



DAVID EVANS
AND ASSOCIATES INC.

Charger Real Estate Property Project Narrative

DEA Job No. CRED00000001

October 10, 2023

Prepared by David Evans and Associates, Inc.:

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CONTACTS

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PROJECT CONTACT:

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PROJECT SURVEYOR/ENGINEER:

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PROJECT DETAILS

ZONING:

R-9.6

SITE ADDRESS:

4320 and 4332 Island Crest Way
Mercer Island, WA 98040

PARCEL NUMBER:

1824059031

EXISTING SITE USE:

Existing Residence (demolished)

SITE AREA:

72,745 SF (1.67 acres)

Vicinity Map



VICINITY MAP

NO SCALE

PROJECT DESCRIPTION

Location

The subject site is located on Island Crest Way between SE 43rd and SE 44th St at 4320 and 4332 Island Crest Way. The King County Assessor parcel number is 1824059031. The subject parcel is located within a portion of Section 18, Township 24 North, Range 05 East, W.M. See the Vicinity Map for a general location of the property.

Legal Description

THE NORTH 250 FEET OF THE SOUTH 500 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

Proposal

The applicant is proposing a Final Plat of SUB17-015. SUB17-015 receive approval from the City of Mercer Island Hearing Examiner on December 13, 2018.

Document List

Documents included as attachments to this project narrative:

Document 1:	Development Land Use Application Form
Document 2:	Project Narrative
Document 2:	Title Report
Document 4:	Transportation Concurrency Certificate Response
Document 5:	Lot Closure Calculations
Document 6:	Final Plat Plan Set (1-4)
Document 7:	Hold Harmless

EXISTING SITE DESCRIPTION

The subject site is located on Island Crest Way between SE 43rd and SE 44th St, and is approximately 1.67 acres in area, rectangular, and gently sloping downward from east to west. The site currently contains one single family residence and one accessory dwelling unit, which has been demolished. The site is sparsely treed and contains three Category III wetlands connected by a Type 3 watercourse.

COMPLIANCE MATRIX

A separate matrix has been prepared that addresses the conditions of preliminary plat approval, dated December 13, 2018.

DEVELOPMENT PERMITS

TYPE	PERMIT NUMBER	DATE
Site Development	2110-237	7/7/23
Tree Removal	2201-240	7/7/23
Materials delivery	2307-044	7/7/23
Right of way		7/7/23
Demo	2307-045 – 2307-46	7/7/23
Abandon Water Service	2307-047	7/7/23
Side sewer disconnect for 4320 Island Crest Way	2307-048	7/7/23
Side sewer disconnect for 4332 Island Crest Way	2307-049	7/7/23
Sewer stub out – Lot 1	2307-055	7/7/23
Sewer stub out – Lot 2	2307-059	7/7/23
Sewer stub out – Lot 3	2307-060	7/7/23
Sewer stub out – Lot 4	2307-061	7/7/23
Sewer stub out – Lot 5	2307-062	7/7/23
Lot 1: Water service + Meter setter only	2307-063	7/7/23
Lot 2: Water service + Meter setter only	2307-064	7/7/23
Lot 3: Water service + Meter setter only	2307-065	7/7/23
Lot 4: Water service + Meter setter only	2307-066	7/7/23
Lot 5: Water service + Meter setter only	2307-067	7/7/23

BOND INFORMATION

In accordance with the provisions of MICC 19.01.060(c), Site Development Permit No 2110-237 was issued on 7/7/23. A Performance Bond (5070146) in the amount of \$1136,397.64 was posted on June 29, 2023. The Bond All utility work, site improvements, all wetland and water course mitigation and

restoration work, and all items shown on approved Site Development Permit Number 2110-237. The maintenance obligation continues for one (1) year from the completion date of the improvements. The obligation shall continue until released in writing by the City of Mercer Island.