



Civil Engineering & Development Services

1700 NW Gilman Blvd, STE 200; Issaquah, WA 98027

Phone: (425) 821-5038 Email: Info@G2CIVIL.COM

BCH 93rd Ave MI Short Plat Project Narrative

Address: 7216 93rd AVE SE

1st Pre-Application Meeting (PRE20-018): April 28, 2020

2nd Pre-Application Meeting: September 22, 2020

The project proposes to short plat the existing 39,144+/- SF lot into 3 lots (Lot 1 = 13,996 SF; Lot 2 = 12,160 SF; Lot 3 = 12,987 SF) with the intent to construct three new single-family residences. The existing single-family residence and associated onsite improvements have been demolished and removed. The lot is zoned as R-8.4, while adjacent properties are zoned as R-9.6. Each lot will take access from 93rd Avenue SE via new paved driveways. Lots 1 & 2 will take access via a common access easement. The easement will also include utilities and for all three lots and a private stormwater easement along the project frontage will contain the stormwater detention tank. In order to meet the flow control requirements, a detention tank is proposed for the development. The detention tank will be located within the easement discussed above. The discharge from the proposed detention tank will be pumped to an onsite catch basin. To provide gravity flow from the site to the public conveyance system with 93rd Avenue NE, approximately 314 feet of the existing conveyance system has been replaced. Water quality is not required since the new pollution generating impervious surface is less than 5,000 SF.

A memorandum has been issued to the City determining that the onsite ravine does not meet the city's definition of a watercourse and is therefore not regulated. A critical area report is included in the submittal package.

All site improvements have been completed and accepted with the exception of planting of replacement trees on lots 2 and 3. A bond has been established for the completion of this work to allow construction of the future residences without compromising them.