
January 2, 2024

Mr. Ryan Harriman
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 #4

Dear Ryan:

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. While the rest of the sheets of the plan set shows that Lot 3 will have an area of 12,498 square feet. Please show the area of Lot 3 consistently throughout the application material. Recheck all calculations and labels to ensure the plan set is consistent throughout.

Response: Lot 3 area on Sheet 4 of the survey has been corrected to show 12,498 square feet.

2. 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 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 tree inventory worksheet lists tree 8234 as exceptional, but the arborist report does not (The tree table in the arborist report and plan set colored tree 8234 as an exceptional tree. If color coding in the table is relevant, please include a color key). 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.

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

Sincerely,

Navix Engineering, Inc.



Garrett Goudy
Project Manager
ggoudy@navixeng.com