



June 27, 2025

Ruji Ding, P.E.

City of Mercer Island

9611 SE 36th Street

Mercer Island, WA 98040

Subject: Ferullo Residence Redevelopment - Modification of Existing Public Utilities on private property

Dear Ruji:

The purpose of this memo is to give an overview of the proposed redevelopment of two existing adjacent parcels under same ownership: Parcel No. 2439700105 and Parcel No. 2439700120.

Parcel No. 2439700105, located at 1910 Faben Drive, currently includes a single-family residence. Parcel No. 2439700120, which does not have an assigned street address, is currently developed with pickleball courts. Together, the two parcels cover a total of approximately 1.03 acres (Parcel No. 2439700105 is 0.55 acre, and Parcel No. 2439700120 is 0.48 acre), located in the northwest corner of Mercer Island. The proposed redevelopment will remove the existing house and pickleball courts and construct two new single-family residences, one on each parcel. The request for easement is associated with both parcels, which are jointly owned by Brett Ferullo and Gregg Ferullo. Additionally, the project will include a sport court and other outdoor amenities, which are yet to be determined.

The proposed locations for the new single-family homes and associated site/utility improvements conflict with existing public utilities running through the parcels, including public sanitary sewer and public storm drainage piping. Refer to Exhibit A, showing the location of the existing public utilities and associated easements that run directly across the project site and impact the developable area. Refer to the following section below for a detailed description of the existing public utilities and the associated public easements.

Per MICC 19.02.020(H)(2), which says: *“No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.”*, the City of Mercer Island prohibits structures from being constructed over existing easements. As a result, the property owner intends to collaborate with the City of Mercer Island to re-route the public storm drainage and sanitary sewer mains to accommodate the proposed single-family homes and associated site/utility improvements. Refer to Exhibit B showing the re-routing of the public storm drainage and sanitary sewer main lines and the new modified easements.

The project proposes to remove and re-route the existing public storm drainage and sanitary sewer mains to accommodate the new single-family homes. The re-routing will include the installation of a new 12-inch storm drainage main with three catch basins and a new 8-inch sanitary sewer main with four

manholes. These utilities will be placed within a 20-foot-wide combined public utility easement granted to the City of Mercer Island. This new easement will provide adequate space for the sanitary sewer and storm drainage re-route. These proposed re-route will enhance access to the public utility lines and deliver durable infrastructure at no cost to the public.

Existing Utilities and Easements:

Refer to Exhibit A, showing the location of the existing public utilities and associated easements that run directly across the project site and impact the developable area. There are four public utility easements on the Ferullo property that are required to be released or revised:

- A public utility easement per record No. 3635877 dated on December 7, 1946. The easement was entitled to be the order of vacation of Elizabeth Way.
 - The existing public utilities associated in this easement are a portion of existing 12-inch storm drainage pipe and existing 8-inch sewer pipe.
 - The portion of the easement located within the subject parcels requesting to be released.
- A 10-foot sewer easement per record No. 4659054, 4679819, and 4691133. This easement was granted to City of Mercer Island recorded in January 1955 and April 1956.
 - A portion of this easement located within the subject parcels requesting to be released.

These easements are documented in the topographic and boundary surveys prepared by Terrane STD, dated February 2024.

Existing Storm Drainage

According to survey data and GIS information, a 12-inch storm drainage pipe associated with easement per rec. no. 3635877, built in 1955 currently crosses the northern portion of the Ferullo property. The length of the 12 drainage pipe that will be removed is approximately 210 feet. The storm drainage is located partially outside of easement per rec. no. 3635877. This pipeline is planned for removal and rerouting. The pipe enters the project site from the west, near the intersection of SE 20th St and Faben Drive, extending southwest before generally flowing northeast toward the public discharge outfalls to Lake Washington. The storm drainage pipe originates from an existing Type 1 catch basin as a 12-inch CMP pipe for approximately 38 feet, then transitions to a 12-inch concrete pipe that continues northeast for approximately 172 feet across the project site before ultimately discharging into Lake Washington.

Existing Sanitary Sewer

According to survey and GIS, an 8-inch sewer main pipe built in 1956, currently crosses the northern portion of the Ferullo property. The length of the concrete sewer pipe that will be removed is approximately 207 feet. This pipe enters the site near the intersection of SE 20th St and Faben Drive, extend southwest, and generally runs northeast toward the public discharge outfalls to the lake line and then eventually to city's pump station no. 4 (PS-4). This concrete sewer main pipeline will be removed and rerouted. The 8-inch sewer main line is located within the 10' sewer easement per rec. no. 4659054, 4679819, and 4691133. The sewer line enters the site starting from an existing manhole, manhole number SS-MH-53-1 per GIS, at the intersection of SE 20th St and Faben Drive and extends northeast as an 8-inch concrete pipe for approximately 197 ft within the project site and then continues to extend to the lake line and then to the final discharge point located at the city's pump station no. 4 (PS-4).

Proposed Utilities and Easements:

The project proposes to remove and re-route the existing public storm drainage and sanitary sewer mains to accommodate the new single-family homes. The re-routing will include the installation of a new 12-inch storm drainage main with three catch basins and a new 8-inch sanitary sewer main with four manholes. These utilities will be placed within a 20-foot-wide combined public utility easement granted to the City of Mercer Island.

The new 20-foot public utility easement will run along the northern boundary of the southern Ferullo property (Parcel No. 2439700120), extending north along the eastern side of the project site and partially into the neighboring property (2439700110), which is the adjacent property to the east. The owner of the adjacent property has given a verbal agreement regarding this proposal. A portion of each property will be granted to the City of Mercer Island the necessary space for the 20-foot-wide utility easement. Both parties verbally agreed to propose 10-foot easement on both sides of the property along the shared property line. This easement will be recorded pending approval by the city.

The proposed re-routing of the new utilities is described below:

Proposed Storm Drainage

The proposed 12-inch storm drainage main will tie into the existing catch basin located at the southeast corner of the Faben Drive and SE 20th Street intersection. From this point, the pipe conveys flow northwest into parcel 2439700120 and continues eastward along the parcel's northern boundary. It then turns north along the property line shared by the Ferullo and Houtchens properties. The new storm pipe will be constructed within the new easement, but on the Ferullo property side. The storm main ultimately connects to the City of Mercer Island's public storm main through a new catch basin, discharging to Lake Washington.

Proposed Sanitary Sewer

The new 8-inch sanitary sewer main will be extended from a connection to the existing sewer main at the southeast corner of Faben Drive and SE 20th Street, via a newly installed sewer manhole. The pipe will traverse the northwest corner of parcel 2439700120, proceed along the parcel's northern boundary, and then shift north along the shared property line between the Ferullo and Houtchens properties. This new sewer pipeline will be installed on the Houtchens property. Flow will ultimately discharge into the City of Mercer Island's existing sanitary sewer main through a new manhole, where it enters the lake line and is conveyed to Pump Station No. 4 (PS-4) for final discharge.

Benefits to the City of Mercer Island for Storm Drainage and Sanitary Sewer Improvements:

Re-routing the storm drainage and sanitary sewer mains along the property lines, rather than diagonally across the parcel, will provide a more direct route of access for maintenance. The re-route will also avoid conflict with private structures, private amenities, and private utilities within the parcel's developable areas.

The existing storm drainage and sewer pipes were installed in 1955 and 1956, making them nearly 70 years old. The re-routed storm drainage and sanitary sewer mains will be made of HDPE fused pipes. The HDPE fused pipes provide long-lasting durability and resistance to corrosion and chemicals. Their

flexibility allows for easy installation, and with improved flow capacity and a service life of up to 100 years, HDPE pipes are a reliable and cost-effective choice for modern utility systems. The new storm drainage and sewer pipes will be completely installed within the new easement, whereas currently there are public utilities across the properties that are not completely within existing easements. These improvements will be completed at the project's expense and providing upgraded infrastructure.

In addition, the neighboring property to the east (parcel 2439700110) has recently installed new sanitary sewer and storm drainage mains across the project site. With the proposed upgrades, the City of Mercer Island will have fully upgraded storm drainage and sanitary sewer system from the intersection of SE 20th St and Faben Drive to the connection point at the eastern end of the neighboring property (parcel 2439700110). This upgrade will improve system reliability and make future maintenance easier for the city.

Conclusion:

The proposed Ferullo Residence redevelopment cannot proceed without rerouting the existing public storm drainage and sanitary sewer lines, which currently impact the available developable areas of the parcels. To resolve this, the property owner proposes to relocate these utilities outside the footprint of the developable area. The existing easements associated will be released. The new storm drainage and sanitary sewer main re-routes will be installed within a 20-foot-wide public utility easement.

The proposed improvements offer benefits to both the property owners and the City of Mercer Island. Relocating the outdated storm drainage and sanitary sewer lines will allow the property owner to proceed with their redevelopment plans while providing the City with upgraded infrastructure constructed from durable and long-lasting material. The rerouted utilities will be positioned near paved surfaces, improving maintenance access. Additionally, in combination with the newly installed utilities on the neighboring property, these improvements will result in a fully upgraded storm drainage and sanitary sewer system from SE 20th St and Faben Drive to the systems at the adjacent property, enhancing systems reliability.

We believe these improvements will be beneficial for the community and the City of Mercer Island. The property owner looks forward to working with the City of Mercer Island to create a solution to improve public infrastructure.

Thank you for considering the proposed public utility and easement modifications. If you have any questions or require further information, please feel free to contact me at 253-292-8711 or rbaltazar@axeacivil.com.

Sincerely,



Ryan Baltazar
Axea Civil, LLC
Owner | Project Manager



OVERALL SITE MAP

LAKE WASHINGTON

LAKE LINE

STORMWATER DISCHARGE POINT

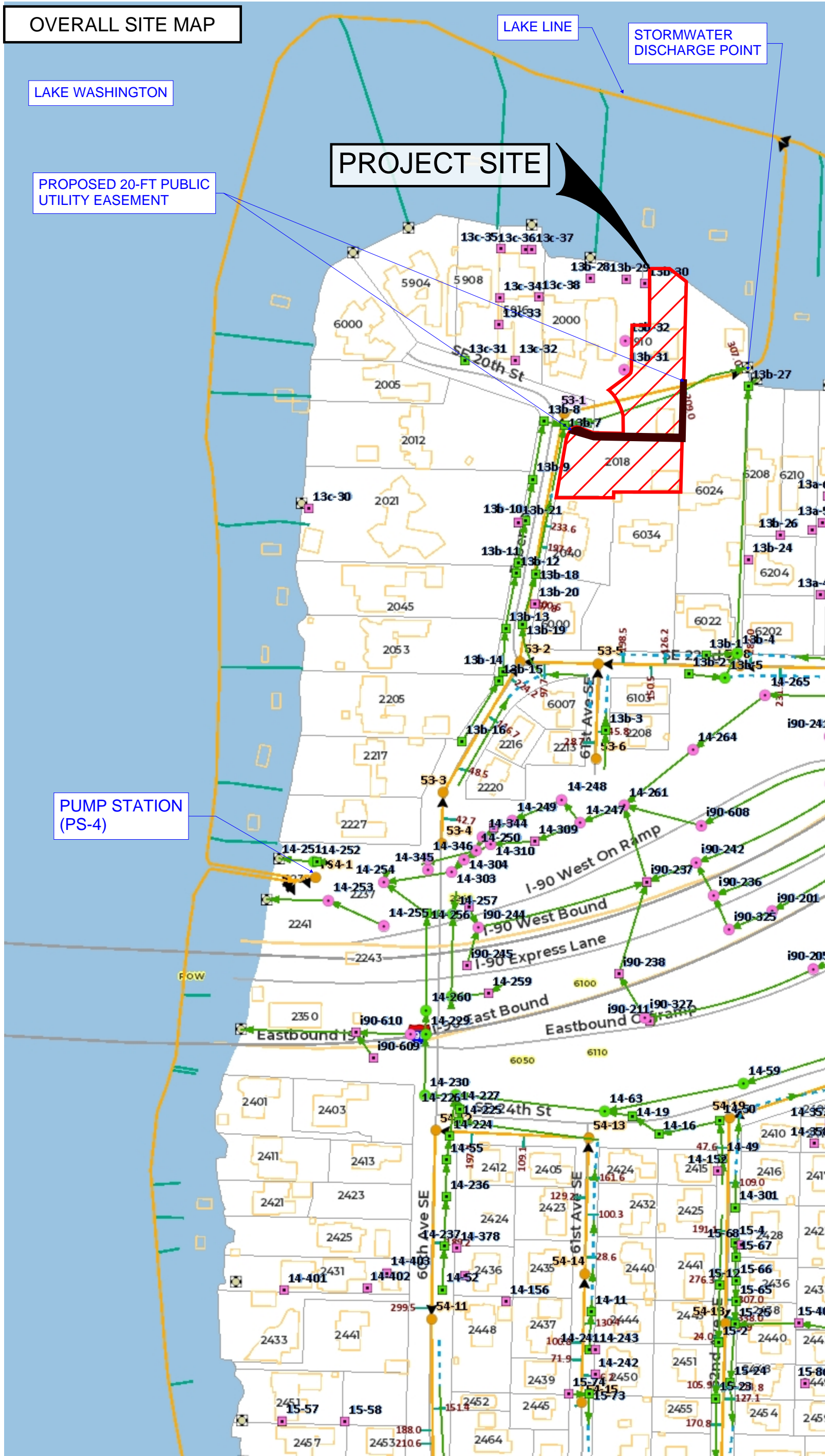
PROPOSED 20-FT PUBLIC UTILITY EASEMENT

PROJECT SITE

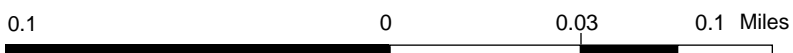
PUMP STATION (PS-4)

Legend

- Storm Catch Basin
 - CB, City Owned
 - CB, Private
 - CB, Unknown
 - Type 2, City Owned
 - Type 2, Private
 - Type 2, Unknown
- Storm Main
 - Pipe
 - Open Watercourse
 - Piped Watercourse
 - - - Ditch
 - - - Culvert
 - - - Other
- Storm Main - Private
- Storm Discharge Point
- Sewer Manhole
- Sewer Main
- Sewer Stub Lines
- Address
- Building
- Property Line
- Freeway
- Major Street
- Street
- Lake Washington

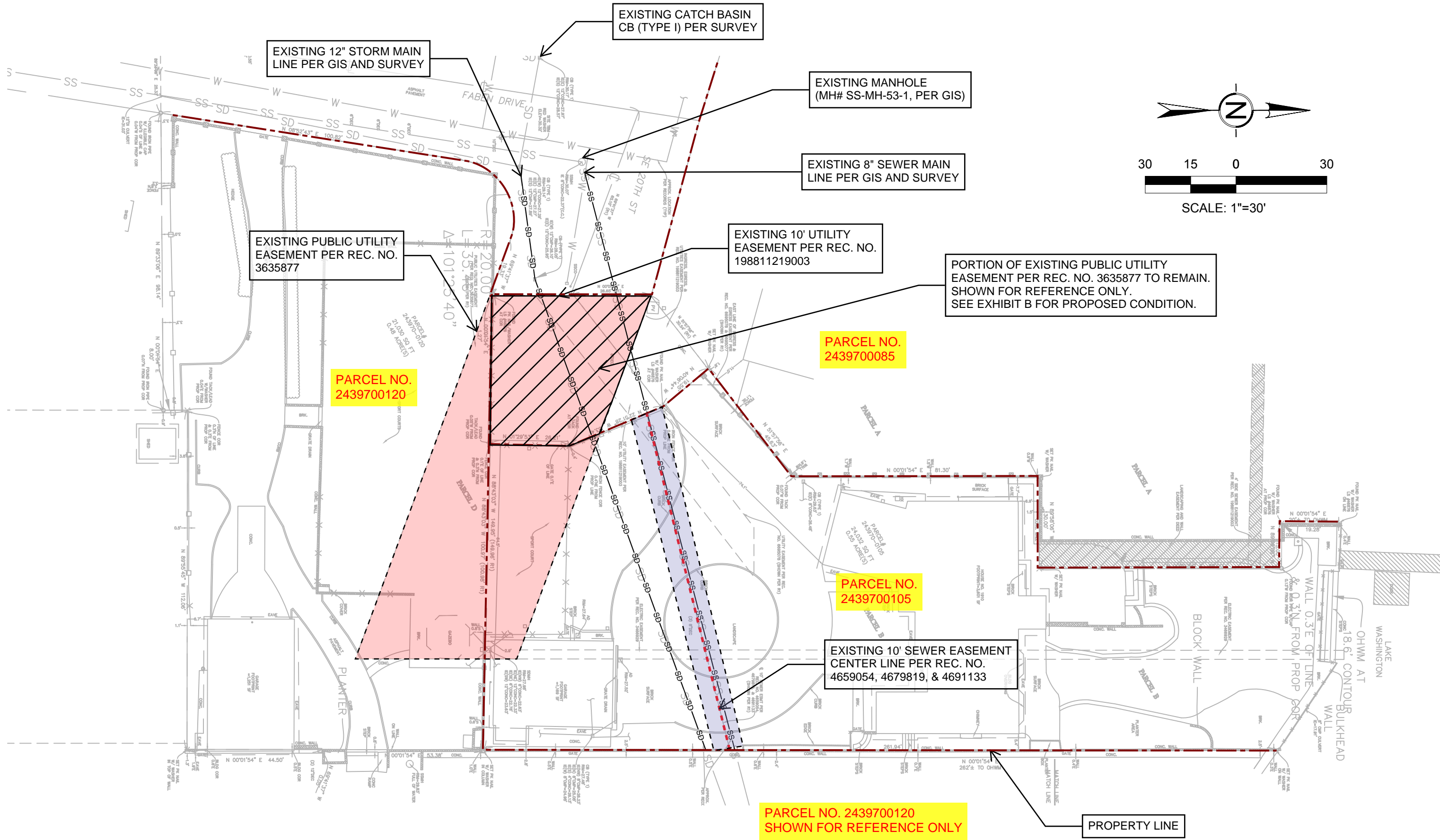


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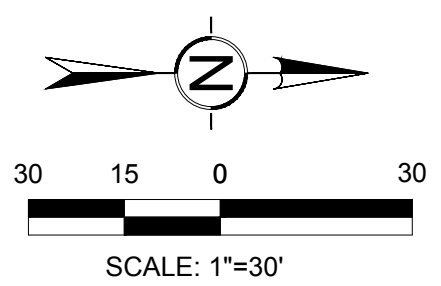
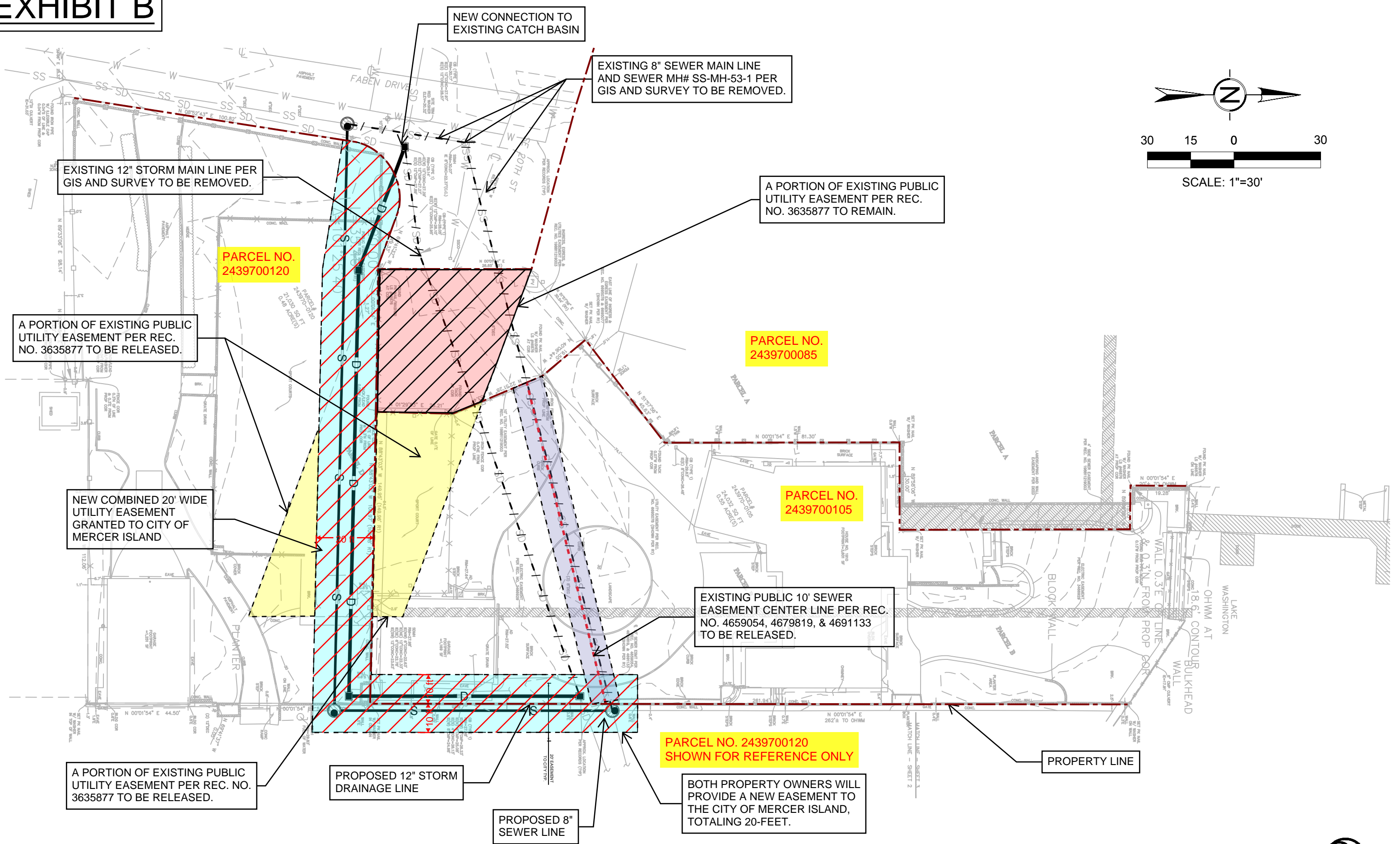
Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

Notes



EXISTING EASEMENTS FERULLO RESIDENCE

EXHIBIT B



PROPOSED EASEMENT FERULLO RESIDENCE

