

Bristol Lane 9-lot Short Plat

Project Narrative

14216 97th Ave NE
(fronting along Simonds Road NE)

March 16, 2016

Northwest Equity Fund LLC presents to the City of Kirkland a preliminary short plat submittal for a 3.79 acre site located in the north part of Kirkland very close to the corporate border in a LDR-4 zone. Project proposes nine single-family lots that will access of 97th Ave NE. There is a Class A stream that runs roughly west to east and bisects property. Project is fully respecting the stream/wetland buffer lines and will not propose any reduction. Wetland Resources report is included with submittal package.

The property also fronts along Simonds Road but the choice was made to keep development on the south side of the unnamed stream discussed above.

Site is located in the North Shore Utility District. We have included sewer and water certificates with submittal. A level 2 detention vault will be required to mitigate for the increased impervious area. See preliminary engineering plans for location and the TIR Drainage report for reference.

All trees have been surveyed and we have included an Arborist Report and preliminary tree retention plan with submittal.

The 18" x 24" preliminary plat was prepared by Mitch Evans at Axis Survey and included with submittal. All preliminary engineering and drainage report was prepared by Duffy Ellis with Civil Engineering Solutions.