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Application for a new Short Plat

4. Project Narrative: This is an application for a short plat to the property located at 9740 SE 35th Place. The new short plat will consist of 3 individual lots and a Tract A, totaling 104,015 s.f., and will be called the Blue-Place Short Plat. The property currently consists of 2 adjacent parcels owned by On The Rock 98040, LLC. Parcel 072405-9009 is 100' wide x about 680' deep has several existing structures, including a single family residence. Parcel 072405-9010 is 50' wide x about 720' deep and also has several existing structures, including a boathouse and a dock. These 2 properties and the adjacent properties are located in the R-9.6 Zone.

The property will be subdivided in to 3 individual building lots within the northern, central and southern portions of the property. The southern Lot # 1 will have an area of 17,508 s.f., the central Lot # 2 will be 23,148 s.f., and the northern waterfront Lot # 3 will be 58,040 s.f. There will also be a dedicated Tract A of 5,319 s.f., beginning along the southwestern edge of the property and continuing towards the North. Tract A will be for ingress and egress, will contain the utilities easements, and will also have a 20' wide fire-lane. The required 20' wide fire apparatus turnaround easement will be located within Lot # 2.

From the Southeastern edge of the property, the site slopes down gently to moderately to the North and the shore of Lake Washington, and has localized steep slopes within the eastern portion. See the Geotechnical report by Nelson Geotechnical Associates, Inc., NGA File No. 929615, dated August 12, 2015. There is an existing residence of 5,650 s.f. that will remain on what will become Lot # 3, with a lot coverage of 28.65% impervious surfaces. Lots # 1 and # 2 of the property will be developed with 2 new single-family residences, accessed from the fire-lane within Tract A. Lot # 1 will be developed with a new residence of 4,425 s.f., an attached garage of 841 s.f., with a lot coverage of impervious surfaces of 37.05%, on-site covered parking for 3 vehicles, and a building height of approximately 28.50'. Lot # 2 will also contain an ingress, egress and utilities easement of 1,960 s.f., and will be developed with a new residence of 4,950 s.f., having an attached garage of 860 s.f., a lot coverage of impervious surfaces of 34.11%, with on-site covered parking for 3 vehicles and a building height of approximately 27.75' above the Average Building Elevation.

There will be approximately 54 cu. yards of cut and about 92 cu. yards of fill on Lot # 2 for the fire-lane turnaround. The schedule for erosion control, utilities stubs and connections, and excavation for the 3 lots, including backfilling, land restoration, and driveway installations is planned for between mid-June to late September 2018.

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