

Project Narrative for 7216 93rd Ave SE, parcel #2581900210

Remove existing single family home on 39,145 s.f. lot in the R-8.4 zone. The adjacent property to the southeast is R-9.6, while all other adjacent properties are R-8.4.

Propose 3 lot short plat to ultimately build a detached single family home on each lot. Each lot will take access individually from 93rd avenue. Each lot is over 12,500 s.f.

Steep slopes have been identified on the East side of the property. A memorandum has been issued to the city determining the onsite ravine does not meet the city's definition of a watercourse and is therefore not regulated.

Questions and topics of discussion:

- 1- Are there any issues with these shapes of the proposed lots?
- 2- Verify designation of front, rear and side yards
- 3- Confirm lot 20 qualifies as a flag lot and can utilize the increase in allowed lot coverage and reduction in required landscape area.
- 4- Is there a minimum separation for driveways along 93rd ave?
- 5- Is there a minimum separation required from the driveway to the utility pole on lot 22?
- 6- Confirmation of 8' driveway width
- 7- Review of fire department requirements for driveway design exceeding 150 feet. (Since driveways are not private access roads are they regulated as such? Homes will be sprinklered).
- 8- Height limits for site walls adjacent to driveway
- 9- Landscaping provisions for driveway zone.
- 10- Removal of earth/grading in the steep slope area (see east side of lot 20).
- 11- Proximity to top of slope or new top of slope if grading adjacent to steep slope allowed
- 12- The SE corner of the house on lot 21 encroaches into the drip line of tree #35. LOD is not disturbed. Arborist will support pruning the tree in this location since it has an unbalanced crown in the direction of the proposed house.
- 13- Tree removal and mitigation plan
- 14- Please review storm design concept.
- 15- Are there any utility related concerns?
- 16- Are there any other issues with this proposal?