



Memorandum

To: Ryan Harriman

From: Ruji Ding

Re: Milestone MCMC LLC Short Plat SUB21-006

Date: November 8, 2022

I've reviewed the submittal package and have the following conditions of preliminary short plat approval:

1. Easements for shared access, utilities, and storm drainage facilities shall be depicted on the face of the final plat. Language which indicates joint rights and responsibilities of each lot with respect to all utilities and roadways shall be shown along with individual lot Joint Maintenance Easement Agreements (where applicable) for all shared usage and filed with the King County Recorder and noted on the final plat. The easement shall indicate whether it is public or private, existing or proposed.
2. Damage to adjacent properties or public rights-of-way resulting from construction (e.g. siltation, mud, runoff, roadway damage caused by construction equipment or hauling) shall be expeditiously mitigated and repaired by the contractor, at no expense to the City. Failure to mitigate and repair said damage, or to comply with the approved construction plans, the permits issued by the City, or the City requirement for corrective action may be cause for the issuance of a "Stop Work" order, foreclosure on the plat bond/security, and/or other measures deemed appropriate by the City Engineer or Code Official to ensure construction consistent with the approved plans and protection of public safety.
3. The final plat shall be prepared in conformance with Title 58 RCW and Surveys shall comply with Chapter 332-130 WAC. Submit using Mercer Island's datum and tie the plat to at least two City monuments.
4. A City of Mercer Island title block for approval signatures (City Engineer and the Mayor) shall be provided on the final plat along with the designated Long Plat number.
5. Construction of all improvements for access, utilities, storm drainage, and site work shall comply with current City ordinances and the requirements of the City Engineer.
6. All utilities serving the plat shall be under grounded (MICC 19.08.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances.

7. Plat improvement plans prepared by a Washington State licensed engineer shall be submitted for review and approval by the City Engineer. The improvement plans shall include the following:
 - a. Plat access road - Comply with the Fire Code requirements and standards contained in MICC 19.09.040.
 - b. Temporary Erosion Control measurements.
 - c. Grading Plan.
 - d. Water main, water meters, and appurtenances
 - i. Provide water services for each lot. Locate water meters outside of the future driveway areas and any paved areas.
 - ii. Abandon all existing water services currently serving the existing lot at the City water main.
 - e. Sanitary sewer and appurtenances
 - i. Provide sewer connections for each lot. Show the sanitary sewer stub outs for each lot.
 - ii. The side sewer for all lots shall be a shared side sewer with one single connection to the city Sewer Main. The maximum number of the residences is 6 for a 6" shared side sewer.
 - iii. The sanitary sewer system serving all lots will be a private sewer system.
 - f. Stormwater
 - i. Provide drainage improvements in compliance with MICC 15.09.
 - ii. Show the storm drainage stub outs for all lots.
 - g. Dry utilities
 - i. Show the proposed dry (power, gas, etc.) utility corridor on the plan.
8. Right of Way Restoration
 - a. Roadway replacement limits shall be determined by the City Engineer.
9. All plat improvements shall be completed prior to final plat approval or bonded and completed prior to issuance of building permits when allowed by the City Engineer. A survey grade as-built drawing in PDF format that shows all utilities and plat improvements shall be submitted to the City Engineer upon completion of the work.
10. The following notes shall be placed on the final plat:
 - a. Maintenance and repair of the private sanitary sewer system and joint use side sewers (sewer lines from the building to the private sewer main), shared roads, access easements, public trail, private storm drainage facilities shall be the responsibility of the owners of each lot served (with the exception that owners of any lot which is lower in elevation shall not be responsible for that portion of a private side sewer above their connection). If maintenance and repair of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public and shall have the right to charge the owner of each lot an equal share of the total maintenance and repair costs. The City or the owner of any lot within this plat shall have the right to bring action in Superior Court to

require any maintenance or repair and to recover the costs incurred in making or effecting repairs to improvements.

- b. Private stormwater facilities shall be inspected and maintained in conformance with MICC 15.09.070.
- c. All staging for construction shall occur on site and shall not be located in the public right-of-way.
- d. No permanent landscaping, structures, or fences shall be placed on or within public utility, storm drainage, or pedestrian path easements without the written approval of the City Engineer.
- e. If in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the facility for the purpose of maintaining, repairing, relocating or replacing said facilities.
- f. Installation of landscaping and/or structures including trees, shrubs, rocks, berms, walls, gates, and other improvements are not allowed within the public right-of-way without an approved encroachment license agreement from the City prior to the work occurring (MICC 19.06.060).