

March 24, 2023

ATTN: Andrew Leon, Planner
City of Mercer Island
Community Planning and Development
9611 SE 36th Street
Mercer Island, WA 98040

RE: Comment Response Letter
SUB22-008 (Chase Lot Line Revision)
Updated Request for Information #1
4467 and 4525 Forest Ave SE

Planning Review:

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.

A completed compliance matrix is included with this resubmittal.

2. Please show building pads for Parcels A and B that are consistent with the requirements of MICC 19.09.090:
 - The building pad 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 within:
 - Required front, rear, or side yard setbacks. Please note that both lots are irregular. The width of both lots must be determined using lot width circles. A lot width circle is the largest circle that can be drawn within the boundaries of the lot, excluding easements. The lot width is the diameter of the circle. Please also note that the revised lots must be designed so the existing structures meet current setback requirements.
 - Critical areas, buffers, or critical area setbacks. Building pads may be located within geologically hazardous areas and associated buffers when all of the criteria listed in MICC 19.09.090(A)(2)(c)(i) through (iii) are met.

Two exhibits have been provided showing the building pads as requested.

Civil Engineering Review:

1. Please show all existing recorded easements, including their recording numbers, on the plans.

All easements from the title report are listed on the cover sheet. All easements that are plottable have been shown on the map sheet (page 2) with the easement recording numbers listed.

Fire Review:

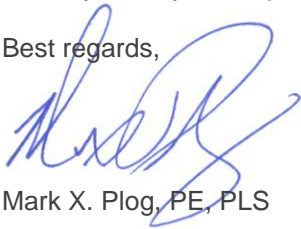
1. Please add the following note to the face of the plat:

“All building permits are subject to meeting current fire code requirements at the time of a complete submittal, including fire apparatus access as outlined in adopted code sections of the International Fire Code Appendix D. Fire plan reviews will be conducted at time of building permit submittal and may require additional fire protection systems and/or additional fire prevention measures for building permit approval.”

This note has been added to the cover sheet at the lower left corner.

Thank you for your help. Please let us know if you have any further comments.

Best regards,



Mark X. Plog, PE, PLS