



March 11, 2022

Project No. 21071

**CITY OF MERCER ISLAND  
PROJECT NARRATIVE  
SHORT SUBDIVISION PRELIMINARY APPROVAL FOR LORENZINI SP**

The project is a proposed single-family residential development of 0.657 acres, known as Tax Parcel 7598100420 into **2 single-family residential lots**. The project is located at 4719 86th Avenue SE in the City of Mercer Island, Washington. All existing improvements will be demolished or removed during plat construction.

**Project Contact Information:**

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

**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:**

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

620 7<sup>th</sup> Ave.  
Kirkland, WA 98033-5565  
Phone: (425) 827-3063  
Fax: (425) 827-2423  
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**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 86<sup>th</sup> Avenue.

**Questions:**

- 1) We would like to confirm that we have correctly assigned the front, rear and side yards for these lots.
- 2) We would like to confirm that we have correctly calculated the Net Lot Area for each lot. (We will be able to illustrate this better in the zoom meeting.)
- 3) We understand that there are probably some deficiencies with our fire access design and would propose to mitigate those deficiencies rather than construct a fire turnaround. The mitigation options that we may propose are:
  - a) Installing an NFPA-R sprinkler system throughout the homes as needed.
  - b) Installing an NFPA 72 Monitored Fire Alarm System for the homes as needed.
  - c) Installing Solid-Core doors throughout the homes as needed.
  - d) Installing 5/8+ Type X sheetrock throughout the homes as needed.