

Koneru Short Plat Project Narrative

Tax Account Number: 3024059153

Property Address: 6610 E. Mercer Way, Mercer Island, Washington

Applicant: Dheeraj Koneru

EXISTING SITE CONDITIONS

Parcel Conditions

Dheeraj Koneru owns a single-family home on a 1.15-acre parcel in Mercer Island, Washington. The property is located at 6610 E. Mercer Way and has Lake Washington frontage. Zoning for the subject property is R-15. The existing single-family home was built in 1955 and is located on the northern half of the property, approximately equal distance from the lake and west property line. The property slopes west to east at approximately 6.6%. Access to East Mercer Way is provided by a private road approximately 700 feet long. The private road is approximately 10-ft wide and is shared with several offsite properties.

Storm and sewer main lines are located within easements just north of the north property line. Mercer Island GIS maps indicate the storm is a 36-inch diameter CMP for conveyance of a non-fish bearing piped stream. The storm pipe discharges into Lake Washington near the northeast property corner. The sewer main flows eastward and connects into the sewer trunk line located along the Lake Washington shoreline. Public records show there are three (3) side sewer stubs serving the existing lot. There are no watermains located adjacent to the property. GIS maps indicate domestic water is provided by a 5/8" water meter located approximately 100-ft north of the property. The private water service pipe extends across the properties with house numbers 6462 and 6466. Gas and underground power are located north of the north property line and serve the existing home.

An Arborist Report was prepared by Craig Bachmann, Tree133 LLC and is included with the submittal. The tree inventory study was completed prior to the property sale. According to the report there are 16 trees within the site boundary and 3 overhanging from neighboring properties. Most significantly the arborist identified 5 trees being dead, girdled, de-barked and/or drilled with the apparent intent of causing tree mortality. The 5 trees are not expected to survive. The previous owner obtained a permit to remove the 5 trees and replace them with 14 trees (permit number 2104-048). This project will incorporate the 14 replacement trees into the landscape design for the single-family home permits. The City's minimum tree retention requirements can be achieved using the existing onsite trees to be retained.

Active Permits

Tree replacement permit number 2104-048.

Size & Location

The subject property is approximately 1.15 acres, located at 6610 E. Mercer Way, Mercer Island, Washington.

Soils

A geotechnical study has been prepared for the project. The report is included in the submittal.

Topography

The ground surface generally slopes from west to east at approximately 6.6%.

Proposed Short Plat

Dheeraj Koneru wants to subdivide the existing 1.15-acre parcel into two (2) lots on the through the short plat process. The existing house and garage structures will be demolished. The waterfront lot (Lot 1) will have an area of approximately 33,978 SF. The upland lot (Lot 2) will have an area of approximately 17,067 SF, meeting the minimum requirements for R15 zoning. The front yard for Lot 1 will be the Lake Washington frontage. It is anticipated the new homes will share a driveway located along the north property line. Since access to Lot 2 is provided from the north, the front yard will be set along the north property line. The shared driveway will access to East Mercer Way using the existing private road currently serving the property. Storm, sanitary sewer, power, and gas services for Lots 1 and 2 will be taken from the existing lines along the north property line. Design for domestic and fire water supply will need to be coordinated with the City.