

RESOLUTION NO. R- 2454

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY PLAT OF KIRKWOOD MANOR AS APPLIED FOR BY SHERSTAD & WILLIAMS, INC. BEING DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. SUB-77-31(P) AND SETTING FORTH CONDITIONS TO WHICH SUCH PRELIMINARY PLAT SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for a preliminary plat, said application having been made by Sherstad & Williams, Inc. and said property as legally described in the application is within an RS 35 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of August 11, and

WHEREAS, pursuant to City of Kirkland Ord. No. 0-2319, concerning environmental policy and the State Environmental Policy Act, an environmental assessment has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland and a negative declaration reached, and

WHEREAS, said environmental assessment and declaration have been available and accompanied the application throughout the entire review process, and

WHEREAS, the Kirkland Planning Commission, after public hearings and consideration of the recommendations of the Department of Community Development, did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the preliminary plat, subject to the specific conditions set forth in said recommendation,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairman thereof and filed in the Department of Community Development File No. SUB-77-31(P) are hereby adopted by the Kirkland City Council as though fully set forth herein with the exception as set forth in Attachment "A".

Section 2. The preliminary plat of Kirkwood Manor is hereby given approval, subject to the conditions set forth in the Findings, Conclusions and Recommendations hereinabove adopted by the City Council.

Section 3. A certified copy of this Resolution, along with the Findings, Conclusions and Recommendations hereinabove adopted shall be attached to and become a part of the evidence of preliminary approval of said preliminary plat to be delivered to the applicant.

Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this project, other than as expressly set forth herein.

Section 5. Certified or conformed copies of this Resolution shall be delivered to the following:


- a. Applicant
- b. Department of Community Development for the City of Kirkland
- c. Building Department for the City of Kirkland
- d. Fire Department for the City of Kirkland
- e. Police Department for the City of Kirkland
- f. Public Service Department for the City of Kirkland
- g. Office of the Director of Administration and Finance (ex officio City Clerk) of the City of Kirkland

ADOPTED in regular meeting of the Kirkland City Council on the 6th day of September, 1977.



 Mayor

ATTEST:



 Director of Administration & Finance
 (ex officio City Clerk)

ATTACHMENT "A"

"The regular maintenance and repair of all storm water retention structures in this plat or located beneath the City right-of-way shall be accomplished by the City of Kirkland. The total cost of said maintenance and repair of all storm water retention structures may be assessed to all property owners within the plat who are served by such, and each property owner served by said system may be assessed 1/53rd of the total cost."



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

____ PREPARED BY _____ DATE _____

XX RECOMMENDED BY _____ DATE August 11, 1977

____ ADOPTED BY _____ DATE _____

____ STAFF _____

____ BOARD OF ADJUSTMENT _____

____ HOUGHTON COMMUNITY COUNCIL _____

XX PLANNING COMMISSION _____
David Russell
David Russell, Chairperson

____ CITY COUNCIL AS INCORPORATED IN _____

____ RESOLUTION _____ ORDINANCE

NUMBER _____

DATE _____

FILE NUMBER SUB-77-31(P)

APPLICANT Sherstad and Williams

PROPERTY LOCATION 116th Ave. N.E. at N.E. 104th St.

SUBJECT Application for Preliminary Subdivision of Kirkwood Manor

HEARING/MEETING DATE _____

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Application "B" Vicinity Map "C" Proposed Plat

"D" Acoustics Study "E" Letter of May 19, 1977, "F" Environmental Info.

FINDINGS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This is an application for a Preliminary Plat of the Kirkwood Manor Subdivision located on 116th Avenue N.E. at N.E. 104th Street. (Exhibit "B" - Vicinity Map).
2. The applicant proposes to create 53 residential lots from a parcel containing approximately 16 acres. (Exhibit "C" - Proposed Plat).

B. HISTORICAL BACKGROUND: (Not applicable)

C. EXISTING PHYSICAL CHARACTERISTICS:

3. Topography. The average slope of the majority of the subject property is approximately 5 to 10%, rising from the northeast corner of the subject property to the southwest portion. However, there are two ravines located on the subject property. The larger ravine is located in the northeastern portion of the site and contains a slope of approximately 15-20%. The second ravine is located in the north-central portion of the subject property and contains a slope of approximately 10-15%.
The terrain drops suddenly from the north property line of this plat onto the adjoining property to the north, with a slope of approximately 60-70%. A tract of land owned by the City to the southeast of this plat is separated by this plat by a slope of approximately 20-40%.
4. Hydrology. Forbes Creek is located to the northeast of the subject property, and travels in a northwesterly direction.
5. Vegetation. The subject property is heavily wooded with evergreen trees, as well as a number of deciduous trees. In addition, there is a wooded buffer approximately 25 feet wide lying to the east of the proposed plat, located between the proposed plat and Interstate 405.
6. Noise. As indicated in an acoustics study prepared for the subject property and submitted by Towne, Richards and Chaudiere, Inc., dated May 17, 1977, the predominant noise source effecting the site is traffic on I-405, which is immediately east of the plat. The Acoustic Study includes measurements of existing noise levels, and evaluates potential impacts due to the existing and estimated future noise levels. (Refer to Exhibit "D" - Acoustics Study).

8/11/77

6/22/77

Findings, Cont'd

D. PUBLIC UTILITIES:

7. Streets. The subject property fronts on 116th Ave. N.E., and the right-of-way of Interstate 405. 116th Avenue N.E. contains a 30-foot right-of-way which is partially asphalted to approximately a 12 foot width. 116th Avenue N.E., which is identified as a collector arterial, terminates approximately 1,000 feet north of the proposed plat, where it intersects with the Burlington Northern Railroad.

D. 8. Pedestrian Ways. There are no existing sidewalks along 116th Avenue N.E. in this general area. In addition, the Land Use Policies Plan does not indicate 116th Avenue N.E. to be a primary pedestrian way. However, as indicated in Exhibit "C" - Proposed Plat, the applicants are proposing to install a pedestrian system for the interior of the plat.

9. Domestic Water/Fire Hydrant. There is an 8" water main located in the right-of-way of 116th Avenue N.E., which will have to be extended to serve the proposed plat. The nearest fire hydrants are located on the northwest corner of N.E. 104th Street and 116th Ave. N.E., and the southwest corner of N.E. 103rd St. and 116th Ave. N.E.

10. Sanitary Sewer. There is no existing sanitary sewer system servicing the subject property. The developer has proposed two options by which to provide sanitary sewer services to the property. The developer is proposing to either construct a sanitary sewer pump station with a forced main moving westerly in N.E. 103rd Place with a connection to the existing system in 116th Avenue N.E. The other possible option is to coordinate with the property owner to the north of the plat, and traverse a gravity flow sewer line across the northern property in a northerly and westerly direction and connect to the existing City system at a lower elevation in 116th Avenue N.E. This connection point would be approximately 800 feet north of the northern property line of the subject property. (Refer to Exhibit "E" - Letter from Mr. Hugh G. Goldsmith to Mr. Gerald F. Link, dated May 19, 1977.)

11. Storm Sewer. There is no existing storm sewer system in the immediate vicinity which would serve the proposed plat. Storm sewer management for development fronting on 116th Avenue N.E. includes only an open ditch drainage system. Most of the existing storm water runoff flows to the northeast corner of the subject property, and eventually empties into Forbes Creek.

E. NEIGHBORHOOD CHARACTERISTICS:

12. Zoning. The subject property is zoned Residential Single Family 35,000 sq. ft., as are the properties to the south, north, and northwest of the subject property. To the west of the site are properties zoned Single Family Residential 8,500 square feet. To the east of the site, on the east

Findings, Cont'd

- E. 13. Land Use. The subject property is presently undeveloped. There has been some residential development to the north and south of the subject property, on the east side of 116th Avenue N.E. However, most of the properties on this side of 116th Avenue N.E. remain in large, single ownerships of 3-8 acres. The west side of 116th Avenue N.E. has been the site of much recent residential development, with most of the recently created lots containing approximately 10,000 square feet.

To the southeast of the subject property is an undeveloped tract of land, which is owned by the City of Kirkland. This tract contains approximately 5 acres, and is presently intended for future recreation area.

14. Public Recreation/Open Space. As indicated in Finding E.13. above, the City of Kirkland owns a tract of land to the southeast of the subject property. This parcel is presently undeveloped, but may be used in the future for public recreation. The nearest developed park is Highlands Park, which is located on 112th Ave. N.E. and N.E. 102nd St., approximately 800 feet southwest of the subject property. The Land Use Policies Plan has indicated the need for additional park and recreation facilities in this general neighborhood.

F. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

15. The applicant has submitted an Environmental Checklist which did receive a Final Negative Declaration from the Responsible Official on June 10, 1977.
16. The proposed development is required to be consistent with the Kirkland Subdivision Ordinance No. 2178. The following specifics are noted here for the applicant's benefit:
- a. In areas where slopes are greater than 15% a detailed soils and engineering report will be required prior to approval of any preliminary plat. (Section 2.5.4)
 - b. The use of water retention basins to minimize surface runoff or erosion damage potential may be required. (Section 2.5.6)
 - c. In lieu of providing 5% open space within the project, the applicant will be required to deposit into the "Fee in Lieu of Open Space" account of the "Park and Municipal Facilities Cumulative Reserve Fund" an amount not less than 10% of the assessed valuation of the entire subdivision as determined by the King County Assessor for general tax purposes for the year during which the subdivision is recorded, or \$200 per newly created lot, whichever is greater. (Section 2.5.9)

Findings, Cont'd

- F. 16. d. All proposed streets within this subdivision must be constructed to minimum City specifications. (Section 2.11.3)
- e. Where a subdivision abuts existing roads, sidewalks or walkways will be required to be installed in or adjacent to the abutting right-of-way. (Section 2.11.9(e)).
- f. All subdivisions shall be provided with underground utility lines in accordance with the serving utility's current standards and specifications. (Section 2.12.3)
17. Pursuant to the Kirkland Land Surface Modification Ordinance No. 2293, subsequent to the approval of any preliminary plat, land surface modification or grading permit may be issued for land surface modification or grading work to be done only within the right-of-ways or utility easements as designated on the approved Preliminary Plat drawings.

CONCLUSIONS:

A. SUMMARY OF THE PROPOSED ACTION:

1. This application is generally consistent with the Kirkland Subdivision Ordinance as indicated in the following sections:

B. HISTORICAL BACKGROUND: (Not Applicable)

C. EXISTING PHYSICAL CHARACTERISTICS:

2. Topography. The general topography of the subject property is such that it poses some constraints constraints to the design of the plat. The applicants have proposed a plat which appears to take into consideration the topographic features of the land, particularly in regard to the location of the proposed streets in relation to the two ravines on the subject property. As indicated in the following sections, the topography of the subject property will be a major consideration in the design of sanitary sewer, storm sewer, street systems, and the overall physical relationship of this plat to surrounding properties.
3. Vegetation. Due to the substantial stand of timber which is located on the subject property, it would be very difficult for the applicant to identify at this time which trees will remain and which trees will be removed at the time of development of this plat. However, at the time of Building Permit application, the Building Permit applicant should be required to submit a lot by lot tree retention plan.

The applicant has proposed a number of landscape planters to be located within the streets proposed with this plat. The City of Kirkland has experienced problems with this type of island in the past. These islands can create

8/11/77

6/22/77

R-2454

Conclusions, Cont'd.

C. 3. (Cont'd)

traffic maneuverability and visibility problems. In addition, trees which are located within these planters tend to die within a number of years, thereby creating maintenance problems, and possible property damage. Therefore, the Department of Community Development would recommend that no existing landscaping be retained in the planters, but instead the planters would be relandscaped according to Park Department recommendations. Generally, the types of materials to be used would include six to eight foot tall Evergreens, planted 10-12 feet on center, along with appropriate underbrush. No beauty bark should be used. Further, the size and configuration of the planters should be subject to the approval of the Police and Public Service Departments, at the time of the paving of the streets.

4. Hydrology. The applicant will need to obtain and record a drainage easement from the proposed plat to Forbes Creek. In addition, the applicant should be required to submit erosion control and water quality control designs for Forbes Creek, prior to approval of a final plat for this property.
5. Noise. Should this application be approved, the developer should be required to follow the design recommendations included in the Acoustic Study dated May 17, 1977.

D. PUBLIC UTILITIES:

6. Streets. With the subdivision of the subject property, the developer will be dedicating the western 30 feet of the subject property to the City. This will result in a 60 foot wide City right-of-way for this portion of 116th Avenue N.E. The Department of Public Services has indicated that 116th Ave. N.E. should be improved with a 12 foot wide asphalted strip, located east of centerline. East of the asphalt strip should be a 6 foot wide gravelled shoulder. The Public Service Department has indicated that such improvement of the east side of 116th Avenue N.E. would be consistent with the improvements required of the Hidden Hills Subdivision, Division No. 2, which was reviewed in 1976. The recommendation at that time was to not fully improve this street, but rather that it remain in a semi-improved state, with open ditch drainage, and a concrete sidewalk.

8/11/77

6/22/77

Conclusions, Cont'd

D. 6. (Cont'd)

The streets which have been proposed for the interior of the plat have been termed generally acceptable by the Public Service Department. However, the Public Service Department would recommend that the street presently identified as NE 102nd Place be improved with asphalt to a width of 32 feet. All other streets within the plat would be improved to a width of 28 feet. Additionally, the Police Department has recommended that a gravelled easement be provided along the eastern edge of Lot 20, to allow pedestrian and emergency vehicle access to the City-owned property to the south.

The Kirkland Building Department has indicated that "N.E. 102nd Place" should be changed to read "N.E. 103rd Street".

7. Pedestrian Way. Due to the rate at which this general neighborhood is developing, and due to the amount of pedestrian traffic which will result from development of the proposed plat, the Department of Community Development would recommend the installation of a concrete sidewalk along 116th Avenue N.E. This sidewalk shall be separated from the road surface by an open ditch drainage system.

The applicant has proposed 5 foot wide concrete sidewalk to serve the interior of the entire plat. These sidewalks will be located on either side of all streets.

Because the adjacent City-owned property will probably be used for recreational purposes, we recommend that a tenfoot wide pedestrian easement be provided along the common property lines of lots 31 and 32,

This easement would extend from the cul-de-sacs to the northern edge of the plat, and would provide for pedestrian circulation between the proposed plat, any future development to the north of this plat, and the City-owned property to the southeast of this plat.

All pedestrian/emergency vehicle easements on this plat should be fenced with a six foot high, sight-obscuring fence, and barricaded with motorcycle barriers.

8/11/77

6/22/77

R-2454

Conclusions, Cont'd

- D. 8. Domestic Water/Fire Hydrants. The applicant will be required to provide appropriate fees for the extension of water service to the subject property. The Kirkland Department of Fire Services has indicated that two additional fire hydrants will need to be installed to serve the proposed plat. The applicant's share of the cost of these hydrants will be included in the fee for the water extension, as identified in Ordinance No. 2309.
9. Sanitary Sewer. The applicant has been working with the property owner to the north of the site on the location of the sanitary sewer system which could serve both properties at full development.

If the applicant fails to reach a solution with the property owner to the north, the only other option for providing sewer service would appear to include a sewer pump station, which would pump the sewerage back up to 116th Avenue N.E., to connect with the existing gravity line. Finding a joint solution with the property to the north would be a much more desirable situation than would the pump station option. This is due to the fact that the joint solution would be a gravity

Conclusions, Cont'd

D. 9. (Cont'd)

line, would eventually be less expensive to both property owners, and would avoid the maintenance problems that a pump station entails.

10. Storm Sewers. Prior to the installation of any required utilities, grading, clearing or development within the plat, the applicant should be required to submit for review engineering calculations and plans for the storm water runoff and drainage system to the Department of Public Services and the Department of Community Development. The system shall be designed for a minimum of a 10-year storm and shall include methods of handling said storm water runoff during construction and after full development of the proposed utilities and residences.

Because much of the storm water runoff would eventually feed into Forbes Creek to the north, the applicant should submit the design for a water quality system which will insure that the quality of the water entering Forbes Creek from the subject property will not be reduced by construction on, or development of, this plat.

E. NEIGHBORHOOD CHARACTERISTICS:

11. Zoning. Should this Preliminary Plat be approved, the applicant will need to submit an application for an Intent to Rezone of the subject property from RS 35,000 to RS 8,500, at the time of submittal of the Final Plat for the subdivision. If this property is subdivided and rezoned as proposed, the zoning would be consistent with the residential zoning to the west of 116th Avenue N.E., as well as the zoning provided for in the Land Use Policies Plan.
12. Land Use. The North Highlands Area is a neighborhood which is expected to develop to a great extent within the next few years. In 1971 the City of Kirkland approved the 12-lot subdivision of Hidden Hills Div. #1, which is located to the west of the southern half of the present applicant's property. In 1976 the City of Kirkland approved a Preliminary Plat for approximately a 40 lot subdivision of Hidden Hills Div. #2, which is proposed to be located west and northwest of the present applicant's property. The City will be reviewing the Final Plat of Hidden Hills Div. #2 in August of this year. The Department of Community Development has received other indications that other property in this vicinity will be developing in the near future, particularly to the north of the presently proposed Kirkwood Manor.

Each development proposed for the North Highlands Area should be reviewed in regard to its relation to existing and potential future development. Particular areas of concern in this neighborhood include park and recreation facilities, utilities, and access to the area. Proponents for development in this neighborhood should address these concerns in such a manner as will

8/11/77

6/22/77

R-2454

Conclusions, Cont'd

E. 12. (Cont'd)

lead to coordinated development of this entire area, as opposed to regarding each development as a separate, individual entity.

Due to the topographic features of the subject property, the applicants have been unsuccessful in most of their attempts to coordinate the interior road system of this plat with possible future development of surrounding parcels. The applicants have, however, extended 117th Place NE to the southern boundary of this plat. In the event that the adjacent property to the south develops, 117th Place NE could be further extended to provide a vehicular connection between the two plats.

Although the topography prohibits road connections to the north of this plat, the provision of pedestrian easements as indicated in Conclusion D.7. should create an effective pedestrian interrelation between this plat and surrounding properties. In addition, should the applicant and the property owner to the north of this plat find a joint solution to the location of utilities which will be necessary to serve this area, a much more manageable, and much less costly, situation will result.

As mentioned above, another concern of future development in this neighborhood is access to the area. At present, this entire neighborhood gains access from one point: the intersection of 114th Avenue N.E., and N.E. 85th Street. Approximately two years ago, the Public Service Department determined that there is enough traffic flow through this intersection to warrant signalization. As additional development in the North Highlands Area will undoubtedly increase the amount of traffic through this intersection, we can only assume that any existing warrants for signalization of this intersection will be increased. However, the City currently lacks the funds necessary for signalization of this intersection.

It may become necessary for the City staff to begin exploring alternative road systems to serve the North Highlands Area. Should a future local improvement district be initiated to provide a solution to the present and future traffic situations in this neighborhood, we would recommend that the applicant be exempt from participating in the LID, as he will already be improving his portion of 116th Avenue NE to City standards.

13. Public Parks/Open Space. Due to the expected future growth of this neighborhood, the Land Use Policies Plan has indicated the need for additional recreation area in this general neighborhood. The City of Kirkland's recent acquisition of a 5-acre tract to the southeast of the subject property will not in itself be adequate to serve the needs of this entire neighborhood. However, the Department of Community Development

8/11/77

6/22/77

Conclusions, Cont'd

E. 13. (Cont'd)

does not anticipate acquisition of a part of the subject property for recreation purposes. Therefore, the applicant should be required to provide the Department of Community Development with the assessed valuation of the entire subdivision as determined by the King County Assessor for general tax purposes for the year during which the application is made. Prior to the City Council review of the Final Subdivision, the applicant should be required to pay either 10% of the assessed valuation of the proposed subdivision into the Park and Municipal Facilities Cumulative Reserve Fund, or \$200 per newly created lot, whichever is greater.

F. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS:

14. The applicant shall be required to submit a tree cutting plan for each individual lot prior to receiving a Building Permit on said lots pursuant to Ordinance No. 2393.

15. The applicant shall be required to provide calculations and design drawings which will minimize soil erosion potential. Further, the following should be indicated on the plat lines regarding maintenance and repair of the storm water retention facilities:

"The regular maintenance and repair of all storm water retention structures in this plat and located beneath the City right-of-way shall be accomplished by the City of Kirkland. The total cost of said maintenance and repair of all storm water retention structures shall be assessed to all property owners within the plat who are served by such, and each property owner served by said system shall be assessed 1/53rd of the total cost."

16. All proposed streets adjacent to and within this proposed plat shall be constructed to minimum City standards.

17. All required utilities should be undergrounded.

RECOMMENDATIONS:

Subject to the foregoing Findings, Conclusions and Exhibits "A" through "P", we hereby recommend that this Preliminary Plat of Kirkwood Manor be approved subject to the following:

1. Prior to the installation of any required utilities, grading, clearing or development within the plat, the applicant shall submit engineering calculations and a drainage design for the entire plat. Said designs shall include proposals for storm water retention and erosion measures to be taken during construction and after development. Said designs shall be approved by the Public Service Department and the Department of Community Development. The following shall be placed on the face of the plat lines:

8/11/77

6/22/77

R-2454

Recommendations, Cont'd

1. (Cont'd)

"The regular maintenance and repair of all storm water retention structures in this plat or located beneath the City right-of-way shall be accomplished by the City of Kirkland. The total cost of said maintenance and repair of all sotrm water retention structures shall be assessed to all property owners within the plat who are served by such, and each property owner served by said system shall be assessed 1/53rd of the total cost."

2. Pursuant to the recommended street improvements by the Public Service Department as listed in Conclusion D.6., a 12 foot wide asphalt pavement strip shall be installed on the east side of 116th Avenue NE, where this plat abuts said street. In addition, the applicant shall provide a six foot wide gravelled shoulder. The applicant shall also install a five foot wide concrete sidewalk along the edge of this plat, to be separated from the six foot gravelled shoulder by an open ditch drainage system.
3. The developer shall provide a 20 foot pedestrian and emergency vehicle easement along the common property line of lots 20 and 21. This easement shall be gravelled, barricaded with motorcycle barriers, and provided with a six foot high, sight-obscuring fence.

The developer shall also provide a ten foot pedestrian easement along the common property lines of lots 31 and 32.

The pedestrian easement shall be fenced with a six foot high, sight-obscuring fence, and barricaded with motorcycle barriers.

4. The applicant shall obtain and record a drainage easement from the proposed plat to Forbes Creek. The applicant shall also provide designs for a water quality and erosion control system, if required by the Public Service Department, to insure that the quality of water entering Forbes Creek from the subject property will not be reduced by construction on, or development of, this plat.
5. The applicant shall continue to work with the property owner to the north in a search for a joint solution to the location of appropriate utilities for serving both this plat, and possible future development of the property to the north of this plat.
6. The applicant shall be required to follow the design recommendations included in the Acoustic Study submitted by Towne, Richards and Chaudiere, Inc., for this plat, and dated May 17, 1977.

8/11/77

6/22/77

Recommendations, Cont'd

7. The applicant shall work with the Park, Police and Public Service Departments for the location and landscaping of the street planters proposed for the interior of this plat, in order to minimize future property damage, and traffic maneuverability and visibility problems.
8. The builder shall be required to submit a tree cutting plan for each individual lot prior to receiving a Building Permit on said lot pursuant to Ordinance No. 2393.
9. Prior to the City Council review of the Final Subdivision, the applicant shall be required to pay either 10% of the assessed valuation of the proposed subdivision into the Fee in lieu of Open Space account of the Park and Municipal Facilities Cumulative Reserve Fund, or \$200 per residential lot, whichever is greater.
10. The applicant shall be required to meet with the Public Service Department and have that Department approve street, sanitary sewer, and domestic water improvements for the proposed plat.
11. The applicant will be required to work with the Fire Department regarding water line improvements and fire hydrant location.
12. After Preliminary Plat approval; land surface modification shall only be allowed within the proposed right-of-way and utility easements as designated on the Preliminary Plat drawing, pursuant to Ordinance No. O-2393.
13. All required utilities shall be undergrounded in accordance with the serving utility's current standards and specifications.

Contact Person
Hugh G. Goldsmith

Smith & Associates, Inc.

SURVEYORS PLANNERS

RONALD H. JENSEN
ROBERT C. JOHNSON
ARTHUR M. DWYER
CONTROLLER

HUGH G. GOLDSMITH
& ASSOCIATES

512 LYON BUILDING
SEATTLE, WASHINGTON 98104
MAIN 2-1080

20 April 1977

City of Kirkland Planning Department
City of Kirkland
210 Main Street
Kirkland, WA 98033

Re: Proposed Rezone and
Preliminary Plat of
Kirkland Manor

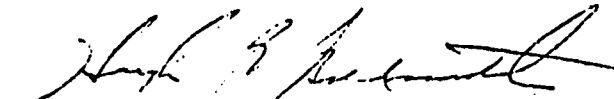
Gentlemen:

As Engineer for the applicant we submit the enclosed rezone application and preliminary plat for your review and approval.

Please advise of hearing dates and/or additional information that may be required.

Very truly yours,

HUGH G. GOLDSMITH & ASSOCIATES, INC.


Hugh G. Goldsmith

JDG/kw

Enclosures

RECEIVED

APR 30 1977

3:18 PM
PLANNING DEPARTMENT

Sm.

EXHIBIT "A"
LETTER OF APPLICATION
SUB-77-31(P)
SHERSTAD & WILLIAMS