

## Project Narrative

### Knopf Residence 9507 SE 43<sup>rd</sup> Street Mercer Island WA 98040

**a. Project Name:**

Knopf Residence Hillside Improvements  
City of Mercer Island (PRE19-025)

**b. Zoning Designation:**

	Zone	Existing Use
Site	R-15	Residential Single Family
North	R-9.6	Residential Single Family
South	R-15	Residential Single Family
West	R9.6	Residential Single Family
East	R-15	Residential Single Family

Total combined parcel area is 6.7 acres

**c. Current Use and Intent:**

The site consists of a single family residential house known as the Knopf Residence. In 2017 the northern side of the lot experienced two landslides. These landslides buried the existing perennial stream that runs through the Knopf property. This project will re-establish the stream bed for the perennial stream and collect and convey the water seeping out of the hill side to the existing catch basin currently collecting this water from the Knopf property. The water will be collected by a system of perforated pipes set in trenches and discharged into the newly re-established stream bed and then conveyed in a half round corrugated metal pipe next to the asphalt drive way before exiting the property and flowing into an existing catch basin off of the Knopf property. The location of this re-established stream bed and half round conveyance matches the path that the water currently takes before exiting the property, but these improvements will help protect the asphalt driveway from erosion due to the perennial stream. Additionally the slide areas will be covered by TECCO mesh installed with soil anchors in order to stabilize the hillside.

**d. Special Site Features:**

There are two existing streams mapped at this site. One of which was covered up in the 2017 landslides and a second stream farther to the south. This site is very steep with grades over 100% in places.

**e. Proposed Use and Lots:**

There will be no change in use to any of the lots with this project.

**f. Proposed Offsite Improvements:**

No proposed offsite improvements.

**g. Construction Costs and Fair Market Value:**

The construction for this project is estimated to cost approximately \$80,000.

**h. Estimated Excavation Quantities**

It is estimated that 75 cubic yards of material will be removed and replaced with gravel and quarry spalls per the plans. The ground disturbance area for this project is 1228 square feet.

**i. Time Schedule:**

This project will be constructed in approximately 4 weeks upon receiving notice of approval.

**j. Tree Removal:**

No trees will be removed as part of this project.

**k. Land Dedication:**

No land will be dedicated to the City.

**l. New Lots:**

There are no new lots created by this project.