



**March 16, 2023**

Jason Koehler  
RKK Construction  
3056 70<sup>th</sup> Ave SE  
Mercer Island, WA 98040

RE: SUB18-018 (RKK Construction Final Short Plat)  
Request for Information #2  
3633 90<sup>th</sup> Ave SE

**Dear Jason Koehler:**

The City of Mercer Island Community Planning and Development Department has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above-referenced Final Short Plat application. The following issues need to be addressed before we can continue processing of the application:

General:

1. Please update the title of the Short Plat to account for the change in ownership. Please also remove the word "Preliminary" from the title as this review is for the final plat, not the preliminary approval. **Changed to RKK.**
2. Condition 15 of the preliminary short subdivision for this project requires that six notes be shown on the face of the plat. The following notes were printed incorrectly on the face of the plat and need to be corrected (corrections shown in **bold type** below):
  - i. Note B: "The monitoring, cleaning, maintenance and repair of storm drainage systems in accordance with City Ordinance No. 95C-118 is required for all lot owners within this Plat to control stormwater runoff and control erosion and flooding downstream. All costs related to stormwater runoff **control** shall be borne by the owners of each lot in equal share. This obligation shall be recorded separately with each individual lot sale and shall travel with the land." **Changed.**
  - ii. Note D: Prior to the issuance of a building permit, each application shall be accompanied with a temporary erosion and sedimentation control plan, clearing and grading plan, access and utility service plan, a landscape plan (which shall identify existing vegetation to be retained, limits of all clearing and grading), and a schedule for the construction. The applicant's Civil Engineer, experienced in soils geology and mechanics, shall review the proposed site and building construction and provide recommendations that will limit site disturbance, minimize risk of soils movement, evaluate site slope stability and define materials and construction practices for **the work**. The Building Official may require that the Engineer be present during construction, monitor the work, and recommend special techniques or

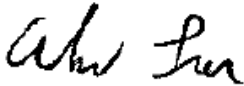
mitigating measures. The costs associated with the Engineer's monitoring and mitigation measures shall be borne by the applicant. **Changed.**

These notes must be added to the face of the plat before the city approval.

With your resubmittal, please provide a cover letter responding to each of the items above. Please reference page/sheet numbers noting where the requested information can be found. An incomplete resubmittal may delay your project.

The Planning Division's processing of the Final Short Plat application is on hold until these issues are resolved. Please provide materials addressing the above comments within 60 days of this letter. Pursuant to MICC 19.15.110(B), if the applicant fails to provide the required information within 60 days from the date of this notice, the code official may cancel the land use review for inactivity if no extension has been authorized. Please feel free to contact me at 206-275-7720 or via e-mail at [andrew.leon@mercerisland.gov](mailto:andrew.leon@mercerisland.gov) if you have any questions.

Sincerely,



Andrew Leon, Planner  
City of Mercer Island Community Planning and Development  
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(206) 275-7720