



Civil Engineering & Development Services

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February 16, 2023

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040

Subject: SUB22-006 (Premium Homes of Mercer Island Preliminary Short Subdivision)
Request for Information #1

Dear Review Team:

In response to the City of Mercer Island comment letter dated December 22, 2022, we have completed the revisions to SUB22-006 (Premium Homes of Mercer Island Preliminary Short Subdivision). The following is a description of the revisions.

General:

1. Please add SUB22-006 as the Short Subdivision number on all sheets of the plans.
The permit number has been added to all sheets.

Planning:

1. Please provide a completed code compliance matrix for Chapter 19.08 MICC (attached to the email accompanying this letter). All tabs in the code compliance matrix must be filled out.
The complete code compliance matrix is included with the resubmitted documents.
2. The project narrative indicates that there is a critical area report demonstrating that a drainage on site is not a regulated watercourse. This critical area report was not included in the application package. Please include the critical area report in your next application submittal.

MICC 19.07.090(A)(1)(b) requires verification of the presence or absence of a critical area to undergo a Critical Area Review 1. Please include an application for a Critical Area Review 1 in your next application submittal. Please note that all applications for Critical Area Reviews are sent to a third-party environmental consultant for peer review at the applicant's expense.

Per discussion with the project's architect, this comment has been resolved.

3. Please make the following corrections to the building pads shown in the plan set:

- Lot 1: The building pad for Lot 1 encroaches into the required 25-foot rear yard setback. MICC 19.09.090(A)(2)(a) requires that building pads must be located outside of required front, rear, and side yard setbacks. Please revise the building pad of Lot 1 so it is outside of all required yard setbacks.
- Lot 2: Lot 2 is at the intersection of two streets (93rd Ave SE and the private access easement leading to Lot 1). Therefore, Lot 2 is a corner lot, as defined in MICC 19.16.010. MICC 19.02.020(C)(2)(a)(ii) states that the front yard of the corner lot shall be measured from the narrowest dimension abutting a street. In the case of Lot 2, the narrowest dimension abutting the street is the yard to the north. As such, the setbacks for Lot 2 must be as follows:
 - o The 20-foot front yard setback must be measured from the access easement on the north side of the lot.
 - o The 25-foot rear yard setback must be measured from the south property line.
 - o The side yard setbacks must add up to 17% of the lot width, with a minimum side yard depth of 33% of the required total side yard setback.Please revise the building pad of Lot 2 to account for the required corner lot setbacks.
- Lot 3: The plans show 5-foot side yard setbacks from both side property lines of Lot 3. MICC 19.02.020(C)(1)(c)(i)((a)) states that for lots with a lot width of 90 feet or less, the sum of the side yards' width shall be at least 15 feet. Please revise the building pad of Lot 3 to account for the side yard setback requirements.
- Please note that under MICC 19.09.090(A)(1)(a) all building pads must prevent the removal of trees and vegetation required for retention pursuant to Chapter 19.10 MICC.

Refer to response letter prepared by McCullough Architects.

Civil Engineering:

1. Please clearly indicate if the ingress, egress, drainage, and utility easement on the north side of Lot 2, as shown on Sheet 2 of 2 on the plans, is a public or private easement.
The easement callout has been revised to clarify that the easement is private.
2. Please clearly indicate which lots are benefited by the 10-foot private sewer on the west side of Lot 2, as shown on Sheet 2 of 2 on the plans.
The easement callout has been revised to indicate that the easement is for the benefit of Lot 3.

Trees:

1. (For architect) Tree 12 appears to be an exceptional grove tree over 24 inches in diameter and would need to be retained and protected at its dripline as provided by the arborise. This would include moving the building pad and installing any utilities in the proposed

easement so they do not damage the tree. This would also include tunnel/bore trenchless technology or air excavation under Certified Arborist direction. Alternatively, the tree could be removed if you can justify the removal under MICC 19.10.060(A)(3).

Tree #12 will now be retained. The proposed private storm and sewer line in the vicinity of tree #12 have been revised per the tree protection recommendations provided in Bob Layton's Tree Memo included in the resubmittal. Refer to response letter prepared by McCullough Architects for additional information.

2. (For landscape architect) The application material shows that 74 replacement trees are proposed. 81 trees are required to be planted, assuming that Tree 12 will be retained. If the removal of Tree 12 can be justified under MICC 19.10.060, an additional 6 trees will need to be replanted. At least half of the trees will need to be native to the Pacific Northwest. The trees will need to be at least 10 feet apart from each other, structures, fences, and utilities. If requested, and if you can demonstrate that no room exists on site for all the trees, you can request that the remainder be a fee in lieu. A tree watering plan must be submitted to ensure the trees survive long term.

Refer to response letter prepared by McCollough Architects.

3. (For architect/arborist) Tree 18 is an exceptional grove tree over 24 inches in diameter. The arborist lists the limits of allowable disturbance as 16 feet from the trunk of Tree 18. The limits of clearing and tree protection are shown as 12 feet from this tree on the plans. Please reassess the building pad of Lot 3 to provide the tree protection recommended by the arborist. Please also provide a setback of at least 5 feet between the building pad and the tree fence so there is room for construction access. Alternatively, provide an area excavation root analysis to confirm the limits of allowable disturbance by your project arborist.

Refer to response letter prepared by McCollough Architects.

Please let us know if you need any additional information to complete the approval.

Thank you,
Edward Mecum, PE



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