



S T U R M A N
A R C H I T E C T S

Date: October 14, 2021

To: **Ruji Ding**
Tim McHarg
City of Mercer Island
Community Planning & Development

From: **Brad Sturman – Sturman Architects**
Kati Eitzman – Sturman Architects

Re: 9212 SE 33rd Place
Mercer Island, WA 98040

Subj.: Intake Response

This letter is being submitted as part of the Intake Response for 9212 SE 33rd Place.

“The drainage plan shows the stormwater drainage for this project will be connecting to the neighbor’s drainage system (9222 SE 33rd PL). The drainage plan showing the entire drainage system (9222 SE 33rd PL) to lake must be included as a part of the plan set, and a written permission from the property owner of 9222 SE 33rd PL are required with the building submittal package prior to take in this building permit. A recorded easement is required prior to issue the permit.”

Response: Previously, the neighboring drainage plan was included in the Supplemental Materials folder. It has now been added to our drawing set, after our last Civil sheet.

“Please sign and notarize the Shoreline Exemption Affidavit, which can be found here: https://www.mercerisland.gov/sites/default/files/fileattachments/planning/page/9261/sdp_exemption.pdf”

Response: Two copies of this Shoreline Exemption Affidavit, each signed by an owner, has been included in the Supplemental Materials Folder.

“Per MICC 19.02.020(C)(1)(c)(i)(b), for lots wider than 90 feet, total side yard setback is 17% of the lot width. The lot is 153 feet wide, which requires a total side yard setback of 26 feet. Per MICC/19.02.020(C)(1)(c)(ii), minimum individual side yard setbacks are 33% of the total side yard setback. The minimum side yard setback is 8.6 feet. Please revise the plans accordingly. This does not appear to affect the design, but the correct setbacks must be shown.”

Response: These setbacks have been adjusted accordingly.



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“In the Hardscape calculation table on Sheet A1.0, please show the 96.4 sf of allowable lot coverage that is being used for hardscape.”

Response: A column has been added to the Hardscape calc box showing the inclusion of this square footage from the Lot Coverage.

“Please show the access and utility easement and associated recording number(s) on Sheet A1.0.”

Response: The extent of easement, and its recording number, have been shown on A1.0. A copy of the easement has also been included in the Supplemental Materials folder.