

March 4, 2021

**Re: Constantine Short Plat
8817 SE 44th Street
SUB20-004**

Dear Lauren Anderson:

Please consider this as a written response to the City of Mercer Island first review comments dated February 2, 2021.

*From City of Mercer Island
SUB20-004 First Review Comments
2/2/2021*

Owner Team Response 03/04/2021

The revised Civil plans have 3 additional sheets; this was to allow for an enlargement of the Tree Plan (new sheet 6 of 10) to provide adequate space for all the necessary call outs.

General:

1. *When resubmitting, please submit a response letter to address each review comment. Please also state where the proposed changes can be found (i.e. sheet number, document name, etc.).*
Consider this letter as a written response.

Trees:

2. *Tree Plan shall contain all grading and utility information shown on sheet 7. Number tree 424. Mark all trees proposed for removal with an X. Show tree protection at trees driplines or at least Arborist given limits of allowable disturbance for all trees. Also call out chain link fence for all tree protection. See checklist below provided during pre-application meeting* The trees have been marked "X" for removal with the chain link fence call out shown on plan sheets #5 and #6. The arborist report and civil plans have been coordinated to reflect each other.
3. *Trees 406, D, E, F, G are proposed for removal on the plans. They are all on adjacent properties and will need written permission from the owner or easement justification to be approved. Utilities in this area should be tunnel/bored (call this out). This includes the 12" SD, although this may be able to be moved to the north under the pavement. Or installed by other non-invasive technique such as air excavation. This will also minimize root impacts for trees 405,404,403,402. The revised plans and arborist report have changed – only trees E and G are proposed to be removed from the adjacent property to the west. A copy of the "access easement" between the two owners has been provided to show the owner, Constantine, has the right to construct access and remove trees.*
4. *Shoring shown within 8' of trees 437,401. Arborist given minimum limits of allowable disturbance are 12/14' show limits for all trees. No encroachment into this protection zone unless the tree is justified for removal. Or provide advanced non-invasive root analysis by*

Arborist for all trees with limits encroached on. These also include trees 405, 418, H, F, 423. The limits provided by the arborist have been shown on civil plan sheet 5,6 and 8.

5. Tree 430 has advanced decay and the destructive pathogen *K. destructa*. Advanced assessment required or show the tree as removed; this will be allowed under 19.10.060. This will allow the building pad to be moved away from trees in good condition such as 437, 401, 405. Tree #430 is shown to be removed within the revised civil plans; the utility easement for Lot 2 has been relocated from the east side of the property; to the westerly side of Lot 1. This will reduce impacts to the larger trees on the east side of Lot 1.
6. It is suggested conceptual replanting plan be created. This demonstrate the number of trees that cannot be planted because of lack of space. A fee in lieu option would be available and this cost should be known. The amount of \$494.50/tree would be paid for planting on city property. At this time, the owner wishes to consider the fee-in-lieu-of; since the owner will be selling the lots and not building on the lots; the future builder has the option to remove the tree shown on the plans, replant, or pay the fee.
7. Several trees are shown as retained on the plans but called out to be removed in the draft Arborist reports. Have Arborist report and plans reflect each other with retained/removed trees. Have Arborist provide final documents as the submitted reports are marked as drafts. Arborist also cites a more current utility plan than submitted. This new plan looks to be more favorable to the retention of tree 406. If more trees are proposed to be removed the tree inventory worksheet needs to be updated. This will also confirm the minimum percentage of regulated trees are retained and protected in a way that the trees will be viable long term. The revised Civil plans and arborist report have been coordinated; attached is the revised arborist report

Fire:

8. Fire protection systems will be evaluated at time of permit submittal. Okay
9. There are currently no review comments from Fire. However, if there are substantial design changes then additional review comments may be provided. Okay

Civil Engineering:

10. There currently are no review comments from Civil Engineering. However, if the design changes due to review comments from trees and planning, comments may be provided. Please consider the revised plans moving the utility easement from the east to the west on Lot 1.

Geotechnical Engineering:

11. Please refer to Attachment A. The city's Geotechnical Peer Reviewer has assessed "that the property is not within a seismic hazard area as defined in MICC 19.16" and "that the proposed building pad locations minimize the disturbance of the existing, natural topography." Okay
12. The proposed location of the side sewer is only two feet from the east property line. To connect to the existing sewer line in SE 44th Street, the depth of the side sewer may be 10 feet or more. An open cut excavation conforming to the geotechnical engineer's recommendation of no steeper than 1 horizontal to 1 vertical (1H:1V) would require a construction easement from the property owner to the east or temporary excavation shoring so as not to encroach on the adjacent property.

- a. *Please state how the excavation for the side sewer line beyond the property line will be addressed. The revised Civil plans have relocated the utilities on the east side of Lot 1 to the west side; Comment #12 is no longer applicable.*

Land Use Planning:

13. *Please apply for Transportation Concurrency. Traffic Concurrency Application is attached within the resubmittal documents*
14. *Please include the land use file, "SUB20-004", within the plan set. The land use number has been provided on all Civil plan sheets*
15. *Please note on all sheets that the existing house and shed will be demolished prior to Final Plat application. A note has been added to sheets 5,6 and 8 calling out the removal of the structures prior to final short plat application.*
16. *Clearly list existing easements to remain and be extinguished, as well as proposed easements. Noted, easements can be found on Civil plan sheets 2,4,5 and 6.*
17. *Please adjust the building pads of the proposed lots based on the comments from the City Arborist above. The building pads have been revised on Civil plan sheets 4,5 and 6.*
18. *Please also add the approval note to sheet 3 of 7: "This request does not guarantee that the lots will be suitable for development now or in the future. The legal transfer of the property must be done by separate instrument unless all lots herein are under the same ownership." The note has been added and to sheet 1 of 10.*
19. *Please indicate compliance with MICC 19.08.020(D)(1)(a-c).*
19.08.020.D.1.a. – The Constantine Short Plat does provide provisions for public health and safety. The removal of the existing house and shed will eliminate existing eye-sores from the community. The two new single-family residence will be using public sanitary sewer, potable water, drainage and public street for access. A private shared driveway along the westerly side of the project will provide access for three residences, reducing additional driveway cuts on SE 44th Street. There are currently 3 driveway access points on SE 44th, this will be reduced to just one access point for three properties. The shoulder along the north side of the project, adjacent to SE 44th Street, will no longer have two driveway access points. The shoulder will provide walking access along the south side of SE 44th Street for school children and public walking.

19.08.020.D.1.b. – The Constantine Short Plat will provide two new housing units within the UGA of King County. The public will benefit from an increase in tax revenue and housing supply.

19.08.020.D1.c. – The Constantine Short Plat does conform to all City of Mercer Island applicable zoning and land use codes. The Site Plan, Civil plan sheet 5 of 10 provides applicable information to show conformance.
20. *Please provide a neighborhood detail map within the plan set. Applicants shall provide copies of a map drawn at a scale specified by the code official showing the location of the subject site relative*

to the property boundaries of the surrounding parcels within approximately 1,000 feet, or approximately 2,500 feet for properties over four acres. The map shall identify the subject site with a darker perimeter line than that of the surrounding properties. Neighborhood Detail map is included in Civil plan set as sheet 10 of 10.

21. *Topography map: for any existing buildings, the map shall show the finished floor elevations of each floor of the building. The information requested has been called out on Civil plan sheet 2.*
22. *Indicate compliance with MICC 19.09.040 private access roads and driveways. The shared access driveway along the west side of the project has been revised to comply with MICC 19.09.040.*

Please feel free to contact me @ darrell.offe@comcast.net if you should need any clarification of comments.

Sincerely,
Darrell Offe, P.E.