

Memo

To: Ruji Ding, P.E.
From: Joe Tafin, P.E.
CC: Wes Geisbrecht, Cayson Fields LLC
 Scott McMillen, Architectural Innovations, P.S.
Date: May 17, 2021

Subject: Pratt Plat – Proposed Stormwater Conditions at Lot 3

The Lot 3 house plans for the Pratt Plat short plat development, located at 7233 80th Ave SE, in Mercer Island, have been submitted for building permit. This memo serves to document the proposed stormwater management conditions proposed for Lot 3 and conformance with the requirements established with the approved Preliminary Plat, dated November 17, 2017 (SUB16-007 and SEP16-021), and the Final Engineering Plans, dated September 19, 2019 (1903-061).

Planned Conditions

The Pratt Plat (aka Cayson Fields) development is a 6-lot single family residential development located at 7233 80th Ave SE in Mercer Island, Washington. The development has been mass graded and utilities have been installed per the approved Final Engineering Plans, dated September 19, 2019. Per the approved plat, the development of the lots shall conform to the following coverage requirements:

Table 1: Lot Information

LOT #	GROSS FLOOR AREA CALCULATIONS		LOT SLOPE CALCULATIONS				LOT COVERAGE CALCULATIONS	
	LOT AREA (SF)	MAX GROSS FLOOR AREA (SF)	HIGHEST ELEVATION (FT)	LOWEST ELEVATION (FT)	SHORTEST DISTANCE (FT)	LOT SLOPE (%)	GROSS MAX LOT COVERAGE (SF)	NET MAX LOT COVERAGE (SF)
1	10,429	4,693	296.8	290.3	150	4.3%	40%	4,172
2	10,348	4,657	303.8	294.0	143	6.9%	40%	4,139
3	10,298	4,634	313.1	300.5	143	8.8%	40%	4,119
4	10,458	4,706	320.9	307.9	146	8.9%	40%	4,183
5	18,938	8,522	314.5	298.2	256	6.4%	40%	7,575
6	12,490	5,621	295.9	287.4	150	5.7%	40%	4,996

Lot 3 has been highlighted in Table 1 above.

Lot 3 as proposed with this building permit submittal is as follows:

LOT INFORMATION

LOT#	LOT AREA (SF)	LOT COVERAGE CALCULATIONS			
		GROSS MAX LOT COVERAGE ALLOWED (% / SF)		GROSS MAX LOT COVERAGE PROVIDED (% / SF)	
3	10,298	40%	4,119	39%	4,104

As illustrated in the table above, the gross lot coverage is 39%, which is below 40%. Gross Floor Areas are documented by the architect in the house building plans.

Proposed Stormwater Management

The Lot 3 house roof area runoff will be collected in roof drains and routed down to a below-grade roof drain leader pipe that will wrap around the house and connect to the storm stub connection from the storm main in the street that was constructed with the Final Engineering Plans. The storm stub connects directly to the detention vault further west in the development. The storm stub invert is 296.41 while the main floor elevation is proposed to be 306.00 and the basement slab elevation is 295.40.

The driveway will drain into the street where it will be collected by the storm system and routed to a water quality filter vault, which will discharge treated stormwater runoff to the detention vault.

The foundation drainage will be collected by a 4-inch perforated PVC pipe that wraps around the basement foundation and discharges to a catch basin and storm line located at the southwest corner of the lot (the back yard). This storm line will cross Lots 2 and 1 and connect into the storm system downstream from the detention vault, near the southwest corner of Lot 1.

An area drain serving a small area (approximately 133 SF) at the base of the stairway that connects the basement to the back yard will also connect to the storm line at the southwest corner of the site, since the storm drainage stub from the street is located above the basement slab elevation.

