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12/22/2022

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Development
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**RE: SUB22-005 (Feng Preliminary Short Subdivision)
Request for Information #1
7204 78th Ave SE, Mercer Island, WA 98040**

We have outlined below our responses to your request for information on Short Plat Submittal with Number: SUB22-005. We refer to sheet numbers and noting to each item where the requested information can be found. Please let us know if you have further comments.

Planning:

1. 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.
[Response: Matrix is filled out on all relevant tabs and included in this submittal.](#)

2. Please provide a plan set and survey that contain the items required by the City of Mercer Island's Land Use Application Plan Set Guide.
[Response: Plan set and survey are revised per the City of Mercer Island's Land Use Application Plan Set Guide.](#)

3. 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.
[Response: Refer to Tree Retention Plan. Driplines of retained trees are clearly demarcated; tree protection fence and clearing limits are shown. The building pads have fully excluded the tree protection zone.](#)

4. Please provide documentation describing how the preferred development practices of MICC 19.09.100 are being incorporated into the project.

[Response: Preferred practices MICC 19.09.100 is added to the revised Project Narrative included with this submittal. Explanations are made on how the preferred practices are incorporated into the project.](#)

Civil Engineering

5. Please provide a plat drawing showing the lot lines with distances, bearings, and legal descriptions, and the existing and proposed easement limits with legal descriptions, dimensions, purposes, grantee, and grantor of the subject easements.

[Response: Plat map is provided on sheet 5 of 9. Requirements are incorporated.](#)

6. Please clearly distinguish all public easements from the private easements. The private utility easement and public utility easement shall not be combined.

[Response: Requirements are incorporated in Conceptual Grading and Utility Plan, sheet 9 of 9.](#)

7. The plat drawing shall be prepared in conformance with Title 58 RCW and surveys shall comply with Chapter 332-130 WAC. Please submit using Mercer Island's datum and tie the plat to at least two monuments.

[Response: Requirements are incorporated in Survey Plan, sheet 3 of 9.](#)

8. The following elements must be shown on the final short plat: a. A City of Mercer Island title block for approval signatures from the Code Official and the City Engineer.

b. The designated short plat number (SUB22-005).

[Response: Requirements are incorporated in all sheets.](#)

9. The side sewer shall be shared by the two lots created by this short subdivision. No new connection to the city sewer main will be allowed for the additional lot.

[Response: Requirements are incorporated in Conceptual Grading and Utility Plan, sheet 9 of 9.](#)

10. The shared detention system and storm drainage system shall be in a private drainage easement. Please show the private drainage easement on the plat drawing.

[Response: Private drainage easement is demarcated in Plat drawing, sheet 5 of 9.](#)

Fire Marshal

11. Please identify that the 20-foot access road from 78th Ave SE to the east lot is considered Emergency Vehicle Access and shall not be blocked.

[Response: Requirement included in the Conceptual Construction Notes on the Preliminary Site Plan, sheet 6 of 9.](#)

City Arborist

12. As described in the pre-application meetings for this project, tree protection will be required. Your arborist describes the number of trees to be protected, but the provided plan does not show how the trees are being protected as required under MICC 19.10.060(A)(2).

[Response: Tree Retention Summary Plan and Tree Retention Plan \(sheet 8 of 9 and 9 of 9\) are created in conjunction with the arborist report. Arborist report is revised to include protection of](#)

exceptional tree 860 (comment 14). The report is also updated to remove tree #835 and #836 because after technical coordination between civil engineer and arborist, it's proven that trees #835 and #836 will hinder the construction of the access road.

13. The proposed building pads shown on the plans appear to require grading and utilities within the tree protection zone. Please revise the building pads to account for tree protection.

Response: Clearing limit is demarcated to avoid any grading around tree protection zone, this is demonstrated in the Conceptual Grading and Utility Plan, sheet 9 of 9.

14. Exceptional tree 860 is proposed for removal and must be retained unless its removal is justified under MICC 19.10.060(A)(3).

Response: Exceptional tree 860 is changed to be retained, see Tree Retention Plan, sheet 7 of 9.

Architect: 5ft2 Studio Architects

By: _____

Peik Li Pang, AIA, Architect

Date: 12/22/2022