

4001 West Mercer Way Short Plat
4001 West Mercer Way
King County Tax parcel #362305-0365
Project Narrative

The proposal is to subdivide this existing 31,500 square foot parcel into two single family lots. The subject property is located on the west side of West Mercer Way and south side of Freeman Avenue. The proposal would be to subdivide the property in an east-west direction creating two lots. The proposed Lot A would be the northerly lot with a shared access and utility easement along the westerly side for access (for Lots A, B and 4007 West Mercer Way) and utilities to Lot B. All existing impervious surfaces (hard surfaces) from Lot A would be removed except new shared access driveway.

The existing "cabin" would remain on the new Lot B with access and utilities through the shared access/utility easement on Lot A. A portion of the hardscape would need to be removed from Lot B to make the Lot conforming to the Hardscape Area requirements.

Sewer service for the two lots would come from a new side sewer easement needed from 4007 West Mercer Way property. There is an existing 10' water easement along the north side of 4007 West Mercer Way along Freeman Avenue. This existing easement will need to be revised/updated to include sewer usage. Domestic water service for the two lots would come from City of Mercer Island's water main within West Mercer Way along the proposed short plat frontage. Drainage from the new lots and the shared access road would flow into the existing public storm system within Freeman Avenue. The runoff would flow west in Freeman Avenue towards Lake Washington.