

Jennifer Anderer

On Nov 29, 2021, at 2:24 PM, Jennifer Anderer <JAnderer@kirklandwa.gov> wrote:

Hi Rita,

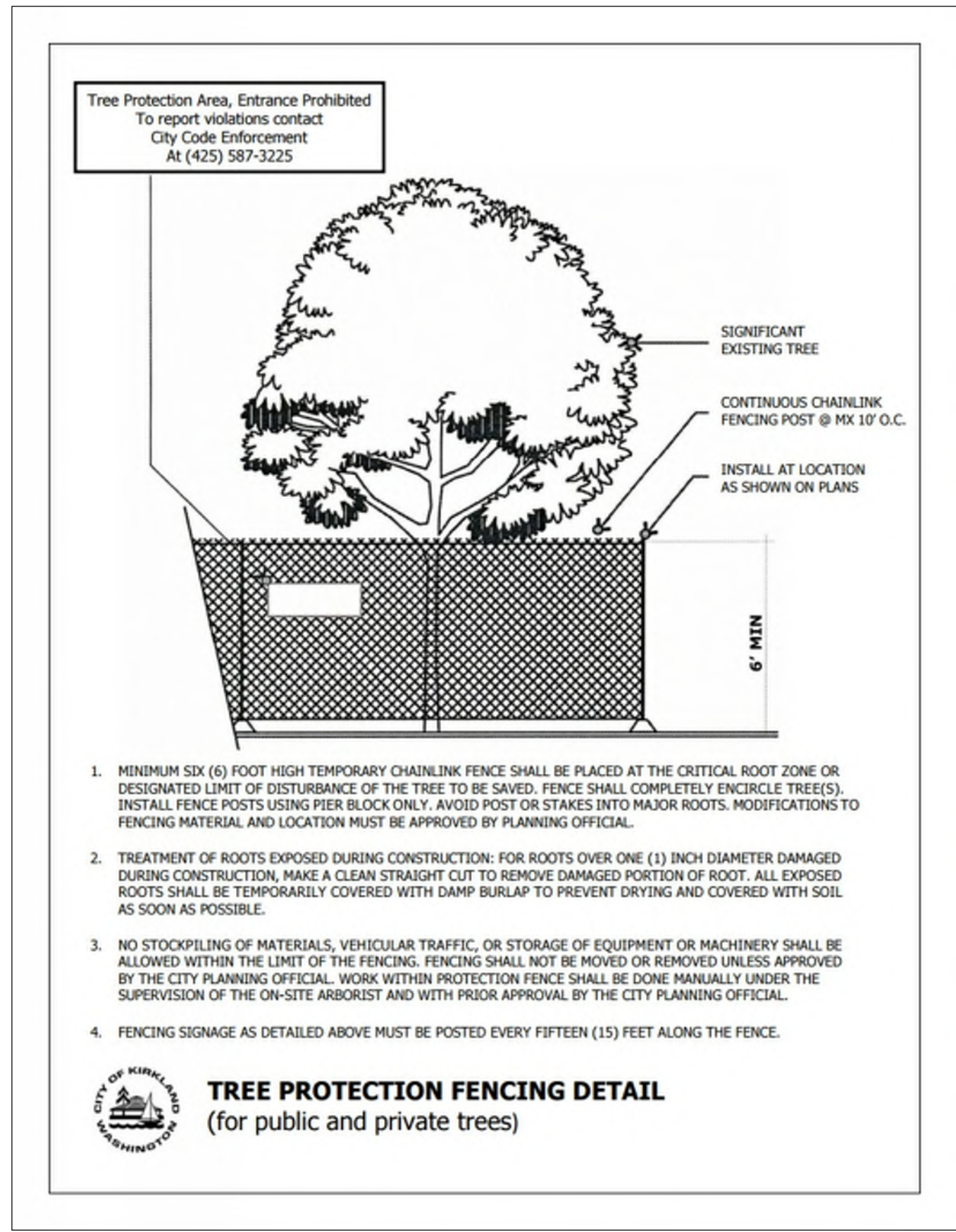
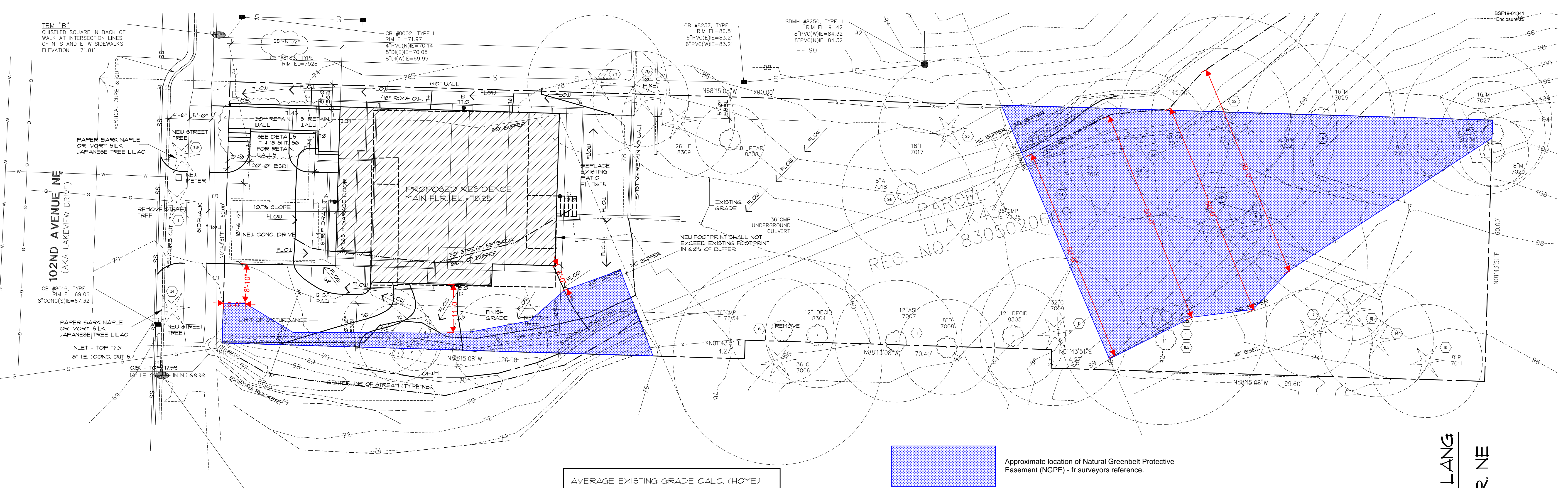
I thought this would be helpful for your surveyor's reference, attached is a marked up site plan showing the extent of the NGPE boundaries (in hatched blue) as they relate to the stream. You'll want your surveyor to create an exhibit showing the boundaries of the NGPE for the recording document (OCD 16). Your split rail fencing (as required by [KZC 90.190](#) and included in your Stream Buffer Modification and Mitigation Plan prepared by Cedarock Consultants dated November 13, 2019) should line the boundary of the NGPE. If the boundaries changed at all in the field or your surveyor identifies alternatives to the attached marked up plan please let me know and we can work together to adjust the NGPE boundaries.

Thanks,

Jennifer Anderer | Associate Planner
Planning and Building Department
City of Kirkland
p: 425.587.3239

Planning Counter hours: 8:00 am – 5:00 pm Monday-Friday; 10:30 am – 5:00 pm Wednesdays only. Located in City Hall at 123 Fifth Avenue, Kirkland, WA 98033.

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| TREE INVENTORY | | | |
|-----------------|--|----------|-----------------------------------|
| EXIST. TREE NO. | SPECIES | DIAMETER | RETAINED |
| 1 | LIQUIDAMBAR STRACIFLUA | 18" | NO |
| 2 | SYRINGAE VILGARS | 10" | YES |
| 3 | FRAXINUS LAUROCERACUS | 9" | YES |
| 4 | FRAXINUS LAUROCERACUS | 6" | YES |
| 5 | ILEX AQUAFOLIUM | 11" | NO |
| 6 | ILEX AQUAFOLIUM | 15" | NO |
| 7 | FRAXINUS LAUROCERACUS | 7" | YES |
| 8 | THALIA PLICATA | 32" | YES |
| *B304 | FRAXINUS ANGUSTIFOLIA | 12" | YES |
| *B305 | UNKNOWN DECID. | 12" | YES |
| 9 | LABURNUM ANAGARDIDES | 8" | YES |
| 10 | ACER THACROPHYLLUM | 18" | YES |
| 11 | CRATAEGUS MONOSTYNA | 8" | YES |
| 1A | ACER THACROPHYLLUM | 54" | YES |
| 12 | PSEUDOTSUGA MENZESII | 12" | YES |
| 13 | PSEUDOTSUGA MENZESII | 16" | YES |
| 14 | FICIA SITCHENSIS | 14" | YES |
| 15 | FICIA SITCHENSIS | 8" | YES |
| 16 | FRAXINUS (DEAD) | 12" | YES |
| 17 | FRAXINUS (DEAD) | 10" | YES |
| 18 | ACER THACROPHYLLUM | 9" | YES |
| 19 | ALNUS RUBRA | 6" | YES |
| 20 | FRAXINUS SPP. | 15" | YES |
| 21 | METASEQUOIA GLYPTOSTROBILIDES | 33" | YES |
| 22 | CEPHALUS THICOCARPA | 43" | CY |
| 23 | THALIA PLICATA | 22" | YES |
| 24 | THALIA PLICATA | 22" | YES |
| 25 | CHAMAECYPARIS SPP. | 21" | YES |
| 26 | ALNUS RUBRA | 8" | YES |
| 27 | FINUS VAR. | 19" | YES |
| 28 | PINE | 10" | YES |
| *B308 | FINUS VAR. | 8" | YES |
| *B309 | PSEUDOTSUGA MENZESII | 26" | YES |
| 30 | PAPER BARK NAPLE OR IVORY SILK JAPANESE TREE LILAC | | REPLACEMENT TREES FOR STREET TREE |
| 31 | | | |

| AVERAGE EXISTING GRADE CALC. (HOME) | | |
|---|---------|-----------|
| SEGMENT | ELEV. | TOTAL |
| A-40'-0" | 75.4 | 3016.00 |
| B-50'-4" | 77.0 | 3875.664 |
| C-40'-0" | 78.0 | 3120.00 |
| D-50'-4" | 75.0 | 3774.998 |
| TOTAL | 180.667 | 13786.662 |
| ABE = 180.667/13786.662 = 76.30996321 | | |
| ACTUAL BLDG. HT. @ HIGHEST PEAK OF ROOF = 106.07' | | |
| MAX. HEIGHT = 76.31 + 30' = 106.31' | | |

| MAXIMUM LOT COVERAGE (50% MAX.) | | |
|----------------------------------|-------------|---------|
| PROPOSED HOME W/ OVERHANGS | 2297 | SQ. FT. |
| DRIVE | 570 | SQ. FT. |
| STAIRS AND FRONT WALK | 131 | SQ. FT. |
| PATIO | 287.5 | SQ. FT. |
| HEAT PUMP PAD | 18 | SQ. FT. |
| TOTAL | 3303.5 | SQ. FT. |
| LOT SQUARE FOOTAGE | 17,099 | SQ. FT. |
| PERCENTAGE OF COVERAGE | 19.3 | % |
| FLOOR AREA RATIO (F.A.R.) | | |
| LOWER FLOOR | 477 | SQ. FT. |
| GARAGE (CL'G 6' OR GREATER AFG.) | 427 | SQ. FT. |
| MAIN FLOOR | 1689 | SQ. FT. |
| STAIR CREDIT | -100 | SQ. FT. |
| UPPER FLOOR | 1449 | SQ. FT. |
| UPPER FLOOR PORCH | 182 | SQ. FT. |
| PENTHOUSE FLOOR | 677 | SQ. FT. |
| PORTION OF DECK W/ LIVING ABOVE | 15 | SQ. FT. |
| TOTAL | 4816 | SQ. FT. |
| LOT SQUARE FOOTAGE | 17,099 | SQ. FT. |
| FLOOR AREA RATIO: | 4816/17,099 | = 28.1% |
| GROSS FLOOR AREA INSIDE OF WALLS | | |
| LOWER FLOOR | 733 | SQ. FT. |
| GARAGE | 973 | SQ. FT. |
| MAIN FLOOR | 1566 | SQ. FT. |
| UPPER FLOOR | 1338 | SQ. FT. |
| PORTION OF DECK W/ LIVING ABOVE | 15 | SQ. FT. |
| PENTHOUSE FLOOR | 622 | SQ. FT. |
| TOTAL | 5247 | SQ. FT. |
| LOT SQUARE FOOTAGE | 17,099 | SQ. FT. |
| FLOOR AREA RATIO: | 5247/17,099 | = 30.7% |

Approximate location of Natural Greenbelt Protective Easement (NGPE) - fr surveyors reference.

FIRE SPRINKLERS REQUIRED DUE TO SIZE OVER 5000 SQ. FT.

SITE PLAN
SCALE 1"=10'-0"
6304 LAKEVIEW DR. NE
KIRKLAND, WA 98033
PARCEL #082505-9195
ZONING: RM 3.6

LEGAL DESCRIPTION:
FOR OF GL 4 IN SEC 8-25-5 DAF BEG SW COR OF LOT 3 BLK 3 FRENCH'S HOMESTEAD VILLA TH ELY. ALG SLY LN SD BLK DIST 290 FT TH SLY FLW ELY MGN 100ND AVE NE DIST 60 FT TH ULTY FLW SLY LN SD BLK DIST 290 FT TO ELY MGN SD 102ND AVE NE TH NLY ALG SD ELY MGN 60 FT TO ROB LESS 5.421 FT OF N 60 FT OF E 10.40 FT OF W 190.40 FT OF THAT FOR SD GL 4 LY S OF SD PLAT 4 E OF SD 102ND AVE NE AKA PAR 1 KIRK LLA #K431 W NACHIE- LEITZKE-JOHNSON REC #B305070669

| SQUARE FOOTAGE SUMMARY | | |
|------------------------|------|---------|
| LOWER FLOOR | 802 | SQ. FT. |
| MAIN FLOOR | 1651 | SQ. FT. |
| UPPER FLOOR | 1411 | SQ. FT. |
| PENTHOUSE FLR. | 639 | SQ. FT. |
| TOTAL | 4503 | SQ. FT. |
| MAIN FLR. DECK | 184 | SQ. FT. |
| UPPER FLR. DECK | 190 | SQ. FT. |
| ROOF DECK | 754 | SQ. FT. |
| GARAGE | 1013 | SQ. FT. |

| SHEET INDEX | |
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| 4 OF 5 | - CIVIL CITY STANDARDS DETAILS |
| 5 OF 5 | - CIVIL CITY STANDARDS DETAILS |
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| A2 | - MAIN FLOOR PLAN |
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| GN | - GENERAL NOTES |












HARLEY AND RITA LANG
6304 LAKEVIEW DR. NE
KIRKLAND, WA

| | |
|----------|--|
| REVISED: | |
| 6/28/19 | |
| 7/17/19 | |
| 9/6/19 | |
| 10/21/19 | |
| 11/4/20 | |


h d e s i g n
a s s o c i a t e s
i n c. (425) 226-8281
12114 se may creek Pk. Dr. newcastle, wa 98056

| | |
|---|-------------|
| COPYRIGHT 2019 | |
| DATE: 3/30/18 SCALE: 1"=10'-0" | SHEET 01 |


NOTE: VERIFY ALL DIMENSIONS

| PLANT SPECIES | SIZE | QUANTITY |
|--|-----------------|-----------|
|  Salal (<i>Gaultheria shallon</i>) | 1-gal; 1 foot | 19 |
|  Oregon grape (<i>Berberis nervosa</i>) | 1-gal; 1 foot | 16 |
|  Red huckleberry (<i>Vaccinium parvifolium</i>) | 1-gal; 1 foot | 3 |
|  Snowberry (<i>Symphoricarpos albus</i>) | 1-gal; 1 foot | 1 |
|  Sword fern (<i>Polystichum munitum</i>) | 1-gal; 1 foot | 30 |
|  Red-osier dogwood (<i>Cornus sericea</i>) | 1-gal; 1 foot | 2 |
|  Salmonberry (<i>Rubus spectabilis</i>) | 1-gal; 2 foot | 4 |
|  Vine maple (<i>Acer circinatum</i>) | 1-gal; 2 foot | 5 |
|  Quaking aspen (<i>Populus tremuloides</i>) | 1-gal; 2 foot | 3 |
|  Western red cedar (<i>Thuja plicata</i>) | 2-gal; 2-3 feet | 4 |
|  Douglas fir (<i>Pseudotsuga menziesii</i>) | 2-gal; 2-3 feet | 1 |
| Shrubs and Groundcover - 3' o.c. | | 80 Shrubs |
| Trees (including existing) - 12' o.c. | | 8 Trees |


| | BUFFER AREA (sf) | | |
|------------------------------|------------------|----------|--------|
| | Current | Proposed | Change |
| Impervious (building) | 1,040 | 1,517 | 477 |
| Impervious (pavement) | 991 | 953 | -38 |
| Semi-pervious (lawn, gravel) | 5,423 | 4,573 | -850 |
| Landscaping (non-native) | 507 | 145 | -362 |
| Native Plantings | 0 | 773 | 773 |



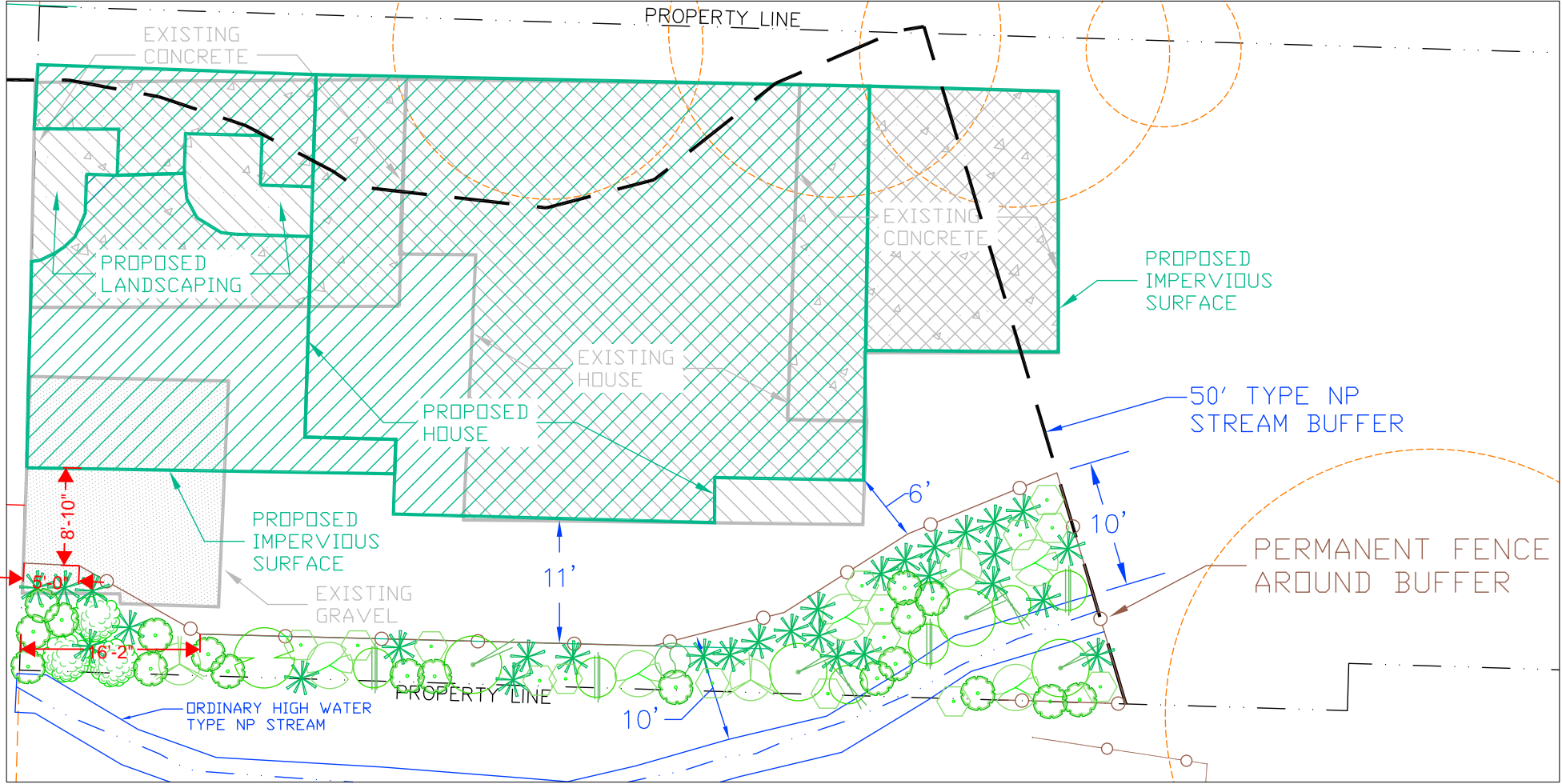
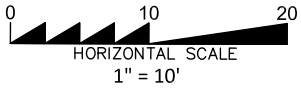
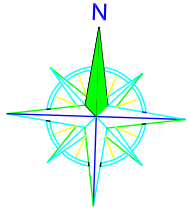
EXISTING IMPERVIOUS SURFACE TO BE REMOVED



EXISTING IMPERVIOUS SURFACE TO BE REPLACED



NEW IMPERVIOUS SURFACE



CEDAROCK CONSULTANTS, INC.

19609 244th Avenue NE
Woodinville, WA 98077 (425) 788-0961

LANG PROPERTY - HMP
6304 Lakeview Drive, Kirkland, WA 98033

BUFFER PLANTING PLAN

Design: CGH
Drawn: CGH
Filename: LANGMIT

Date: 10-17-19

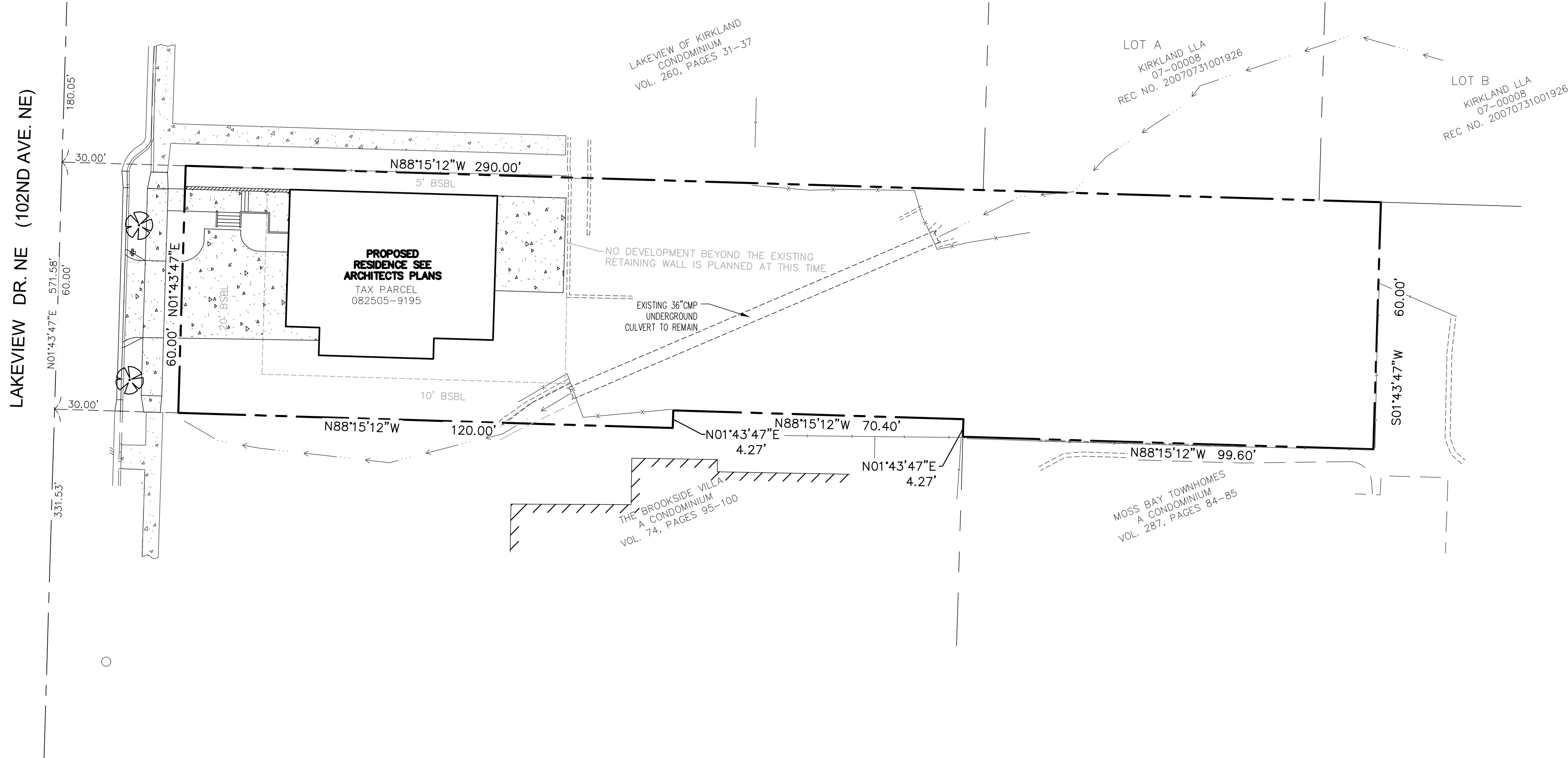
Sheet No.

1

No 1 of 2 Sheets

CONTRACTOR NOTE:

ILLEGAL DISCHARGES AND CONNECTIONS (MUNICIPAL CODE 15.52) ARE PROHIBITED INTO THE STORM DRAIN SYSTEM. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLEGAL DISCHARGE (MNC 15.52) INTO THE 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 CONTRACTOR(S), PROPERTY OWNER, VENDOR, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND MAY ALSO BE ASSESSED A FINE (MNC 1.12.200). THE MINIMUM FINE IS \$500. A FINE FOR A REPEAT VIOLATION SHALL BE DETERMINED BY MULTIPLYING 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 425-587-3900. 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.



EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES SHOWN, IF ANY, IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SITE PLAN NOTES

SEE ARCHITECTURAL, STRUCTURAL, LANDSCAPE, TREE PRESERVATION/MITIGATION, ELECTRICAL AND MECHANICAL PLANS BY OTHERS FOR THE BUILDINGS, RETAINING WALLS, SITE PLAN INFORMATION, CONNECTION POINTS FOR UTILITIES, & OTHER INFORMATION NOT SHOWN ON THIS PLAN.

SURVEY NOTE:

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, PITTMAN ENGINEERING CANNOT ENSURE THE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

ADDITIONAL SURVEY NOTE:

TOPOGRAPHY NOTE: THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY TRIAD (FEBRUARY 2018) SFF SURVEY FOR SECTION BREAKDOWN.

PORTION OF SW 1/4 OF SECTION 8, TOWNSHIP 25N, RANGE 5E, WM
LANG RESIDENCE



VICINITY MAP
N.T.S.

PROJECT SITE DATA

OWNER: HARLEY & RITA LANG
SITE ADDRESS: 6304 LAKEVIEW DRIVE NE
TAX ACCT. NO.'S: 0825059195
TOTAL LOT AREA: 17,099 SF± OR 0.39 AC.±

PROJECT CONTACT LIST:

OWNER/DEVELOPER: HARLEY & RITA LANG
6304 LAKEVIEW DRIVE N.E.
KIRKLAND, WA 98033
CONTACT: RITA LANG

CIVIL ENGINEER: PITTMAN ENGINEERING
12819 SE 38TH STREET #159
BELLEVUE, WA 98006
CONTACT: JOHN J. PITTMAN, PE
PHONE: (425) 562-7226

SURVEYOR: TRIAD
20300 WOODINVILLE SNOHOMISH RD. N.E., STE. A
WOODINVILLE, WA 98072
PHONE: (425) 415-2000

UTILITY CONTACT LIST:

SANITARY SEWER: CITY OF KIRKLAND PUBLIC WORKS DEPT.
123 FIFTH AVENUE
KIRKLAND, WA 98033

WATER: CITY OF KIRKLAND PUBLIC WORKS DEPT.
123 FIFTH AVENUE
KIRKLAND, WA 98033

ELECTRIC: PUGET SOUND ENERGY
PHONE: 1-800-321-4123

GAS: PUGET SOUND ENERGY
PHONE: 1-800-321-4123

TELEPHONE: VERIZON
CONTACT: MIKE FESKENS
PHONE: 425-710-4111

BASIS OF BEARINGS

NORTH 01°43'47" EAST BETWEEN THE CALCULATED INTERSECTION OF NE 60TH STREET & LAKEVIEW DRIVE AND THE CALCULATED INTERSECTION OF NE 64TH STREET & LAKEVIEW DRIVE.

DATUM

HORIZONTAL - NAD83-2011 EPOCH 2010.00 - BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS WITH CORRECTIONS PROVIDED BY THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

VERTICAL - NAVD 88

BENCHMARK

ORIGINATING BENCHMARK: CITY OF KIRKLAND BENCH LOOP #98
TOP OF 1-1/2" BRASS DISC ON 4"x4" CONC. MON. IN CASE DOWN 0.75' AT INTERSECTION OF NE 60TH ST. AND LAKE WASHINGTON BLVD.

ELEVATION 31.077'

BM "A"
SCRIBED SQUARE ON TOP BACK OF CURB CUT FOR WHEEL CHAIR RAMP AT CROSS WALK.

ELEVATION = 69.19'

BM "B"
CHISELED SQUARE IN BACK OF WALK AT INTERSECTION LINES OF N-S AND E-W SIDEWALKS.

ELEVATION = 71.81'

LEGAL DESCRIPTION

THAT PORTION OF GOV'T LOT 4, SECTION 8, TWP. 25 N., RGE. 5 E., WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 3, FRENCH'S HOMESTEAD VILLA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 24, RECORDS OF KING COUNTY WASHINGTON;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK, A DISTANCE OF 290.00 FEET;
THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF 102ND AVENUE NORTHEAST, A DISTANCE OF 60.00 FEET;
THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK, A DISTANCE OF 290.00 FEET TO THE EASTERLY LINE OF 102ND AVENUE NORTHEAST;
THENCE NORTHERLY ALONG SAID EASTERLY LINE 60.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 4.27 FEET OF THE NORTH 60.00 FEET OF THE EAST 70.40 FEET OF THE WEST 190.40 FEET OF THAT PORTION OF SAID GOV'T LOT 4 LYING SOUTH OF FRENCH'S HOMESTEAD VILLA AND EAST OF 102ND AVENUE NORTHEAST;

BEING ALSO KNOWN AS PARCEL 1 OF THE CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER K431W AS RECORDED MAY 2, 1983 UNDER



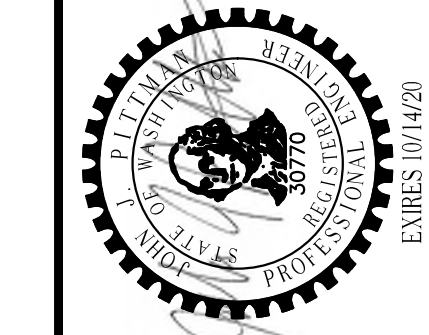
PROJECT REF:

THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF KIRKLAND'S ENGINEERING REQUIREMENTS.

APPROVED BY:

City of Kirkland
Reviewed by R Braun
01/28/2020

| NO. | DATE | APPR. | BY | REVISION |
|-----|----------|-------|-----|---------------------------|
| 1 | 5-2-19 | JJP | GLB | PER CITY COMMENTS |
| 2 | 8-29-19 | JJP | GLB | PER CITY COMMENTS |
| 3 | 10-16-19 | JJP | GLB | PER ARCHITECT'S REVISIONS |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |



PITTMAN ENGINEERING
CIVIL ENGINEERING AND CONSULTING
JOHN J. PITTMAN, P.E.
12819 SE 38TH STREET, #159
BELLEVUE, WA 98006
(425) 562-7226

LANG RESIDENCE BSF 19-01341
COVER SHEET
HARLEY & RITA LANG
6304 LAKEVIEW DRIVE NE
KIRKLAND, WA 98033

HARLEY & RITA LANG
6304 LAKEVIEW DRIVE NE
KIRKLAND, WA 98033

DESIGN BY: GLB
DRAWN BY: GLB
SCALE: AS NOTED
DATE: 4-11-18

Jennifer Anderer

From: Hugh Mortensen <HMortensen@watershedco.com>
Sent: Friday, September 17, 2021 2:07 PM
To: Jennifer Anderer
Cc: Nell Lund
Subject: RE: TWC 170622.45 / BSF19-01341 - As-Built Review and Monitoring and Maintenance Quotes

Hi Jennifer,

The as-built documentation they supplied is insufficient. The applicant needs to send a letter stating no changes were made or explaining what minor non-critical field changes were done. The letter needs a full copy of the approved mitigation plan showing the species installed, quantities and conditions (container, stakes, bare root, etc.) and noting the changes outlined in the letter. The plan can be the original with electronic or legible hand markups. This then becomes the record upon which all future monitoring is based.

Also, we are assuming the COK building inspector has verified the impervious changes and verified the areas – that is not something we have ever done. We typically just verify the planted area prep, weeding and installed plants, etc.

Give me another call if you have questions.

Thanks,

Hugh Mortensen, PWS

President

Direct: (425) 650-1306

The Watershed Company | Watershedco.com

750 6th St S, Kirkland, WA 98033 | (425) 822-5242

From: Jennifer Anderer <JAnderer@kirklandwa.gov>

Sent: Friday, September 17, 2021 10:35 AM

To: Hugh Mortensen <HMortensen@watershedco.com>

Subject: TWC 170622.45 / BSF19-01341 - As-Built Review and Monitoring and Maintenance Quotes

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Hugh,

I was wondering if you could provide three quotes to final out this project:

1. Quote for TWC to review the as-built landscaping
2. Quote for peer review of monitoring and maintenance
3. Quote for TWC to conduct the monitoring and maintenance directly

I do not have a read on the applicant when it comes to wanting to do a peer review or work directly with you guys hence the request for a quote on both scenarios. We didn't take in a security bond yet so I am also wondering if/how their bond quantity worksheet should be updated?

Thanks in advance!

Jen

Jennifer Anderer | Associate Planner
Planning and Building Department
City of Kirkland
p: 425.587.3239

Planning Counter hours: 8:00 am – 5:00 pm Monday-Friday; 10:30 am – 5:00 pm Wednesdays only. Located in City Hall at 123 Fifth Avenue, Kirkland, WA 98033.

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Jennifer Anderer

From: Hugh Mortensen <HMortensen@watershedco.com>
Sent: Friday, September 17, 2021 2:44 PM
To: Jennifer Anderer
Cc: Nell Lund
Subject: RE: TWC 170622.45 / BSF19-01341 - As-Built Review and Monitoring and Maintenance Quotes
Attachments: Monitoring and Monitoring Review Proposal.pdf

Hi Jennifer,
Attached is the proposal – I found some time this afternoon. The proposal assumes we receive a revised as-built report.
Thanks,

Hugh Mortensen, PWS

President

Direct: (425) 650-1306

The Watershed Company | Watershedco.com

750 6th St S, Kirkland, WA 98033 | (425) 822-5242



September 17, 2021

Jennifer Anderer
City of Kirkland
Planning and Community Development
123 Fifth Avenue
Kirkland, WA 98033

**Re: 6304 Lakeview Drive Stream Buffer Mitigation Plan Monitoring –
proposal for environmental consulting services TWC # 170622.45**

Dear Jennifer:

This letter shall serve as our proposal for environmental review scope and services for the above referenced project. This proposal covers two options for ensuring as-built and monitoring requirements. We understand an as-built report has already been done.

Option 1 is for The Watershed Company to peer-review the as-built report and conduct the monitoring and reporting work. **Option 2** is to peer review both the as-built report and applicant-supplied annual monitoring reports.

Under **Option One** we will provide the following work tasks with estimated hours by task.

As-built study review

| Staff | Hourly Rate | Task | Estimated Hours | Cost |
|---------------|-------------|--|-----------------|-------------------|
| HM | \$195 | File/submittal review, respond to planner | 2 | \$390.00 |
| CA | \$110 | Project set up | 1 | \$110.00 |
| PWS | \$160 | Review mitigation plan and as-built documentation, prepare for fieldwork. | 2 | \$320.00 |
| PWS | \$160 | Site visit to evaluate the installation, including site preparation, plant species, and placement. | 3 | \$480.00 |
| PWS | \$160 | Prepare memorandum verifying the as-built documentation | 6 | \$960.00 |
| PWS | \$160 | Communication with planner | 2 | \$320.00 |
| HM | \$195 | Internal review | 2 | \$390.00 |
| Expenses | | | lump sum | \$25.00 |
| Total: | | | | \$2,995.00 |

Monitoring Proposal
City of Kirkland Planning
September 17, 2021
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Annual monitoring

| Staff | Hourly Rate | Task | Estimated Hours | Cost |
|----------|-------------|--|-----------------|------------|
| SB | \$100 | Review mitigation plan monitoring requirements and prepare for fieldwork | 1 | \$100.00 |
| SB | \$100 | Spring maintenance visit and memo | 8 | \$800.00 |
| PWS | \$160 | Site visit to conduct annual monitoring (summer site visit) | 8 | \$1,280.00 |
| SB | \$100 | Summer site visit assistance | 8 | \$800.00 |
| SB | \$100 | Prepare annual monitoring report. | 8 | \$800.00 |
| SB | \$100 | Communication with maintenance crews and planner. | 3 | \$300.00 |
| PWS | \$195 | Internal review | 2 | \$390.00 |
| Expenses | | | lump sum | \$25.00 |

Total: \$4,495.00

Annual costs

Year 1 (2022): \$4,674.80
Year 2 (2023): \$4,861.79
Year 3 (2024): \$4,861.79
Annual monitoring total: \$14,398.38
As-built study total: \$2,995.00
Total cost: \$17,393.38

Under **Option Two** we will provide the following work tasks with estimated hours by task.

As-built study review

| Staff | Hourly Rate | Task | Estimated Hours | Cost |
|----------|-------------|--|-----------------|----------|
| HM | \$195 | File/submittal review, respond to planner | 2 | \$390.00 |
| CA | \$110 | Project set up | 1 | \$110.00 |
| PWS | \$160 | Review mitigation plan and as-built documentation, prepare for fieldwork. | 2 | \$320.00 |
| PWS | \$160 | Site visit to evaluate the installation, including site preparation, plant species, and placement. | 3 | \$480.00 |
| PWS | \$160 | Prepare memorandum verifying the as-built documentation | 6 | \$960.00 |
| PWS | \$160 | Communication with planner | 2 | \$320.00 |
| HM | \$195 | Internal review | 2 | \$390.00 |
| Expenses | | | lump sum | \$25.00 |

Total: \$2,995.00

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Annual monitoring review

| Staff | Hourly Rate | Task | Estimated Hours | Cost |
|---------------|-------------|---|-----------------|-------------------|
| PWS | \$160 | Review mitigation plan and annual monitoring report, prepare for fieldwork. | 2 | \$320.00 |
| PWS | \$160 | Site visit to verify report conditions | 4 | \$640.00 |
| PWS | \$160 | Prepare letter of acceptance or corrections based on site conditions | 8 | \$1,280.00 |
| PWS | \$160 | Communication with consultant and planner | 1 | \$160.00 |
| HM | \$195 | Internal review | 1 | \$195.00 |
| Expenses | | | lump sum | \$25.00 |
| Total: | | | | \$2,620.00 |

Annual costs

| | |
|--------------------------|--------------------|
| Year 1 (2022): | \$2,620.00 |
| Year 2 (2023): | \$2,724.80 |
| Year 3 (2024): | \$2,724.80 |
| Annual monitoring total: | \$8,069.60 |
| As-built study total: | \$2,995.00 |
| Total cost: | \$11,064.60 |

This proposal is valid for 6 months from the date it was prepared.

Please note that the work described in this proposal will be done to the standard of care normally exercised by members of the environmental science profession. Conclusions and deliverables will be based on interpretation of information currently available to us, and will be made within the above scope and budget for this project. No warranty is expressed or implied.

Please call with any questions.

Sincerely,



Hugh Mortensen
President

City of Kirkland

Date

Staff initial Key:

HM, Hugh Mortensen, President
PWS, Professional Wetland Scientist
SB, Staff Biologist
CA, Contract Administrator

Jennifer Anderer

From: Adam Weinstein
Sent: Wednesday, December 1, 2021 5:18 PM
To: Peter Ojala
Cc: Stephanie Croll; Jennifer Anderer
Subject: Lang Permit (BSF19-01341)
Attachments: Recording Document Examples.pdf

Hi Peter,

As a follow-up to our last conversation, Jen Anderer has pulled together some recent examples of projects similar to the Langs' permit that required geotechnical covenants/notices and/or native greenbelt protection easements (see attached). As you can see, and as we've discussed, these are routine requirements for projects on sites (like the Langs' property) that contain seismic hazards, landslide hazards, and streams/wetlands. Jen also excerpted the portions of the Zoning Code that make these requirements of development projects – encompassing even relatively small-scale projects such as home additions and new single-family units. We are providing these materials to show that we are not singling out the Langs' permit.

Also, Jen noted that she has provided the applicant with a sketch of the proposed NGPE. Please let us know if you have any questions, but our goal is for the outstanding permit items to be completed so we can final the permit (which, like the Langs, we are very eager to do). We'd appreciate a status update when you get a chance.

Thanks, Adam

Adam Weinstein, AICP
Director of Planning and Building

City of Kirkland
123 5th Avenue
Kirkland, WA 98033

(425) 587-3227
aweinstein@kirklandwa.gov

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Geotechnical Recording Documents

Kirkland Zoning Code

Geotechnical Covenant (Hold Harmless): KZC 85.45 - Prior to issuance of any development permit, the applicant shall enter into an agreement with the City, which runs with the property, in a form acceptable to the City Attorney, indemnifying the City for any damage resulting from development activity on the subject property which is related to the physical condition of the property. The applicant shall record this agreement with the King County Recorder's Office and provide evidence to the City that the agreement has been recorded. (Ord. 4643 § 3, 2018; Ord. 4491 § 11, 2015)

Notice of Geotechnical Hazard: KZC 85.50 - Prior to final inspection of any development permit, the applicant shall record (unless legally prohibited from doing so), on the title of the property, a notice stating that the property is potentially located in a geologically hazardous area. This notice will inform future owners that, at the time of the permit's issuance, the property was potentially located in a geologically hazardous area. (Ord. 4643 § 3, 2018)

Pertinent BSF19-01341 Permit Conditions

PCD 8. SF – GEOLOGICALLY HAZARDOUS AREA COVENANT: Prior to final of the building permit, the applicant shall submit a signed and notarized Geologically Hazardous Area Covenant to the Planning Department.

PCD 9. SF – NOTICE OF GEOLOGICALLY HAZARDOUS AREA: Prior to final of the building permit, the applicant shall submit a signed and notarized Notice of Geologically Hazardous Area to the Planning Department.

Natural Greenbelt Protective Easement (NGPE)

Kirkland Zoning Code

90.210 Dedication and Maintenance of Critical Area and Buffer

1. Dedication

- a. Consistent with law, the applicant shall dedicate development rights, air space, or grant a greenbelt protection or open space easement to the City to protect sensitive areas and their buffers;
- b. Land survey information shall be provided by the applicant for this purpose in a format approved by the Planning Official;
- c. The applicant shall record the dedication with the King County Recorder's Office as part of a subdivision recording or prior to issuance of a final inspection for all other developments;
- d. The applicant shall provide proof of title ownership for the wetlands and buffers, including any compensatory mitigation areas; and
- e. If the applicant does not hold title ownership to the mitigation site, proof of perpetual right to locate the mitigation on the subject property shall be provided.

2. Critical Area Boundaries Subject to Change – Critical area categories, ratings, classifications and boundaries are subject to change due to amendments to this chapter and/or physical changes to the subject property or vicinity. Subsequent development on a subject property may require a change in the boundary of critical area tract or easement.

3. Removal or Modification of Dedication

- a. The Planning and Building Director may authorize removal or modification to a recorded critical area dedication; provided, that removal or modification does not conflict with any requirement of this chapter or prior approval;
- b. The applicant shall submit a request in writing along with documentation as to why the dedication should be removed or modified and how the change is consistent with this chapter, along with any required review fee; and
- c. If the removal or modification is approved, the applicant shall record a document with King County Recorder's Office revising the dedication.

4. Maintenance of Critical Area and Buffer – In critical areas and their buffers, native vegetation shall not be removed without prior City approval. It is the responsibility of the property owner to maintain critical areas and their buffers by removing nonnative, invasive, and noxious plants in a manner that will not harm critical areas or their buffers.

(Ord. 4701 § 1, 2020; Ord. 4551 § 3, 2017)

Pertinent BSF19-01341 Permit Conditions

PCD 10.SF – WETLAND/STREAM ENHANCEMENT AND MITIGATION MONITORING: Prior to final of the building permit, the applicant shall complete the requirements for the Wetland/Stream Enhancement and Mitigation Planning Performance, Maintenance, and Monitoring Security.

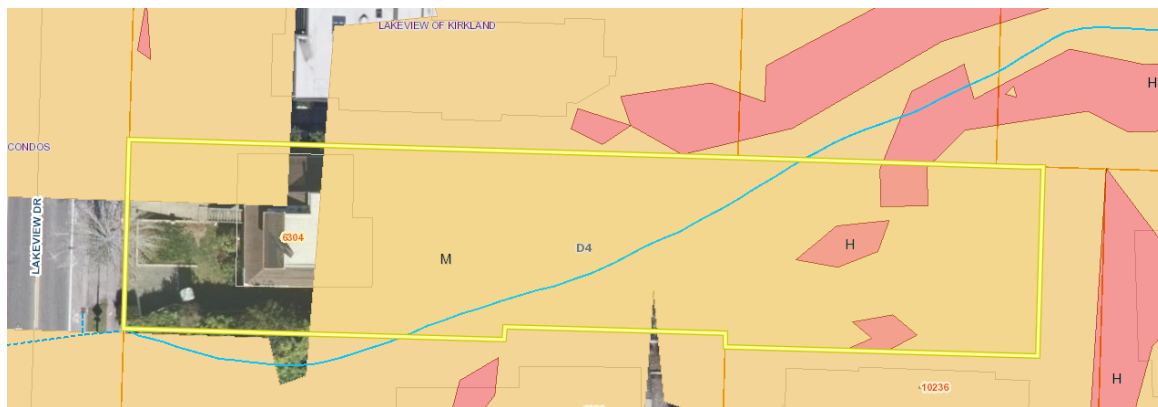
Example Projects

The following examples required geotechnical and/or NGPE recordings and monitoring and maintenance costs prior to final.

Map Legend:

- Mapped High Landslide (red)
- Mapped High Landslide Buffer and/or Moderate Landslide (orange – and light brown where it overlaps with the mapped NGPE)
- Delineated Stream or Wetland (blue)
- Recorded NGPE (purple)

For reference, here is a snip of the City maps for the subject property 6304 Lakeview Drive:



1. Scope of Work: Single Family Residence Addition

Address: 1922 1st Street

Permit Number: BSF16-10255

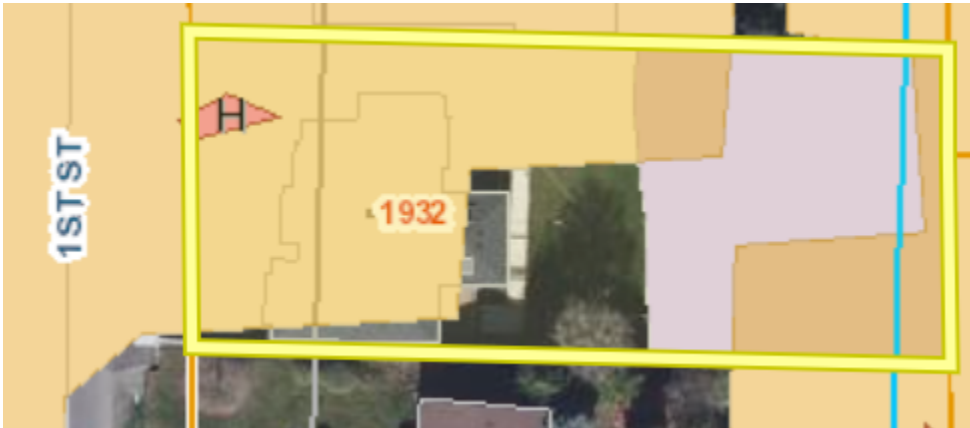


2. Scope of Work: New Single Family Residence

Address: 1932 1st Street

Permit Number: BSF16-04874

Map of Property:

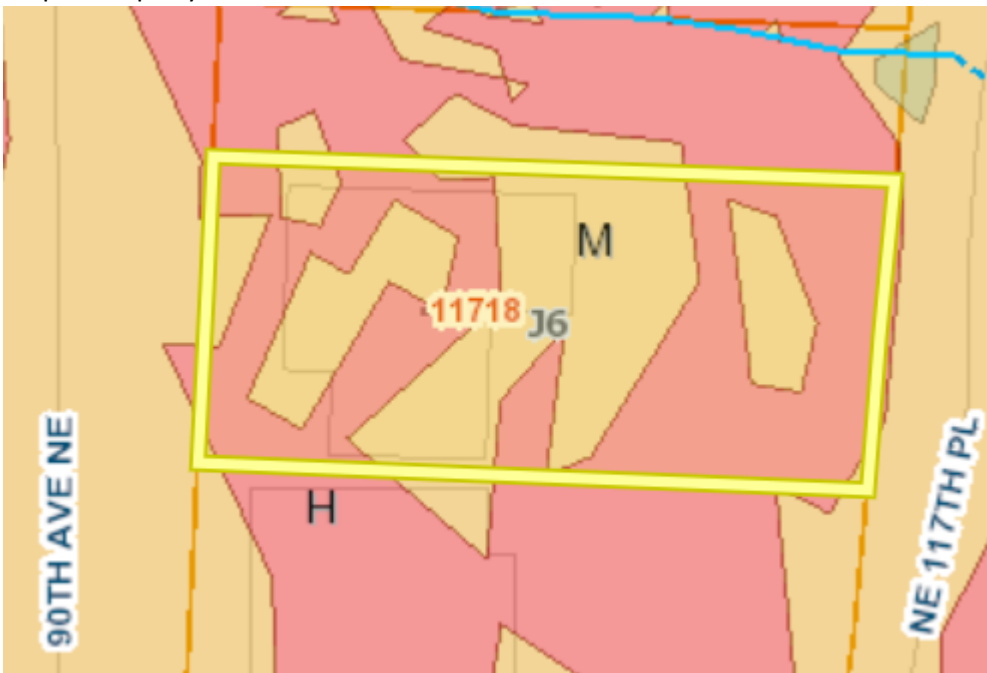


3. Scope of Work: New Single Family Residence

Address: 11718 90th Ave NE

Permit Number: BSF18-05616

Map of Property:



4. Scope of Work: New Single Family Residence
Address: 12405 NE 90th Street
Permit Number: BSF20-01686
Map of Property:

