

Project Narrative
Project 4833
Preliminary 4 Lot Short Plat

The subject property is King County parcel number 4351300487 encumbering 41,165 sf / 0.945 acre (per survey) of fully developed land situated in Section 19, Township 24 North, Range 5 East and is legally described as LINDEY ADD TO Seattle N 200 FT of S 400 of VAC BLK 4 TGW POR VAC ST SC 679116 LESS ST LESS Mercer Island Trunk LN. The subject parcel is in residential zoned R – 8.4 area of the city of Mercer Island, more specifically, the subject parcel is located at 4833 90th Avenue SE, Mercer Island WA 98040. The subject parcel is boarded by fully developed residential properties across its north and south property lines, by Island Crest Way across its westerly property line, and by 90th Ave SE across its easterly property, see attached vicinity map exhibit for additional information. The subject parcel is currently occupied by existing house, attached garage / carport, and existing U-shaped gravel driveway all to be removed (TBR). The existing ground cover in the subject parcel predominantly consist of large cluster of mature trees, second growth understory vegetation, and single-family back yard lawns. The existing site topography is oriented east to west with overall grade slope of 2% to 5% before changing to over than 20% within Island Crest Way right-of-way across the subject parcel westerly property line.

Public Water and sewer system do exist in 90th Ave SE across the easterly frontage, the existing house appears connected to existing public water system and served by existing site sewage system to be removed. Surface flows appears to sheet flow in the westerly direction which is the natural discharge location for the subject site. Based on the attached site survey, and the city IGS website there appear no upstream surface flows tributary to the subject parcel, and surface flows from 90th Ave SE are intercepted by an existing roadside ditch running across the subject parcel easterly property line whereby surface flows continue southerly away from the subject parcel.

As mentioned, the subject parcel is located within residential zoned R-8.4 area of the city of Mercer Island and therefor, the development proposal is to sub-divide the subject parcel into 4 separate residential lots consistent with MICC 19.02.020 for R-8.4 zone.

The proposed development completed the first phase of development permitting process with the city of Mercer Island under pre-application meeting number PRE22 – 028, and under which city staff issued Pre-Application Notes document dated May 17th, 2022 that included project summary, staff notes, and answers to specific questions raised by the applicant and his team, see attached Level – I Drainage Report for more information.

Pursuant MICC 19.02.020 – Development Standards for residential R-8.4 zone and the above referenced pre-application meeting notes, the proposed development will create a total of four residential new lots as follows:

Lot #	Lot Area (SF)	Building Setbacks						Buildg. Envelope Area (SF)	Maximum Roof Area (SF)	Dwy. Area (SF)	Lot Cov. Area (SF)	% of Lot Cov.	% of Landscape
		Front	Rear	E	W	N	S						
1	10,389.71	20'	25'	10'	13'			4,440.40	3,260.00	865.50	4,125.50	40	60
2	10,375.56	20'	25'	10'	13'			4,443.40	3,260.00	853.60	4,113.60	40	60
3	10,219.78	20'	25'			10'	15'	3,999.40	2,668.00	400.00	4,088.00	40	60
4	10,180.22	20'	25'			15'	10'	3,959.75	2,652.00	400.00	4,072.00	40	60

Additionally, the proposed development will create 102' long X 20' wide private access and drainage easement with 20' paved access road to serve all proposed 4 lots. The proposed 4-lot short plat will also be served by existing public utilities (water, sewer, gas, power, telephone, and cable) in 90th Ave. SE across the easterly property line of the subject parcel. Consistent with city of Mercer Island Drainage Code Requirement and 2012 Washington State Department of Ecology (DOE) Drainage Manual for Western Washington as amended in 2014, the proposed 4-lot short plat will provide 72' long X 14' wide X 8' deep underground concrete stormwater detention / retention (R/D) vault under the proposed on-site private paved access road to mitigate for the site developed conditions.

o0o