

May 19, 2023

City of Mercer Island Planning & Development  
9611 SE 36<sup>th</sup> ST  
Mercer Island, WA 98040

**RE: Moran Development**

This letter includes our responses to comments received from City of Mercer Island regarding the Moran Development project on May 09, 2023. We have reviewed and revised the plan set and associated reports/documents to reflect the changes requested.

**Plan Sheets**

1. Update tree protection plan C4 with distance from tree trunk to the tree protection. This will allow the tree protection fence to be put correctly and to be inspected by city staff. Tree 23 is shown for retention on sheet 15 but shown for removal on C4. This shows the importance of having one civil tree protection plan. Either remove sheet 15 or have it match C4.

Response: Tree Protection Plan has been updated to show distances from the tree trunk, see Sheet C-04.

2. Silt fencing shown on previous plans have been removed – please show it.

Response: Silt fencing has been added back to the Existing Site/TESC plan, see Sheet C-01.

3. Please include Gross Floor Area calculations on the plan set, not just the Site Development Worksheet. In your SUB2 comment response you indicate that GFA calcs are included on Sheet C-02, however this sheet just shows Lot Coverage, Hardscape, and Max Allowable GFA.

Response: A Gross Floor Area calculations table has been added to the plan set, see Sheet C-02.

4. The total detention pipe length is 73' per the detail.

Response: The detention tank note has been updated to say "(3) 24.5"x4.0" Detention Tank", see Sheet C-03.

5. Specify and provided detail for traffic rated cleanout lids in drivable areas.

Response: A WSDOT Standard plan for a cleanout lid has been added to the plan set, see Sheet C-07.

6. W-14

Response: The note has been updated to say, "Standard Detail W-14", see Sheet C-03.

7. Please update 188.79' value to match 190.93' value from second orifice callout below.

Response: The detention tank figure has been updated to show the second orifice at an elevation of

190.93', see Sheet C-05.

Please feel free to contact us with any questions.

Sincerely,  
JMJ TEAM

A handwritten signature in dark ink, appearing to read "Justin Jones", with a long horizontal flourish extending to the right.

Justin Jones