

Nicole Gaudette,  
Senior Planner  
City of Mercer Island Development Service Group

July 14,2018

**Subject: Response to comments**

Dear Miss. Gaudette

The following are response to your comments, please let me know if you have any questions.  
Thank you for the help.

1.The net lot area is calculated by subtracting the square footage of any access easements on the lot from the gross lot area. The site development worksheet indicates that the net lot area is 11,970 square feet. If there is no access easement on the lot, the net lot area should equal the gross lot area. If there are no access easements on the property, please upload a revised site development worksheet showing the not lot area as the same size as the gross lot area. Lot coverage and hardscape is based on net lot area so this could greatly impact the proposed project.

There is no access easement for this parcel, please see the updated worksheet.

2. Please recalculate lot coverage and hardscape based on net lot area. Please remember that retaining walls and stairs must be included in the hardscape calculation. Lots are limited to 9 percent of hardscape coverage. However, if the lot coverage has not been maximized, the difference can be used for additional hardscape pursuant to MICC19.02.020(F)(3)(b)(ii). A site development worksheet has been attached to this email for your convenience.

Please see the updated worksheet. Hardscape calculation is based on preliminary engineer design. These areas included existing walls, proposed walls, and stairway area.

3. Please provide a numeric scale on the project plans (example: 1-inch equals 10-feet).

The site plan is in engineering scale. The plan sheet has engineering scale bar on it with 1"=20' if print out in paper size of 34"X22", if print out in paper size of 17"x11", 1"=40'.

Please see the updated plan sheet.

Sincerely

Steve Wu

