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Feng – Mercer Island Short Plat (Related with Pre-Application Meeting #PRE21-052), Project Narrative

Project Summary;

Site Location: 7204, 78th Ave SE

Lot Size: 21,916 sq ft

Zoning: R-9.6 (Single Family)

Documents Provided:

- Title/ Cover Sheet
- Survey
- Plat Drawings
- Preliminary Site Plan
- Tree retention Plan
- Conceptual Grading & Utility Plan
- Arborist Report
- Wetland Reconnaissance
- 7204 Mercer Code Compliance Matrix
- Civil Project Narrative and Calculations
- Short Plat Project Narrative
- PRE21-052 3rd pre-app
- Statutory Warranty Deed
- Guarantee Subdivision
- Development form
- Transportation concurrency form

Owner:

Mercer Island-7204 78th LLC

Manager: Grace Feng

Mailing Address: 2050 89th Ave NE, Clyde Hill, WA 98004

Email: gracefeng2015@gmail.com

Phone: 425-449-1687

Applicant/Agent:

Peik Li Pang

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Brief Project Description:

Proposal to subdivide existing lot into two lots and build two new single-family dwellings. With reference to the Pre-Application Meeting, we submit herewith the short plat application with following responses to comments of the city.

FIRE DEPARTMENT

1. Fire Access does not exceed 150 feet from the furthest portion of the building as one would walk. (IFC 503.2.1)
2. A hydrant capable of flowing the required fire flow as outline in the International Fire Code Appendix B shall be located within 300' of the furthest portion of the building (600') for a building with an approved sprinkler system. (IFC Appendix B), Currently it is indicated as roughly 508' away from hydrant H#-33 (94psi and 2467gpm).
3. Access roads (defined under IFC 202) under 500' are required to be 20' in width.

Sprinklers

1. New construction will install a minimum of a NFPA 13d fire sprinkler system.
2. Decreased fire flow, access, grade, or building size may require the installation of a NFPA 13r of 13 sprinkler system.
3. Water meter sizing is required for the install of a fire sprinkler system.

Fire Alarm Systems

4. NFPA 72 Monitored Fire Alarm systems may be required as part of mitigation for deficiencies as listed above or may be proposed as a code alternative.

Fire code alternatives

5. a. These may be considered upon application of a building permit. The building designer must propose such alternative and it must show how the alternative is equal to or above the required code.
6. Fire Code alternatives are not considered as a replacement for the fire code. The individual building applicant must show that the adopted prescriptive code may not be followed because of extenuating circumstances.

Fire Code Alternative help sheet:

7. Plat Map Final Approval Statement REQUIRED: this statement placed on Plat Map
"All buildings are subject to meeting current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D and MICC 19.70.040. Fire plan reviews will be conducted at time of building permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building approval."

CIVIL ENGINEERING

1. Please refer to the Project narrative of Apex Engineering, dated 6/14/2023 which is attached to this submittal.

TREE

Two trees were removed within the last five years in a non-development tree permit. These trees have been included in the 30% calculation, refer to the arborist report.

1. The two removed trees are deemed exceptional for their diameter (36" and 30" diameter), they are deemed protected trees. However, the locations of these trees are in the way of the shared access for Lot 1 and Lot 2. The development's access to the second lot on the East (Lot 2) has limitation due to the access requirements from planning code, the planning code does not allow Lot 2 to take access from 72nd St, hence using the existing curb cut from 78th Ave Se and extending the access to Lot B is the most logical solution to make this land possible for short subdivision. As the trees location are at the end of this access driveway, protecting this zone will prevent creation of Lot 2 for this property.

Therefore, the development justified the removal of these trees under the following code: MICC 19.10.060.A.3. c., that read as follows:

19.10.060.A.3. Removal of exceptional trees with a diameter of 24 inches or more, shall be limited to the following circumstances:

- c. Retention of an exceptional tree(s) with a diameter of 24 inches or more will prevent creation of a residential lot through a subdivision or short subdivision that is otherwise allowed by this title.

WETLAND RECONNAISSANCE, SCREENING FOR POTENTIAL WETLANDS OR WATERCOURSE

Refer to attached Wetland Reconnaissance report furnished in this submittal.

PLANNING

Side Yard for Lot 1

The proposed vehicular access easement is located along a side property line of Lot 1. The 20-foot easement exceeds the required 10 foot side yard setback, so no additional side yard setback is required. Only the 5-foot setback required from vehicular access easements is proposed for Lot 1 per MICC 19.02.020.H.1.

Front Yard for Lot 1 and 2

The front yard for Lot 1 will be along the lot line from which it gains access, facing 78th Ave SE.

The front yard for Lot 2 will be facing Lot 1.

Rear Yard for Lot 1 and 2

25-foot rear yard

Side Yard depth for Lot 1 and 2

The total side yard depth for Lot 1 and 2 are 18.7 feet based on the lot widths of 110 feet (i.e. 17% of the lot width). The minimum individual side yard is 6.2 feet (i.e. 33% of the total side yard depth). Proposed side yard depth facing S.E. 72nd Street is 12.45 feet and facing the southern property line is 6.25 feet, that sum up to 18.7 feet.

If the building height is greater than 25 feet, the applicable variable side yard setback is 10 feet. The minimum side yard adjacent to the building would be 10 feet. The proposed building is lower than 25 feet, hence the proposed side yard adopted is minimum 6.2 feet.

Yard Projections

Noted that the southerly lot line is an interior side lot line. No projections, including eaves, are permitted into the minimum side yard setbacks from interior lot lines.

No projections into the 5-foot setback from the vehicular access easement are permitted. This includes roof eaves.

Eaves may project a maximum of 18 inches into a front setback.

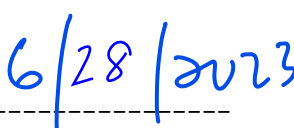
Decks or patios less than 30 inches above grade may project into a rear yard. If the deck is greater than 30 inches above grade, it may project a maximum of three feet into the rear yard.

SEPA

Refer to wetland report, a SEPA Checklist is not required as there is no wetland or watercourse is located on the subject property.

Architect: 5ft2 Studio Architects

By:  _____
Peik Li Pang, AIA, Architect

Date:  _____