

October 29, 2021

City of Mercer Island
Attn: Andrew Leon
9611 SE 36th St.
Mercer Island, WA 98040

Subject: Phillips Short Plat/File No. SUB21-004
Response to 06-22-2021 Incomplete Application Comments

PED Project #20014

Dear Andrew,

Thank you for your timely review of the above Short Plat application. A review letter dated June 22, 2021 was sent to Tim Griffin of Tyee Surveyors. Going forward, I will be the point of contact for this project. Below are the responses to each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Planning

1. *The provided Development Application form is not fully filled. Please submit a revised Development Application form that is signed and has the "Description of Proposal" field filled out.*

Response: See updated Development Application form.

2. *The provided title report is dated April 24, 2020, which is more than 30 days prior to the date of application. Please provide an updated title report that is dated within the last 30 days.*

Response: See updated title report dated October 29, 2021.

3. *Please provide a project narrative that describes how the proposal will meet all applicable review criteria within Chapter 19.08 MICC. This should be in the form of a list of review criteria with a description of how each criterion is met.*

Response: See updated project narrative prepared by Pacific Engineering.

4. *The development plan set needs to include the items listed as required for short subdivisions in the attached Land Use Application Plan Set Guide. In particular, please make sure the following are included in or shown on the plan set:*

- *Designated building pads for both pursuant to MICC 19.09.090:*
 - *Building pads shall be located to minimize or prevent impacts as indicated in the following:*
 - *Removal of trees and vegetation required for retention pursuant to Chapter 19.10 MICC shall be prevented.*

- *Disturbance of the existing, natural topography as a result of anticipated development within the building pad shall be minimized.*
- *Impacts to critical areas and critical area buffers shall be minimized, consistent with the provisions of Chapter 19.07 MICC.*
- *Access to the building pad shall be consistent with the standards contained in MICC 19.09.040.*
- *Building pads shall not be located in:*
 - *Required front, rear, or side yard setbacks.*
 - *Streets or rights-of-way.*
 - *Critical areas, buffer, or critical area setbacks.*
- *No cross-section dimension of a building pad shall be less than 20 feet in width.*
- *All critical areas, including geologically hazardous areas and the top and toe of any slopes in excess of 15%.*
- *A conceptual grading and utility plan*

Please also correct the address shown on the site plan. The address is currently listed as "1945 82nd Ave SE," but the correct address is "2003 82nd Ave SE"

Response: See new plan set prepared by Pacific Engineering that addresses these items mentioned above.

Trees

5. *Please provide a Mercer Island Tree Inventory Form.*

Response: See attached tree inventory form.

6. *Please provide an arborist report, prepared by a qualified arborist. Please see the attached tree review checklist for more information about what is needed in the arborist report.*


Response: see attached arborist report.

7. *Please provide a tree retention and replanting plan in the development plan set. Please see the attached tree review checklist for more information about needs to be added to the plan set.*

Response: see tree inventory plan included in the Pacific Engineering plan set.

We believe that the above responses, together with the enclosed revised plans address all your comments. Please review and approve this project at your earliest convenience. If you have questions, comments, or need additional information, please contact me at your convenience. Thank you.

Sincerely,
PACIFIC ENGINEERING DESIGN, LLC



Lou Larsen, Project Manager

- Attachment:
- * Development Application
 - * Title Report
 - * Project Narrative
 - * Civil Plans- Tree Retention and Replanting Plan included
 - * Stormwater Site Plan
 - * Arborist Report
 - * Tree Inventory Form
 - * Survey