



July 6, 2021

Project No. 21071

**CITY OF MERCER ISLAND
PROJECT NARRATIVE
LOT LINE REVISION FOR 86TH AVE SHORT PLAT**

The project is a proposed single-family residential development of 0.613 acres (post BLA), known as Tax Parcel 7598100420 into **2 single-family residential lots** while concurrently conducting a boundary line adjustment with parcel 7598100421 to shift the lot line 15 feet east. The project is located at 4719 86th Avenue SE and 84xx SE 47th St in the City of Mercer Island, Washington. All existing improvements will be demolished or removed during plat construction & 7598100421

Project Contact Information:

Developer:	Design Built Homes 11400 SE 8th St, Suite 415 Bellevue, WA 98004 (206) 909-8187
Engineer/Surveyor:	D. R. STRONG Consulting Engineers Inc. 620 7th Avenue Kirkland, WA 98033 (425) 827-3063 Maher A. Joudi, P.E.

Land Use Permits Required:

- | | |
|----------------------------|----------------------|
| -Preliminary Plat Approval | -Grading Permit |
| -Final Plat Approval | -Building Permit |
| -Environmental Review | -Construction Permit |

Zoning and Density:

The property and adjacent properties are zoned SR-9.6.

Current use of Site and existing improvements:

The parcel is currently developed with one single-family residence. The remainder of the Site is lawn, landscaping and scattered trees. All existing improvements shall be removed.

Potential Critical Areas:

620 7th Ave.
Kirkland, WA 98033-5565
Phone: (425) 827-3063
Fax: (425) 827-2423
Toll Free: (800) 962-1402

A steep slope area exists to the southwest of the parcels; see attached geotechnical memo.

Soil Type and Drainage Conditions:

Per the King County Soil Survey, onsite soil consists of AmC, Arents, Alderwood material, with 6-15% slopes, KpB Kitsap silt loam, 2-8% slopes and KpD Kitsap silt loam, 15-30% slopes. The Site drains primarily to the west and southwest and leaves the Site via sheet flow.

Proposed Use of Property:

The Project is proposing to subdivide the existing parcel zoned SR-9.6 (.613 ac. total) into 2 single-family residential lots, per the City of Mercer Island's subdivision process. Both proposed lots meet the geometric requirements of the zoning code.

Access, Traffic, and Circulation:

Both lots will access directly from 86th Avenue.