

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



Pre-Application Meeting (PRE20-045)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	4001 WMW		
Lot Size:	31,500sf	Zoning:	R-15 (Single Family)
Brief Project Description:	Subdivide 1 lot into 2 lots.	Documents Provided:	Discussion points, plan set, pre-app form, project narrative, and tree inventory
Applicant Information:			
<small>Name:</small>	Mark Wischman	<small>Email:</small>	mark@wischmanmgt.com
		<small>Phone:</small>	206-909-5559
Second Pre-application Meeting Required:	Not Applicable	NA	

Applicant Questions:

1. Utilities:
 - a. Sewer service to "cabin" (Lot B) is from 6" sewer from 4003 and 4007 West Mercer Way properties. Can Lot A serve from same side sewer?
 - b. Freeman Avenue storm drainage has direct discharge into Lake Washington, would detention be required?

Refer to Civil Engineering comments below with a response to the applicant questions.

Review Comments:

Fire Comments:

Fire Contact: Jeromy.hicks@mercerisland.gov or by phone at 206-275-7966.

I have included some basic notes regarding the Fire Review and evaluation processes. Please see the below information. There are several hyperlinks that may be used to help guide you through this process.

All this information is consolidated in our "Developer Manual". ** I can provide this via email since pick up is not an option at this time.

Specific questions are answered below starting at section 6.

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1. [Fire access:](#)
 - a. Access roads (defined under IFC 202) under 500' are required to be 20' in width. For access roads over 500' they are required to be 26'. IFC 503.2.1, D103.1, MICC 17.07.020)
 - b. Minimum driveway widths (for planning purposes) are outline in [MICC 19.09.040](#)
 - c. Grade shall not exceed 10%. Grades over 10% but under 20% (max) may be evaluated for code alternative requests. (IFC 503.2.7)
 - d. Length shall not exceed 150' from furthest portion of the building as one would walk. (IFC 503.2.1)
 - e. Surface shall be able to withstand and imposed load of 75,000 pounds and be constructed of asphalt. (If grade exceeds 15% this shall be brushed concrete) (IFC D102.1, MICC 19.09.040)
 - f. Fire access roads, private access roads, driveways in excess of 150' shall have provisions for fire apparatus turn-around as listed/illustrated in Appendix D of the IFC.
2. Fire Flow (Hydrants)
 - a. A hydrant capable of flowing the required fire flow as outline in the International Fire Code Appendix B shall be located within 300' of the furthest portion of the building (600') for a building with an approved sprinkler system. (IFC Appendix B)
3. [Sprinklers](#)
 - a. All new construction and alterations over 50% valuation are required to install a minimum of a NFPA 13d fire sprinkler system. Existing cabin will be considered if any upgrades are ever completed.
 - b. Decreased fire flow, access, grade, or building size may required the installation of a NFPA 13r of 13 sprinkler system.
 - c. Water meter sizing is required for the install of a fire sprinkler system.
4. [Fire Alarm Systems](#)
 - a. NFPA 72 Monitored Fire Alarm systems may be required as part of mitigation for deficiencies as listed above or may be proposed as a code alternative.
5. [Fire code alternatives](#)
 - a. These may be considered upon application of a building permit. The building designer must propose such alternative and it must show how the alternative is equal to or above the required code.
 - b. Fire Code alternatives are not considered as a replacement for the fire code. The individual building applicant must show that the adopted prescriptive code may not be followed because of extenuating circumstances.
6. Fire Code Alternative help sheet:
https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/24371/codealternatoinformationSheet.pdf
7. Applicant questions
 - a. None proposed at time of pre-application submittal.
8. Considerations- talking points
 - a. All discussion points are based upon information given at pre-application...
 - b. Access both lots of West Mercer Way
 - c. Proposed access road should be 20'. You will need to show why this is not possible. Code Alternatives are considered for extenuating circumstances.

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- d. Grade? Can this be reduced?
- e. Fire Hydrant D2-01 is more than 15' from the furthest point of both lots. Lot A= 179' Lot B= 693 +/- . Both would be considered deficiencies. Hydrant D2-01 is capable of 1826gpm at 49psi.
- f. Freeman Ave is only 11' wide. Current access to the "cabin" is the same.
- g. Proposed access from WMW to Lot B is 345'. This would require 20' roadway.
- h. As presented Lot B would have deficiencies with:
 - i. Distance from hydrant.
 - ii. Distance from fire access road to furthest point of structure
 - iii. Grade
 - iv. Width of roadway
- i. As proposed Lot A would have deficiencies with:
 - i. Distance to furthest point of structure (depending on placement)

For additional information please refer to this helpful webpage:

https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/24341/fire_permit_application.pdf

Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

1. Tree retention and replacement will be required
2. Tree protection of retained trees will be required
3. Sequential (phased) tree removal may be required (only remove trees necessary at each step of the review process).
4. Please complete this worksheet for this current one lot. At least 30% of regulated trees will need to be retained.
https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/mercerislandtreeinventory.pdf
5. Any proposed removal of exceptional trees must be justified under MICC19.10.060.A.3.
6. Provide this checklist to the Civil to update plans to design lot lines and project to minimize impacts to trees.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/tree-permits>

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercerisland.gov or 206-275-7703.

Response to applicant questions above:

1. A 6" side sewer line can be shared to a maximum 6 single family houses. The new side sewer from both new lots can connect to the 6" side sewer with easements, and the 6" side sewer will need to be verified in a good conditions.
2. The drainage design will need to follow the city drainage code, if none of LID BMPs is feasible for the site, then you can direct connect to the storm drainage system on Freeman Ave. without a detention system.

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Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.

For more information on Stormwater Permits please visit here:

<https://www.mercerisland.gov/cpd/page/stormwater-permits>

Building Comments:

Building Contact: Paul.Skidmore@mercerisland.gov or 206-275-7718.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>

Planning Comments:

Planning Contact: Lauren.Anderson@mercerisland.gov or 206-275-7704.

1. "Standard" zoning constraints:

a. Setbacks (location, width, where they are on the lot)

Front yard: 20-feet *

*Lot A would be considered a corner lot. On **corner lots** the front yard shall be measured from the narrowest dimension of the lot abutting a street. The yard adjacent to the widest dimension of the lot abutting a street shall be a side yard; provided:

- (a) If a setback equivalent to or greater than required for a front yard is provided along the property lines abutting both streets, then only one of the remaining setbacks must be a rear yard.

Rear yard: 25-feet

Side Yard: Variable. Please see MICC 19.02.020(C)(1)(c)(iii)

i. No eave and minor building element protrusion is allowed into the minimum side yard setback (MICC 19.02.020(C)(3)). Labeling the minimum side yard setback on the site plan is important due to the following:

1. If the building height along the side yard is above 25 feet from the finished grade to the top of the exterior wall façade the minimum side yard is 10 feet, thus no eaves can protrude into the 10-foot minimum side yard setback.
2. If the building height along the side yard is above 15 feet (non-gabled roof) and 18 feet (gabled roof) above the existing or finished grade (whichever is less) to the top of the exterior wall façade will have a minimum side yard of 7.5 feet, thus no eaves would be allowed into the 7.5 foot setback.
3. For the full code, please refer to MICC 19.02.020 (C)(1)(c)

2. R-15 minimum lot requirements

- a. The net lot area shall be at least 15,000 square feet. Lot width shall be at least 90 feet and lot depth shall be at least 80 feet.

3. **Net Lot Area:**

- a. The area contained within the established boundaries of a lot, less any area used for public or private vehicular access easements, excluding that portion of the easement used for a driveway access to the encumbered lot.

For example, the net lot area of a lot encumbered by a private vehicle access easement with an area of 1,000 square feet and of which 400 square feet of the vehicle access easement is used for a driveway to a home on the encumbered lot is the area within the established boundaries of the lot less 600 square feet.

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4. Critical area constraints
 - a. Geologically Hazardous Areas Present – potential slide and erosion
 - b. Include in the Geotech report: hazards, mitigation, statement of risk, etc. & compliance of [MICC 19.07.160](#).
5. Underlying Plat limits
 - a. SUB7205-004 3 lot Short Plat
 - b. Refer to Attachment A
 - c. 10 foot access easement across Tract 1 to Tract 2 – recording # SUB7205-004
6. Subdivision requirements per MICC 19.08
 - a. Project must comply with [19.08.030](#) Design Standards
 - E. Residential Lots.
 1. The area, width, and depth of each residential lot shall conform to the requirements for the zone in which the lot is located. Any lot which is located in two or more zones shall conform to the zoning requirements determined by the criteria set out in MICC 19.01.040(G)(2).
 2. Each side line of a lot shall be approximately perpendicular or radial to the center line of the street on which the lot fronts.
 3. The proposed subdivision shall identify the location of building pads for each proposed lot per MICC 19.09.090. No cross-section dimension of a designated building pad shall be less than 20 feet in width.
 4. The proposed subdivision shall incorporate preferred development practices pursuant to MICC 19.09.100 where feasible.
 5. The proposed subdivision shall be designed to comply with the provisions of Chapter 19.10 MICC.
 - b. Project must comply with [19.08.040](#) Plat Improvements
 - A. Streets, Utilities and Storm Drainage. A subdivision shall include provisions for streets, water, sanitary sewers, storm drainage, utilities and any easements or facilities necessary to provide these services. All utilities shall be placed underground unless waived by the city engineer. Detailed plans for these provisions shall not be required until after the approval of the preliminary plat and shall be a condition precedent to the official approval of the subdivision.
 - B. Performance Bond. The owner(s) of a project shall deposit with the city a performance bond or funds for a set-aside account in an amount equal to 150 percent of the cost of the required improvements, as established by the city engineer. Such security shall list the exact work that shall be performed by the owner(s) and shall specify that all of the deferred improvements shall be completed within the time specified by the city engineer, and if no time is so specified, then not later than one year. The city may also require a bond or set-aside account securing the successful operation of improvements or survival of required landscaping for up to two years after final approval.
 - C. Site Supervision. Any and all services performed by city employees in field inspection of construction of plat improvements, clearing, and/or grading processes, shall be charged to the developer at 100 percent of direct salary cost, plus 35 percent of such cost for overhead. Any outside consultants retained by the city to evaluate any phase of plat design or construction shall be charged at actual cost, plus any additional administrative costs. Billings tendered to the owner(s) shall be payable within 30 days.

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- D. Construction Seasons. Either the city engineer or the building official may:
 1. Limit the construction project to a specific seasonal time period.
 2. Prevent land clearing, grading, filling, and foundation work on lots with critical slopes or geologic hazard areas between October 1 and April 1, as set out in MICC 19.07.160; and
 3. Require short-term soil and drainage control measures such as, but not limited to: hemping, seeding, gravel or light asphalt base roads, temporary siltation and detention ponds.
- c. Please refer to [MICC 19.08.050](#) Final Plats
 - i. Required signatures – (A) city engineer and code official (planner)
 - ii. Recording of the final plat – (B) record at King County and return original plat with recording sticker to the city engineer
 - iii. Contents of the final plat – (C)(1-4) identification and description, delineation, marginal data, and other documents
7. [MICC 19.09.040](#) Private access roads and driveways:
 - a. To accommodate fire suppression and rescue activities, the Mercer Island fire chief may require that the widths of private access roads or driveways or the size of turnarounds be increased or that turnarounds be provided when not otherwise required by this section.
 - b. All private access roads serving three or more single-family dwellings shall be at least 20 feet in width. All private access roads serving two single-family dwellings shall be at least 16 feet in width, with at least 12 feet of that width consisting of pavement and the balance consisting of well compacted shoulders.
 - c. Driveways serving one single-family dwelling shall be at least eight feet in width. Driveways providing vehicle access to parking for regulated improvements shall comply with the parking lot dimension requirements of Appendix A.
 - d. Gradient.
 - i. No access road or driveway shall have a gradient of greater than 20 percent.
 - ii. For all access roads and driveways with a gradient exceeding 15 percent, the road surface shall be cement concrete pavement with a brushed surface for traction. Access roads and driveways with gradients of 15 percent or less may have asphalt concrete surface.
8. [MICC 19.09.090](#) Building Pad:
 Building pads shall not be located within:
 - a. Required front, rear, or side yard setbacks;
 - b. Streets or rights-of-way; and
 - c. Critical areas, buffers or critical area setbacks; provided building pads may be located within geohazard hazard areas and associated buffers and setbacks when all of the following are met:
 - i. A qualified professional determines that the criteria of MICC 19.07.160(B)(2) and (3), Site Development, are satisfied;
 - ii. Building pads are sited to minimize impacts to the extent feasible; and
 - iii. Building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.
9. [MICC 19.09.100](#) preferred practices:
 Proposed development shall incorporate all of the following preferred development practices where feasible:

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- A. **Use common access drives and utility corridors.**
 - B. Development, including roads, walkways and parking areas, in critical areas should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.
 - C. Retaining walls should be designed to minimize grading, including the placement of fill, on or near an existing natural slope.
10. Impact fees: <https://www.mercerisland.gov/cpd/page/impact-fees>
11. Land Use Application Process and Estimated Timeline:
- a. Required land use approvals
 - i. Subdivision – Short Plat application
 - b. Summary of procedural steps
 - i. Pre-App
 - ii. Submit application electronically
 - iii. Application Completeness Check
 - iv. Review begins
 - v. Review comments may be sent out if needed
 - vi. Notice of Decision
 - vii. Appeal period
 - c. Expiration of approvals: [MICC 19.15.150](#)
 - d. Target review timelines & reviews: <https://www.mercerisland.gov/cpd/page/target-times-reviews>

For more information on Land Use and Planning please refer to this useful webpage:
<https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements>

Regards

Lauren Anderson
Planner
Community Planning & Development
City of Mercer Island

Enclosed:

Attachment A: SUB7205-004 Short Plat

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APPROVED SHORT SUBDIVISION

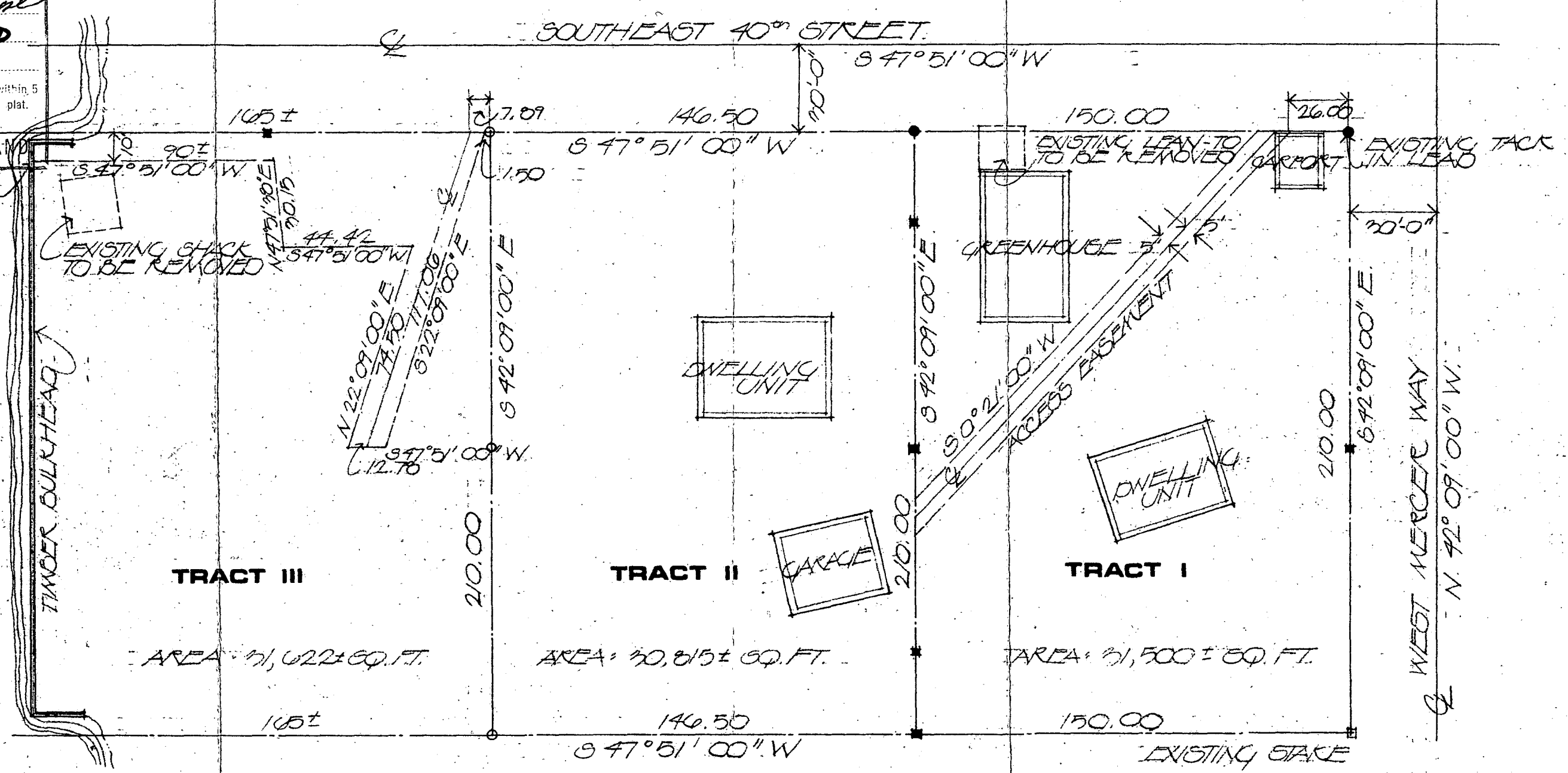
Under Provisions of Ord. 59, Sec. 4 & R.C.W. 58.17.060

DATE: 18 May 72
 PLANNER: [Signature]
 BLDG. OFF: [Signature]
 CITY ENGR.:

No further subdivision of land permitted within 5 years of above date without filing of final plat.

CITY OF MERCER ISLAND
 JACK IN BULKHEAD

LAKE WASHINGTON
 TINDER BULKHEAD



LEGAL DESCRIPTION

FOR LEGAL DESCRIPTION OF TRACTS I, II, & III, PLEASE REFER TO ACCOMPANYING ATTACHMENTS (3).

SYMBOL DEFINITION

- EXISTING PIPE CORNER
- PIPE CORNER SET
- EXISTING WOODEN STAKE
- 2x3 WOODEN STAKE SET
- EXISTING STRUCTURE TO BE REMOVED

PROPOSED SUBDIVISION
 SCALE: 1" = 40'-0" NORTH

NOTE: SITE SURVEY DATA PROVIDED BY JACK ELLER ASSOC., INC. BELLEVUE

THOMAS A. NISHIMURA
 ENVIRONMENTAL PLANNERS
 434 6TH AVE. S. KIRKLAND
 DATE: 5/15/72 SCALE: 1" = 40'

PROPOSED SUBDIVISION

LEE L. NEWMAN
 4001 W. MERCER WAY
 MERCER IS. AD 2 3444