

December 01, 2023

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

Subject: Sears Plat SUB23-001; Mercer Island, WA
Comment Response Letter #3

Dear Andrew:

Thank you for your review of the Preliminary Short Subdivision and SEPA Review applications permit documents and your comments letter dated November 27, 2023. We at Navix Engineering have prepared comment responses below and hope you find the resolution of the review comments acceptable. Please feel free to contact me with any questions or coordination items you have.

Comments

Planning

1. Lot 3 is shown to have different areas in the application material. Sheet 4 of the survey and Sheet C4.0 of the civil plan show that Lot 3 will have an area of 12,499 square feet. Sheets C2.0 and C3.0 of the civil plan and the arborist report show that Lot 3 will have an area of 12,498 square feet. Please show the area of Lot 3 consistently throughout the application material.

Response: Lot 3 area on sheet C4.0 has been corrected to show 12,498 square feet.

2. MICC 19.02.020(C)(1)(c)(i)(b) requires that for a lot 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. The site plan shows that the lot width of Lot 4 is 106.7 feet, which would require the sum of the side yard setbacks to be at least 18.14 feet, with a minimum side yard depth of 5.99 feet. Please revise the building pad of Lot 4 to meet the setback requirements listed in MICC 19.02.020(C)(1)(c)(i)(b).

Response: Lot width is 109.20 feet. A total setback width of 18.56 feet is provided. 7.5 feet on the north side of the lot and 11.06 feet on the south side.

3. MICC 19.09.090(A)(1)(a) requires that building pads shall be located to minimize the removal of trees and impacts to trees and vegetation required for retention. Please revise the building pads to account for impacts to trees and vegetation as per arborist comments below.

Response: The building pads have been updated to provide a minimum of 5 feet from the drip lines.

Trees, John Kenney

1. The tree protection shown on the site plan is right on the building pad, which would be unrealistic in the field. The building pads will need at least five feet of clearance for walking and machine access. The tree protection and limits of allowable disturbance will need to be adjusted to account for the five-foot clearance.

Response: The building pads have been updated to provide a minimum of 5 feet from the drip lines.

2. Please provide a separate Tree Inventory and Replacement Submittal Information form. This form will confirm what was listed as removed in the arborist report matches what is shown or removal on the plans. The form would also be able to be updated if the plan changes. This should be completed once the viability of all trees has been confirmed.

Response: A separate Tree Inventory and Replacement Submittal Information form has been submitted.

3. The provided tree inventory worksheet and the table in the arborist report and site plan do not match. Some trees are listed as exceptional in one document, but not the other. The arborist report lists tree 8118 as exceptional, but the tree inventory worksheet does not. The tree inventory worksheet lists tree 8234 as exceptional, but the arborist report does not. Based on the arborist report, tree 8325 should be included in the list of trees over 24 inches on the tree inventory worksheet as well. Please revisit the arborist report, site plan, and tree inventory worksheet to ensure that they are consistent with each other.

Response: All documentation about the trees has been updated to be consistent.

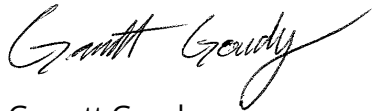
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Mr. Leon, should you have any questions regarding the comment responses contained herein, please do not hesitate to contact me at 425.458.7900 or at my email address below. Thank you for your review.

Sincerely,

Navix Engineering, Inc.

A handwritten signature in black ink that reads "Garrett Goudy". The signature is written in a cursive style with a large, sweeping flourish at the end.

Garrett Goudy
Project Manager

ggoudy@navixeng.com