

PROJECT NARRATIVE
FOR
PHILLIPS PRELIMINARY SHORT PLAT

The Phillips Short Plat is a proposed 2-lot subdivision of an existing single-family parcel located at 2003 82nd Avenue SE (Parcel# 544930-0080). The existing parcel is 44,869 SF (1.03 Acres) in size.

The 2 proposed new lots will be:

Lot 1 : 12,382 SF (0.284 Acres)

Lot 2 : 32,487 SF (0.746 Acres)

General development on the parcels is expected to include removal and replacement of the existing house on Lot 1 and construction of a vehicle turnaround on Lot 2. Home construction on Lot 2 is not currently anticipated beyond the turnaround and installation of storm drainage utilities described below.

The current zoning of the parent parcel is R-12, requiring minimum lot sizes of 12,000 SF. Both lots as currently designed meet this requirement. Allowable impervious coverage on the proposed lots is limited based average terrain steepness of the proposed property. As demonstrated on Sheet P02, the average slope of the existing parent parcel is 35%. Per City of Mercer Island standards, the impervious footprint (buildings and drives) on each lot when the average terrain slope is between 30% - 50% shall be limited to 30% impervious.

Lot 1 : 12,382 SF. 30% = 3,714 SF. Proposed impervious footprint = 3,461 SF (28%)

Lot 2 : 32,487 SF, 30% = 9,746 SF. Proposed impervious footprint = 5,585 SF (17%)

Due to the length of the existing access from 81st Avenue SE to the site (approx. 220 feet), an emergency vehicle turnaround is proposed for Lot 2. Lot 1 will access off that same existing access drive approximately 95 feet in from 81st Avenue SE.

Grading will likely include retaining walls due to the sloped topography present at the site. Type of retaining wall is not specified at this time. Building pads are shown on the proposed plans for both lots with corresponding walls needed to grade each lot out. Architectural and Structural plans will eventually be needed prior to final grading design in order to know the full extent of any walls needed for development. Type of retaining walls will be determined at that time. Architectural and Structural plans are not currently being developed for either lot.

Lake Washington is a Major Receiving Water Body. Per current Storm Drainage code and the site's proximity to Lake Washington, it is exempt from flow control. Water quality is proposed for the impervious surfaces in the form of a modular wetland. This is a proprietary, vault-type water quality facility that the storm drainage for both lots will be directed through prior to conveyance to Lake Washington. That conveyance system (downstream of the modular wetland) will be installed in the existing gravel road located on the subject parcel and connected to the existing storm drainage system also located on the subject parcel prior to discharge to Lake Washington. Existing records of this system indicate that the conveyance line is likely an 8-inch line that drains several other homes further up along 82nd Avenue NE. We anticipate upsizing the line from our connection point to the lake from 8-inch to 12-inch to provide adequate capacity and conveyance.

The property also contains a number of significant trees. An arborist was retained to inspect and catalogue these trees and create a report. That report is included with this updated submittal. Those arborists findings are used as the basis of a tree inventory / retention plan that is included in our plan set. Along with the tree inventory / retention plan, a Tree Inventory & Replacement worksheet is also included in this updated resubmittal.