

4215 Holly Lane – Drainage Issues Response

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From: Alex Lupulyak, PE
To: Marlon Nerio, F & M Construction and Remodeling
Subject: 4215 Holly Lane Drainage Issues Response



January 9th, 2026

Dear Marlon,

It has come to our understanding that per **Figure 1** below, there is a drainage complaint that needs to be addressed by the remodeling project located at 4215 Holly Lane, Mercer Island, WA 98040.

Subject: File No. 2510-181



kathy sutcliffe <14kathysutcliffe@gmail.com>
to Tony Newton ▾

Nov 28, 2025, 2:12 PM

Tony Newton, Assistant Planner, Mercer Island

We received a Public Notice of Application for 4215 Holly Lane File No:2510-181 and have only one concern which regards storm water management.

We live at the bottom of Holly Lane at #14. When the house immediately to the east of us at #4248 was recently built, it was found that an old storm water drainage for that property went into our steep backyard and was broken. There used to be access to that line but now that is no longer the case. The residents at #4248 moved their storm water drainage to a more accessible point on Holly Lane.

We fear, but don't know for certain, that the stormwater drainage for #4215 is also connected to the old broken drainage pipe on the south side of our property and therefore should also be moved to an existing, accessible and maintainable location. As you are probably aware this part of Holly Lane is steep and subject to sliding as happened at #4247 Holly Lane some time ago.

We sincerely hope the stormwater drainage situation can be dealt with before a problem occurs.

Thank you in advance for looking into this matter.

Kathy and Toby Sutcliffe

Figure 1: Drainage Complaint

The current project, which is a remodel project, consists of no net increase of impervious surfaces per the Impervious Surface Calculations and Diagram

found in **Appendix A**. This means no additional stormwater runoff would enter the system to cause an increase of flow since only part of the existing roof will be replaced in one portion, not added to, and the other portion adds roof where there was previously concrete. This means that when it rains, the amount of water collected by the drainage system remains unchanged as a result of the project.

In addition to no net increase of impervious surfaces, the approximate drainage path from the project site can be seen below in **Figure 2**. The area downstream of the project is private property and HRC does not have permission to enter, so the flow path is no guarantee, but is believed to be accurate based off of observation from the project site made by HRC in the field and City of Mercer Island GIS data.

Runoff from the project site #4215 exits the site on the western portion into a rock swale through #4211 (visibly from the project site), through #4248, and is believed to enter a Type 1 Catch Basin on site #4270, and discharged to Lake Washington where the Storm Discharge Point is visible on the GIS.

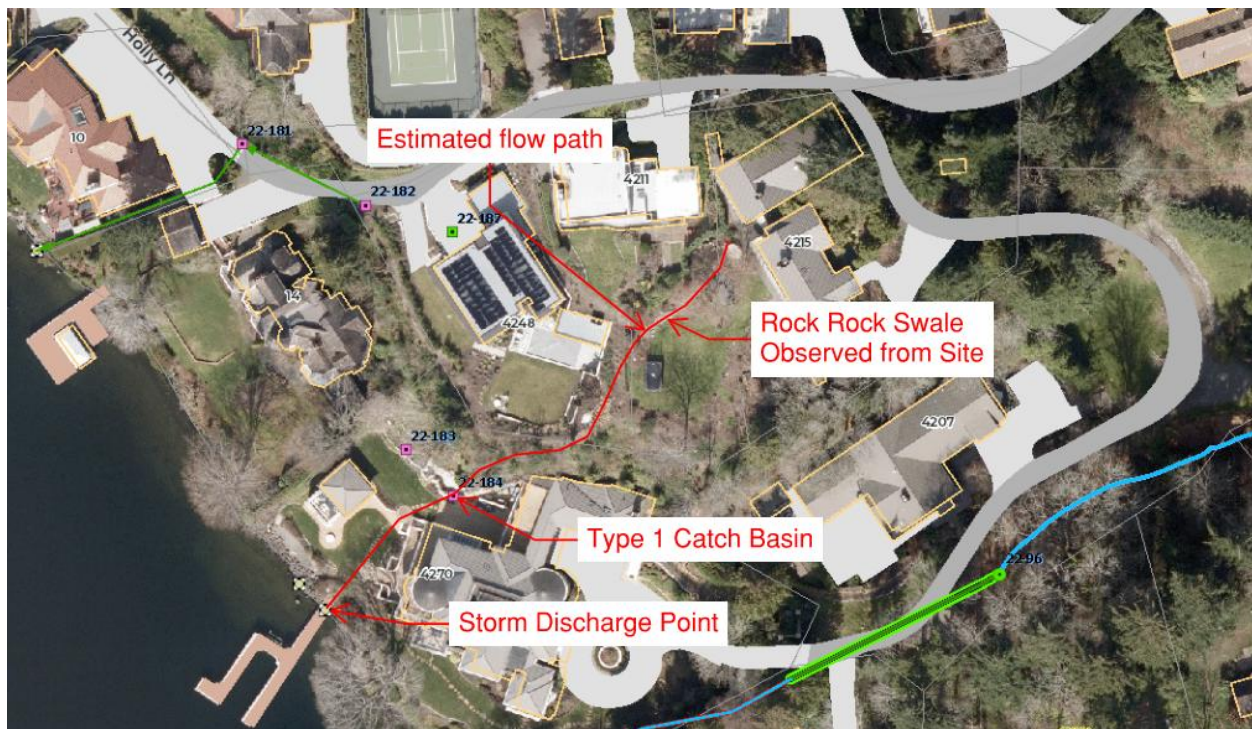


Figure 2: Approximate Drainage Path

With no net increase in impervious surfaces, no increase in stormwater runoff, and the estimated flow path, we believe the project will have not increase any

adverse impacts on the existing stormwater system that did not exist prior to this project.

HRC provides no guarantees and shall not be held liable for any recommendations or observations within this memo.

Very respectfully,

Alex Lupulyak, PE

Heritage Reward Consulting, PLLC

Appendix A – Impervious Surface Calculations and Diagram

Permit Set	
Job # 24-028	
Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Resubmittal	11/10/25

Permit No. 2510-181

Drawn:
Stamp/Approval:

Sheet Name:

**SITE
CALCULATIONS**

Sheet No:

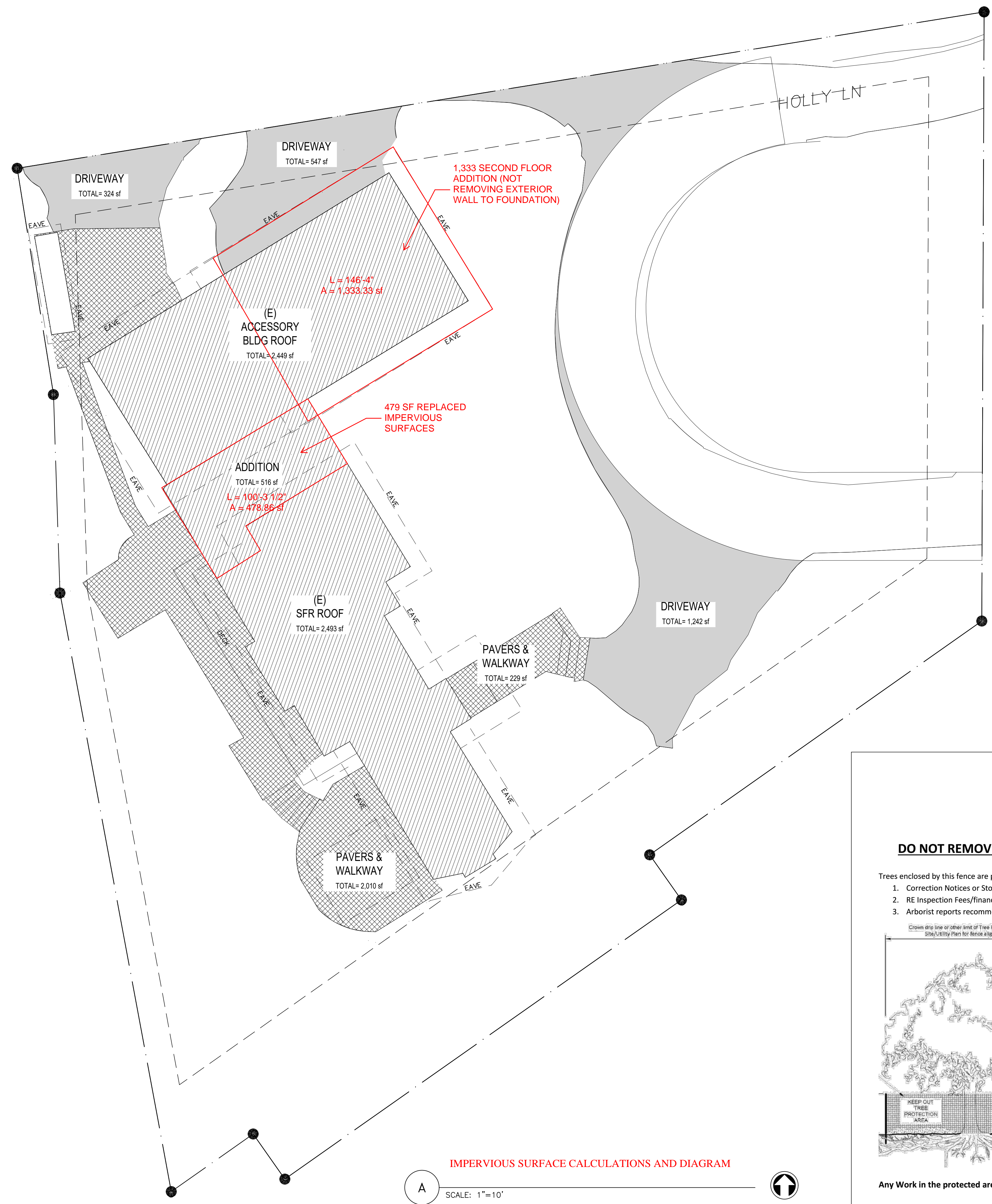
T4.0

SITE LOT AREA
LOT AREA: (0.58 ACRES) 25,059 S.F.

SITE AREA CALCULATIONS

TOTAL LOT AREA - 25,059 SF
 EXISTING HOUSE ROOF - 2,493 SF
 EXISTING ACCESSORY BUILDING ROOF AREA - 2,449 SF
 EXISTING DRIVEWAY - 2,113 SF
 EXISTING CONCRETE WALKWAYS/PATIO - 2,010 SF
 PROPOSED ROOF ADDITION (REPLACED IMPERVIOUS) - 479 SF

TOTAL EXISTING IMPERVIOUS - 9,065 SF
 TOTAL PROPOSED REPLACED IMPERVIOUS - 479 SF
 NET INCREASE IMPERVIOUS SURFACES - 0 SF
 TOTAL IMPERVIOUS (EXISTING/PROPOSED) AFTER PROJECT COMPLETION - 9,065 SF



IMPERVIOUS SURFACE CALCULATIONS AND DIAGRAM

A SCALE: 1"=10'



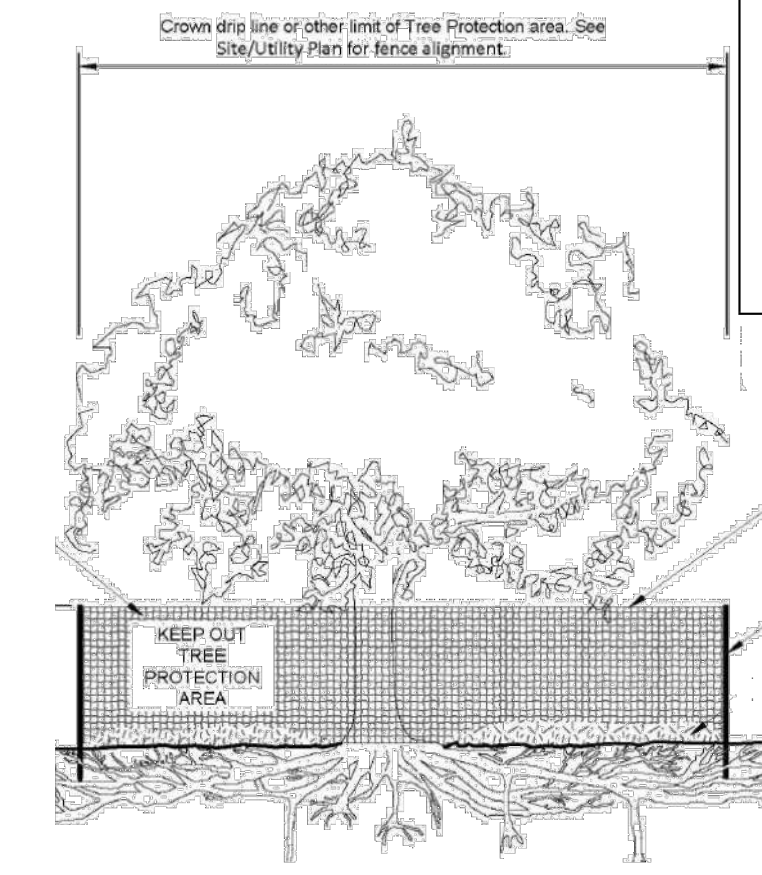
**TREE PROTECTION AREA (TPZ)
KEEP OUT!**

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

- Notes
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
 2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
 3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
 4. Any work in approved TPZ must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org
 5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Any Work in the protected area must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org