



October 25, 2024

Project No. 21071

**CITY OF MERCER ISLAND  
PROJECT NARRATIVE  
LORENZINI FINAL SHORT PLAT**

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.

**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.

**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 (0.657 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 86<sup>th</sup> Avenue via shared-use driveway.

**Conditions of Approval:**

1. The final short plat for SUB23-004 shall be in substantial conformance with the preliminary plat drawing attached as Exhibit 4.

***The final short plat conforms with the preliminary plat drawing.***

2. Conditions of Approval – The Applicant shall continually monitor the proposed development and conditions of approval throughout the development process to ensure the proposed development meets or exceeds all assigned conditions of approval. At the final plat and before recording, the Applicant shall demonstrate how all conditions of approval have been addressed or will be addressed in the future. Failure to address all conditions of approval shall constitute a breach of the preliminary approval and a final plat shall not be approved by the City.

***Noted.***

620 7<sup>th</sup> Ave.  
Kirkland, WA 98033-5565  
Phone: (425) 827-3063  
Fax: (425) 827-2423  
Toll Free: (800) 962-1402

3. Expiration of preliminary approval – The final short plat shall be recorded before the expiration deadline set forth in Chapter 19.15 MICC – Administration.

***Applicant will record the Final Short Plat before expiration.***

4. Park and transportation impact fees shall be paid at the issuance of each building permit unless deferral of payment is sought pursuant to MICC 19.18.060 or MICC 19.19.060. Impact fees are not subject to vesting and the amount paid will be the impact fee amount in effect at the time of payment.

***The Park and Transportation Impact fees will be paid by applicant at the time of building permit.***

5. Show all the existing and proposed easements on the final plat. Clearly distinguish all public easements from the private easements. The private utility easement and public utility easement shall not be combined.

***All existing and proposed easements are shown on the final plat.***

6. Easements for utilities and storm drainage facilities shall be depicted on the face of the Final Plat. Language which indicates joint rights and responsibilities of each lot with respect to all utilities and roadways shall be shown along with individual lot Joint Maintenance Easement Agreements (where applicable) for all shared usage and filed with the King County Recorder and noted on the final plat. The easement notation shall indicate whether the easement is public or private, existing or proposed.

***Utility and storm easements are shown on the face of the Final Short Plat and responsibilities included in the language.***

7. The Final Plat shall be prepared in conformance with Title 58 RCW and Surveys shall comply with Chapter 332-130 WAC. Submit using Mercer Island's datum and tie the plat to at least two monuments.

***The Final Short Plat is prepared in conformance with Title 58 RCW and complies with Chapter 332-130 WAC.***

8. A City of Mercer Island title block for approval signatures (Code Official and City Engineer) shall be provided on the final plat along with the designated short plat number.

***Final Short Plat includes the title block for City of Mercer Island approval signatures; designated final short plat number will be shown once provided.***

9. All utilities serving the proposed development shall be undergrounded (MICC 19.08.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances.

***Applicant has undergrounded all utilities in accordance with City of Mercer Island Ordinances.***

10. Damage to adjacent properties or public rights-of-way resulting from construction (e.g. siltation, mud, runoff, roadway damage caused by construction equipment or hauling) shall be expeditiously mitigated and repaired by the contractor, at no expense to the City. Failure to mitigate and repair said damage, or to comply with the approved construction plans, the

permits issued by the City, or the City requirement for corrective action may be cause for the issuance of a "Stop Work" order, foreclosure on the plat bond/security, and/or other measures deemed appropriate by the City Engineer or Code Official to ensure construction consistent with the approved plans and protection of public safety.

***Any damage to adjacent properties or public right-of-way shall be repaired by the contractor at their expense.***

11. Any work occurring on an adjacent lot, parcel number 7598100421, is not a part of the approval of SUB23-004 and may require additional permitting.

***Proper permits were acquired for any work done on the adjacent lot.***

12. Plat improvement plans prepared by a Washington State licensed engineer shall be submitted for review and approval by the City Engineer. The improvement plans shall include the following:

- a. Shared private access road from 86th Ave SE to the subject property - Comply with the Fire Code and Land Use Code requirements and standards contained in MICC 19.09.040 and above condition #6.
- b. Temporary Erosion Control measurements.
- c. Grading Plan for the private access driveway construction.
- d. Water main, water meters, and appurtenances
  - i. Provide water services for each lot. Locate water meters outside of the future driveway areas and any paved areas. The water meters must be located in the city Right of Way.
  - ii. Abandon all existing water services currently serving the existing lot at the City water main.
- e. Sanitary sewer and appurtenances
  - i. Provide sewer connections for each lot. Show the sanitary sewer stub outs for each lot.
  - ii. The side sewer for all lots shall be a shared side sewer with one single connection to the city Sewer Main.
  - iii. The sanitary sewer system serving all lots will be a private sewer system.
- f. Stormwater
  - i. Provide drainage improvements in compliance with MICC 15.09.
  - ii. Show the storm drainage stub outs for all lots.
- g. Dry utilities
- h. Show the proposed dry (power, gas, etc.) utility corridor on the plan.
  - i. Right of Way Restoration: Right of way restoration limits and extents shall be determined by the City Engineer prior to final inspection of Site Development Permit.

***All plat improvements were prepared by a Washington State licensed engineer and reviewed by the City Engineer.***

13. A final stormwater drainage report shall be submitted with the site development permit application.

***Final stormwater report was submitted with the site development permit.***

14. Construction of all improvements for access, utilities, and all storm drainage system (conveyance system and onsite detention system), and all site work shall be completed before final plat application. A Site Development Permit for constructing all shared utilities and access is required for the City's approval. A financial guarantee (150% of the construction cost) for the plat improvement is required before issuance of the Site Development permit. All construction must be completed before submitting the final plat.

***All site work will be completed before final plat application and applicant will acquire a financial guarantee for the plat improvements.***

15. All plat improvements shall be completed prior to final plat approval prior to issuance of building permits. A survey grade as-built drawing in PDF format that shows all utilities and plat improvements shall be submitted to the City Engineer upon completion of the work.

***Plat improvements are completed and as-built drawings will be provided to the City Engineer.***

16. All recommendations identified in the geological engineering report and subsequent review letters (**Exhibit 13 and in Exhibit 20**) shall be incorporated into the final design drawings and construction specifications. Additionally, all recommendations provided by the City's third-party peer review consultant as identified in **Exhibit 20** shall be incorporated into the final design drawings and construction specifications.

***All recommendations identified in the geological engineering report were incorporated into the final design drawings and construction specifications as well as recommendations provided by the City's third-party peer review consultant.***

17. A replanting plan shall be provided with the site development permit application. At least half of the trees need to be Pacific Northwest native. The trees need to be at least 10-feet apart from each other, structures, fences, and utilities. If you can show no room exists on site for all the required trees, the remainder can be a fee in lieu if requested. The Applicant shall pay a fee in lieu payment consistent with the current City of Mercer Island Fee Schedule for any tree that cannot be planted at least 10-feet away from each other, existing trees, and infrastructure such as fences. The replanting/fee in lieu plan shall be required at the with the final plat application following the requirements in MICC 19.10.070. Tree replanting shall be required before final plat or final building inspections.

***Applicant will provide fee in lieu of replanting plan.***

18. A financial guarantee shall be provided to the City to cover the replacement, labor, and monitoring costs of the 15 replacement trees to be planted on the subject property, for a period of five years. Pursuant to MICC 19.10.070(D), the Applicant shall maintain all replacement trees in a healthy condition for a period of five years after planting. The Applicant shall be obligated to replant any replacement tree that dies, becomes diseased, or is removed during this five-year time period. The financial guarantee shall be 150 percent of the identified cost provided on a bond quantity worksheet, supplied by the Applicant with site development permit application. Once the bond quantity worksheet is approved by the City, the City will inform the Applicant the amount required for the financial guarantee. The financial guarantee shall be filed with the City prior to approval of the site development permit and held by the City for a period of five years from the date the replacement trees are planted. Replacement

trees shall primarily be those species native to the Pacific Northwest. In making a determination regarding the species of replacement trees, the city arborist shall defer to the species selected by the property owner unless the city arborist determines that the species selected are unlikely to survive for a period of at least ten years, represents a danger or nuisance, would threaten overhead or underground utilities or would fail to provide adequate protection to any critical tree area.

***Applicant will provide a financial guarantee for the replacement, labor, and monitoring costs of the replacement trees.***

19. The tree protection plan will be submitted with the site development permit application and building permit application review. No further tree removal will be allowed unless it is justified under MICC 19.10.060.A. Showing tree protection fencing at the Arborist stated tree protection zone (TPZ).

***Tree replacement plan has been provided with the site development permit.***

20. The tree protection fence shall be a 6-foot chain-link fence secured into the ground. This shall be called out on the tree protection plan during the site development permit application review and building permit application review.

***Protection fence was included in the protection plan.***

21. The Project Arborist is to be on-site and in control of any excavation or grading within the trees dripline. They will document and clean cut any root over 1 inch in diameter that needs to be removed. Call this out on the site development permit application plans and building permit application plans.

***Arborist will be on-site and in control of any excavation or grading with the tree driplines. They will also document any root over 1 inch in diameter that needs to be removed.***

22. The Final Tree Plan, showing numbered retained trees and building pad, shall be recorded as part of the plat. This plan shall be the same or consistent with the Preliminary Tree Plan.

***Final tree plan will be recorded with the plat.***

23. The following Conditions of Approval shall be included on the face of the final plat:

- a. This plat approval does not guarantee that the lots will be suitable for development now or in the future. For example, the geologic hazards at this site, specifically the liquefaction potential of the soils and subsequent vertical and lateral ground movements, may present significant geotechnical and structural engineering design challenges when developing the site to meet current code requirements for the prevention of structural building collapse under earthquake loading, which a developer may deem as economically infeasible, etc.

***Noted that approval is not a guarantee. Note added to final plat***

- b. At the time of building permit application, the Applicant shall demonstrate compliance with MICC 19.07.060(D).

***Condition added to face of final plat.***

- c. Maintenance and repair of joint use side sewers (sewer lines from the building to the City sewer main), shared roads, access easements, storm drainage facilities shall be the responsibility of the owners of each lot served (with the exception that owners of any lot which is lower in elevation shall not be responsible for that portion of a private side sewer above their connection.) In the event that maintenance and repair of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public and shall have the right to charge the owner of each lot an equal share of the total maintenance and repair costs. The City or the owner of any lot within this Short plat shall have the right to bring action in Superior Court to require any maintenance or repair and to recover the costs incurred in making or effecting repairs to improvements.

***Note has been included on the Final Plat.***

- d. The monitoring, cleaning, maintenance, and repair of storm drainage systems in accordance with City Ordinance No. 95C-118 is required for all lot owners within this Plat to control stormwater runoff and control erosion and flooding downstream. All costs related to stormwater runoff control shall be borne by the owners of each lot in equal share. This obligation shall be recorded separately with each individual lot sale and shall travel with the land.

***Note has been included on the Final Plat.***

- e. All staging for construction shall occur on-site and shall not be located within the public right-of-way.

***Note has been included on the Final Plat.***

- f. Prior to the issuance of a building permit, each application shall be accompanied with a temporary erosion and sedimentation control plan, clearing and grading plan, access and utility service plan, a landscape plan (which shall identify existing vegetation to be retained, limits of all clearing and grading), and a schedule for the construction. The Applicant's Civil Engineer, experienced in soils geology and mechanics, shall review the proposed site and building construction and provide recommendations that will limit site disturbance, minimize the risk of soil movement, evaluate site slope stability, and define materials and construction practices for the work. The Building Official may require that the Engineer be present during construction, monitor the work, and recommend special techniques or mitigating measures. The costs associated with the Engineer's monitoring and mitigation measures shall be borne by the Applicant.

***Note has been included on the Final Plat.***

- g. No permanent landscaping, structures, or fences shall be placed on or within the public utility or storm drainage easements without the written approval of the City Engineer. If in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair, or replacement, the City or its agent shall have the right to enter those lots adjoining the facility for the purpose of maintaining, repairing, relocating or replacing said facilities. Lot owners shall be responsible for the restoration of any private improvements or landscaping within said easements.

***Note has been included on the Final Plat.***

- h. Installation of landscaping and/or structures including trees, shrubs, rocks, berms, walls, gates, and other improvements are not allowed within the public right-of-way without an approved encroachment agreement from the City before the work occurs.

***Note has been included on the Final Plat.***

- i. No tree identified for retention may be removed unless otherwise approved by the City Arborist.

***Trees that were identified for retention will not be removed unless approved.***

- j. All building permits 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 19.09.040. Fire plan reviews will be conducted at the time of building permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building approval.

***Building permits will be reviewed for fire code approval.***