



September 15, 2023

Project No. 21071

**CITY OF MERCER ISLAND
PROJECT NARRATIVE
SHORT SUBDIVISION PRELIMINARY APPROVAL FOR LORENZINI SP**

The project is a proposed single-family residential development of 0.657 acres, known as Tax Parcel 7598100420 into **2 single-family residential lots**. The project is located at 4719 86th Avenue SE in the City of Mercer Island, Washington. All existing improvements will be demolished or removed during plat construction.

Project Contact Information:

Developer:	Design Built Homes 11400 SE 8th St, Suite 415 Bellevue, WA 98004 (206) 909-8187
Engineer/Surveyor:	D. R. STRONG Consulting Engineers 620 7th Avenue Kirkland, Washington 98033 (425) 827-3063 Maher A. Joudi, P.E.

Land Use Permits Required:

- | | |
|----------------------------|----------------------|
| -Preliminary Plat Approval | -Grading Permit |
| -Final Plat Approval | -Building Permit |
| -Environmental Review | -Construction Permit |

Zoning and Density:

The property and adjacent properties are zoned SR-9.6.

Current use of Site and existing improvements:

The parcel is currently developed with one single-family residence. The remainder of the Site is lawn, landscaping and scattered trees. All existing improvements shall be removed.

Potential Critical Areas:

A steep slope area exists to the southwest of the parcels; see attached geotechnical memo.

620 7th Ave.
Kirkland, WA 98033-5565
Phone: (425) 827-3063
Fax: (425) 827-2423
Toll Free: (800) 962-1402

Soil Type and Drainage Conditions:

Per the King County Soil Survey, onsite soil consists of AmC, Arents, Alderwood material, with 6-15% slopes, KpB Kitsap silt loam, 2-8% slopes and KpD Kitsap silt loam, 15-30% slopes. The Site drains primarily to the west and southwest and leaves the Site via sheet flow.

Proposed Use of Property:

The Project is proposing to subdivide the existing parcel zoned SR-9.6 (.613 ac. total) into 2 single-family residential lots, per the City of Mercer Island's subdivision process. Both proposed lots meet the geometric requirements of the zoning code.

Access, Traffic, and Circulation:

Both lots will access directly from 86th Avenue.