



CITY OF MERCER ISLAND

9611 SE 36th Street • Mercer Island, WA 98040-3732

(206) 275-7605 • FAX (206) 275-7726

www.mercergov.org

October 23, 2020

Attn: Tim McHarg
Van Ness Feldman
719 2nd Ave
Ste 1150
Seattle WA 98104
Via email: tmcharg@vnf.com

RE: SUB20-002 (Cheshire Short Plat) Request for Information 1, 7615 E Mercer Way

Dear Tim,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above referenced preliminary short subdivision application. The following issues need to be addressed before review of the application can continue:

Planning:

1. Please identify a building pad for Lot 2, consistent with the provisions of MICC 19.09.090.

Applicant Response: A building pad for the existing house and DADU is shown on the preliminary plat sheet.

2. The 223.54-foot dimension for the side lot line for the proposed Lot 1, adjacent to E Mercer Way, appears to be incorrect according to the scale provided. As measured using the plan scale, it is closer to 251 feet. Please verify the length of this lot line and update the dimension where shown within the plan set.

Applicant Response: The lot dimension has been revised. An additional segment of 28' as been added to Sheet 2.

Arborist:

1. The tree inventory replacement form included in the arborist report lists tree 133 as being proposed for removal, but it is shown as being retained on the plan set. Please clarify whether tree 133 is proposed to be removed or retained and ensure the arborist report and plan set are consistent.

Applicant Response: Daniel Maple of ABC Arborists has discussed this comment with John Kenney. The revised Arborist Report addresses this comment.

2. If tree 133 (or any exceptional tree) is proposed for removal, please address the criteria in MICC 19.10.060(A)(3), justifying the removal.

Applicant Response: Daniel Maple of ABC Arborists has discussed this comment with John Kenney. The revised Arborist Report addresses this comment.

3. Show the building pad for Lot 1 and retained numbered trees with their driplines/approved tree protection zones on the same plan. Call out and show the distance from tree trunk/face not the center of the tree. It appears the proposed building pad encroaches into tree protection zones, and it appears grading is shown within the tree protection area. Note that the sheet showing numbered retained trees will be recorded as part of the plat.

Core Design Response: The building pad for lot 1 is shown and the distance from the trunk has been called out. There is no proposed grading within the CRZ/TPZ. Daniel Maple of ABC Arborists has discussed this comment with John Kenney. The revised Arborist Report addresses this comment.

4. The project arborist states the Tree Protection Zone (TPZ) of 36' cannot be changed or reduced to the CRZ without approval. Please provide advanced assessment of the root zone area with a non-invasive technique such as air excavation under arborist supervision and control. The project arborist should review and cite the newest plans including Sheet 3 - Road, Grading & Storm Drainage Plan. The City arborist should be notified when the project arborist will be on-site and be provided with a follow-up memo. This will help determine the extent and position of the building pad. No over excavation or other disturbance will be allowed into the final TPZ.

Core Design Response: There is a note on the bottom of the tree table that indicate the TPZ for tree 133 can be reduced to 18':

I Made a field examination of Tree 133. It is viable to set the TPZ at 18-feet. Arborist Shall oversee Excavation and Prune Roots as needed. An Application of Cambistat 3-months Prior to construction and 4-inches of Mulch in the CRZ would be beneficial.

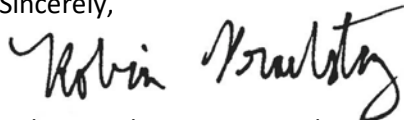
Engineering:

1. Please clearly show and call out all new and proposed private easements on the plat drawings.
Core Design Response: A private sewer and water easement has been added to the plat drawings.

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.

The Planning Division's processing of the final plat application is on hold until these issues are resolved. Please do not hesitate to contact me if you have any questions.

Sincerely,



Robin Proebsting, Senior Planner
City of Mercer Island Community Planning and Development
robin.proebsting@mercerisland.gov
(206) 275-7717