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January 6, 2023

City of Mercer Island Community Planning and Development  
9611 SE 36<sup>th</sup> St  
Mercer Island, WA 98040

Subject: Sears Short Plat at 7414 78<sup>th</sup> Ave SE  
Project Narrative

Dear Reviewer:

The Sears project is proposing to redevelop the existing 1.58 acre parcel (#2524049075) located at 7414 78<sup>th</sup> Ave SE, into a four-lot single family plat with lots ranging in size from 0.28 acres to 0.34 acres. The following is the Project Narrative for the proposed project:

## Purpose

The proposed project will include four new residential lots on an existing 1.58-acre parcel that currently includes a single family residence. The project will include a new access road, landscaping, and utility services to serve the subject properties.

## Access

A 20-foot fire access road will extend onto the site and widens to 26-feet at the proposed fire hydrant location. Driveways to each house will extend from the 20-foot access road. Setbacks are provided per code requirements. Existing trees will be retained to the degree feasible.

## Utilities

Utility services for each house will include:

### Sanitary Sewer

- New connection to each home
- A 6-inch sewer spine located below the access road
- Connection to the existing 6-inch side sewer that was installed in 2005

### Water/Fire

- Four new 2-inch (preliminary estimate) combo meters with backflow prevention located from the existing main in 78<sup>th</sup> Ave SE
- One new public or private fire hydrant located between Lots 2 and 3

### Storm Drainage

- Stormwater management system designed in accordance with the 2014 Stormwater Management Manual for Western Washington
- Flow control provided via a shared stormwater detention adjacent to 78<sup>th</sup> Ave SE
- Water quality provided via proprietary filter system
- Onsite stormwater management evaluated per code requirements

### Franchise Utilities

- Power and telecom services to be provided via underground conduit and buried vaults accessed at grade on site, located within a private utility easement
- Gas service to be provided via a private main extension within a private utility easement.

### Trees

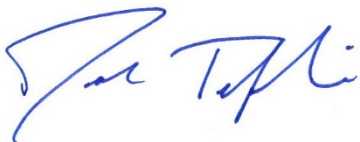
The existing trees will be retained to the degree feasible onsite. A tree survey has been prepared and an arborist report was submitted to the City prior to the pre-app meeting. A proposed tree removal plan is included with the Short Plat Application.

### Attachments and Associated Documents

- Short Plat Application
- Development Plan Set
- Title Report
- Transportation Concurrency Application
- Arborist report (provided separately by arborist)
- SEPA Checklist

Sincerely,

**Navix Engineering Inc.**

A handwritten signature in blue ink, appearing to read "Joe Taflin".

Joe Taflin, P.E., LEED AP  
Principal  
[joe@navixeng.com](mailto:joe@navixeng.com)