

April 18, 2017

triad

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CITY OF MERCER ISLAND – DEVELOPMENT SERVICES GROUP
ATTN: LAUREN ANDERSON, ASSISTANT PLANNER
9611 SE 36TH STREET
MERCER ISLAND, WA 98040

RE: File No. SUB17-004 - Lot Line Consolidation

Ms. Anderson -

This letter addresses the changes made to the above Lot Line Consolidation application based on comments received from your office in a letter of incompleteness dated April 10, 2017.

Below are your comments. My response addressing each comment is in ***bold, italicized, underlined*** font.

Development Services Group Review Comments

- 1) Please provide a complete Development Application form with the property owner's contact information. ***A Revised Development Application form has been included in this upload to the City's ftp site for the above referenced SUB17-004.***
- 2) Please provide an additional site plan indicating the proposed development and the topographic lines with the steep slope indicated (hatching). Critical slopes exceeding 30 percent must be labeled and delineated by a clearly visible hatching. ***A site plan showing the steep slope analysis (steep slopes hatched and slopes over 30 percent hatched and shown in Slope Legend has been included in this upload to the City's ftp site for the above referenced SUB17-004.***
- 3) Please provide the legal document (easement language) for the proposed 16' ingress/egress and utilities easement. Are there any proposed covenants? If so, please provide a draft of the proposed covenant. ***A legal description and accompanying exhibit map for the proposed 16' wide ingress/egress and utilities easement has been included in this upload to the City's ftp site for the above referenced SUB17-004. There are no covenants proposed for this project at this time.***
- 4) Please provide a conceptual grading plan. If the grade differential on the site of the proposed project will exceed 24 inches and/or if the amount of earth to be disturbed exceeds 50 cubic yards, the applicant shall provide copies of a detailed grading plan drawn by a Washington licensed engineer. ***A conceptual grading plan drawn up by a Washington licensed engineer has been included in this upload to the City's ftp site for the above referenced SUB17-004.***
- 5) Please provide a conceptual utility plan showing the locations of existing and proposed utilities. ***A conceptual utility plan drawn up by a Washington licensed engineer has been included in this upload to the City's ftp site for the above referenced SUB17-004.***
- 6) Please label on the plat the Mercer Island Sewer District easement 5110633, private road easement 3927412, and include in the title report the 3' sewer and drainage easement 5589173. ***The easement to the Mercer Island Sewer District, recording number 5220633 has been approximately shown on Sheet 2 of 3 of the Lot Line Revision plan. Said easement document describes a strip of land 20 feet wide as being the strip in which the easement is contained. The 20 foot strip of land is shown on said plan. The exact location of the sewer easement and the sewer line is unknown. The private road easement, recording numbers 3860939 and subsequently 3927412, has been notated on the plan on Sheet 2 of 2, although the easement itself does not lie within the subject boundary. This private road easement was created back in***

1948, before the parcel was subdivided, when there were just two parcels in existence. Recording number 3860939 was the original document creating said private roadway easement. Recording number 3927412 was recorded in 1949, to extend the private roadway easement to include the entire portion of roadway existing at that time. The 3' sewer and drainage easement 5589173 has already been listed in the title report, certificate number 0091236-06, effective date of March 29, 2017 at 8:00am, submitted to the City of Mercer Island, under Schedule B Special Exceptions, Item No. 20.

If you have any questions regarding this response please contact me at (425) 415-2078 or mmcdowell@triadassociates.net.

Sincerely,



Mary H. McDowell, PLS
Project Surveyor
Triad, a division of David Evans and Associates, Inc.