

April 29, 2022

RE: Request for Information #2 for File No. SUB21-002 – Angiuli Pacific Res Trust Short Subdivision
4001 West Mercer Way, Mercer Island, WA 98040;
King County Tax Parcel # 362350-0365

Dear Tim McHarg, AICP, Principal Planner

Please consider this as a written response to the City of Mercer Island second review comments dated March 17, 2022.

TEAM response

Fire comment:

Contact: Jeromy Hicks, Fire Marshal, at
Jeromy.hicks@mercerisland.gov or 206-275-7979.

1. Extend the 20' access easement to the edge of the shared property line between Lot A and Lot B, as illustrated in the image to the right: **The access easement has been extended and shown on sheet 3 of 4 of the preliminary short plat and page 6 of 9 of the Development Plan Set.**

Land Use Planning:

Contact: Lauren Anderson, Planner, at lauren.anderson@mercerisland.gov or 206-275-7704.

2. General:
 - a. As requested in the first review letter, please include a signature line for the owner of 4007 West Mercer Way, Judie Wischman. Currently, there are 4 name lines that are blank. Please note the property owners' names and address below the blank signature line as shown below: **4007 West Mercer is not part of this short plat other than providing an access easement. The signature for 4007 will not be included on the short plat. The extinguishment of the existing access easement and the granting of the common shared access easements will be recorded prior to preliminary short plat approval, as agreed upon by the City Staff and the owner in April 2022.**
3. Parking:
 - a. Please note the proposed carport on Lot B to provide 1 covered parking stall will be required to be constructed (with a permit) prior to final short plat application and will be a condition of preliminary short plat approval. **Noted, we understand this will be a condition of approval.**
4. Building Pad:
 - a. In the applicant response letter, it was noted that the building pads were shown on sheet 6 of 9. Sheet 6 of 9, site plan, does not illustrate and label the two (2) building pad areas. Building pad area is different from proposed building footprint. Please refer to Attachment A Building Pad Examples. **The Building Pad Areas are shown on Sheet 6 of 9 of the Development Plan Set.**
5. General:
 - a. As requested by Fire, a portion of the proposed 20' access easement on 4007 West Mercer Way will be expanded which will impact net lot area. On sheet 6 of 9 please revise the net lot area for the "new 4007 West Mercer Way." **The net lot area for 4007 has been revised on Sheet 6 of 9 of the Development Plan Set.**
 - b. Due to Lot A net lot area being close to the minimum 15,000sf at 15,002sf, a condition of

preliminary plat approval will be that a note shall be added to the plat stating the following: "Lot A driveway placement shall be constructed as shown on sheet 6 of 9." **Noted, we understand this will be a condition of approval.**

- c. Page 7 of 9: there is a note that states the following "existing impervious surfaces to be removed under separate demo permit, typical." The applicant has decided to apply for the demo permit after preliminary plat review. A condition of approval will be that the applicant shall update the lot coverage, hardscape, and impervious surface calculations for the final plat application. **Noted, we understand this will be a condition of approval.**

Geotechnical Engineering:

6. Refer to Attachment B, Geotechnical Peer Review Letter. Please have your Geotechnical Engineer provide a statement of risk pursuant to MICC 19.07.160(B)(3). **A Statement of Risk has been provided by Cobalt Geosciences dated April 11, 2022 and has been included within the resubmittal package for City review.**

Civil Engineering:

Contact: Ruji Ding, Senior Development Engineer, at ruji.ding@mercerisland.gov or 206-275-7703.

7. Refer to eplan review comments here:
 - a. Sheet 3 of 4 of Preliminary Short Plat
 - Clarify if existing access easement across 4001 will be extinguished as part of short plat or separate document? **The extinguishment of this access easement will be a separate document and will be extinguished before preliminary short plat. A note to this affect has been included on sheet 3 of 4 of the preliminary short plat map.**
 - Call out the ROW limits for Freeman Avenue. **The ROW limits have been shown on sheet 3 of 4 of the preliminary short plat map.**
 - b. Sheet 6 of 9 Development Plan Set
 - Is proposed access easement on 4007 part of short plat or separate document? **The granting of this access easement will be a separate document and recorded before preliminary short plat.**

Please feel free to contact me at 425-260-3412 or darrell.offe@comcast.net if you should have any questions.

Regards
Darrell Offe, P.E.