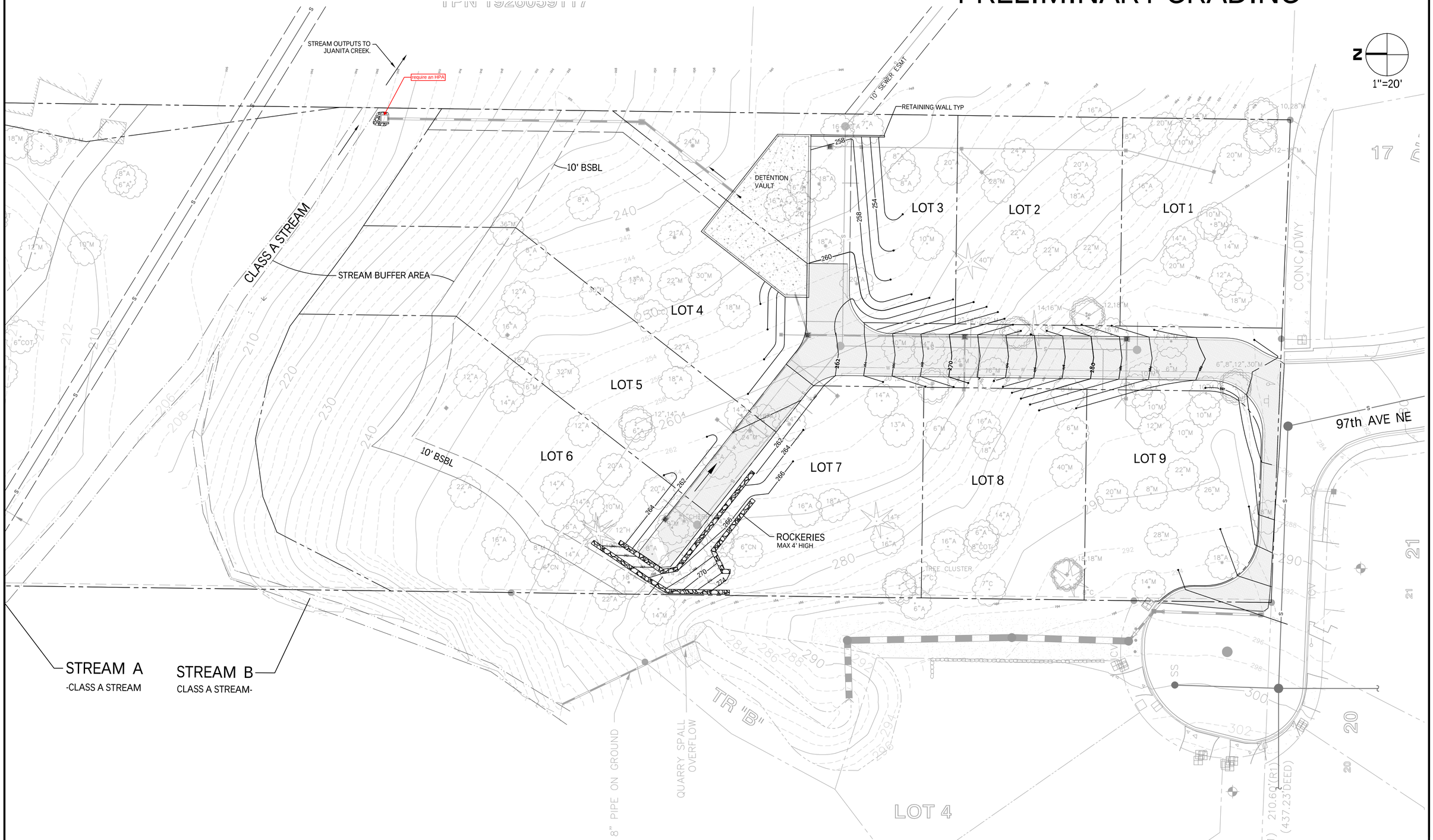
PRELIMINARY GRADING



NO.	DATE	BY	REVISIONS

APPLICANT
NORTHWEST EQUITY FUND, LLC
CONTACT: JAMES JORDAN or MARK CONNER

CITY OF KIRKLAND WASHINGTON

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CITY OF KIRKLAND STANDARD SPECIFICATIONS AND DETAILS.

DATE: Mar 11, 2016
JOB# 1375-A?
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Mar 11, 2016
JEFFREY E. DUFFY
STATE OF WASHINGTON
39705
REGISTERED
PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

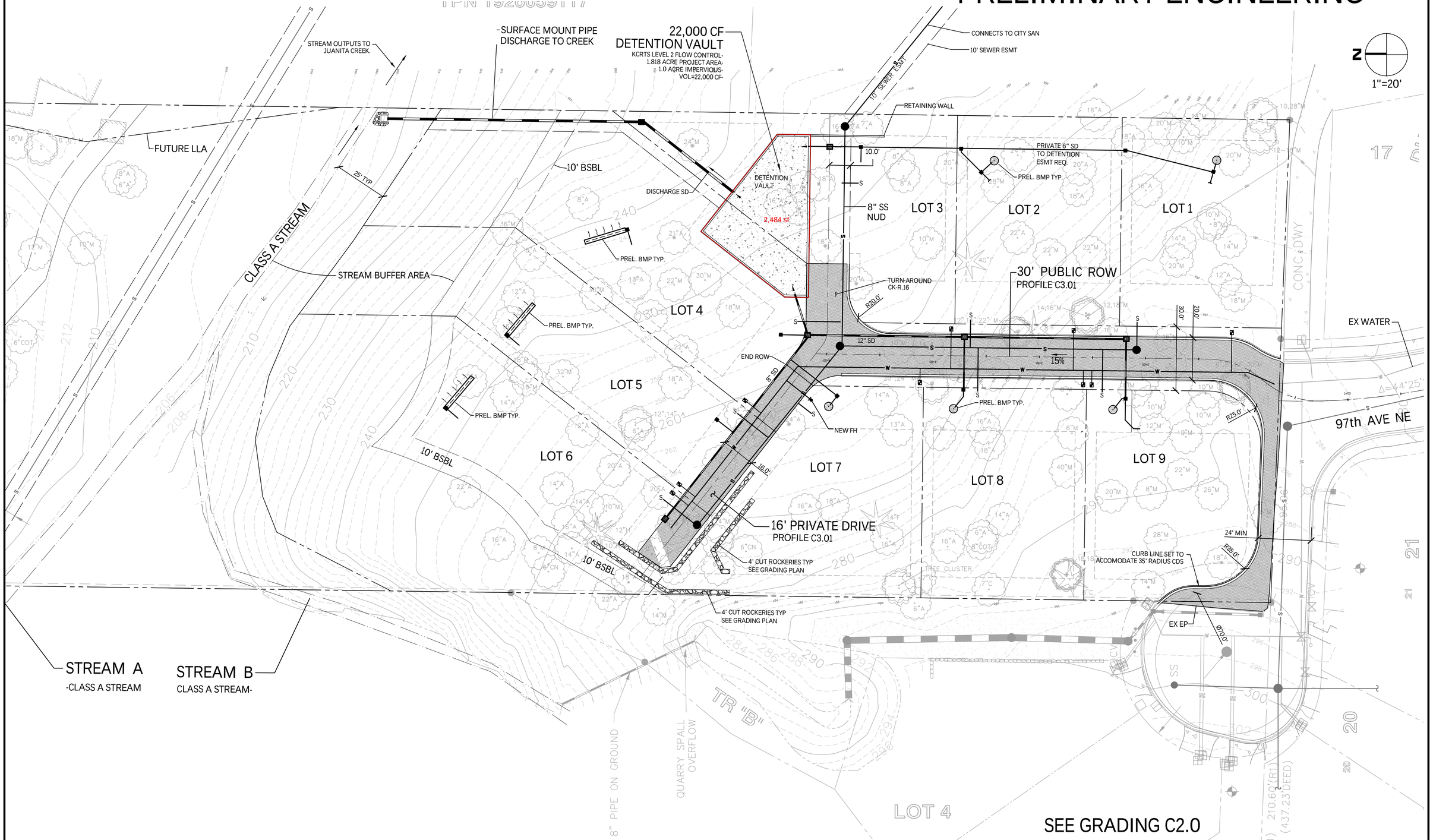
PRELIMINARY GRADING

BRISTOL LANE SHORT PLAT
14216 97th AVE NE, KIRKLAND, WA 98034

DRAWING NO: C2.0

APN 192605-9085

PRELIMINARY ENGINEERING



NO.	DATE	BY	REVISIONS

APPLICANT
NORTHWEST EQUITY FUND, LLC
CONTACT: JAMES JORDAN or MARK CONNER

CITY OF KIRKLAND WASHINGTON

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DATE: Mar 11, 2016
JOB# 1375-A?
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Mar 11, 2016
JEFFREY E. DUFFY
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39766
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2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
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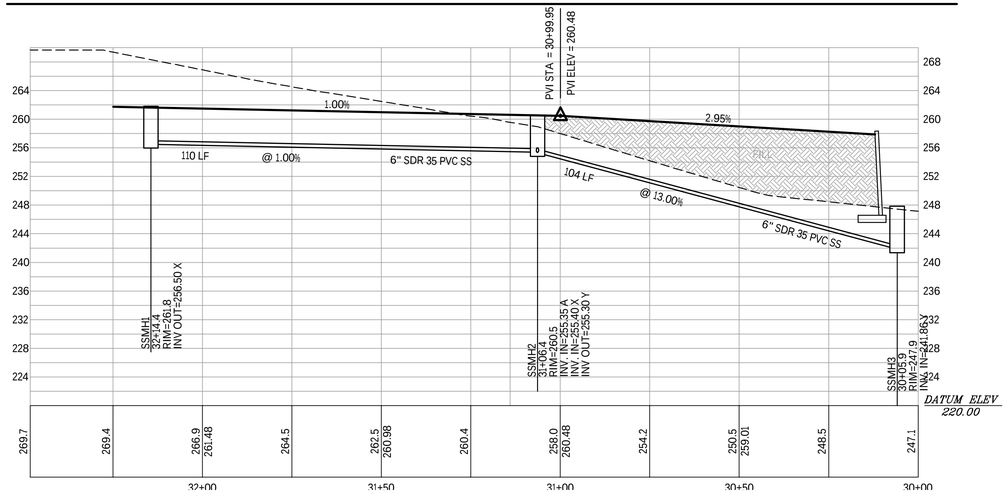
PRELIMINARY ENGINEERING

BRISTOL LANE SHORT PLAT
14216 97th AVE NE, KIRKLAND, WA 98034

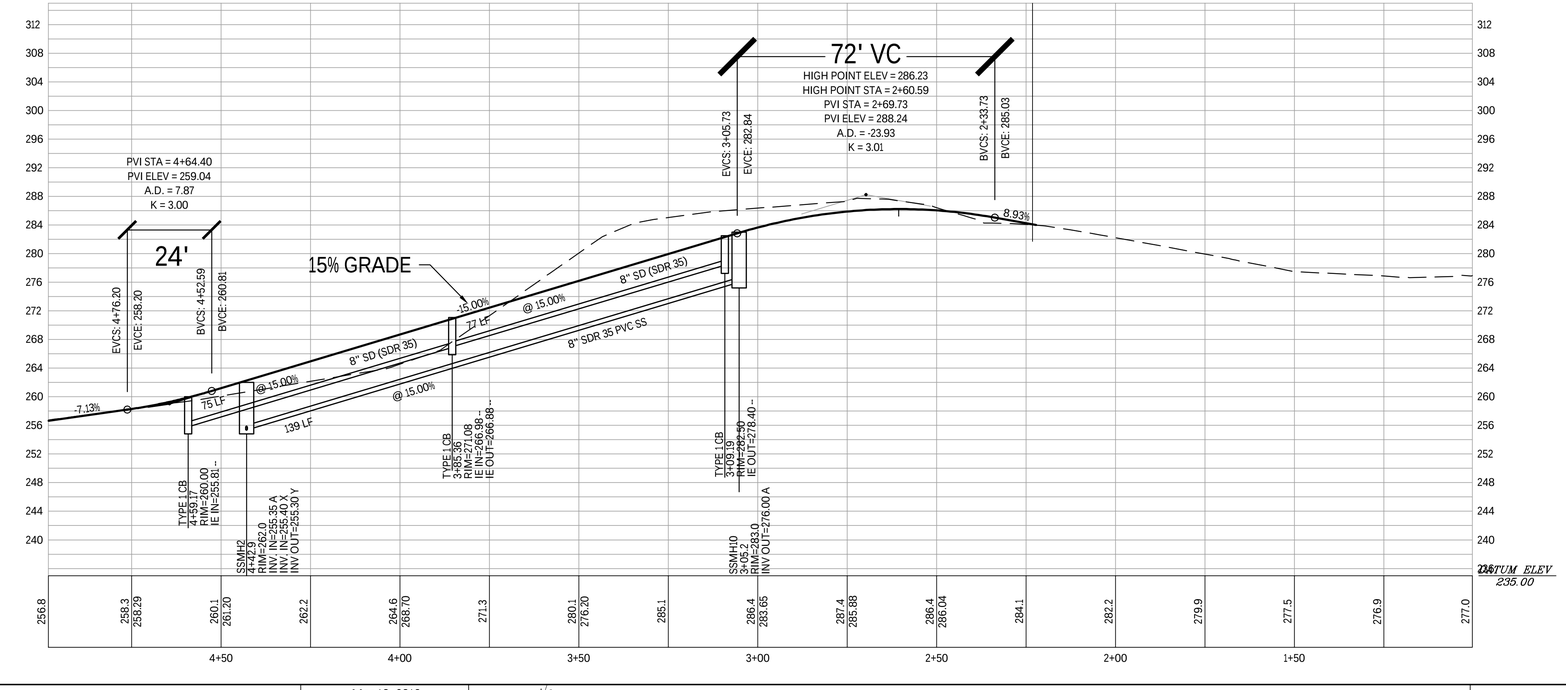
DRAWING NO: C3.0

APN 192605-9085

PROFILE: PRIVATE DRIVE



PROFILE: PUBLIC ROAD (97th AVE SE)



NO.	DATE	BY	REVISIONS

APPLICANT
NORTHWEST EQUITY FUND, LLC
CONTACT: JAMES JORDAN or MARK CONNER

CITY OF KIRKLAND WASHINGTON

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CITY OF KIRKLAND STANDARD SPECIFICATIONS AND DETAILS.

DATE: Mar 10, 2016
JOB# 1375-A?
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Mar 10, 2016
JEFFREY E. HALL
STATE OF WASHINGTON
39766
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

PROFILE SHEET

BRISTOL LANE SHORT PLAT
14216 97th AVE NE, KIRKLAND, WA 98034

DRAWING NO:
C3.01

APN 192605-9085

SLOPE > 15% MAP EXHIBIT

NO.	DATE	BY	REVISIONS

APPLICANT
NORTHWEST EQUITY FUND, LLC
CONTACT: JAMES JORDAN or MARK CONNER

CITY OF KIRKLAND WASHINGTON

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CITY OF KIRKLAND STANDARD SPECIFICATIONS AND DETAILS.

DATE:	Mar 10, 2016
JOB#	1375-A?
DRAFTED: CH	DESIGN: DE
DIGITAL SIGNATURE	

Mar 10, 2016
JEFFREY E. KAUFMAN
STATE OF WASHINGTON
39766
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING
SOLUTIONS

2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

SLOPE > 15% MAP

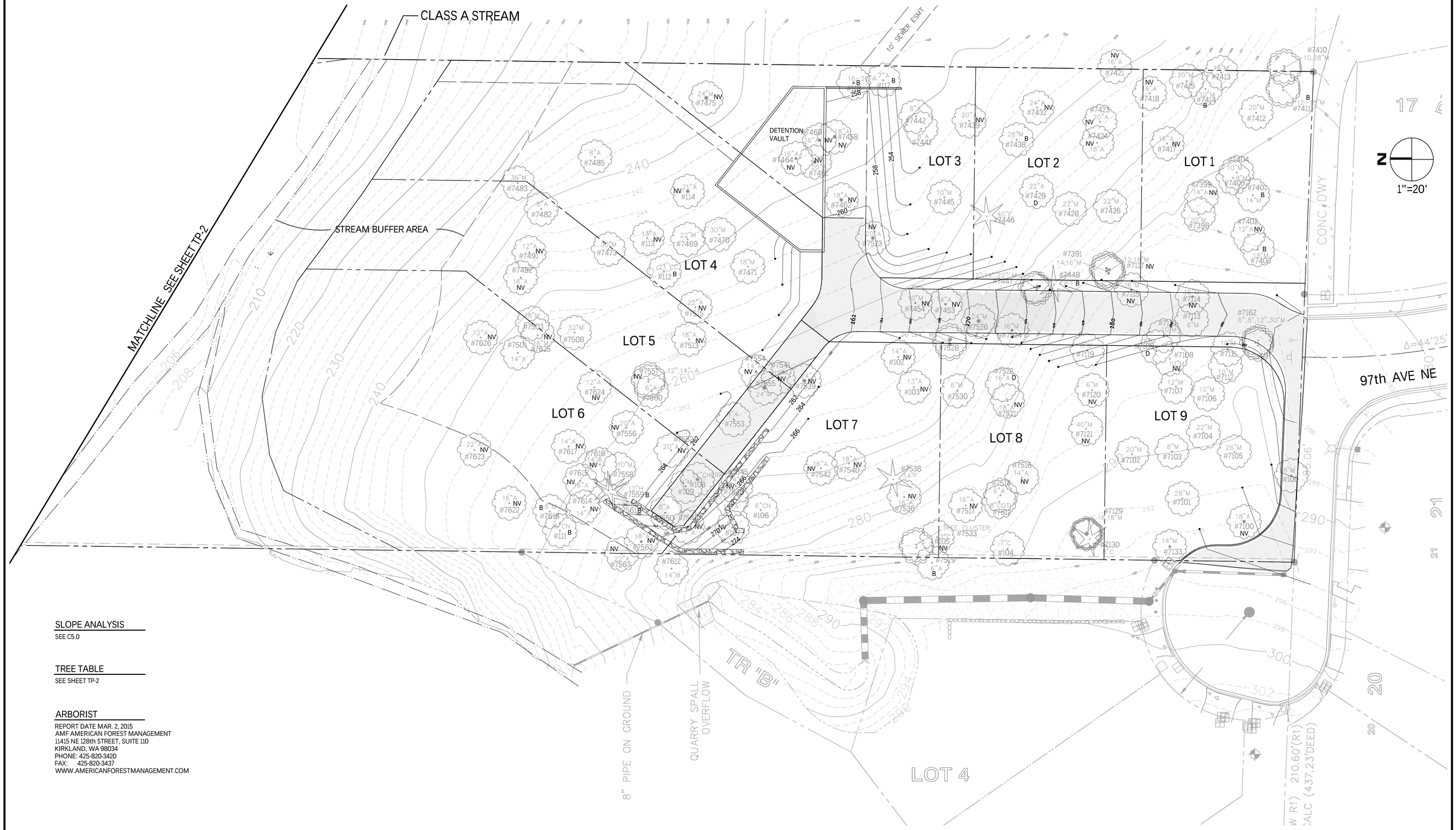
BRISTOL LANE SHORT PLAT
14216 97th AVE NE, KIRKLAND, WA 98034

DRAWING NO:
C5.0

APN 192605-9085

PRELIMINARY TREE RETENTION PLAN

BRISTOL LANE PROPERTY



SLOPE ANALYSIS

SEE C5.0

TREE TABLE

SEE SHEET TP-2

ARBORIST

REPORT DATE MAR. 2, 2015
AMF AMERICAN FOREST MANAGEMENT
11415 NE 128th STREET, SUITE 110
KIRKLAND, WA 98034
PHONE: 425-820-3420
FAX: 425-820-3437
WWW.AMERICANFORESTMANAGEMENT.COM

NO.	DATE	BY	REVISIONS

APPLICANT
NORTHWEST EQUITY FUND, LLC
CONTACT: JAMES JORDAN or MARK CONNER

CITY OF KIRKLAND WASHINGTON

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CITY OF KIRKLAND STANDARD SPECIFICATIONS AND DETAILS.

DATE: Mar 11, 2016
JOB# 1375-A?
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Mar 11, 2016
JEFFREY E. HALL
STATE OF WASHINGTON
39766
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

PRELIMINARY TREE RETENTION

BRISTOL LANE SHORT PLAT
14216 97th AVE NE, KIRKLAND, WA 98034

DRAWING NO:
TP-1

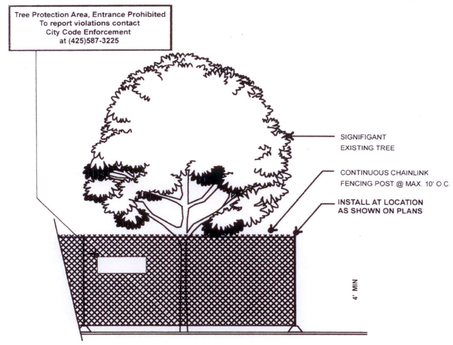
APN 192605-9085

PRELIMINARY TREE RETENTION PLAN

BRISTOL LANE PROPERTY

TREE PROTECTION

FENCING SIGN DETAIL



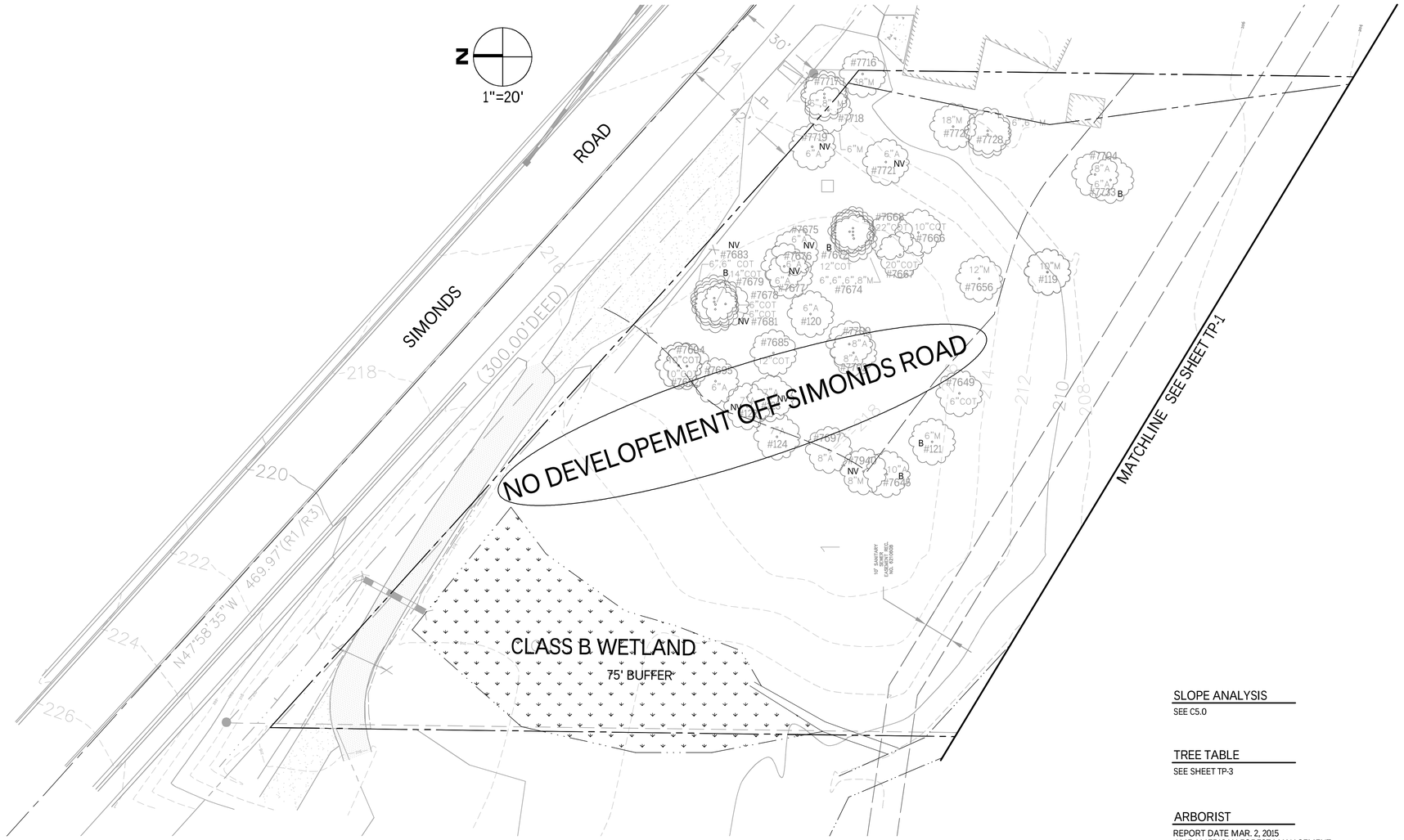
1. MINIMUM FOUR (4) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE (S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING 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



SLOPE ANALYSIS

SEE C5.0

TREE TABLE

SEE SHEET TP-3

ARBORIST

REPORT DATE MAR. 2, 2015
AMF AMERICAN FOREST MANAGEMENT
11415 NE 128th STREET, SUITE 110
KIRKLAND, WA 98034
PHONE: 425-820-3420
FAX: 425-820-3437
WWW.AMERICANFORESTMANAGEMENT.COM

NO.	DATE	BY	REVISIONS

APPLICANT
NORTHWEST EQUITY FUND, LLC
CONTACT: JAMES JORDAN or MARK CONNER

CITY OF KIRKLAND WASHINGTON

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CITY OF KIRKLAND STANDARD SPECIFICATIONS AND DETAILS.

DATE: Mar 11, 2016
JOB# 1375-A?
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Mar 11, 2016
JEFFREY P. DUFFY
STATE OF WASHINGTON
20705
REGISTERED
PROFESSIONAL ENGINEER

CIVIL ENGINEERING
SOLUTIONS
2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

PRELIMINARY TREE RETENTION

BRISTOL LANE SHORT PLAT
14216 97th AVE NE, KIRKLAND, WA 98034

DRAWING NO: TP-2

APN 192605-9085

TREE INVENTORY FROM ARBORIST

Tree Summary Table
For: Simonds Road Property
Upper Portion

American Forest Management, Inc
Date: 2/11/2015
Inspector: Layton

Tree/Tag #	Species	Native/ Planted/ Volu	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
7100	red alder	N	18	30	na	x	x	x	x	poor	non-viable	rroken, major decline
7133	big leaf maple	N	15	62	3.5	12/10	16/12	4/10	20/na	fair	viable	decent form
100	big leaf maple	N	8	30	1	0/8	10/8	7/7	6/8	fair	viable	old basal wound, decay
7101	big leaf maple	N	26	90	9	18/14	22/16	14/12	18/16	fair	viable	no significant concerns
7103	big leaf maple	N	8	54	1	10/6	8/6	10/6	6/6	fair	viable	typical, poor trunk taper
7102	big leaf maple	N	20	87	6	12/14	16/16	22/14	20/16	fair	viable	typical
7129	big leaf maple	N	24,26	85	10	18/16	18/18	30/14	24/18	fair	viable	significant deadwood
7130	western red cedar	N	7	24	1	6/4	7/7	5/4	6/7	good	viable	young
7121	big leaf maple	N	18,17,25	92	8	30/16	24/18	26/16	28/18	fair	viable	fork at 3', poor attachments, included bark
7120	cascara	N	6	32	na	x	x	x	x	poor	non-viable	90% dead
7119	cascara	N	8	34	na	x	x	x	x	poor	non-viable	heavy lean, decline
7109	cascara	N	8	40	na	x	x	x	x	dead	dead	
7108	red alder	N	11	45	na	x	x	x	x	poor	non-viable	dead top, major decline
7110	big leaf maple	N	10	60	1	14/10	10/10	8/8	8/10	fair	viable	young, forked top~problematic
7114	red alder	N	16	55	na	x	x	x	x	poor	non-viable	broken, extensive rot
7113	big leaf maple	N	6	42	1	6/6	6/6	4/5	4/6	fair	viable	young, typical
7107	big leaf maple	N	13	70	2.5	16/12	8/12	16/10	8/12	fair	viable	typical
7106	big leaf maple	N	10	62	1	8/8	14/10	6/8	6/10	fair	viable	forked top
7104	big leaf maple	N	23	92	7.5	18/14	16/16	18/14	18/16	good	viable	no concerns
7105	big leaf maple	N	32	95	12	10/16	30/18	20/16	28/18	fair~good	viable	no concerns
7112	bitter cherry	N	10	70	1	8/6	8/8	5/6	10/8	fair	viable	poor taper, don't isolate
7111	bitter cherry	N	8	64	1	10/6	0/8	8/6	6/8	fair	viable	poor taper
7162	big leaf maple	N	30	90	11	22/16	26/18	22/16	28/20	fair~good	viable	good form
7403	big leaf maple	N	18	74	na	10/14	30/18	16/14	20/16	fair	borderline	broken top, major fork, mod-high risk
7402	red alder	N	14	66	na	x	x	x	x	poor	non-viable	broken, significant rot

77.5

Drip-Line and Limits of Disturbance measurements from face of trunk

Tree Summary Table
For: Simonds Road Property
Upper Portion

American Forest Management, Inc
Date: 2/11/2015
Inspector: Layton

Tree/Tag #	Species	Native/ Planted/ Volu	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
7539	red alder	N	22	45	na	x	x	x	x	poor	non-viable	broken, major decline
7541	red alder	N	18	72	na	x	x	x	x	poor	non-viable	dead/broken top, senescent
7554	red alder	N	15	60	na	x	x	x	x	poor	non-viable	broken, 75% dead
7555	big leaf maple	N	24	86	8	14/14	20/18	18/14	16/16	fair~good	viable	fork, okay
7553	big leaf maple	N	8	46	1	13/8	14/8	10/8	12/8	fair	viable	young, fork, broken top, poor taper
7552	red alder	N	21	82	na	x	x	x	x	poor	non-viable	over mature, dead top, decline
7545	big leaf maple	N	13	53	2.5	18/10	16/12	12/10	16/12	fair	viable	bsal cavity, old broken top
7546	red alder	N	17	55	na	x	x	x	x	poor	non-viable	broken, 90% dead
106	chestnut	v	6	30	1	3/6	10/6	5/6	5/6	fair	viable	young, sapling, bent top
107	red alder	N	21	60	na	x	x	x	x	poor	non-viable	broken, dead top, extensive rot
108	bitter cherry	N	9	50	1	6/7	10/8	5/7	8/8	fair	viable	old broken top, forked top
109	big leaf maple	N	14	72	3	14/10	15/12	8/10	14/12	fair	viable	forked top
7563	red alder	N	21	70	na	x	x	x	x	poor	non-viable	broken, extensive rot
7562	red alder	N	19	50	na	x	x	x	x	poor	non-viable	broken, extensive decay
7548	red alder	N	15	35	na	x	x	x	x	poor	non-viable	broken, 90% dead
110	big leaf maple	N	7	42	1	4/6	6/6	7/6	3/6	fair	viable	sapling, poor taper, crooked top
7550	big leaf maple	N	8	45	1	6/6	8/6	8/6	4/6	fair	viable	sapling
7561	western hemlock	N	12	67	na	8/10	8/12	6/10	12/12	fair~poor	borderline	basal cavity, can't isolate
7559	western hemlock	N	11	51	na	7/8	6/10	14/10	4/12	fair~poor	borderline	basal cavity, can't isolate
7558	big leaf maple	N	10	68	1	4/8	14/10	8/8	7/10	fair	viable	young, typical
7616	red alder	N	15	60	na	x	x	x	x	poor	non-viable	broken, major decline
7615	red alder	N	16	66	na	x	x	x	x	poor	non-viable	broken, extensive decay
111	chestnut	N	6	18	na	8/6	4/6	7/6	4/6	fair~poor	borderline	broken top
7614	red alder	N	13	38	na	x	x	x	x	poor	non-viable	broken, major decline
7617	red alder	N	15	48	na	x	x	x	x	poor	non-viable	broken, major decline

19.5

Drip-Line and Limits of Disturbance measurements from face of trunk

Tree Summary Table
For: Simonds Road Property
Lower Portion

American Forest Management, Inc
Date: 2/11/2015
Inspector: Layton

Tree/Tag #	Species	Native/ Planted/ Volu	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
7717	horse chestnut	V	10,7	18	5	10/6	2/8	16/na	12/8	fair~poor	viable	topped in past
7718	hawthorn	V	7	24	1	8/8	10/8	6/na	12/8	fair	viable	typical
7719	red alder	N	7	15	na	x	x	x	x	poor	non-viable	broken top, suppressed
7721	red alder	N	5	16	na	x	x	x	x	poor	non-viable	broken, non significant
7727	big leaf maple	N	21	67	6.5	14/14	20/18	22/na	14/16	fair	viable	near pl, decent form
7728	hawthorn	N	6,5	25	1	6/7	10/8	8/na	8/8	fair~poor	viable	poor form, ugly
7704	red alder	N	9	34	1	10/7	5/8	12/na	4/8	fair	viable	young, lean east
7733	red alder	N	7	30	na	5/6	8/6	10/na	6/6	poor	borderline	poor form
7656	big leaf maple	N	14	44	3	12/10	2/12	14/10	6/12	fair	viable	poor structure
119	big leaf maple	N	10	51	1	6/8	5/8	8/8	3/8	fair	viable	poor taper
7667	black cottonwood	N	24	104	8	12/16	16/18	16/16	14/16	fair	viable	typical, semi mature
7668	black cottonwood	N	27	110	9.5	16/16	12/16	18/16	16/16	fair	viable	typical, semi mature
7672	black cottonwood	N	11	74	na	14/10	3/12	0/12	18/14	poor	borderline	decay column, lean
7674	big leaf maple 4	N	7~8	46	2	16/10	10/10	8/10	14/10	fair	viable	poor taper~form
7675	red alder	N	6	25	na	x	x	x	x	poor	non-viable	heavy lean
120	red alder	N	6	31	1	7/6	5/6	7/6	8/6	fair	viable	typical, poor taper
7676	red alder	N	6	29	na	x	x	x	x	poor	non-viable	butt rot, heavy lean
7677	red alder	N	7	34	1	7/6	4/6	5/6	6/6	fair	viable	typical
7685	black cottonwood	N	15	84	3.5	8/10	8/12	10/10	10/12	fair	viable	typical
7601/7700	red alder	N	8	44	1	12/8	3/8	5/7	8/8	fair	viable	typical
7602/7702	red alder	N	8	43	1	6/8	7/8	6/7	8/8	fair	viable	young to semi mature
121	big leaf maple	N	7	37	na	3/8	8/8	3/8	6/8	fair~poor	borderline	broken top, fork
7649	big leaf maple	N	7	38	1	7/8	7/8	5/7	7/8	fair	viable	poor taper, form
7645	red alder	N	10	54	na	20/10	3/10	8/8	8/10	fair~poor	borderline	heavy lean
7940	willow	N	8	28	na	x	x	x	x	poor	non-viable	90% dead

41.5

Drip-Line and Limits of Disturbance measurements from face of trunk

Tree Summary Table
For: Simonds Road Property
Upper Portion

American Forest Management, Inc
Date: 2/11/2015
Inspector: Layton

Tree/Tag #	Species	Native/ Planted/ Volu	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
7401	big leaf maple	N	14	68	na	5/10	18/14	12/10	4/10	fair~poor	borderline	major fork, high potential for failure
7404	big leaf maple	N	9	48	1	0/6	8/8	4/6	0/8	fair	viable	poor taper
7405	big leaf maple	N	7	45	1	7/6	5/7	7/6	3/7	fair	viable	suppressed
7398	big leaf maple	N	22	70	7	0/16	20/16	14/14	20/16	fair	viable	assymetric crown,
7399	red alder	N	12	54	na	x	x	x	x	poor	non-viable	broken, major decline
7417	red alder	N	16	62	na	x	x	x	x	poor	non-viable	broken, extensive rot
7418	red alder	N	18	58	na	x	x	x	x	poor	non-viable	broken, extensive rot
7415	big leaf maple	N	22	88	7	20/16	16/18	14/14	18/18	fair	viable	typical
7414	big leaf maple	N	10	52	na	6/6	7/10	10/6	10/8	fair~poor	borderline	suppressed, poor form
7413	big leaf maple	N	15	66	3.5	10/10	10/12	14/10	7/10	fair	viable	cavity, poor structure
7412	big leaf maple	N	23	90	7.5	14/14	16/16	10/12	18/16	fair	viable	typical
7411	big leaf maple	N	14,17	56	na	8/12	16/14	8/10	18/16	fair~poor	borderline	fork at 2', poor structure, decay
7410	big leaf maple	N	9,28	92	10	8/14	24/18	6/14	18/16	fair	viable	typical
7423	red alder	N	16	72	na	x	x	x	x	poor	non-viable	broken, ext rot, declining
7424	red alder	N	20	82	na	x	x	x	x	poor	non-viable	broken top, decline, ivy
7432	red alder	N	21	80	na	x	x	x	x	poor	non-viable	decline, overmature, ivy
7438	big leaf maple	N	26	94	na	x	x	x	x	poor	non-viable	decline, senescent, ivy
7429	red alder	N	27	66	na	12/14	18/16	16/14	12/16	fair~poor	borderline	broken top, ivy
7446	Douglas-fir	N	20	12	na	x	x	x	x	dead	dead	broken snag
7445	big leaf maple	N	50	118	21	16/18	18/20	16/18	14/18	fair	viable	broken top, old growth ivy
7428	big leaf maple	N	10	52	1	12/10	10/12	12/10	14/12	fair	viable	young, crook
7426	big leaf maple	N	24	72	8	18/14	16/16	14/14	14/16	fair	viable	fork, covered in ivy
7391	big leaf maple	N	23	70	7.5	8/12	20/16	18/14	8/16	fair	viable	fork, ivy
7115	red alder	N	15	58	3.5	8/10	20/16	16/10	10/12	fair	viable	poor form
		N	16	40	na	x	x	x	x	poor	non-viable	broken, extensive decay

78

Drip-Line and Limits of Disturbance measurements from face of trunk

Tree Summary Table
For: Simonds Road Property
Upper Portion

American Forest Management, Inc
Date: 2/11/2015
Inspector: Layton

Tree/Tag #	Species	Native/ Planted/ Volu	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
7618	big leaf maple	N	7	35	na	10/6	8/6	10/6	6/6	fair~poor	borderline	broken top, poor structure
7622	red alder	N	16	45	na	x	x	x	x	poor	non-viable	broken, major decline
7623	red alder	N	22	46	na	x	x	x	x	poor	non-viable	broken, major decline
7556	red alder	N	19	60	na	x	x	x	x	poor	non-viable	broken, major decline
7560	chestnut	N	7	35	1	7/7	9/7	6/6	6/7	fair	viable	young, crooked top
7557	red alder	N	14,15	40	na	x	x	x	x	poor	non-viable	broken, 90% dead
7624	red alder	N	12	55	na	x	x	x	x	poor	non-viable	broken, major decline
7508	big leaf maple	N	30,14	94	12	30/18	24/20	26/18	20/20	fair	viable	decent form, appears sound
7625	red alder	N	16	54	na	x	x	x	x	poor	non-viable	broken, 90%dead
7501	big leaf maple	N	20	77	6	30/16	16/18	14/16	22/18	fair	viable	decent form, appears sound
7503	big leaf maple	N	20	76	6	36/18	0/20	16/16	20/20	fair	viable	assymetric crown, sound
7626	red alder	N	13	30	na	x	x	x	x	poor	non-viable	broken, heavy lean
7492	red alder	N	17	50	na	x	x	x	x	poor	non-viable	broken, major decline
7491	red alder	N	14	40	na	x	x	x	x	poor	non-viable	broken, major decline
7482	chestnut	V	7	28	1	5/6	9/6	6/6	7/6	fair	viable	sapling
7483	big leaf maple	N	36	104	14	32/20	22/20	26/20	18/20	fair	viable	good form, appears sound
7473	big leaf maple	N	29	95	10.5	30/20	20/20	26/18	18/20	fair	viable	decent form, appears sound
7513	red alder	N	19	60	na	x	x	x	x	poor	non-viable	broken, major decline
7515	red alder	N	23	66	na	x	x	x	x	poor	non-viable	broken, major decline
112	cascara	N	7	32	na	8/6	3/6	3/6	8/6	fair~poor	borderline	poor form, cavity
113	red alder	N	13	40	na	x	x	x	x	poor	non-viable	broken, 90% dead
7471	big leaf maple	N	18	64	5	16/14	18/18	20/16	18/18	fair	viable	old broken top, okay
7470	big leaf maple	N	26	84	9	18/18	26/20	32/18	16/18	fair	viable	forks at 12', sound attachment
7469	big leaf maple	N	23	86	7.5	26/16	8/18	14/14	12/16	fair	viable	seam, suspect minor decay
114	red alder	N	21	61	na	x	x	x	x	poor	non-viable	broken, major decline

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Drip-Line and Limits of Disturbance measurements from face of trunk

Tree Summary Table
For: Simonds Road Property
Lower Portion

American Forest Management, Inc
Date: 2/11/2015
Inspector: Layton

Tree/Tag #	Species	Native/ Planted/ Volu	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
122	red alder	N	7	40	na	x	x	x	x	poor	non-viable	suppressed, heavy lean
123	red alder	N	7	41	na	x	x	x	x	poor	non-viable	broken top, heavy lean, poor taper
124	red alder	N	7	41	1	4/6	5/6	4/6	6/6	fair	viable	typical, poor taper
7697	red alder	N	8	40	1	12/8	5/8	6/8	9/8	fair	viable	same
7695	red alder	N	6	37	1	4/6	5/6	6/6	4/6	fair	viable	young, typical
7692	black cottonwood	N	11	60	1.5	18/10	0/12	6/10	5/10	fair	viable	lean, young
7694	black cottonwood	N	11	63	1.5	10/10	5/10	4/8	8/10	fair	viable	same
7681	black cottonwood	N	6	44	na	x	x	x	x	poor	non-viable	suppressed, lean
7678	black cottonwood	N	16	83	4	16/12	10/12	10/12	8/12	fair	viable	typical
7679	black cottonwood	N	6	47	na	2/6	4/6	8/6	0/6	fair~poor	borderline	lean
7683	black cottonwood	N	8,6	48	na	x	x	x	x	poor	non-viable	heavy lean, broken top

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Drip-Line and Limits of Disturbance measurements from face of trunk

Tree Summary Table
For: Simonds Road Property
Upper Portion

American Forest Management, Inc
Date: 2/11/2015
Inspector: Layton

Tree/Tag #	Species	Native/ Planted/ Volu	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
7117	red alder	N	19	51	na	x	x	x	x	poor	non-viable	broken, decline
7448	Douglas-fir	N	7	18	na	5/6	6/6	8/6	5/6	fair~poor	borderline	suppressed, poor structure, ivy
7447	big leaf maple	N	23,15,12	79	9	16/16	18/18	14/14	16/18	fair	viable	poor basal attachments, m-h risk
7524	big leaf maple	N	16	70	4	10/12	16/16	6/12	14/16	fair	viable	typical
7526	big leaf maple	N	21	80	6.5	20/16	16/18	12/14	8/14	fair	viable	forked top, ivy
7453	red alder	N	19	40	na	x	x	x	x	poor	non-viable	broken, < 10% live crown
7454	big leaf maple	N	8	40	na	x	x	x	x	poor	non-viable	old broken top, dead leader
7528	big leaf maple	N	25,21	88	10	8/14	18/16	6/12	30/18	fair	viable	21" in poor condition, large cavity
102	red alder	N	14	43	na	x	x	x	x	poor	non-viable	broken, decline
103	red alder	N	13	45	na	x	x	x	x	poor	non-viable	broken, extensive decay
7530	big leaf maple	N	8	42	1	0/6	12/8	2/6	6/6	fair	viable	young, poor taper
7522	red alder	N	15	40	na	x	x	x	x	dead	dead	recent dead
7521	red alder	N	17	37	na	x	x	x	x	poor	non-viable	90% dead, major rot, broken
7516	red alder	N	15	24	na	x	x	x	x	poor	non-viable	broken, 99% dead
7514	chestnut	v	8	35	1	8/6	6/7	10/8	4/7	fair	viable	young, sapling, frost seam
7512	chestnut	v	8	36	1	5/6	8/7	7/6	10/8	fair	viable	poor form, young
104	black cottonwood	N	7	45	1	6/6	7/7	9/6	8/6	fair	viable	sapling, don't save
7517	red alder	N	14	30	na	x	x	x	x	poor	non-viable	broken, extensive rot
7529	black cottonwood	N	7	55	na	x	x	x	x	fair~poor	borderline	poor taper, high risk
105	black cottonwood	N	8	20	na	x	x	x	x	poor	non-viable	broken, recent failure
7533	pacific dogwood	N	8	38	1	6/8	8/8	10/8	7/8	fair	viable	typical
7536	red alder	N	19	56	na	x	x	x	x	poor	non-viable	broken, major decline
7538	Douglas-fir	N	15	51	3.5	12/10	14/14	15/10	6/12	fair	viable	suppressed, lean
7540	red alder	N	23	61	na	x	x	x	x	poor	non-viable	broken, extensive decay
7542	red alder	N	18	25	na	x	x	x	x	poor	non-viable	broken, major decline

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Drip-Line and Limits of Disturbance measurements from face of trunk

Tree Summary Table
For: Simonds Road Property
Upper Portion

American Forest Management, Inc
Date: 2/11/2015
Inspector: Layton

Tree/Tag #	Species	Native/ Planted/ Volu	DBH	Height	Tree Credit	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
115	big leaf maple	N	22	62	7	32/18	16/18	18/16	14/18	fair	viable	minor fork, appears sound
7485	chestnut	V	9	44	1	8/8	6/8	7/7	6/8	good	viable	young
7475	red alder	N	26	46	na	x	x	x	x	poor	non-viable	broken, senescent
7460	red alder	N	16	42	na	x	x	x	x	poor	non-viable	broken, major decline
7458	red alder	N	20	50	na	x	x	x	x	poor	non-viable	same
7461	red alder	N	20	50	na	x	x	x	x	poor	non-viable	broken, extensive rot
7464	red alder	N	14	50	na	x	x	x	x	poor	non-viable	broken, major decline
7462	red alder	N	22	60	na	x	x	x	x	poor	non-viable	broken, major decline
7523	red alder	N	23	60	na	x	x	x	x	poor	non-viable	broken, consumed in ivy
7442	big leaf maple	N	8	42	1	6/6	6/6	3/6	11/6	fair	viable	sapling, crook, poor taper
7441	big leaf maple	N	7	38	1	2/6	6/6	3/6	10/6	fair	viable	sapling, forked top, poor taper
116	big leaf maple	N	16~20	75	12	24/18	26/18	na	18/18	fair	viable	decent form, worth preserving if possible
117	red alder	N	7	53	na	2/8	6/8	na	0/6	fair	borderline	semi mature, lean
118	red alder	N	14	60	na	14/10	8/12	na	12/12	fair	borderline	broken top
7439	red alder	N	20	60	na	x	x	x	x	poor	non-viable	broken, ivy, decline

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Drip-Line and Limits of Disturbance measurements from face of trunk

NO.	DATE	BY	REVISIONS

APPLICANT
NORTHWEST EQUITY FUND, LLC
CONTACT: JAMES JORDAN or
MARK CONNER

CITY OF KIRKLAND WASHINGTON

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CITY OF KIRKLAND STANDARD SPECIFICATIONS AND DETAILS.

DATE: Mar 11, 2016
JOB# 1375-A?
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Mar 11, 2016
JEFFERY E. DUFFY
STATE OF WASHINGTON
39766
REGISTERED
PROFESSIONAL ENGINEER

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SOLUTIONS
2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107
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TREE INVENTORY (FROM ARBORIST)

BRISTOL LANE SHORT PLAT
14216 97th AVE NE, KIRKLAND, WA 98034

DRAWING NO:
TP-3

APN 192605-9085