NW 1/4 SECTION 4, TOWNSHIP 25 N, RANGE 5 E, W.M.

BAKHCHINYAN SHORT PLAT FEASIBILITY

PROJECT DESCRIPTION:

THE SHORT PLAT OF ONE PARCEL TOTALING 0.604 ACRES, INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS

ADDRESS OF THE PROPERTY:.....9032 116TH AVE NE, KIRKLAND, WA 98033

PARCEL NUMBER.....1238501180

EXISTING ZONING:.....RS 8.5

NEIGHBORING ZONING:.....RS 8.5

NUMBER OF LOTS:.....2

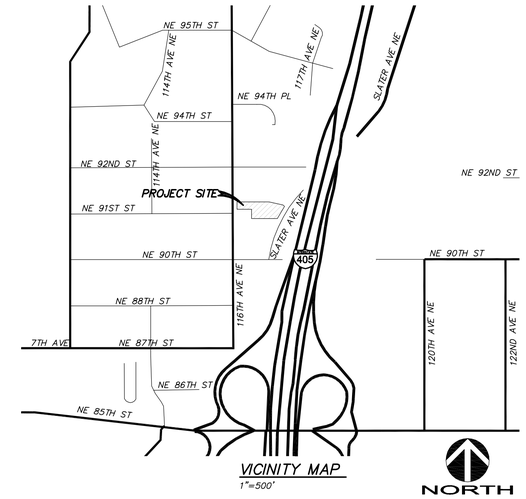
SITE AREA:.....26,305 SQ. FT. (0.604 ACRES)

PROPOSED USE:.....SINGLE FAMILY RESIDENCE

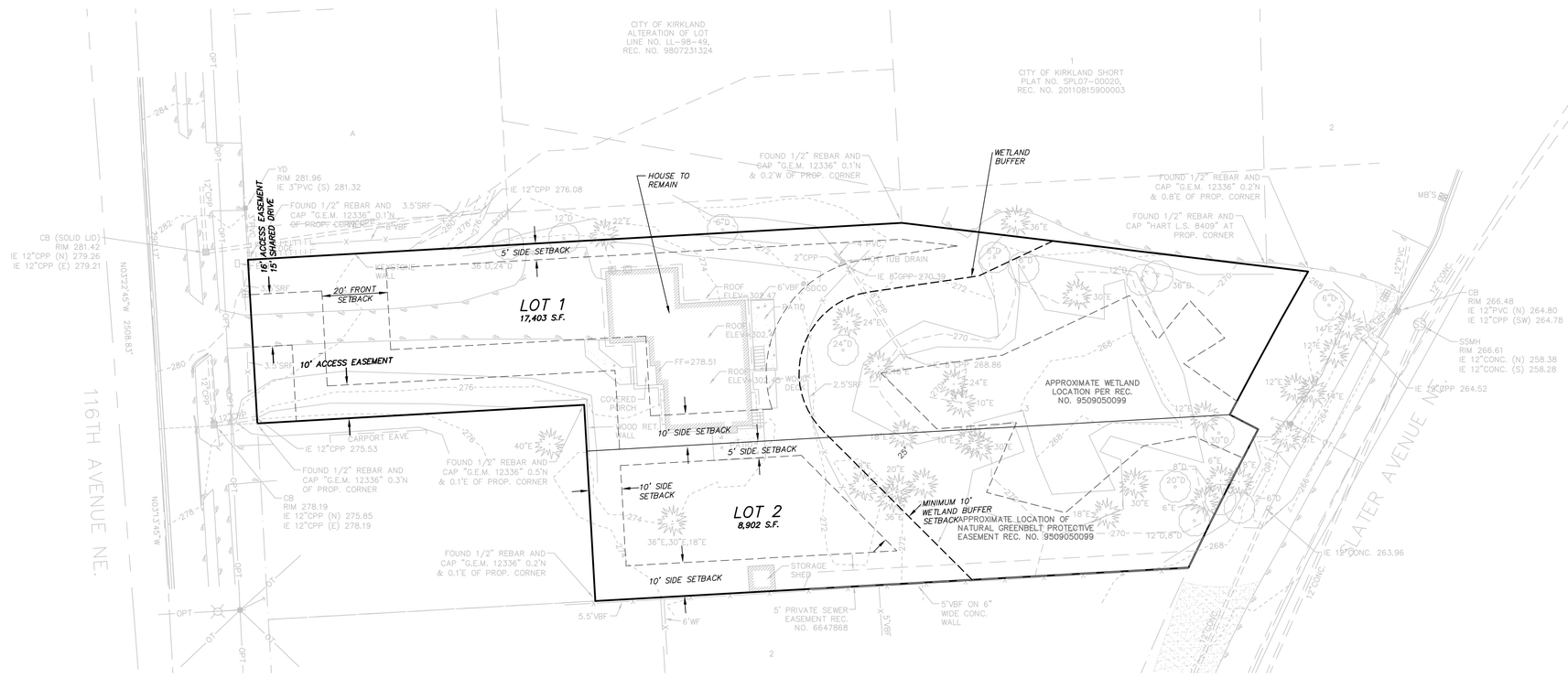
SEWER AND WATER DISTRICT:.....KIRKLAND WATER AND SEWER DISTRICT

TELEPHONE SERVICE:.....QWEST

POWER SOURCE:.....PUGET SOUND ENERGY



VICINITY MAP
1"=500'



AREA BREAKDOWN

EXISTING IMPERVIOUS AREA:

ROOF:	1,750 S.F.
CONCRETE PATH:	87 S.F.
DRIVEWAY:	1,548 S.F.
CONCRETE PATIO:	264 S.F.
TOTAL IMPERVIOUS AREA:	3,649 S.F.
EXISTING WETLAND BUFFER AREA	11,332 S.F.

LOT AREA CALCULATIONS

ZONE:	RS 8.5
MINIMUM LOT AREA:	8,500 S.F.
MAXIMUM DEVELOPMENT POTENTIAL (KZC 90.135)	
BUILDABLE AREA	14,973 S.F.
PERCENTAGE OF SITE IN BUFFER	43%
DEVELOPMENT FACTOR	60%
MAXIMUM UNITS	2.56 D.U.
PROPOSED UNITS	2 D.U.
LOT 1 AREA:	17,403 S.F.
LOT 2 AREA:	8,902 S.F.

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 40 FT.

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DRS
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BAKHCHINYAN SHORT PLAT FEASIBILITY

PRELIMINARY SHORT PLAT
CONCEPTUAL SITE PLAN
9032 116TH AVENUE NE
KIRKLAND WA, 98033
PARCEL: 1238501180

MAXIM LISSAK

11121 NE 53RD STREET
KIRKLAND WA, 98033
425-672-5079

LLAY R. JOUBERT
STATE OF WASHINGTON
32182
REGISTERED
PROFESSIONAL ENGINEER

DATE	REVISION	APR

DRAFTED BY: CEN
DESIGNED BY: JSM
PROJECT ENGINEER: LRJ
DATE: 04-08-2014
PROJECT NO.: 13125

DRAWING: 1
SHEET: 1 OF 1