

Site Development Information

Worksheet for single family residential development

Project description: NEW SINGLE-FAMILY RESIDENCE Address: 8383 E. MERCER WAY, 98040

Owner Name: NEW HORIZON REAL ESTATE DEVELOPMENT Phone No. 206.551.0112 Date 21 JUNE 2017

Signature & phone number of Individual who Completed this Worksheet Jeffrey P. Almatos 206.913.2333
 (I hereby state that the information provided by me is true and correct to the best of my knowledge)

Will any large trees be removed as a result of this development activity? Yes No

Large tree—conifers ≥ 6' tall, deciduous with diameter > 6".

Do you have an Accessory Dwelling Unit? New ADU Existing ADU None

*This is intended as a worksheet and is not a substitute for the Mercer Island Development Regulations. Please consult the Mercer Island City Code.
 City of Mercer Island — Development Services Group 9611 S.E. 36th Street, Mercer Island, Washington 98040 — (206) 275-7605*

DEVELOPMENT INFORMATION

LOT SLOPE—According to the Mercer Island City Code, slope is a measurement of the average incline of the lot or other piece of land calculated by subtracting the lowest elevation of the property from the highest elevation, and dividing the resulting number by the shortest horizontal distance between these two points. The resulting product is multiplied by 100.

LOT COVERAGE—On Mercer Island, the overall degree of lot slope governs total lot coverage. When calculating maximum allowable lot coverage, include **all impervious surfaces**, such as roof areas of primary and accessory buildings, impervious decks, patios, sidewalks, driveways and access easements. Refer to page 3 for more information about Pavers and Other Impervious Surfaces and Exemptions.

*The applicant shall note that impervious surface exemptions to lot coverage do not apply to stormwater runoff calculations or to critical areas.

The table below offers basic guidelines on lot slope and allowable lot coverage:

Lot Slope	Allowed Lot Coverage
Less than 15%	No more than 40%
15% - less than 30%	No more than 35%
30% - 50%	No more than 30%
Greater than 50%	No more than 20%

A steep slope is any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run.

Please refer to page 3 for materials that are exempt from lot coverage calculations per MICC 19.02.020(D)(2).

Pavers and gravel surfaces for vehicular access are **ALWAYS** considered 100% impervious.

LOT INFORMATION

LOT SLOPE

Highest Elevation Point of Lot	<u>180</u> feet
Lowest Elevation Point of Lot	<u>146</u> feet
Elevation Difference	<u>34</u> feet
Horizontal Distance Between High and Low Points	<u>172</u> feet
Lot Slope*	<u>19.7</u> %

*Lot slope is the elevation difference divided by horizontal distance multiplied by 100

LOT COVERAGE

Allowed Lot Coverage	<u>35</u> % of Lot
Gross Lot Area	<u>16,638</u> Sq. Ft.
Main Structure Roof Area	<u>3,033</u> Sq. Ft.
Accessory Building Roof Area	_____ Sq. Ft.
Impervious Deck, Patio, Walkway Area	_____ Sq. Ft.
Vehicular Use (Driveway, Access Easements, Parking)	<u>3,607</u> Sq. Ft.
Total Existing Impervious Surface	<u>4,898</u> Sq. Ft.
(Total Area Removed)	(<u>4,898</u>) Sq. Ft.
Total New Impervious Surface Area	<u>6,640</u> Sq. Ft.
Total Project Impervious Surface Area	<u>6,640</u> Sq. Ft.
(Existing plus new)	<u>6,640</u> Sq. Ft.
Proposed Lot Coverage	<u>39.9</u> % of Lot

Lot Coverage equals total impervious surface area divided by the gross lot area multiplied by 100