

SE 39th Street Short Plat
8434 SE 39th Street
Project Narrative

The proposal is to subdivide this existing 17,100 square foot parcel into two single family lots. There are existing structures on the property that will be removed; the existing driveway off of SE 39th Street will be retained to be used for demolition access and short plat improvement staging. The existing driveway will be removed after demolition with a new shared driveway along the west property line.

Lot Layout:

The subject parcel width along SE 39th Street is 90.00 feet; subdividing in a north-south direction would create 2 lots 90' x 96.5' and 90' x 93.5'. A shared driveway will be constructed along the west property line of Lot 1 for access to both new lots.

Soils:

The Geotechnical Report determined the under lying soils to be medium/coarse sands and gravels. These soils would be feasible for infiltration of developed runoff.

Access:

Access to the two 92) lots would be from a common shared driveway with access from SE 39th Street to the south. Both lots would access from the shared driveway.

Utilities:

The public utilities of sewer, and water are located within SE 39th Street along the south side of Lot 1. There is no public storm within SE 39th Street near the property.

Lot 1 (Southerly Lot):

The public utilities will be provided to Lot 1 through front yard abutting SE 39th Street. The existing side sewer and water service serving the existing residence would be used for Lot 1. There are three small trees proposed to be removed from Lot 1 for access and building construction. Dry well infiltration would be proposed to treat and mitigate the developed runoff from Lot 1 and the shared driveway.

Lot 2 (northerly Lot):

The public utilities will be provided to Lot 2 through a new 5' utility easement on the westerly side of Lot 1. The shared driveway easement will also be used to provide public utilities and franchise utilities to Lot 2. There are 5 small trees along the east property line that would be removed for construction of the new house on Lot 2. Dry well infiltration would be proposed to treat and mitigate the developed runoff from Lot 2.