



December 9, 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: **Design Built Homes
11400 SE 8th St, Suite 415
Bellevue, WA 98004
(206) 909-8187**

Engineer/Surveyor: **D. R. STRONG Consulting Engineers Inc.
620 7th Avenue
Kirkland, WA 98033
(425) 827-3063
Josh S. King, P.E.**

Land Use Permits Required:

- Preliminary Plat Approval
- Final Plat Approval
- Environmental Review
- Grading Permit
- Building Permit
- 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 7th Ave.
Kirkland, WA 98033-5565
Phone: (425) 827-3063
Fax: (425) 827-2423
Toll Free: (800) 962-1402

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 86th 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.