



Project Narrative
7239 SE 27th Street Short Plat
JN#16082

Project Name: 7239 SE 27th Street Short Plat (**MERCER ISLAND**)

Zoning Designation:

	Zone	Existing Use
Site:	R-9.6: 7239 SE 27 th Street	Residential, Single-Family
North:	R-9.6: 7237 SE 27 th Street	Residential, Single-Family
South:	R-9.6: 2735 73 rd Avenue SE	Residential, Single-Family
West:	R-8.4: 7225, 7227, 7229 SE 27 th Street	Residential, Single-Family
East:	R-9.6: 2723, 2715, 7249 SE 27 th Street	Residential, Single-Family

Current Use:

In the existing condition, the site contains one single-family residential home. The lot has a paved driveway, a fenced yard, and a detached garage. The lot has a water service & meter, a sewer lateral, and overhead power supply.

Special Site Features:

There are no know wetlands, water bodies, critical slopes, or erosion hazards on site. Both lots are lightly vegetated with surrounding trees.

Proposed Use & Lots:

The proposed Short Plat will be subdivided into two 11,000 +/- square foot, single-family lots. The lots will utilize a shared driveway taking access directly off SE 27th Street. Final building footprints, layout, and configuration will be submitted with the Building Permits.

Proposed Improvements:

Each lot will provide a new water service and water meter. Each lot will have its own 48" diameter stormwater detention tank. They will both then connect via a shared connection to the existing storm system located in SE 27th Ave Street. A shared sewer connection. Power for each lot will be serviced underground.

Defer until Building Permit Application:

The estimated construction costs, estimated fair market value, estimate quantities and types of material involved, the proposed time schedule for construction, and the type and size of trees to be removed will be deferred until final building footprints are submitted with the Building Permit Application once final footprints, construction type and layouts have been established. However, a preliminary clearing plan and a preliminary utility plan have been provided to conceptual level of development.