



December 21, 2022

Project No. 21071

Andrew Leon
City of Mercer Island
Community Planning and Development
9611 SE 36th Street
Mercer Island 98040

**Re: SUB22-002 (Design Built Homes Preliminary Short Subdivision)
Request for Information #1
4719 86th Ave SE**

Dear Mr. Leon,

This letter is provided as response to comments dated September 12, 2022. Each item has been carefully reviewed and considered and the following is a summary of how each item was addressed.

PLANNING

1. The provided title report is dated earlier than 30 days before the date of application. Please submit an updated title report that is dated within 30 days of the next submittal.

An updated title report dated within 30 days of this submittal is provided.

2. Please provide a completed code compliance matrix for Chapter 19.08 MICC (attached to the email accompanying this letter). All tabs of the code compliance matrix need to be filled out.

Code Compliance Matrix is provided.

3. MICC 19.02.020(C)(1)(c)(i)((b)) states that for lots with a lot width of more than 90 feet, the sum of the side yards width shall be a width that is equal to at least 17% of the lot width. Based on the width of Lots 1 and 2 on the development plan set, the side yard setbacks for both lots would need to add up to approximately 22.13 feet. Please revise the side yard setbacks shown on the development plan set.

Lot 2 side setback has been revised to be 12.13' at the southern property line. The setbacks now sum to 17% of the lot's width at 22.13'. Lot 1 complies.

4. MICC 19.09.090(A)(1)(a) requires that building pads shall be designated to minimize or prevent the removal of trees and vegetation required for retention pursuant to Chapter 19.10 MICC. Please revise the building pads shown on the development plan set to exclude the driplines of retained trees.

The building pads will remain as shown. An air excavation analysis will be provided to demonstrate that these trees will not be damaged during construction.

620 7th Ave.
Kirkland, WA 98033-5565
Phone: (425) 827-3063
Fax: (425) 827-2423
Toll Free: (800) 962-1402

5. The City of Mercer Island GIS indicates this site contains seismic hazard areas. Please provide a geotechnical report that addresses how the proposed short subdivision is compliant with the MICC 19.07.160(B)(2) and (3), regarding alterations to landslide hazard areas and seismic hazard areas.

Geotechnical Report has been provided by Earth Solutions NW, LLC, dated June 25, 2021. It was determined that landslide hazard areas are not present on the Site and they do not anticipate a permeable soil type underlain by a less permeable soil type. A 10-foot separation between the face of slope and edge of foundation has been recommended and provided. A more thorough slope stability study can be provided upon request.

CIVIL ENGINEERING: RUJI DING

6. Please clearly distinguish if the 22-foot access easement on the north side of Lot 1 is private or public, existing or proposed, and for which lot the easement is benefiting.

The 22' access easement is a proposed private access easement to provide access to Lot 2. The label has been revised.

7. Please confirm whether the lot to the west of Lot 2 (parcel number 759810-0421) is a part of this short subdivision. This project involves work on and the creation of easements on this adjacent lot.

The Lot to the west of Lot 2 (parcel number 759810-0421) is not included as part of the short plat. The Owner of this Project (parcel number 759810-0420) is the same owner as the parcel mentioned to the west. It is a proposed development for a single-family residence as part of a separate project

FIRE MARSHAL: JEROMY HICKS

8. The driveway width must be increased to 20 feet all of the way from Lot 1 to Lot 2, or within 150 feet of the furthest point from the City road.

Distances are shown on the Site Plans to prove that the distance from the end of the 20' drive to the back corners of the Lot 2 building are less than 150 feet.

CITY ARBORIST: JOHN KENNEY

9. Please either move the building pad and over excavation of Lot 1 outside of the critical root zones of trees 231-234 or provide an air excavation analysis that demonstrates that these trees would not be damaged by the work. The analysis will need to call out specifics of the project design. Alternatively, these trees could be proposed to be removed if the minimum required number of regulated trees will be retained.

The building pads will remain as shown. An air excavation analysis will be provided to demonstrate that trees 231-234 will not be damaged during construction.

10. Trees 239 and 254 are exceptional in size and in fair condition. Please either protect the trees according to the arborist-given driplines or justify their removal of the trees under MICC 19.10.060(A)(3).

Tree 239 is located in the proposed private access easement which is required to provide a 20' width drive aisle from the existing roadway to Lot 2 per Fire Marshal.

Retention of tree 254 will prevent creation of a residential lot through a subdivision or short subdivision that is otherwise allowed by MICC 19.10

11. It is recommended that you provide a tree replacement plan for at least 37 trees, plus 6 trees for each exceptional tree over 24 inches in diameter whose removal is justified. If you can demonstrate that not enough space exists for the replacement trees, you may request a fee in lieu that charges \$919 for each tree that cannot be replaced. This will give you an idea of how much the replanting or fee in lieu will cost but is not required at this stage.

Note. Landscape plans will be provided at final engineering including a tree replacement plan.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,
D. R. STRONG Consulting Engineers Inc.

Jeffrey S. Eisenhour, EIT
Sr. Design Engineer

JSE/dle

Enclosure

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