- DISINFECTION OF ALL WATER MAINS SHALL BE COMPLETED PRIOR TO ABOVE-GROUND CONSTRUCTION. ALL EXISTING AND NEWLY INSTALLED VALVE CAPS ARE TO REMAIN ACCESSIBLE TO WATER DIVISION PERSONNEL.
- WHEN IT BECOMES NECESSARY TO RE-INSTALL THE CUSTOMER'S SIDE OF AN EXISTING WATER METER AS THE RESULT OF THE RELOCATION OF THE EXISTING SERVICE OR TO COMPLY WITH OTHER CITY OF KIRKLAND PUBLIC WORKS SPECIFICATIONS, THE CUSTOMER'S SIDE SHALL BE RECONNECTED WITH THE APPROPRIATE PLUMBING AND/OR RELATED EQUIPMENT. THE CUSTOMER SHALL BE RESPONSIBLE FOR THE COST OF ANY RATING, OR PVC-ALL PARTS, PIPE, AND/OR FITTINGS SHALL BE NEW FROM THE BACK SIDE OF THE METER TO THE CONNECTION POINT OF THE CUSTOMER'S SERVICE.
- NO TIE-IN WILL BE ALLOWED INTO THE EXISTING TAPLINE ON THE CUSTOMER'S SIDE OF THE METER. IF THE EXISTING METER DOES NOT HAVE A CHECK VALVE OR IF THE EXISTING METER HAS A CHECK VALVE BUT IT IS NOT FUNCTIONING CORRECTLY, THE CUSTOMER CAN HAVE A CHECK VALVE INSTALLED.
- IF, AFTER ITTING, DURING INSTALLATION OR AFTER, IS FOUND TO BE DEFECTIVE IN ANY WAY AS DETERMINED BY THE CITY, THE CONTRACTOR SHALL REPLACE THE ENTIRE TIGHTING AND NOT JUST THE DEFECTIVE COMPONENT.
- REQUIREMENT 1.25% JACOBI PLUMBING FIXTURES, AND PLUMBING FIXTURES USED FOR POTABLE WATER, MUST HAVE A MAXIMUM LEAD CONTENT NOT TO EXCEED 0.25%, PER THE "LEAD FREE" STANDARDS AS DEFINED IN SECTION 9 OF NSF/ANSI STANDARD 61.

ABBREVIATIONS:

BOTW = BOTTOM OF WALL  
CB = CATCH BASIN  
COR = CITY OF KIRKLAND  
CG = CONCRETE WALK  
DADU = DETACHED ACCESSORY DWELLING UNIT  
EG = EXISTING GRADE  
EX = EXISTING  
FF = FENCE FENCE  
FG = FINISHED GRADE  
FL = FLOW LINE  
G = GAS LINE  
LYR = LAYER  
OHP = OVERHEAD POWER  
PE = PERFORATED PVC PIPE  
PL = PROPERTY LINE  
ROW = RIGHT OF WAY  
SD = STORM DRAIN  
SDCO = STORM DRAIN CLEANOUT  
SFR = SINGLE FAMILY RESIDENCE  
SS = SANITARY SEWER  
SSMH = SANITARY SEWER MANHOLE  
SSS = SANITARY SEWER SIDEW  
SSSD = SANITARY SEWER CLEANOUT  
TOC = TOP OF CURB  
TOPW = TOP OF WALL  
TYP = TYPICAL  
UGP = UNDERGROUND POWER  
W = WATER  
WM = WATER METER  
WSDOE = WASHINGTON STATE DEPARTMENT OF

CONTACTS:

APPLICANT:  
LEGACY CAPITAL GROUP  
400 112TH AVE NE #400  
BELLEVUE, WA 98004  
PHONE: (206) 854-1883  
ATTN: THOMAS MAURIS

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11711 SE 8TH ST #100  
BELLEVUE, WA 98005  
PHONE: (425) 435-8288  
ATTN: JENNIFER KIM

ENGINEER:  
DAVIDO CONSULTING GROUP, INC.  
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TERRANE  
10108 MAIN STREET SUITE 102  
BELLEVUE, WA, 98004  
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CITY OF KIRKLAND PW INSPECTION REQUEST LINE:  
(425) 567-3805

PROJECT ADDRESS:  
6226 N 117TH ST  
KIRKLAND, WA 98034

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9706 4th Ave NE  
Suite 300  
Seattle, WA 98115  
P: 206.523.0024  
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THE MAP/TOPOGRAPHY PROVIDED BY DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

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SUBJECT:

PROJ. MANAGER:	BI
DESIGNED BY:	JL

CHECKED BY:		BI
SCALE:		AS SHOWN
DATE:	REV	SHEET

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EROSION/SEDIMENTATION CONTROL - PLAN NOTES

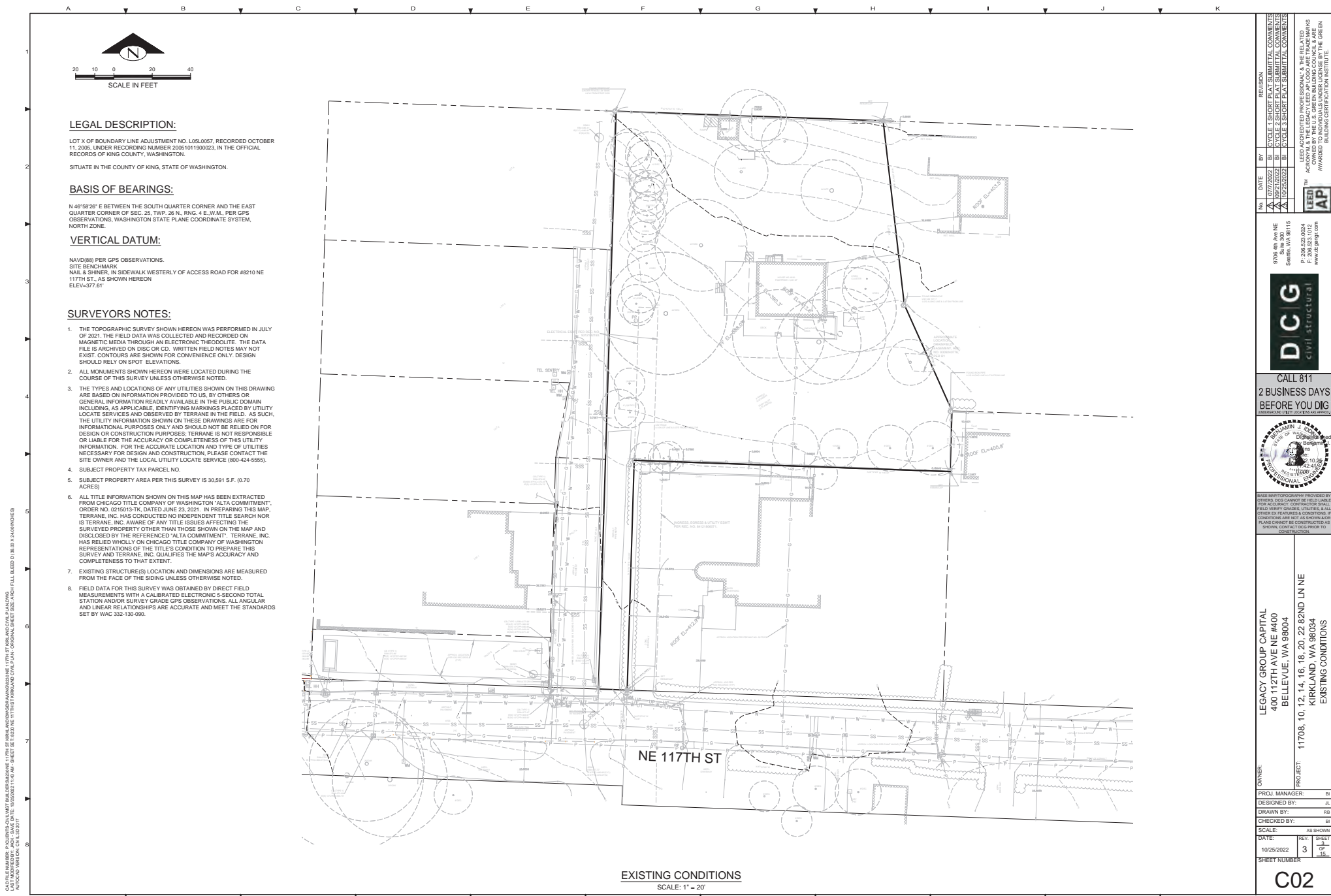
1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:  
A. CONDUCT PRE-CONSTRUCTION MEETING.  
B. FLAG OR FENCE CLEARING LIMITS.  
C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.  
D. INSTALL CATCH BASIN PROTECTION DOWNSTREAM AND AS DETERMINED BY THE CITY INSPECTOR.  
E. GRADE AND INSTALL CONSTRUCTION ENTRANCES (S).  
F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).  
G. CONSTRUCT SEDIMENT PONDS AND TRAPS.  
H. GRADE AND STABILIZE SLOPES.  
I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.  
J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.  
K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.  
L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.  
M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.  
N. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.  
O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.  
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREAMS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLEGAL DISCHARGE (KMC 15.52) INTO A MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLEGAL DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY OF KIRKLAND STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CITY OWNERS, PROPERTY OWNERS, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND MAY ALSO BE ASSESSED A FINE (KMC 12.200). THE MINIMUM FINE IS \$500. A FINE FOR A REPEAT VIOLATION SHALL BE DETERMINED BY THE CITY. THE SURFACE WATER FINE BY THE NUMBER OF VIOLATIONS. A FINE MAY BE REDUCED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF-REPORT VIOLATION TO THE CITY AT 626-887-3800. A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEAN-UP, AND PENALTIES, ARE PAID TO THE CITY OF KIRKLAND.  
3. CONSTRUCTION DETERMINING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU AND NOT CONSIDERED AN ILLEGAL DISCHARGE (PER KMC 15.52.090) TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION FROM THE CITY OF KIRKLAND COUNTY INDUSTRIAL WASTE PROGRAM (266-263-3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.  
4. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.  
5. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY CLEARING CONTROL FENCE AND THE AGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.  
6. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PILES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).  
7. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.  
8. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.  
9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, WHEREVER FEASIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.  
10. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR.  
11. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SLOPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.  
12. MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.  
13. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.  
14. MINIMUM FINE ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.  
15. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.  
16. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.  
17. ALL DISTURBED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G., SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK WITHIN THE FOLLOWING TIMELINES:  
• MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.  
• OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.  
• STABILIZED SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PRECIPITATED RAIN EVENT.  
18. THE LONG-TERM USE OF PLASTIC COVERING ON A SITE SHALL BE LIMITED TO ONE WET SEASON (OCTOBER 1 TO APRIL 30). AFTER THAT, THE SITE WILL BE REQUIRED TO HYDROSEED OR INSTALL OTHER TESC METHODS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT.  
19. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL PVE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).  
20. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.  
21. ALL SLOPS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NOTES) SHALL HAVE A HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PLYWOOD OR STEEL) OR SLOPES SHALL BE PROTECTED BY A HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PLYWOOD OR STEEL) FROM THE AREA RESTRICTED BY THE NGRF AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.  
22. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL BE 6 FT. HIGH CHAIN LINK OR EQUIVALENT ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFER, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFER OR WETLAND OR SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE PLASTIC CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.  
23. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH

24. POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.  
25. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 2" - 4" ROCK: 100%+40% PASSING, 2" - 4" ROCK: 30%+40% PASSING, AND 1" - 2" ROCK: 10%+20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION. INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION. ALL ROCK SHALL BE PLACED ON SITE. IF ANY PART OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.  
26. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION BY EROSION CONTROL MEASURES. THE CITY OF KIRKLAND CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DRAINAGE SYSTEM.  
27. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.  
28. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERMITTER FENCE WITH A MINIMUM HEIGHT OF 3'. THE WASHED GRADE KOTTEL, ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL. IF EXCESSIVE SILT ACCUMULATES ABOVE THE FILTER FABRIC, IT SHALL BE REMOVED. ALSO, ALL INTERCEPTOR SVALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.  
29. PRIOR TO THE BEGINNING OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK BEFORE OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. AN INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.  
30. ANY AREA THAT IS USED FOR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION UNTIL THE FINAL STABILIZATION OF THE AREA. THE SILT FENCE SHALL BE SLOPED BY CONSTRUCTION ACTIVITIES.  
31. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE TRAFFIC IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL NOT BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION.  
32. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE PROPERTY, SHALL BE PROTECTED FROM SEDIMENT FROM SEDIMENT BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A STORM DRAIN INLET OR EQUIVALENT.  
33. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WETTER CONDITIONS. THE TANK SHALL NOT BE USED TO FLUSH CONCRETE BY PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.  
34. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.

STORM DRAINAGE - PLAN NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.  
2. WHERE ANY CONSTRUCTION OR SITE ACTIVITY REQUIRES THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED NOTICES.  
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KIRKLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY THE WYDOT AND THE AMERICAN SOCIETY OF CIVIL ENGINEERS.  
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL. ALL CHANGES SHALL BE SUBMITTED TO THE CITY.  
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.  
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.  
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE SUBJECT TO PRE-APPROVED PLAN COK-D-01, UNLESS OTHER DESIGN IS APPROVED.  
8. STEEL PIPE SHALL HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.  
9. ALL CATCH BASINS SHALL BE TYPE 1 UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE II CATCH BASIN. TYPE I CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED, UNLESS APPROVED BY CITY OF KIRKLAND ENGINEER.  
10. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.  
11. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1') AND MUST MEET THE FOLLOWING SPECIFICATIONS: 2" - 4" ROCK: 100%+40% PASSING, 2" - 4" ROCK: 30%+40% PASSING, AND 1" - 2" ROCK: 10%+20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION. INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION. ALL ROCK SHALL BE PLACED ON SITE.  
12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A 2% SLOPE IN THE DIRECTION OF FLOW. THE LOT OF PIPE BEDDING MAY BE THE PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSOBT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS THE PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM BEDDING. THE FIRST LIFT OF PIPE BEDDING MAY BE OBTAINED BY THE PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSOBT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS THE PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM BEDDING. THE FIRST LIFT OF PIPE BEDDING MAY BE OBTAINED BY THE PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSOBT). 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**LEGAL DESCRIPTION:**

LOT X OF BOUNDARY LINE ADJUSTMENT NO. 10510057, RECORDED OCTOBER 11, 2005, UNDER RECORDING NUMBER 2005101190023, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS:**

N 46°58'26\"/>

**VERTICAL DATUM:**

NAVD83 PER GPS OBSERVATIONS.  
SITE BENCHMARK  
NAIL & SHINER, IN SIDEWALK WESTERLY OF ACCESS ROAD FOR #8210 NE 117TH ST., AS SHOWN HEREON  
ELEV=377.61'

**SURVEYORS NOTES:**

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DVD OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 30,591 S.F. (0.70 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON "ALTA COMMITMENT", ORDER NO. 0215013-TK, DATED JUNE 23, 2021. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "ALTA COMMITMENT". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE, AND MEET THE STANDARDS SET BY WAC 332-130-090.

NO.	DATE	BY	REVISION
1	10/25/2022	BI	CYCLE 1: SHORT PLAT SUBMITTAL COMMENTS
2	10/25/2022	BI	CYCLE 2: SHORT PLAT SUBMITTAL COMMENTS
3	10/25/2022	BI	CYCLE 3: SHORT PLAT SUBMITTAL COMMENTS

LEGACY GROUP CAPITAL  
400 112TH AVE NE #400  
BELLEVUE, WA 98004

PROJECT: 11708, 10, 12, 14, 16, 18, 20, 22 82ND LN NE  
KIRKLAND, WA 98034  
EXISTING CONDITIONS

OWNER: LEGACY GROUP CAPITAL  
PROJ. MANAGER: BI  
DESIGNED BY: AL  
DRAWN BY: RB  
CHECKED BY: BI

SCALE: AS SHOWN  
DATE: 10/25/2022  
REV: 3  
SHEET: 135

SHEET NUMBER  
**C02**

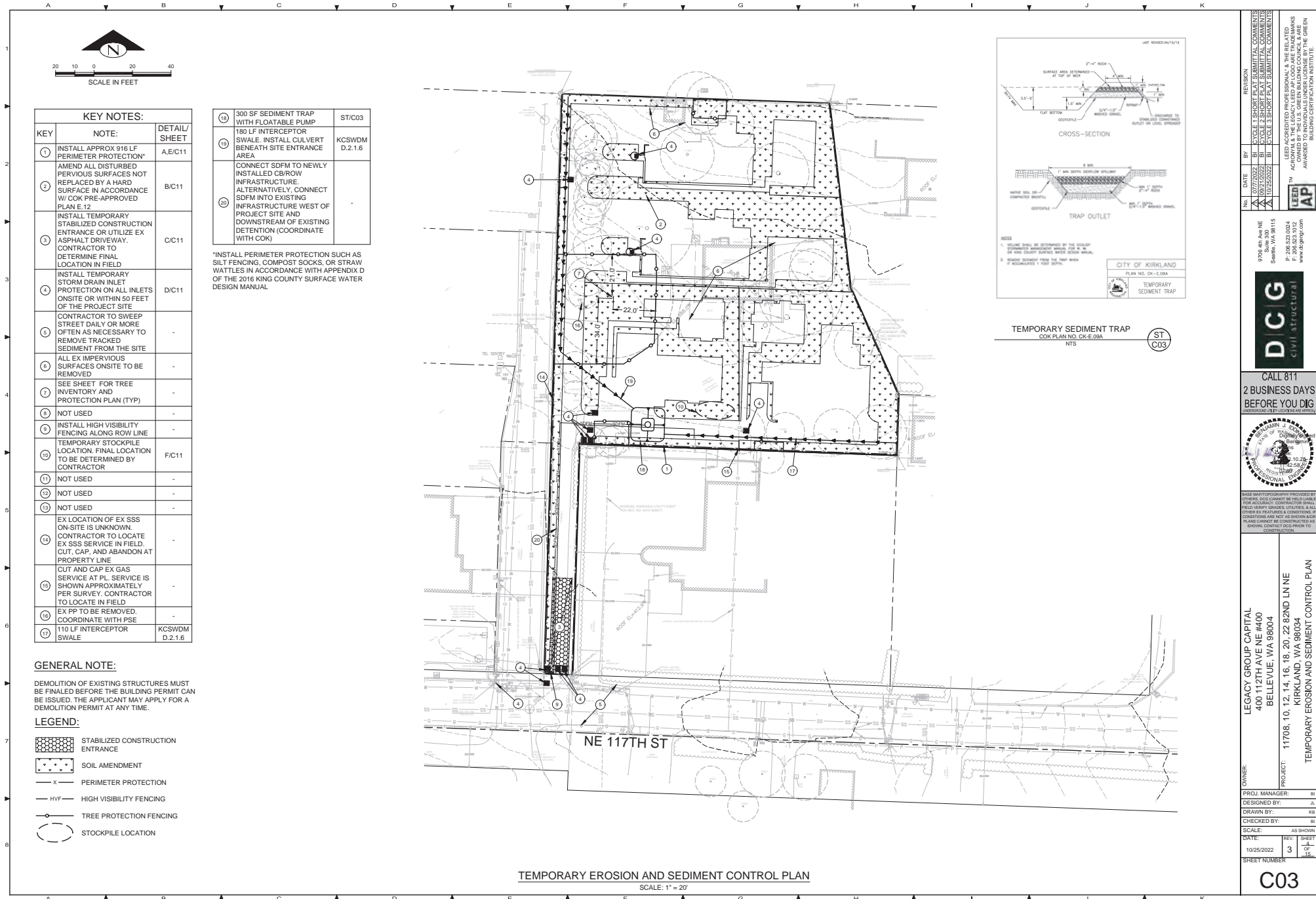
CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG

SEAL OF THE KING COUNTY SURVEYOR  
JAMES M. BROWN  
JULY 1, 2021  
KING COUNTY, WASHINGTON

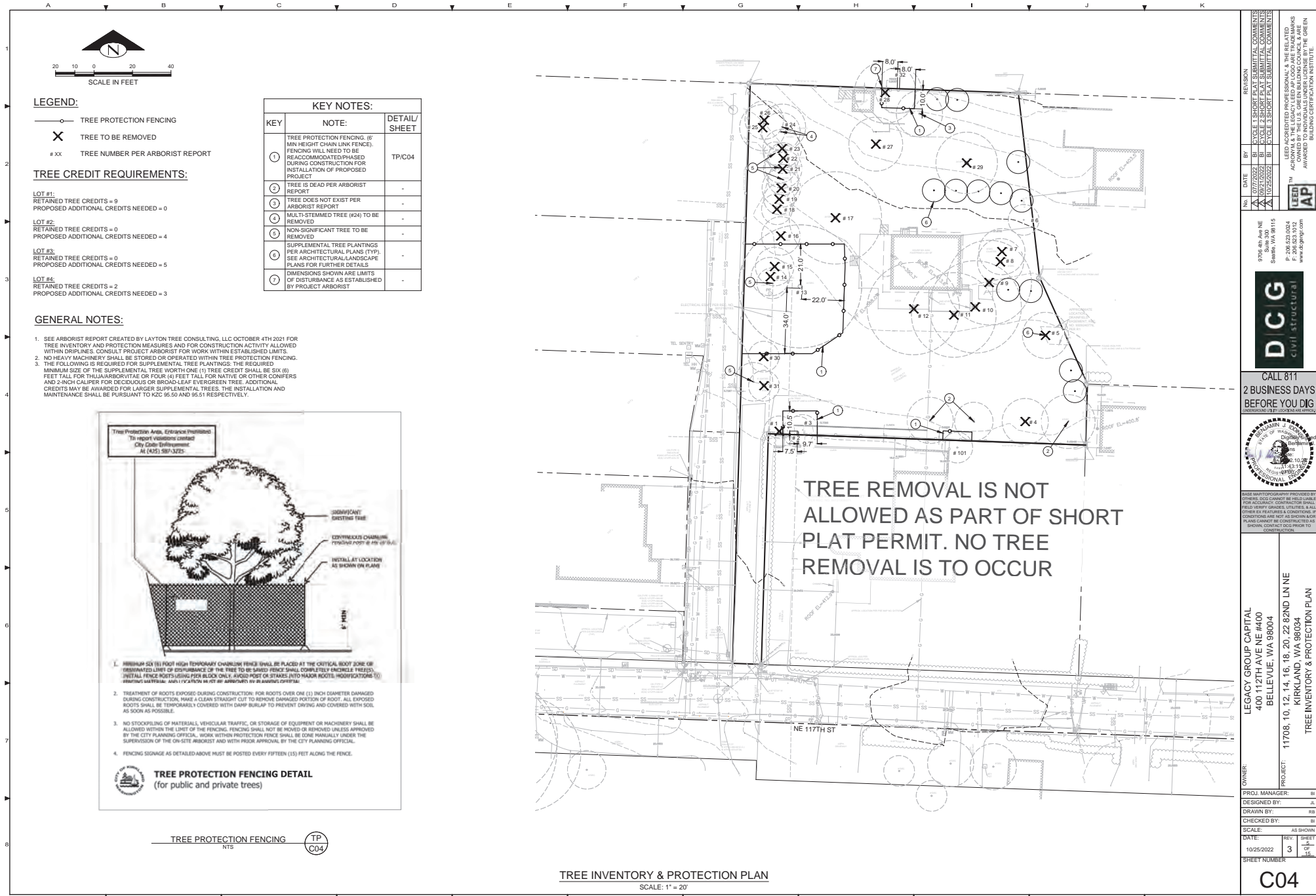
BASE MAPS AND INFORMATION PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EXISTENCES & CONDITIONS. IF CONTRACTOR DOES NOT FIELD VERIFY, PLANS CANNOT BE CONSIDERED AS SHOWN. CONTRACTOR TO SHOW, CORRECT & FILL TO CONFORM TO CITY.

DCG civil structural

9706 4th Ave NE  
Suite 300  
Seattle, WA 98115  
P: 206.223.0024  
F: 206.223.0025  
www.dcginc.com







**REVISION**

NO.	DATE	BY	REASON
1	10/25/2022	BI	SCALE 2 SHORT PLAT SUBMITTAL COMMENT
2	10/25/2022	BI	SCALE 3 SHORT PLAT SUBMITTAL COMMENT

**LEGEND**

**AP**

**CALL 811**  
2 BUSINESS DAYS  
BEFORE YOU DIG

**LEGACY GROUP CAPITAL**  
400 112TH AVE NE #400  
BELLEVUE, WA 98004

**PROJECT:** 11708 10, 12, 14, 16, 18, 20, 22 82ND LN NE  
KIRKLAND, WA 98034  
TREE INVENTORY & PROTECTION PLAN

**OWNER:** LEGACY GROUP CAPITAL  
**PROJ. MANAGER:** BI  
**DESIGNED BY:** A  
**DRAWN BY:** RB  
**CHECKED BY:** BI  
**SCALE:** AS SHOWN  
**DATE:** 10/25/2022  
**REV:** 3  
**SHEET:** 15  
**SHEET NUMBER:** C04