
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

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PRELIMINARY SHORT SUBDIVISION

STAFF REPORT & DECISION SUB23-003

Project No: SUB23-003

Description: A request to subdivide a 21,916 square foot lot into two new lots. Lot 1 would be approximately 11,329 square feet and Lot 2 would be approximately 10,588 square feet. The existing single-family residence on proposed Lot 1 would be demolished. Access to both lots would be from 78th Avenue SE via a shared access and utility easement.

Applicant/ Owner: Peik Li Pang (5ft2 Studio) / 7204 78th LLC

Site Address: 7204 78th Avenue SE, Mercer Island WA 98040
King County Assessor tax parcel number: 2524049068

Zoning District: R-9.6

Staff Contact: Molly McGuire, Planner
(206) 275-7712 / molly.mcguire@mercerisland.gov

Exhibits:

1. Staff Report
2. Development Application
3. Determination of Complete Application
4. Notice of Application
5. Plan set prepared by Apex Engineering, Dated December 21, 2023
6. Public Comments
 - 6.1 Josh Janusson, received August 24, 2023
7. Response to Public Comments
 - 7.1 Peik Li Pang, AIA, 5ft2 Studio Architects, LLC, dated November 14, 2023
 - 7.2 Pam Jones, PLS, Apex Engineering, LLC, dated November 14, 2023
8. City Review Letters

- 8.1 First Review Letter, dated August 30, 2023
- 8.2 Second Review Letter, dated December 15, 2023
- 9. Applicant Response to City Review Letters
 - 9.1 First Applicant Response to City Review Letter, dated November 14, 2023
 - 9.2 Second Applicant Response to City Review Letter, dated December 22, 2023
- 10. Arborist Report, Layton Tree Consulting, LLC, Dated March 7, 2022 and Updated November 9, 2023
- 11. Tree Inventory Worksheet
- 12. Tree Planting Plan, prepared by MacKay Sposito, dated December 22, 2023
- 13. Civil Engineering Review Memo
- 14. Traffic Concurrency Certificate
- 15. Hazard Report, generated by the City of Mercer Island on December 1, 2023
- 16. Notice of Decision

I. APPLICATION OVERVIEW

Project Overview: On July 3, 2023, Peik Li Pang (5ft2 Studio), on behalf of 7204 78th LLC (“Applicant”), submitted a preliminary short subdivision application (**Exhibit 2**), City File Number SUB23-003, to subdivide 0.50 acres (21,916 square feet) into two (2) single-family residential lots in the Single-Family Residential (R-9.6) Zone. Lot 1 and lot 2 will have ingress, egress, and a utility easement from 78th Avenue SE via a joint use driveway (**Exhibit 5**).

Location: The subject property is located at 7204 78th Avenue SE (King County parcel number 2524049068). The subject property is situated in the NW Quarter of the SE Quarter of Section 25, Township 24 north, and Range 4 east, W.M in the City of Mercer Island, King County, WA.

Existing Conditions: The subject property is 0.50 acres or 21,916 square feet. The west portion of the subject property is developed with a single-family residence, which will be demolished. A driveway extends across the subject property from the southwest corner to the existing residence. A second driveway off SE 72nd St extends from the north side of the subject property. This driveway will be removed. There are local accessory structures in the eastern and southern portions of the subject property. The remainder of the subject property is undeveloped and vegetated with grasses, bushes/shrubs, and trees. The subject property is bordered to the west by 78th Ave SE, to the north by SE 72nd St, and to the south and east by residential properties.

Sanitary sewer service for the two lots will come from a new side sewer easement from SE 72nd St. Water services for the existing lot will be abandoned at the City water main. Domestic water service for the two lots would come from the water main within SE 72nd St along the north side of the proposed development. Drainage from the new lots would flow into the existing public storm system within 78th Ave SE.

Access: The proposed development will be accessed from 78th Ave SE.

Contact Information:

Contact	Owner	Engineer
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5ft2 Studio C/O Peik Li Pang 2625 Northup Way, Ste 100 Bellevue, WA 98004 Phone: (425) 287-1567 Email: peikli.pang@5ft2studio.com	7204 78th LLC Grace Feng 7204 78th Ave SE Mercer Island, WA 98040 Phone: (425) 449-1687 Email: gracefeng2015@gmail.com	Apex Engineering, LLC 2601 S 35th, Suite 200 Tacoma, WA 98409 Phone: (253) 473-4494
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Terms used in this staff report:

Term	Refers to, unless otherwise specified:
Applicant	5ft2 Studio C/O Peik Li Pang
Proposed development	7204 78th LLC Preliminary Short Subdivision
Subject property	The site where development is located as defined in this staff report
City	City of Mercer Island
MICC	Mercer Island City Code
Code Official	Community Planning and Development Director city of Mercer Island or a duly authorized designee
HOA	Homeowner's Association (or entity as defined by the Applicant and accepted by the City)
CC&Rs	HOA's Covenants, Conditions, and Restrictions

II. PROCEDURE AND NOTICE REQUIREMENTS

1. Review Type: Pursuant to section 19.15.030 MICC Table A, applications for preliminary short subdivisions are Type III reviews, which require a notice of application, a 30-day public comment period, and a notice of decision.
2. SEPA Review: The proposed development is exempt from environmental review under the City's SEPA regulations, Chapter 19.07 MICC, and WAC 197-11-800.
3. Application: The Applicant applied for a two (2) lot preliminary short subdivision approval on July 3, 2023. Pursuant to procedures of MICC 19.15.070, the proposed development application, City File No. SUB23-003, was deemed complete on July 19, 2023 (**Exhibit 3**).
4. Notice of Application: The City issued notice of application for the preliminary short plat application on July 24, 2023 consistent with the provisions of MICC 19.15.090, which include the following methods: a mailing sent to neighboring property owners within 300-feet of the subject parcels; a notice sign posted on the subject parcels; and publication in the City's weekly permit bulletin. The notice of application began a 30-day comment period, which took place between July 24, 2023 and August 24, 2023 (**Exhibit 4**).
5. Opportunities for Public Comment: One public comment was received through the comment period associated with the Notice of Application. The city does not respond to comment letters. Comment

letters are collected, evaluated, provided to the Applicant, and included in the staff report as parties of record (**Exhibit 6**).

- 6. Response to Public Comment: The Applicant prepared responses to the public comments (**Exhibit 7**).
- 7. Review Process: The City provided multiple rounds of review of the application and associated materials. Please refer to the comment letters issued in **Exhibit 8**. The Applicant responded to the comment letters and included updated materials for consideration (**Exhibit 9**).
- 8. Public Hearing: Pursuant to MICC 19.15.030 Table A and B a public hearing is not required for Type I-III permits.

III. STATE ENVIRONMENTAL POLICY ACT (SEPA) COMPLIANCE

- 9. SEPA DNS Threshold Determination: The proposed development is exempt from environmental review under the City’s SEPA regulations, Chapter 19.07 MICC, and WAC 197-11-800.

IV. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS

- 10. Site Zoning & Land Use: The subject property is zoned Single Family Residential, (R-9.6). According to MICC 19.02.010, single-family dwelling units are a permitted use in the R-9.6 zone. The proposed development is consistent with the permitted uses provided in MICC 19.02.010.
- 11. Comprehensive Plan Policies: The proposed development of the subject property for a single-family residential short subdivision is consistent and compatible with the Single Family Residential, R-9.6, land use designation and the policies of the City of Mercer Island Comprehensive Plan: Planning for Generations 2015-2035, adopted in 2016.
- 12. Adjacent Zoning and Comprehensive Designations: The proposed development is compatible with the surrounding zoning and Comprehensive Plan designations as follows:

	Zoning Designation	Comprehensive Plan Designation
North	R-9.6	Single Family Residential R-9.6
South	R-9.6	Single Family Residential R-9.6
East	R-9.6	Single Family Residential R-9.6
West	R-9.6	Single Family Residential R-9.6

- 13. Site Calculations: The table below reflects the area designation lots for the proposed development (**Exhibit 5**).

Lot #	Gross Lot Area (SF)	Max. GFA 40% (SF)	Net Lot Area (SF)	Max. Lot Coverage (40%) (SF)	Max. Hardscape (9%) (SF)
1	11,329	4,532/40%	10,720	4,288/40%	985/9%
2	10,588	4,235/40%	10,588	4,235/40%	953/9%

Property Areas	Area (SF)	Area (AC)

Property (2524049068)	21,916	0.50
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V. CONSISTENCY WITH SUBDIVISION CODE STANDARDS

14. Long Subdivision or Short Subdivision Plans. Pursuant to MICC 19.08.020(C)(2), the Applicant shall provide copies of fully dimensioned plans of the project prepared by a Washington registered civil engineer or land surveyor, meeting the requirements of Chapter 19.07 MICC, Environment, and containing any other information deemed necessary by the code official. The city engineer may waive the requirement that an engineer or surveyor prepare the plans for a short subdivision. The submitted plans shall identify the proposed building pad location for each proposed lot pursuant to MICC 19.09.090.

Staff Finding: The Applicant provided dimensioned plans prepared by a professional land surveyor, identifying proposed building pad locations. The building pad locations are located outside front, rear, and side yard setbacks, streets or right-of-way, critical areas, buffers, or critical area setbacks, and no cross section is less than 20 feet in width (**Exhibit 5**).

15. Preliminary Application Procedure: Pursuant to MICC 19.08.020(D)(1), All preliminary approvals or denials of long subdivisions or short subdivisions shall be accompanied by written findings of fact demonstrating that:
- a. The project does or does not make appropriate provisions for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
 - b. The public use and interest will or will not be served by approval of the project; and
 - c. The project does or does not conform to applicable zoning and land use regulations.

Staff Finding: The proposed development is consistent with MICC 19.08.020(D)(1)(a-c). Reviews by the City Engineer, City Arborist, Code Official, and Fire Marshal have been completed to ensure that appropriate provisions for fire protection, ingress/egress access, stormwater, potable water supply, sanitary sewer, and safe/buildable areas and finds that the public health, safety, and general welfare would be protected if the conditions of approval are met.

Goal 2.7 of the Housing Element of the City’s Comprehensive Plan states that the City should “Encourage infill development on vacant or under-utilized sites that are outside of critical areas and ensure that the infill is compatible with the scale and character of the surrounding neighborhoods.” The proposed subdivision is located in a single-family residential zone with adjacent single-family residential uses. The proposed development would foster infill development on a site with adequate lot area outside of critical areas. The proposed development is single-family, with a density commensurate with existing development in the vicinity. The public use and interest will be served by approval of the project due to compliance with the comprehensive plan, growth targets, and coordinated growth.

Conformance with applicable zoning and land use regulations is documented in findings 17 through 38 below.

16. Short Subdivisions: Pursuant to MICC 19.08.020(D)(2), the code official shall grant preliminary approval for a short subdivision if the application is in proper form and the project complies with the design standards set out in MICC 19.08.030, the comprehensive plan, and other applicable development standards.

Staff Finding: The application is in proper form and the proposed development complies with the design standards set out in MICC 19.08.030 as documented in findings 17 through 38. The proposed development is consistent with Land Use Goal 15 (“Mercer Island should remain principally a low density, single family residential community.”) and Land Use Policy 16.5 (“Infill development on vacant or under-utilized sites should occur outside of critical areas and ensure that the infill is compatible with the surrounding neighborhoods.”) The zoning and Comprehensive Plan designation of the property described in the application is Single-Family Residential, R-9.6 (9,600 square foot minimum lot size). The proposed and current use of the subject property is single-family residential, which is a permitted use in the R-9.6 zone and consistent with the Comprehensive Plan Land Use and Housing elements.

Compliance with other laws and regulations:

17. Pursuant to MICC 19.08.030(A), the proposed development shall comply with all other chapters within Title 19 MICC; the Shoreline Management Act (SMA); and other applicable city, state, and federal legislation.

Staff Finding: The proposed development complies with all other chapters within Title 19 MICC. The subject property is not located within the jurisdiction of the SMA.

Public Improvements:

18. Pursuant to MICC 19.08.030(B)(1), the proposed development shall be reconciled as far as possible with current official plans for acquisition and development of arterial or other public streets, trails, public buildings, utilities, parks, playgrounds, and other public improvements.

Staff Finding: The current and official plans for acquisition and development of arterial or other public streets, trails, public buildings, utilities, parks, playgrounds, and other public improvements do not designate any portion of the subject property. This standard does not apply.

19. Pursuant to MICC 19.08.030(B)(2), if the preliminary plat includes a dedication of a public park with an area of less than two acres and the donor has designated that the park be named in honor of a deceased individual of good character, the city shall adopt the designated name.

Staff Finding: The proposed development does not propose the dedication of a public park. This standard does not apply.

Control of Hazards:

20. Pursuant to MICC 19.08.030(C)(1), Where the proposed development may adversely impact the health, safety, and welfare of, or inflict expense or damage upon, residents or property owners within or adjoining the project, other members of the public, the state, the city, or other municipal corporations due to flooding, drainage problems, critical slopes, unstable soils, traffic access, public safety problems, or other causes, the city council in the case of a long subdivision, or the code official in the case of a short subdivision, shall require the Applicant to adequately control such hazards or give adequate security for damages that may result from the project, or both.

Staff Finding: According to the City’s GIS Mapping, the subject site is not located within any mapped geologically hazardous or critical areas.

Construction of the proposed development will be required to comply with all applicable drainage design, building and engineering standards in place at the time of permit application, addressing potential erosion hazards. Compliance with fire code standards will occur during building permit review of future structures, and a condition of approval, reflecting this requirement has been added to this decision.

21. Pursuant to MICC 19.08.030(C)(2), if there are soils or drainage problems, the city engineer may require that a Washington registered civil engineer perform a geotechnical investigation of each lot in the project. The report shall recommend the corrective action likely to prevent damage to the areas where such soils or drainage problems exist. Storm water shall be managed in accordance with Chapter 15.09 MICC and shall not increase likely damage to downstream or upstream facilities or properties.

Staff Finding: Field and engineering review services will be required during the construction phase in order to provide a Final Letter for the project. All private shared utilities and shared access for Lot 1 and Lot 2, and the adjacent property to the south shall be completed prior to plat recording. The proposed plan set (**Exhibit 5**) has been reviewed by the City Senior Development Engineer and as conditioned, complies with the provisions of Chapter 15.09 MICC.

22. MICC 19.08.030(C)(3): Alternative tightline storm drains to Lake Washington shall not cause added impact to the properties, and the Applicant shall submit supportive calculations for storm drainage detention.

Staff Finding: The proposed development will not include tightline storm drains to Lake Washington; therefore, this standard does not apply.

Streets, Roads, and Rights-of-way:

23. Pursuant to MICC 19.08.030(D)(1), the width and location of rights-of-way for major, secondary, and collector arterial streets shall be as set forth in the comprehensive arterial plan.

Staff Finding: 78th Ave SE is classified as a local street. No right-of-way is proposed to be dedicated as part of the proposed development. This standard does not apply.

24. Pursuant to MICC 19.08.030(D)(2), public rights-of-way shall comply with the requirements set out in MICC 19.09.030.

Staff Finding: No right-of-way is proposed to be dedicated as part of this subdivision. This standard does not apply.

25. Pursuant to MICC 19.08.030(D)(3), Private access roads shall meet the criteria set out in MICC 19.09.040.

Staff Finding: The shared ingress, egress, and utilities easement for Lots 1 and 2 will be at least 20-feet in width, with at least 16-feet of that width consisting of pavement and the balance consisting of well compacted. The proposed driveway does not have a gradient greater than 15 percent (**Exhibit 5**). As conditioned, the proposed improved private access road complies with this criterion.

26. Pursuant to MICC 19.08.030(D)(4), Streets of the proposed development shall connect with existing improved public streets, or with existing improved private access roads subject to easements of way in favor of the land to be subdivided.

Staff Finding: The shared driveway providing access to both the proposed Lots 1 and 2 would connect to 78th Avenue SE, which is an improved public street; therefore, this criterion is met (**Exhibit 5**).

Residential Lots:

27. Pursuant to MICC 19.08.030(E)(1), the area, width, and depth of each residential lot shall conform to the requirements for the zone in which the lot is located. Any lot which is located in two or more zones shall conform to the zoning requirements determined by the criteria set out in MICC 19.01.040(G)(2).

Staff Finding: The proposed residential lots conform to the area, width, and depth requirements for the zone in which the proposed development is located (R-9.6), as shown in MICC 19.02.020(A), depicted in **Exhibit 5**, and summarized in the table below:

	Net Lot Area	Lot Width	Lot Depth
R-9.6 zone minimum requirement	9,600 sq ft	75-feet	80-feet
Lot 1	10,720 sq ft	90.02-feet	83.72-feet
Lot 2	10,588 sq ft	110-feet	96.25-feet

28. Pursuant to MICC 19.08.030(E)(2), each side line of a lot shall be approximately perpendicular or radial to the center line of the street on which the lot fronts.

Staff Finding: The side yard lot lines are approximately perpendicular to the center line of the street in which the lot fronts. Lot 2 fronts a shared access easement, refer to **Exhibit 5**. Pursuant to Chapter 19.16 MICC the definition of street is as follows: “improved or unimproved public or private right-of-way or easement which affords or could be capable of affording vehicular access to property.” The shared private access easement is a street based on the city’s definition. Refer to **Exhibit 5**. The proposed lot lines are consistent with this criterion.

29. Pursuant to MICC 19.08.030(E)(3), the proposed development shall identify the location of building pads for each proposed lot per MICC 19.09.090. No cross-section dimension of a designated building pad shall be less than 20-feet in width.

Staff Finding: Building pads, with no cross section less than 20-feet in width, are shown on **sheet 6 of 10** of the proposed development plan set (**Exhibit 5**). The proposed building pad locations minimize the disturbance of the existing, natural topography.

30. Pursuant to MICC 19.08.030(E)(4), the proposed development shall incorporate preferred development practices pursuant to MICC 19.09.100 where feasible.

- A. Use common access drives and utility corridors.
- B. Development, including roads, walkways and parking areas, in critical areas should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.
- C. Retaining walls should be designed to minimize grading, including the placement of fill, on or near an existing natural slope.

Staff Finding: Lots 1 and 2 will be accessed via the proposed shared driveway easement. This easement will be improved to provide access shared access to both new lots. Based on the City’s GIS Mapping, the subject site is not located within critical areas. The proposed development does not include the construction of retaining walls; therefore, these criteria are met. Should retaining walls be proposed

during future development, they shall be required to be designed to minimize grading, including the placement of fill, on or near an existing natural slope.

Design standards for special conditions:

31. Pursuant to MICC 19.08.030(F)(1), subdivisions abutting an arterial street as shown on the comprehensive arterial plan shall be oriented to require the rear or side portion of the lots to abut the arterial and provide for internal access streets.

Staff Finding: The proposed subdivision abuts SE 72nd Street which is an arterial street. Lot 1 provides a rear yard setback along the arterial and Lot 2 provides a side yard setback along the arterial. Both lots are accessed through a joint access easement from 78th Avenue SE (**Exhibit 5**); therefore, this criterion is met.

32. Pursuant to MICC 19.08.030(F)(2), where critical areas meeting the criteria set out in chapter 19.07 MICC are present within the subdivision, the code official or city council may:
- a. Require that certain portions of the long subdivision or short subdivision remain undeveloped with such restrictions shown on the official documents;
 - b. Increase the usual building set-back requirements; and/or
 - c. Require appropriate building techniques to reduce the impact of site development.

Staff Finding: According to the Hazard Report (**Exhibit 15**), the subject property does not contain critical areas meeting the criteria set out in chapter 19.07 MICC; therefore, these requirements do not apply.

Trees:

33. Pursuant to MICC 19.08.030(E)(5), the proposed development shall be designed to comply with the provisions of Chapter 19.10 MICC.

Staff Finding: The proposed tree retention plan has been reviewed by the City Arborist and as conditioned, complies with the provisions of Chapter 19.10 MICC.

34. Pursuant to the provisions of MICC 19.10.060(A)(2)(a), the proposed development shall retain 30 percent of trees with a diameter of ten inches or greater, or that otherwise meet the definition of large tree, shall be retained over a rolling five-year period.

Staff Finding: Based on the plan set in **Exhibit 5**, the Arborist report in **Exhibit 10**, and the tree inventory worksheet in **Exhibit 11**, the proposed development meets the requirements of MICC 19.10.060(A)(2)(a) as conditioned. The city arborist reviewed the arborist report and tree inventory worksheet and confirmed the proposed development will retain 63 percent of the trees on the subject property.

35. Pursuant to the provisions of MICC 19.10.070(A) removed trees are required to be replaced at the ratio provided based on the diameter of the removed tree.

1. **Staff Finding:** According to the plan set (**Exhibit 5**) and tree inventory worksheet (**Exhibit 11**), 10 trees with a diameter between 10 and 24-inches will be removed, including two exceptional trees (trees 890 and 2). Of those 10 trees, three are located within the right-of-way and three were previously removed under a separate permit. A total of 20 trees will be required to be replaced and located consistent with MICC 19.10.070(B). A replanting plan is required to be submitted during the building permit review phase to confirm replacements can be fit on proposed lot. The applicant submitted a preliminary

planting plan (**Exhibit 12**). At least half of the trees must be Pacific Northwest native. The trees must be at least 10-feet apart from each other, structures, fences and utilities. The Applicant demonstrated no room exists on the subject property for all required replacement trees, the remaining 4 replacement trees can be a fee in lieu. The fee in lieu will consist of a payment of \$1037 per tree, plus two hours of staff maintenance, for any tree that cannot be planted at least 10-feet away from each other, existing trees and infrastructure such as fences.

Other Conditions:

36. Impact Fees: Pursuant to Chapter 19.17 MICC, Chapter 19.18 MICC, and Chapter 19.19 MICC the city shall collect impact fees, based on the city's permit and impact fee schedule, from any Applicant seeking a residential building permit from the city.[...] For building permits within new subdivisions approved under Chapter 19.08 MICC (Subdivisions), a credit shall be applied for any dwelling unit that exists on the land within the subdivision prior to the subdivision if the dwelling unit is demolished. The credit shall apply to the first complete building permit application submitted to the city subsequent to demolition of the existing dwelling unit, unless otherwise allocated by the Applicant of the subdivision as part of approval of the subdivision.

Staff Finding: A condition of approval has been added to this decision requiring that park and transportation impact fees shall be paid at the issuance of each building permit unless deferral of payment is sought pursuant to 19.18.060 or 19.19.060. Impact fees are not subject to vesting and the amount paid will be the impact fee amount in effect at the time of payment.

37. Streets, Utilities and Storm Drainage. A subdivision shall include provisions for streets, water, sanitary sewers, storm drainage, utilities and any easements or facilities necessary to provide these services. All utilities shall be placed underground unless waived by the city engineer. Detailed plans for these provisions shall not be required until after the approval of the preliminary plat and shall be a condition precedent to the official approval of the subdivision.

Staff Finding: Preliminary grading and storm drainage plans have been provided, showing that the provision of services is feasible (**Exhibit 5**). A condition of approval has been added to this decision requiring construction of all improvements for access, utilities, all storm drainage system and all site work, shall be completed prior to final plat application.

38. Transportation Concurrency: Pursuant to MICC 19.20.020 a transportation concurrency application and transportation concurrency certificate are required for any development proposal specified in MICC 19.20.030 or any development that will otherwise result in the creation of one or more net new trips in the morning peak hour or evening peak hour. No development shall be required to obtain more than one transportation concurrency certificate, unless the Applicant or subsequent owners propose changes or modifications that require a new development permit application or result in increased net new trips, a future phase of the project requires a transportation concurrency application, or the original transportation concurrency certificate has expired.

Staff Finding: A transportation concurrency certificate, TCC23-008, was issued for the proposed development on January 29, 2024 (**Exhibit 14**).

VI. CONDITIONS OF APPROVAL

1. The final short plat for SUB23-003 shall be in substantial conformance with the preliminary plat drawing attached as **Exhibit 5**.
2. Expiration of approval – The final short plat shall be recorded prior to the expiration deadline set forth in Chapter 19.15 MICC – Administration.

3. Park and transportation impact fees shall be paid at the issuance of each building permit unless deferral of payment is sought pursuant to 19.18.060 or 19.19.060. Impact fees are not subject to vesting and the amount paid will be the impact fee amount in effect at the time of payment.
4. Show all the existing and proposed easements on the final plat. Clearly distinguish all public easements from the private easements. The private utility easement and public utility easement shall not be combined.
5. Easements for shared access, utilities, and storm drainage facilities shall be depicted on the face of the Final Plat. Language which indicates joint rights and responsibilities of each lot with respect to all utilities and roadways shall be shown along with individual lot Joint Maintenance Easement Agreements (where applicable) for all shared usage and filed with the King County Recorder and noted on the final plat. The easement notation shall indicate whether the easement is public or private, existing or proposed.
6. Damage to adjacent properties or public rights-of-way resulting from construction (e.g. siltation, mud, runoff, roadway damage caused by construction equipment or hauling) shall be expeditiously mitigated and repaired by the contractor, at no expense to the City. Failure to mitigate and repair said damage, or to comply with the approved construction plans, the permits issued by the City, or the City requirement for corrective action may be cause for the issuance of a "Stop Work" order, foreclosure on the plat bond/security, and/or other measures deemed appropriate by the City Engineer or Code Official to ensure construction consistent with the approved plans and protection of public safety.
7. The Final Plat shall be prepared in conformance with Title 58 RCW and Surveys shall comply with Chapter 332-130 WAC. Submit using Mercer Island's datum and tie the plat to at least two monuments.
8. A City of Mercer Island title block for approval signatures (Code Official and City Engineer) shall be provided on the final plat along with the designated short plat number.
9. Construction of all improvements for access, utilities, storm drainage, and site work shall comply with current City ordinances and the requirements of the City Engineer.
10. All utilities serving the plat shall be under ground (MICC 19.08.040) and shall be designed and constructed in accordance with the City of Mercer Island Ordinances.
11. Plat improvement plans prepared by a Washington State licensed engineer shall be submitted for review and approval by the City Engineer. The improvement plans shall include the following:
 - a. Plat access road – Comply with the Fire Code requirements and standards contained in MICC 19.09.040.
 - b. Temporary Erosion Control measurements.
 - c. Grading Plan.
 - d. Water main, water meters, and appurtenances
 - i. Provide water services for each lot. Locate water meters outside of the future driveway areas and any paved areas.
 - ii. Abandon all existing water services currently serving the existing lot at the City water main.
 - e. Sanitary sewer and appurtenances
 - i. Provide sewer connections for each lot. Show the sanitary sewer stub outs for each lot.

- ii. The side sewer for all lots shall be a shared side sewer with on single connection to the city Sewer Main.
 - iii. The sanitary sewer system serving all lots will be a private sewer system.
- f. Stormwater
 - i. Provide drainage improvements in compliance with MICC 15.09.
 - ii. Show the storm drainage stub outs for all lots.
- g. Dry utilities
 - i. Show the proposed dry (power, gas, etc.) utility corridor on the plan.
- 12. Right of Way Restoration
 - a. Roadway replacement limits shall be determined by the City Engineer.
- 13. All plat improvements shall be completed prior to final plat approval or bonded and completed prior to issuance of building permits when allowed by the City Engineer. A survey grade as-built drawing in PDF format that shows all utilities and plat improvements shall be submitted to the City Engineer upon completion of the work.
- 14. The Project Arborist shall be on site and in control of any excavation or grading within tree driplines. They shall document and clean cut any root over 1-inch in diameter that needs to be removed. Call this out on Tree Plan during building permit review.
- 15. A replanting plan shall be provided at the time of site development permit. At least half of the trees need to be Pacific Northwest native. The trees need to be at least 10-feet apart from each other, structures, fences and utilities. If you can show no room exists on site for all the required trees, the remainder can be a fee in lieu if requested. The fee in lieu will consist of a payment of \$ 1037 per tree, plus two hours of staff maintenance, for any tree that cannot be planted at least 10-feet away from each other, existing trees and infrastructure such as fences. The replanting/fee in lieu plan will be required at the building plan application.
- 16. Tree protection chain link fence shall be shown during site development permit review. In the area labeled CRZ on the subdivision site plan. This protection will be at the greatest extent possible and described in the Arborist Report. The tree protection fence shall be 6-foot chain-link fence secured into the ground. This will be called out on the Tree Plan during building review.
- 17. Include the following conditions to the face of the final plat:
 - a. Maintenance and repair of joint use side sewers (sewer lines from the building to the City sewer main), shared roads, access easements, storm drainage facilities shall be the responsibility of the owners of each lot served (with the exception that owners of any lot which is lower in elevation shall not be responsible for that portion of a private side sewer above their connection.) In the event that maintenance and repair of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public and shall have the right to charge the owner of each lot an equal share of the total maintenance and repair costs. The City or the owner of any lot within this short plat shall have the right to bring action in Superior Court to require any maintenance or repair and to recover the costs incurred in making or effecting repairs to improvements.

- b. Private stormwater facilities shall be inspected and maintained in conformance with MICC 15.09.070.
- c. All staging for construction shall occur on site and shall not be located in the public right-of-way.
- d. Prior to the issuance of a building permit, each application shall be accompanied with a temporary erosion and sedimentation control plan, clearing and grading plan, access and utility service plan, a landscape plan (which shall identify existing vegetation to be retained, limits of all clearing and grading), and a schedule for the construction. The Applicant's Civil Engineer, experienced in soils geology and mechanics, shall review the proposed site and building construction and provide recommendations that will limit site disturbance, minimize risk of soils movement, evaluate site slope stability and define materials and construction practices for the work. The Building Official may require that the Engineer be present during construction, monitor the work, and recommend special techniques or mitigating measures. The costs associated with the Engineer's monitoring and mitigation measures shall be borne by the Applicant.
- e. No permanent landscaping, structures, or fences shall be placed on or within public utility or storm drainage easements without the written approval of the City Engineer. If in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the facility for the purpose of maintaining, repairing, relocating or replacing said facilities. Lot owners shall be responsible for the restoration of any private improvements or landscaping within said easements.
- f. Installation of landscaping and/or structures including trees, shrubs, rocks, berms, walls, gates, and other improvements are not allowed within the public right-of-way without an approved encroachment agreement from the City prior to the work occurring.
- g. No tree identified for retention may be removed unless otherwise approved by the City Arborist.
- h. All building permits are subject to meeting current fire code requirements at the time of permit submittal. Access shall be provided as outlined in the International Fire Code Appendix D and MICC 19.09.040. 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 approval.
- i. This request does not guarantee that the lots will be suitable for development now or in the future. The legal transfer of the property must be done by separate instrument unless all lots herein are under the same ownership.
- j. At building permit application, the Applicant shall pay school, park, and transportation impact fees based on the fee schedule in place at the time of application. A credit shall be applied for any dwelling unit that exists on the land within the subdivision prior to the subdivision if the dwelling unit is demolished. The credit shall apply to the first complete building permit application submitted to the city subsequent to demolition of the existing dwelling unit, unless otherwise allocated by the Applicant of the subdivision as part of approval of the subdivision.

VII. DEVELOPMENT REGULATION COMPLIANCE – DISCLOSURE

- 1. Compliance with all local, state and federal regulations is required.
- 2. No construction, tree removal, grading, installation of utilities on land within a proposed long or short subdivision shall be allowed prior to preliminary approval of the long or short subdivision and until the Applicant has secured the permits required under the MICC. Following preliminary approval, tree

removal, grading, and installation of utilities shall be the minimum necessary to allow for final plat approval of the long or short subdivision. (MICC 19.08.020(5)).

VIII. DECISION

Based upon the above noted Findings of Fact and Conclusions of Law, preliminary short plat application SUB23-003, as depicted in **Exhibit 5**, is hereby preliminarily **APPROVED** as conditioned. This decision is final, unless appealed in writing consistent with adopted appeal procedures, MICC 19.15.130, and all other applicable appeal regulations.

Approved this 26th day of February 2024.



Molly McGuire
Planner
Community Planning & Development
City of Mercer Island

If you desire to file an appeal, you must submit the appropriate form, available from the department of Community Planning and Development, and file it with the City Clerk within fourteen (14) days from the date after the notice of decision is made available to the public and Applicant pursuant to MICC 19.15.130. Upon receipt of a timely complete appeal application and appeal fee, an appeal hearing will be scheduled. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

Please note that the City will provide notice of this decision to the King County Department of Assessment, as required by State Law (RCW 36.70B.130). Pursuant to RCW 84.41.030(1), affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation by contacting the King County Department of Assessment at (206) 296-7300.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



CITY USE ONLY

PROJECT#	RECEIPT #	FEE

Date Received:

Received By:

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION		ZONE
COUNTY ASSESSOR PARCEL #'S		PARCEL SIZE (SQ. FT.)
PROPERTY OWNER <i>(required)</i>	ADDRESS <i>(required)</i>	CELL/OFFICE <i>(required)</i> E-MAIL <i>(required)</i>
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE E-MAIL
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE

DATE

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	SUBDIVISION
<input type="checkbox"/> Critical Area Review 1	<input type="checkbox"/> SEPA Review	<input type="checkbox"/> Short Plat- Preliminary
<input type="checkbox"/> Critical Area Review 2	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Short Plat- Alteration
		<input type="checkbox"/> Short Plat- Final Plat
DESIGN REVIEW		<input type="checkbox"/> Long Plat- Preliminary
<input type="checkbox"/> Design Review – Signs	LEGISLATIVE	<input type="checkbox"/> Long Plat- Alteration
<input type="checkbox"/> Design Review – Code Official	<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Long Plat- Final Plat
<input type="checkbox"/> Design Commission Study Session	<input type="checkbox"/> Comprehensive Plan Docket Application	<input type="checkbox"/> Lot Line Revision
<input type="checkbox"/> Design Commission Review – Exterior Alteration	<input type="checkbox"/> Comprehensive Plan Application (If Docketed)	
<input type="checkbox"/> Design Commission Review – Major New Construction	<input type="checkbox"/> Rezone	
	OTHER LAND USE	
	<input type="checkbox"/> Accessory Dwelling Unit	
	<input type="checkbox"/> Code Interpretation Request	
	<input type="checkbox"/> Conditional Use (CUP)	WIRELESS COMMUNICATION FACILITIES
<input type="checkbox"/> Deviations to Antenna Standards – Code Official	<input type="checkbox"/> Noise Exception Type I - IV	<input type="checkbox"/> New Wireless Communication Facility
<input type="checkbox"/> Deviations to Antenna Standards – Design Commission	<input type="checkbox"/> Other Permit/Services Not Listed	<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption
<input type="checkbox"/> Public Agency Exception	SHORELINE MANAGEMENT	<input type="checkbox"/> Small Cell Deployment
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Height Variance
<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Substantial Development Permit	
<input type="checkbox"/> Seasonal Development Limitation Waiver – Wet Season Construction Approval	<input type="checkbox"/> Shoreline Variance	
	<input type="checkbox"/> Shoreline Conditional Use Permit	
	<input type="checkbox"/> Shoreline Permit Revision	



July 19, 2023

5ft2 Studio
Attn: Peik Li Pang
2625 Northup Way, Ste 100
Bellevue, WA 98004
Via: Email

RE: **SUB23-003** SUB1 Letter of Completeness; 7204 78th Ave SE, Mercer Island, WA 98040

The City of Mercer Island received the above referenced Preliminary Short Plat application for the property located at 7204 78th Ave SE, Mercer Island, WA 98040 (King County parcel no. 252404-9068) on July 3, 2023. The City has assigned file number SUB23-003 to the Preliminary Short Plat application. Following review of the application, City staff has determined that the application is **complete** and has established a vesting date of July 19, 2023.

Formal review of the application will now begin in compliance with Mercer Island City Code, Chapter 19. As review progresses, additional documentation will most likely be requested.

Pursuant to Mercer Island City Code 19.15.110(B), if the applicant fails to provide the required information within 60 days from the date of any request for information, the application shall lapse, and become null and void.

Please do not hesitate to contact me at 206-275-7712 or via e-mail at molly.mcguire@mercerisland.gov if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Molly McGuire". The signature is written in a cursive, flowing style.

Molly McGuire, Planner
City of Mercer Island Community Planning and Development

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | <http://www.mercerisland.gov/>



PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File No.: SUB23-003

Permit Type: Type III

Description of Request: A request for a Preliminary Short Plat permit to subdivide a 21,916 square foot lot into two new lots. Lot 1 would be approximately 11,329 square feet and Lot 2 would be approximately 10,588 square feet. The existing single-family residence on proposed Lot 1 would be demolished. Access to both lots would be from 78th Ave SE via a shared access and utility easement.

Applicant / Owner: Peik Li Pang (5ft2 Studio) / 7204 78th LLC

Location of Property: 7204 78th Ave SE, Mercer Island WA 98040
King County Assessor tax parcel number: 252404-9068

SEPA Compliance: The project is exempt from SEPA Review pursuant to WAC 197-11-800(6)(d).

Project Documents: <https://mieplan.mercergov.org/public/SUB23-003>

Written Comments: **This may be the only opportunity to comment on this proposal.** Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting: Pursuant to [MICC 19.15.030](#) Tables A and B, a public hearing is not required for Type I-III permits.

Applicable Development Regulations Applications for Preliminary Short Plat Permits are required to be processed as Type III land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030. The city's subdivision requirements are contained in [Chapter 19.08 MICC](#).

Other Associated Permits: TCC23-008

Environmental Documents: Copies of all studies and / or environmental documents are available through the above project documents link.

Application Process Information:

Date of Application:	July 3, 2023
Determined to Be Complete:	July 19, 2023
Bulletin Notice:	July 24, 2023
Date Mailed:	July 24, 2023
Date Posted on Site:	July 24, 2023
Comment Period Ends:	5:00PM on August 24, 2023

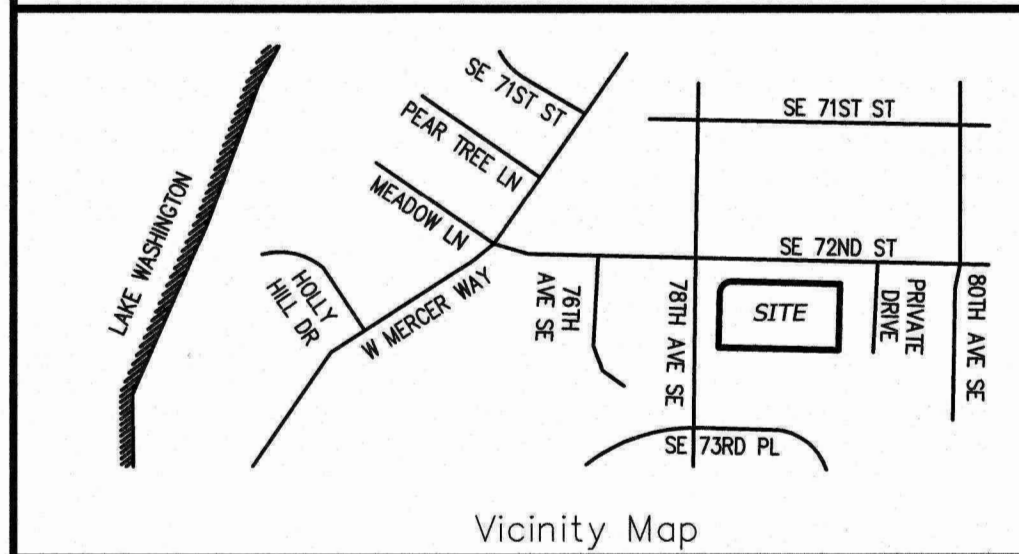
Project Contact: Molly McGuire, Planner
molly.mcguire@mercerisland.gov | (206) 275-7712

CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB23-003
 KING COUNTY, WASHINGTON

FENG SHORT PLAT

RECORDING NO. VOL./PAGE

PORTION OF
 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



OWNER

MERCER ISLAND - 7204 78TH LLC
 MANAGER: GRACE FENG
 MAILING ADDRESS: 2050 89TH AVENUE NE
 CLYDE HILL, WASHINGTON 98004
 PHONE NUMBER: 425-449-1687

APPLICANT/AGENT

PEIK LI PANG
 PHONE NUMBER: 425-287-1567

PROJECT DESCRIPTION

SUBDIVIDE EXISTING LOT INTO TWO LOTS.

LEGAL DESCRIPTION

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248,
 DATED FEBRUARY 27, 2023 AT 8:00 AM
 THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE
 NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;
 LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

PLAT DATA

PLAT AREA : 21,916+/- SF. (0.50+/- ACRE)
 PARCEL NUMBER : 2524049068
 SITE ADDRESS : 7204 78TH AVE. SE.
 ZONING : R-9.6 (SINGLE FAMILY)
 NUMBER OF LOTS : 2
 LOT 1 = 11,329+/- SF.
 LOT 2 = 10,588+/- SF.
 DENSITY : 4 DUS./AC.
 EXISTING STRUCTURES : ALL TO BE REMOVED
 LOT 1 COVERAGE:
 NET AREA = 11,329 - 609 = 10,720 SF.
 CONCEPTUAL BUILDING AREA = 2,666 SF. (24.87%)
 DRIVEWAY = 1,603 SF. (39.82%)
 HARDSCAPE = 533 SF. (4.97%)
 NET COVERAGE = 4,269 SF. (39.82%)
 LOT 2 COVERAGE:
 NET AND GROSS AREA = 10,588 SF.
 CONCEPTUAL BUILDING AREA = 3,470 SF. (32.77%)
 DRIVEWAY = 555 SF. (5.24%)
 HARDSCAPE = 419 SF. (3.96%)
 NET COVERAGE = 4,025 SF. (38.01%)
 ACCESS : 103.79 LF. 20' SHARED ACCESS, 2,074+/- SF.
 PARKING SPACES : 5
 BUILDING PAD AREA: LOT 1 = 1,892 SF
 LOT 2 = 2,446 SF
 LOT 1 YARD SETBACKS: FRONT YARD = 20 FEET (WEST)
 SIDE YARD = 5 FEET (SOUTH)
 REAR YARD = 25 FEET (NORTH AND EAST)
 LOT 2 YARD SETBACKS: FRONT YARD = 20 FEET (WEST)
 SIDE YARD = 6.2 FEET MIN.,
 TOTAL OF 18.7 FEET (NORTH AND SOUTH)
 REAR YARD = 25 FEET (EAST)

SHEET INDEX

TITLE, SHEET 1
 SURVEY, SHEETS 2 & 3
 SHORT PLAT, SHEETS 4 & 5
 PRELIMINARY SITE PLAN, SHEET 6
 TREE RETENTION PLAN, SHEETS 7 & 8
 CONCEPTUAL GRADING AND UTILITY PLAN, SHEET 9
 PROPOSED BUILDING PAD PLAN, SHEET 10

TREE RETENTION NOTE

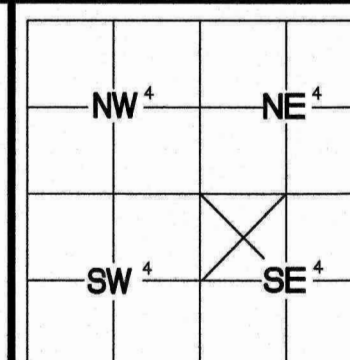
ALL TREES SHOWN AS RETAINED DURING THE SUBDIVISION WILL BE RETAINED UNLESS THEY
 POSE A HIGH RISK, AND THE CITY ARBORIST ALLOWS THE REMOVAL AND REPLACEMENT.



PRELIMINARY SITE PLAN
 FOR

GRACE FENG

2050 89TH AVENUE NE
 CLYDE HILL, WA 98004



INDEXING INFORMATION

NW 1/4 SE 1/4
 SECTION: 25
 TOWNSHIP: 24 N
 RANGE: 4 E
 COUNTY: KING

JOB:	35887	DATE:	12/21/2023
SCALE:	N/A	SHEET:	1 OF 10
DRAWN BY:	BPM & KRS	CHECKED BY:	KAP

2601 South 35th st., Suite 200
 Tacoma, Washington 98409-7479
 (253) 473-4494 FAX: (253) 473-0599
 © APEX ENGINEERING LLC 2023

CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB23-003
 KING COUNTY, WASHINGTON

SURVEY

RECORDING NO. VOL./PAGE

PORTION OF
 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.

LEGAL DESCRIPTION

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248,
 DATED FEBRUARY 27, 2023 AT 8:00 AM
 THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;
 LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 2 LOTS
 THAT MEET THE CITY OF MERCER ISLAND CODES AND REQUIREMENTS.

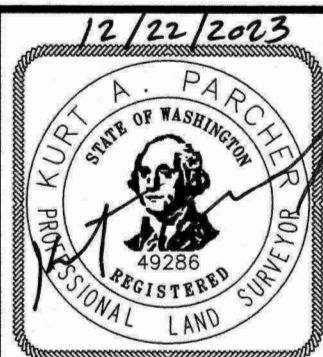
NOTES AND COMMENTS:

- 1.) BASIS OF BEARING: IS SOUTH 88°43'24" EAST, BETWEEN TWO CENTER OF ROAD MONUMENTS ALONG S.E. 72ND STREET.
 - 2.) HORIZONTAL DATUM: THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
 - 3.) VERTICAL DATUM: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
 - 4.) MONUMENTS AND MARKERS INDICATED AS FOUND AND ALL OTHER FEATURES AND CONDITIONS SHOWN HEREON WERE OBSERVED AS NOTED DURING THE MONTH INDICATED IN THE LAND SURVEYOR'S CERTIFICATE AND REPRESENT CONDITIONS AT THAT TIME ONLY.
 - 5.) FULL RELIANCE HAS BEEN PLACED IN RAINIER TITLE LLC FOR REVELATION OF EASEMENTS. NO FURTHER SEARCH OF THE RECORDS HAS BEEN CONDUCTED
 - 6.) PURPOSE OF SURVEY: THE PURPOSE OF THIS SURVEY WAS TO DEVELOP A 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAP OF THE SUBJECT PROPERTY FOR USE AS A PLANNING AND DESIGN BASE BY OTHERS. A BOUNDARY SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED CONCURRENTLY WITH THIS MAPPING.
 - 7.) FIELD SURVEY METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.
 - 8.) INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - 10.) THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING AUGUST OF 2017.
 - 11.) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON. ITS' USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY.
 - 12.) FOR YOUR INFORMATION: 0.0833 FEET = 1 INCH ON THE GROUND
 - 15.) THE UNDERGROUND UTILITIES SHOWN HEREON HEREON HAVE BEEN LOCATED FROM THE FIELD SURVEYED LOCATION OF VISIBLE SURFACE UTILITY STRUCTURES SUCH AS MANHOLE LIDS, GRATES, GAS AND WATER VALVE LIDS, ETC. WE MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR THAT THEY ARE IN THE EXACT LOCATION SHOWN.
- UTILITY INVERT ELEVATIONS AND PIPE / FLOW LINE DIAMETERS SHOWN HEREON ARE BASED ON OBSERVATIONS FROM THE TOP OF THE UTILITY STRUCTURE AND ARE APPROXIMATE ONLY. FOR SAFETY REASONS NO PHYSICAL ENTRY INTO THE UTILITY STRUCTURE WAS PERFORMED DURING THE COURSE OF THIS SURVEY.
- 16.) WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.
- 17.) 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 THE TIME OF BUILDING PERMIT SUBMITTAL AND MAY REQUIRE ADDITIONAL FIRE PROTECTION SYSTEMS AND/OR ADDITIONAL FIRE PREVENTION MEASURES FOR BUILDING APPROVAL.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GRACE FENG IN NOVEMBER, 2021.

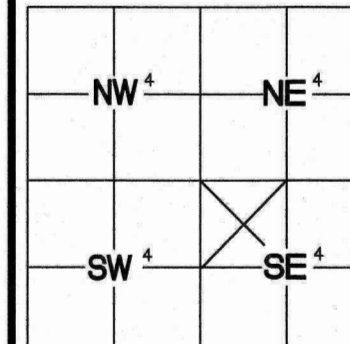
Kurt A. Parcher 12/22/2023
 KURT A. PARCHER, PLS 49286 DATE



PRELIMINARY SITE PLAN FOR

GRACE FENG

2050 89TH AVENUE NE
 CLYDE HILL, WA 98004



INDEXING INFORMATION

NW 1/4 SE 1/4
 SECTION: 25
 TOWNSHIP: 24 N
 RANGE: 4 E
 COUNTY: KING

JOB: 35887	DATE: 12/21/2023
SCALE: N/A	SHEET: 2 OF 10
DRAWN BY: BPM & KRS	CHECKED BY: KAP

2601 South 35th st., Suite 200
 Tacoma, Washington 98409-7479
 (253) 473-4494 FAX: (253) 473-0599
 © APEX ENGINEERING LLC 2023

CITY OF MERCER ISLAND
SHORT PLAT NO. SUB23-003
KING COUNTY, WASHINGTON

SHORT PLAT

RECORDING NO.	VOL./PAGE
PORTION OF NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.	

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

GRACE FENG _____ DATE _____
MERCER ISLAND 7204 78TH LLC

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

ORIGINAL LEGAL DESCRIPTION

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED FEBRUARY 27, 2023 AT 8:00 AM

THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;

LESS THE EAST 427.4 FEET THEREOF; LESS COUNTY ROAD;

SPECIAL EXCEPTIONS:

PER RAINIER TITLE, LLC GUARANTEE NO. G-0000457282248, DATED FEBRUARY 27, 2023 AT 8:00 AM

EXCEPTIONS 1 - 6 ARE NOT SURVEY RELATED

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: WATER LINE TO WELL
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: OCTOBER 7, 1958
RECORDING NO.: 4951646

EASEMENT IS TERMINATED DUE TO THE SUBJECT PARCEL BEING CONNECTED TO PUBLIC WATER

8. MATTERS SET FORTH BY SURVEY:
RECORDED: APRIL 9, 2018
RECORDING NO.: 20180409900010

RECORD OF SURVEY FOR SUBJECT PARCEL. NOT AN EASEMENT.

NEW LEGAL DESCRIPTIONS

PROPOSED LOT 1

THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON; EXCEPT THE EAST 523.65 FEET THEREOF; EXCEPT COUNTY ROADS.

PROPOSED LOT 2

THE EAST 96.25 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE SOUTH 110 FEET OF THE NORTH 140 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON; EXCEPT THE EAST 427.40 FEET THEREOF; EXCEPT COUNTY ROADS.

APPROVALS:

CITY OF MERCER ISLAND
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____ .

CODE OFFICIAL _____

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____ .

CITY ENGINEER _____

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20 ____ .

KING COUNTY ASSESSOR _____

DEPUTY ASSESSOR _____

RECORDER'S CERTIFICATE _____

PARCEL	SQ.FT.	ACRES
LOT 1	11,329	0.26
LOT 2	10,588	0.24
ORIGINAL PARCEL	21,917	0.50

RECORDER'S CERTIFICATE

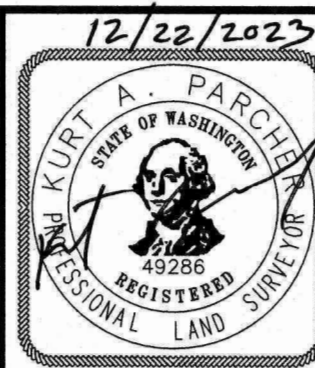
FILED FOR RECORD THIS ____ DAY OF _____, 20____,
AT ____ M. IN BOOK ____ OF _____ AT PAGE ____ AT
THE REQUEST OF APEX ENGINEERING.

MANAGER _____ SUPERINTENDENT OF RECORDS _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GRACE FENG IN NOVEMBER, 2021.

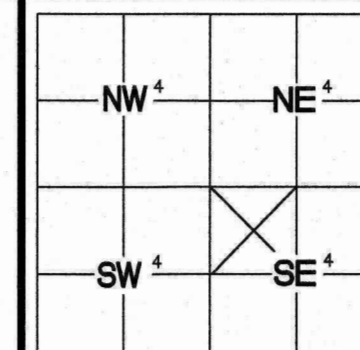
[Signature] 12/22/2023
KURT A. PARCHER, PLS 49286 DATE



PRELIMINARY SITE PLAN FOR

GRACE FENG

2050 89TH AVENUE NE
CLYDE HILL, WA 98004



INDEXING INFORMATION

NW 1/4 SE 1/4
SECTION: 25
TOWNSHIP: 24 N
RANGE: 4 E
COUNTY: KING

JOB: 35887	DATE: 12/21/2023
SCALE: N/A	SHEET: 4 OF 10
DRAWN BY: BPM & KRS	CHECKED BY: KAP

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Tacoma, Washington 98409-7479
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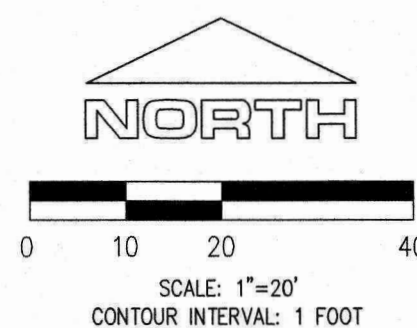
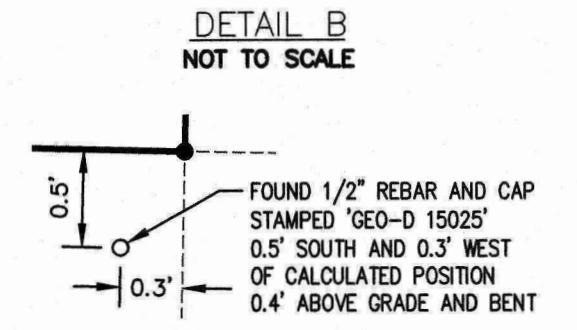
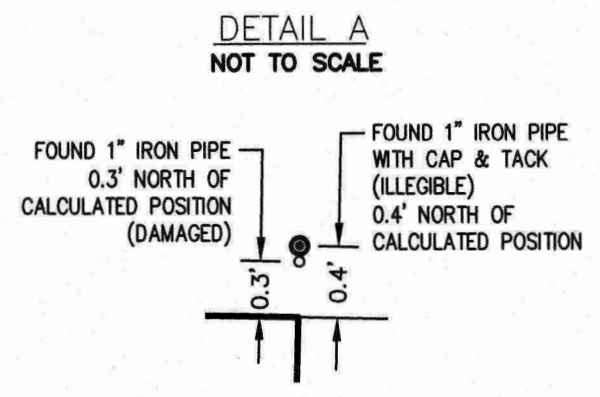
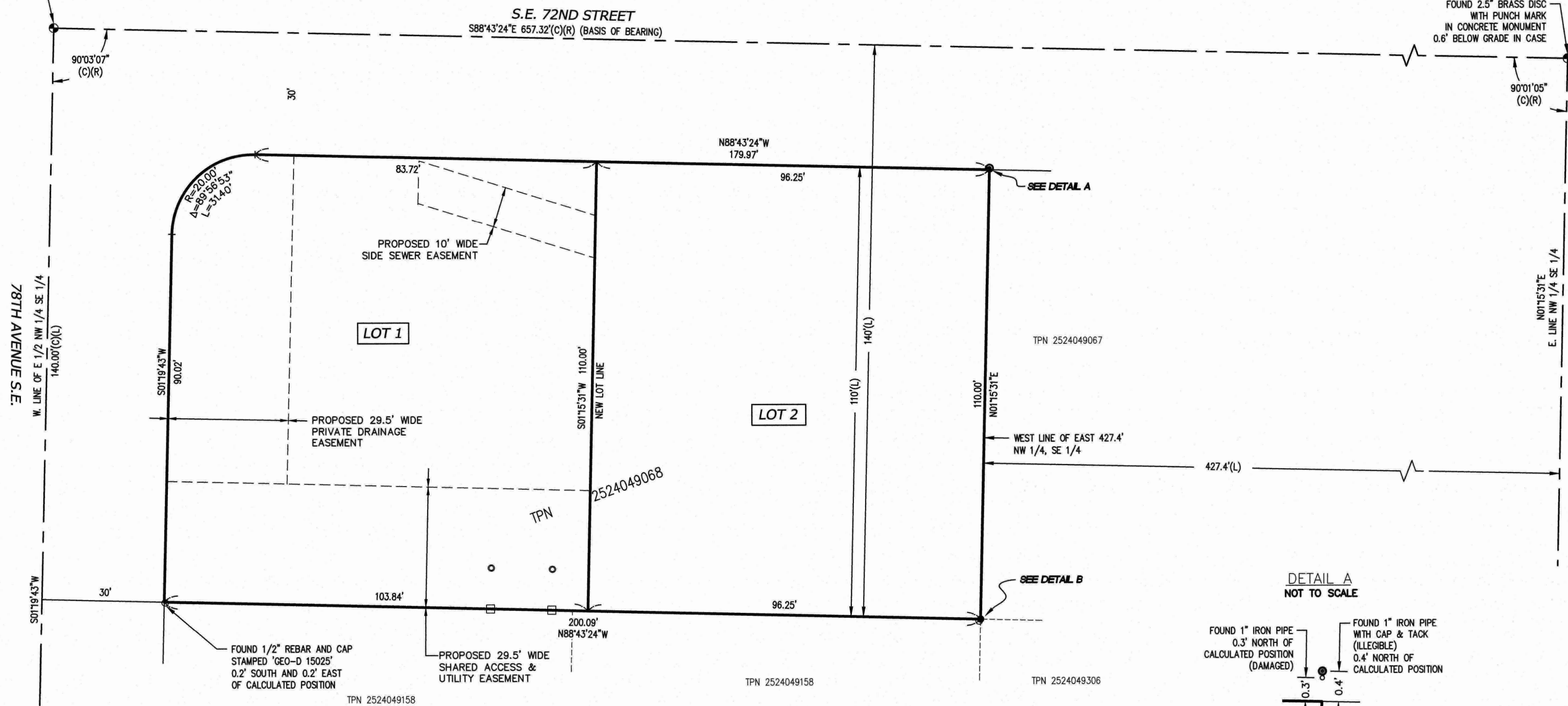
CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB23-003
 KING COUNTY, WASHINGTON

SHORT PLAT

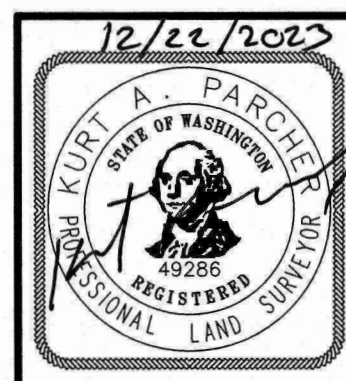
RECORDING NO. _____ VOL./PAGE _____
 PORTION OF
 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.

PLS. INC. #1
 FOUND 2.5" BRASS DISC
 WITH PUNCH MARK
 ON CONCRETE MONUMENT
 DOWN 0.5' IN CASING
 ELEVATION=260.67'

FOUND 2.5" BRASS DISC
 WITH PUNCH MARK
 IN CONCRETE MONUMENT
 0.6' BELOW GRADE IN CASE



- LEGEND:**
- TPN TAX PARCEL NUMBER
 - (C) MEASURED OR CALCULATED BY PLS, INC.
 - (L) PER LEGAL DESCRIPTION
 - (R) RECORD OF SURVEY (ROS) - VOLUME 160/PAGE 112
 - ⊙ FOUND MONUMENT IN CASE AS NOTED
 - FOUND IRON PIPE AS NOTED
 - ⊙ FOUND IRON PIPE W/CAP AS NOTED
 - FOUND REBAR AND CAP AS NOTED
 - SET REBAR AND CAP STAMPED 'KAP 49286'
 - SET HUB AND TACK AT 10-FOOT OFFSET TO PROPERTY LINE
 - SET LATH ON PROPERTY LINE



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GRACE FENG
 2050 89TH AVENUE NE
 CLYDE HILL, WA 98004

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JOB:	35887	DATE:	12/21/2023
SCALE:	1" = 20'	SHEET:	5 OF 10
DRAWN BY:	BPM & KRS	CHECKED BY:	KAP

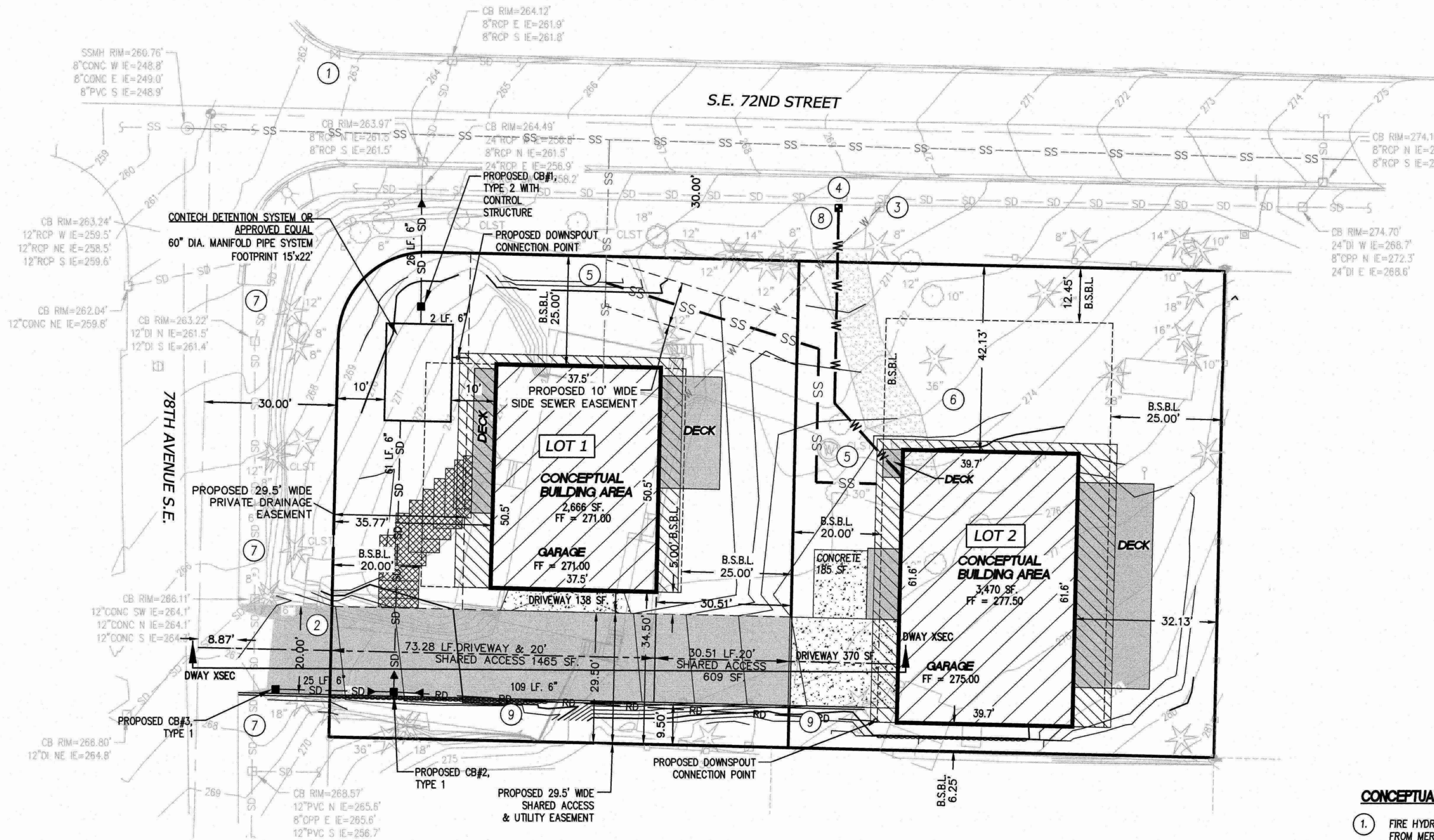
Apex Engineering

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CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB23-003
 KING COUNTY, WASHINGTON

PRELIMINARY SITE PLAN

RECORDING NO. _____ VOL./PAGE _____
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 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



PLAT DATA

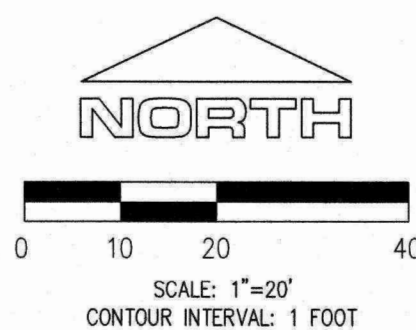
PLAT AREA : 21,916+/- SF. (0.50+/- ACRE)
 PARCEL NUMBER : 2524049068
 SITE ADDRESS : 7204 78TH AVE. SE.
 ZONING : R-9.6 (SINGLE FAMILY)
 NUMBER OF LOTS : 2
 LOT 1 = 11,329+/- SF.
 LOT 2 = 10,588+/- SF.
 DENSITY : 4 DUS./AC.
 EXISTING STRUCTURES : ALL TO BE REMOVED
 LOT 1 COVERAGE:
 NET AREA = 11,329 - 609 = 10,720 SF.
 CONCEPTUAL BUILDING AREA = 2,666 SF. (24.87%)
 DRIVEWAY = 1,603 SF. (39.82%)
 HARDSCAPE = 533 SF. (4.97%)
 NET COVERAGE = 4,269 SF. (39.82%)
 LOT 2 COVERAGE:
 NET AND GROSS AREA = 10,588 SF.
 CONCEPTUAL BUILDING AREA = 3,470 SF. (32.77%)
 DRIVEWAY = 555 SF. (5.24%)
 HARDSCAPE = 419 SF. (3.96%)
 NET COVERAGE = 4,025 SF. (38.01%)
 ACCESS : 103.79 LF. 20' SHARED ACCESS, 2,074+/- SF.
 PARKING SPACES : 5
 BUILDING PAD AREA: LOT 1 = 1,892 SF
 LOT 2 = 2,446 SF
 LOT 1 YARD SETBACKS: FRONT YARD = 20 FEET (WEST)
 SIDE YARD = 5 FEET (SOUTH)
 REAR YARD = 25 FEET (NORTH AND EAST)
 LOT 2 YARD SETBACKS: FRONT YARD = 20 FEET (WEST)
 SIDE YARD = 6.2 FEET MIN.
 TOTAL OF 18.7 FEET (NORTH AND SOUTH)
 REAR YARD = 25 FEET (EAST)

CONCEPTUAL CONSTRUCTION NOTES

1. FIRE HYDRANT H3-33 IS LOCATED ROUGHLY 508' FROM PROPOSED BUILDINGS. LOCATION TAKEN FROM MERCER ISLAND GIS AERIAL AND TO BE USED FOR PERMIT APPROVAL ONLY. PROPOSED BUILDINGS TO MEET CURRENT FIRE FLOW REQUIREMENTS.
2. 20' ACCESS ROAD IS CONSIDERED EMERGENCY VEHICLE ACCESS AND SHALL NOT BE BLOCKED
3. EXISTING 8" WATER SERVICE TO BE USED FOR THE PROPOSED LOT 1 BUILDING.
4. PROPOSED 1" WATER SERVICE TO BE INSTALLED TO SERVICE PROPOSED LOT 2 BUILDING.
5. PROPOSED RESIDENCES TO CONNECT TO EXISTING SANITARY SIDE SEWER IN LOT 1.
6. REFER TO SHEETS 7 AND 8 FOR EXISTING TREES AND THEIR DIAMETERS AND SPECIES
7. GRAVEL SHALL BE INSTALLED ALONG THE FRONTAGE OF 78TH AVENUE S.E. PER CITY OF MERCER ISLAND'S REQUIREMENTS.
8. REMOVE EXISTING GRAVEL DRIVEWAY AND RESTORE SIDEWALK PER CITY OF MERCER ISLAND'S REQUIREMENTS.
9. INSTALL 6" VERTICAL CURB.

LOT INFORMATION

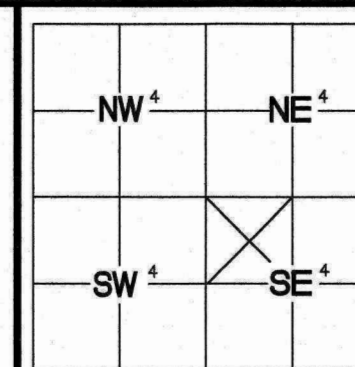
LOT #	GROSS LOT AREA (SF)	MAX. GFA 40% (SF)	NET LOT AREA (SF)	MAX. LOT COVERAGE (40%) (SF)	MAX. HARDSCAPE (9%) (SF)	AVE. LOT SLOPE	MAX. ALLOWABLE AVE. LOT SLOPE
1	11,329	4,532	10,720	4,288	965	6.85%	15%
2	10,588	4,235	10,588	4,235	953	7.96%	15%



- LEGEND**
- BUILDING PAD
 - ROOF OVERHANG
 - BSBL BUILDING SET BACK LINE
 - PROPOSED RETAINING WALL



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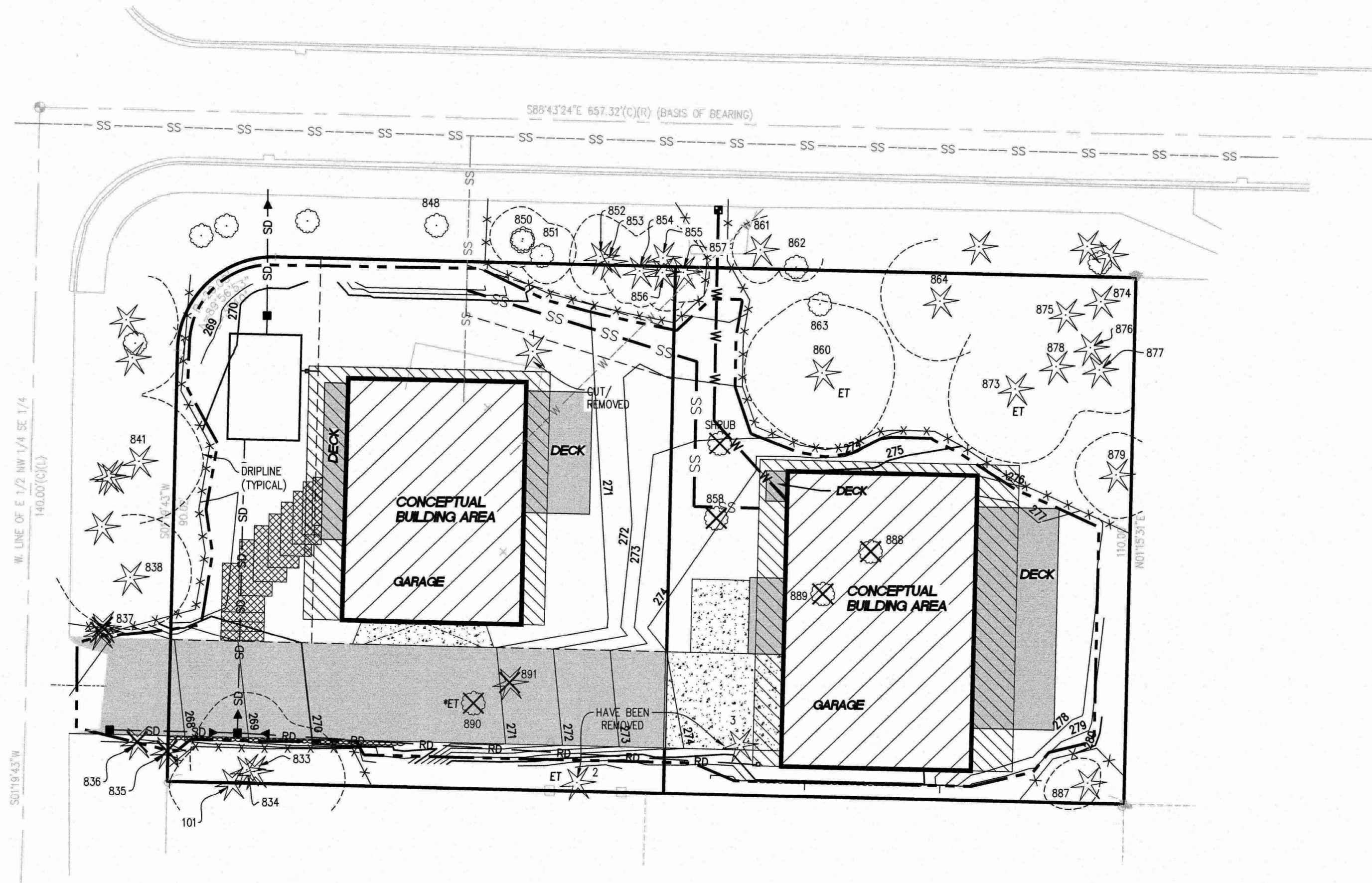
JOB: 35887
 DATE: 12/21/2023
 SCALE: 1" = 20'
 SHEET: 6 OF 10
 DRAWN BY: BPM & KRS
 CHECKED BY: KAP

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CITY OF MERCER ISLAND
 SHORT PLAT NO. SUB23-003
 KING COUNTY, WASHINGTON

TREE RETENTION PLAN

RECORDING NO. _____ VOL./PAGE _____
 PORTION OF
 NW 1/4 of SE 1/4, S. 25, T. 24 N., R. 4 E., W.M.



NORTH

0 10 20 40

SCALE: 1"=20'
 CONTOUR INTERVAL: 1 FOOT

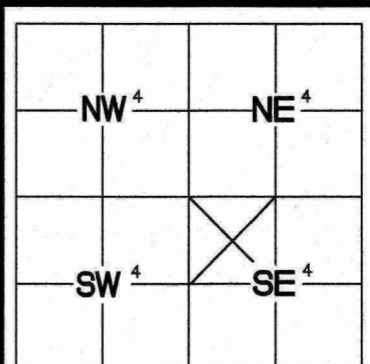
LEGEND

- BUILDING PAD
- ROOF OVERHANG
- PROPOSED RETAINING WALL
- TREE PROTECTION FENCE
- CLEARING LIMITS
- DECIDUOUS TREE WITH ARBORIST ID# NOTED
- CONIFER TREE WITH ARBORIST ID# NOTED
- *ET = EXCEPTIONAL TREE LESS THAN 24"
- ET = EXCEPTIONAL TREE 24" OR GREATER

- TREE RETENTION PLAN NOTES**
- TREE PROTECTION INFORMATION AND TREE DESIGN SHOWN ON THIS PLAN IS FROM THE ARBORIST REPORT/TREE PLAN PROVIDED BY LAYTON TREE CONSULTING, LLC DATED MARCH 7, 2022 (UPDATED 4-28-2023). APEX ENGINEERING, LLC ASSUMES NO LIABILITY FOR THIS INFORMATION.
 - ALL REPLACEMENT TREES ARE TO BE PLANTED ONSITE. APPROPRIATE LOCATIONS FOR REPLACEMENT TREES WOULD BE ON THE SOUTH AND WEST PERIMETERS AND BETWEEN THE PROPOSED LOTS.
 - SEE SHEET 8 FOR EXISTING TREES DIAMETER AND SPECIES
 - NO CLEARING OR GRADING IS PROPOSED WITHIN THE TREE PROTECTION FENCED AREAS.
 - ALL TREES SHOWN AS RETAINED DURING THE SUBDIVISION WILL BE RETAINED UNLESS THEY POSE A HIGH RISK, AND THE CITY ARBORIST ALLOWS THE REMOVAL AND REPLACEMENT.



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 DRAWN BY: BPM & KRS

DATE: 12/21/2023
 SHEET: 7 OF 10
 CHECKED BY: KAP

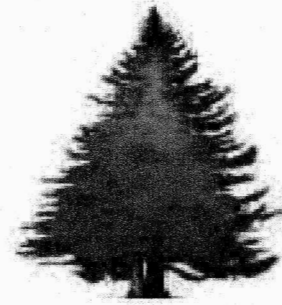
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TREE RETENTION PLAN

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Layton Tree Consulting LLC

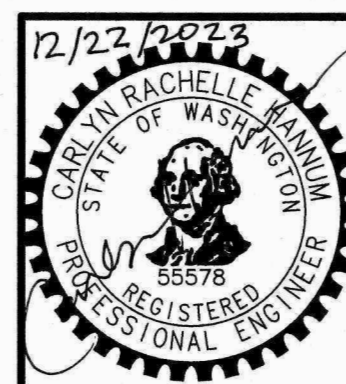
For: Grace Feng
Site: 7024 78th Ave SE - Mercer Island

Tree Summary Table

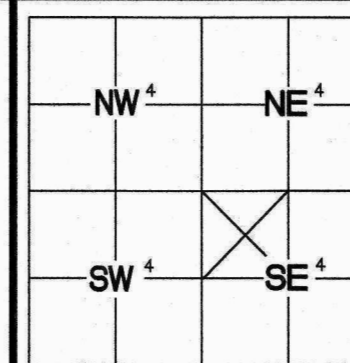
Date: 2/15/2022
Updated 11-9-2023

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Regulated Yes/No	Exceptional Yes/No	Comments	Proposal	Replacement Trees
					N	S	E	W						
B33	Western red cedar	<i>Thuja plicata</i>	19	65	12	14	18	10	Good	Yes	No	natural lean east	Save	
B34	Western red cedar	<i>Thuja plicata</i>	21	68	16	8	10	12	Fair	Yes	No	forked trunk, multiple tops	Save	
B58	flowering cherry cv.	<i>Prunus serrulata</i>	16	30	8	16	12	14	Fair-Poor	Yes	No	mature, moderate trunk decay	Remove	2
B88	bigleaf maple	<i>Acer macrophyllum</i>	9.9 (13)	28	x	x	x	x	Poor	Yes	No	Poor form, trunk decay	Remove	2
B89	flowering cherry cv.	<i>Prunus serrulata</i>	8.5 (9)	26	3	12	5	10	Fair-Poor	No	No	poor form, covered in ivy	Remove	1
B87	plum cv.	<i>Prunus americana</i> Marsh.	9	12	6	4	2	10/8	Fair	No	No	typical, asymmetric crown west	Save	
B79	Douglas fir	<i>Pseudotsuga menziesii</i>	18	73	8	8	10	8/12	Fair-Good	Yes	No	used to be crowded out by Leylands	Save	
B78	Douglas fir	<i>Pseudotsuga menziesii</i>	10	55	4	6	8	4/8	Fair	Yes	No	crook, somewhat suppressed	Save	
B77	Douglas fir	<i>Pseudotsuga menziesii</i>	9	36	2	8/10	10	2	Fair	No	No	suppressed	Save	
B76	Douglas fir	<i>Pseudotsuga menziesii</i>	16	68	8	10	12	6	Good	Yes	No	foliage somewhat sparse	Save	
B75	Douglas fir	<i>Pseudotsuga menziesii</i>	8	56	6	4	4	8/8	Good	No	No	no concerns	Save	
B74	Douglas fir	<i>Pseudotsuga menziesii</i>	16	79	10	8	12	10	Good	Yes	No	trunk covered in ivy	Save	
B73	Douglas fir	<i>Pseudotsuga menziesii</i>	31	91	14	16/16	12	14/14	Good	Yes	Yes	minor crook	Save	
B64	Douglas fir	<i>Pseudotsuga menziesii</i>	24	73	12	12/12	14	12/12	Good	Yes	No	good form, good vigor	Save	
B60	Douglas fir	<i>Pseudotsuga menziesii</i>	33	107	14	14/14	14	16/16	Fair-Good	Yes	Yes	old cambium ruptures, top foliage somewhat sparse	Save	
B63	Pacific madrone	<i>Arbutus menziesii</i>	11	38	14	0	0	8	Poor	Yes	No	diseased, asymmetric crown to north, low risk	Save	
B57	Western white pine	<i>Pinus monticola</i>	7	45	4	6/8	4/7	4	Fair-Good	No	No	poor stem taper	Save	
B56	Alaska cedar cv.	<i>Chamaecyparis nootkatensis</i>	13	53	6	8/10	8	4	Fair-Good	Yes	No	decent form and vigor	Save	
B54	ponderosa pine	<i>Pinus ponderosa</i>	14	52	8	8/10	6	8	Good	Yes	No	no concerns	Save	
B90	Pacific dogwood	<i>Cornus nuttallii</i>	6	34	6	4	4	10	Fair	Yes	Yes	base growing against concrete steps	Remove	1
B91	Norway spruce	<i>Picea abies</i>	10	42	8	8	8	8	Good	Yes	No	close to existing house	Remove	2
Previously Removed Trees														
1	Douglas fir	<i>Pseudotsuga menziesii</i>	10									Has been cut and removed from site		2
2	Douglas fir	<i>Pseudotsuga menziesii</i>	32									Has been cut and removed from site		6
3	Douglas fir	<i>Pseudotsuga menziesii</i>	28									Has been cut and removed from site		3
Right-of-Way/Neighboring Trees														
B35	Western red cedar	<i>Thuja plicata</i>	16,11,8,7,7 (23)	32	12	NA	8	8	Fair	Yes	No	topped in past, multiple new tops	Remove	2
B36	Western red cedar	<i>Thuja plicata</i>	20	20	14	NA	10	14	Fair	Yes	No	topped	Remove	2
B37	Western red cedar	<i>Thuja plicata</i>	11,8 (14)	18	6	6	12	10	Fair	Yes	No	topped for power lines	Remove	2
B38	Western red cedar	<i>Thuja plicata</i>	15,11,8,7 (21)	26	12	10/10	12/12	14	Fair	Yes	No	topped multiple times	Save	
101	Western red cedar	<i>Thuja plicata</i>	30	89	8	14	10	12	Fair	Yes	No	forked at dbh, multiple small stems	Save	
B62	Pacific madrone	<i>Arbutus menziesii</i>	11	NA	NA	4/8	NA	NA	Fair	Yes	No	leans into right-of-way, mild disease	Save	
B61	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	11	NA	NA	5/8	NA	NA	Fair	Yes	No	typical	Save	
B55	white fir	<i>Abies concolor</i>	9	NA	NA	6/8	NA	NA	Good	No	No	no concerns	Save	
B53	English holly	<i>Ilex aquifolium</i>	13	NA	NA	6/8	NA	NA	Fair	Yes	No	typical	Save	
B52	Douglas fir	<i>Pseudotsuga menziesii</i>	13	NA	NA	8/10	NA	NA	Fair	Yes	No	topped	Save	
B51	English holly	<i>Ilex aquifolium</i>	7.5	NA	NA	6/6	NA	NA	Fair	No	No	topped	Save	
B50	English holly	<i>Ilex aquifolium</i>	8.5	NA	NA	6/6	NA	NA	Fair	No	No	topped	Save	
B48	bigleaf maple	<i>Acer macrophyllum</i>	16	NA	NA	8/8	NA	NA	Poor	Yes	No	topped, low risk	Save	
B41	Western red cedar	<i>Thuja plicata</i>	16	NA	NA	NA	12/12	NA	Fair	Yes	No	topped, low risk	Save	

cv - cultivated variety
Drip-Line and Limits of Disturbance measurements from face of trunk
Calculated DBH: the DBH is parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems:
dbh = square root [(stem1)² + (stem2)² + (stem3)²]



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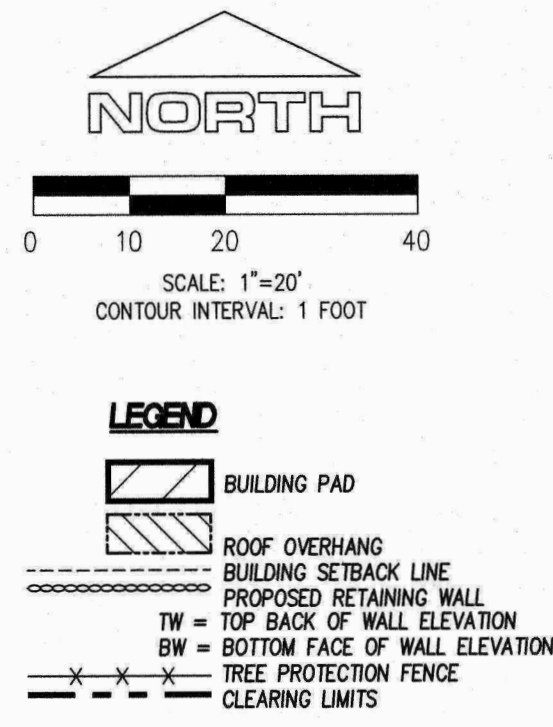
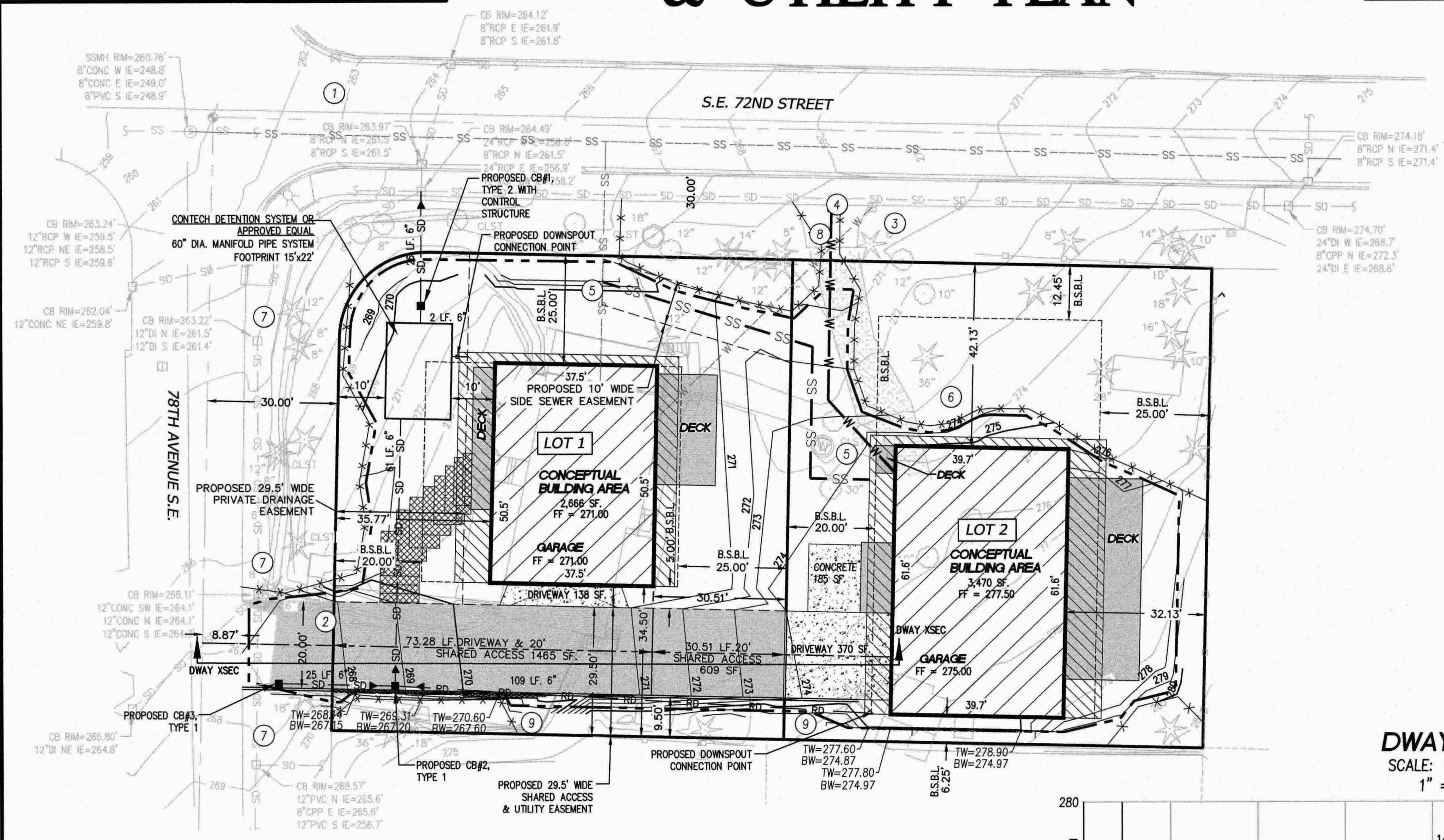
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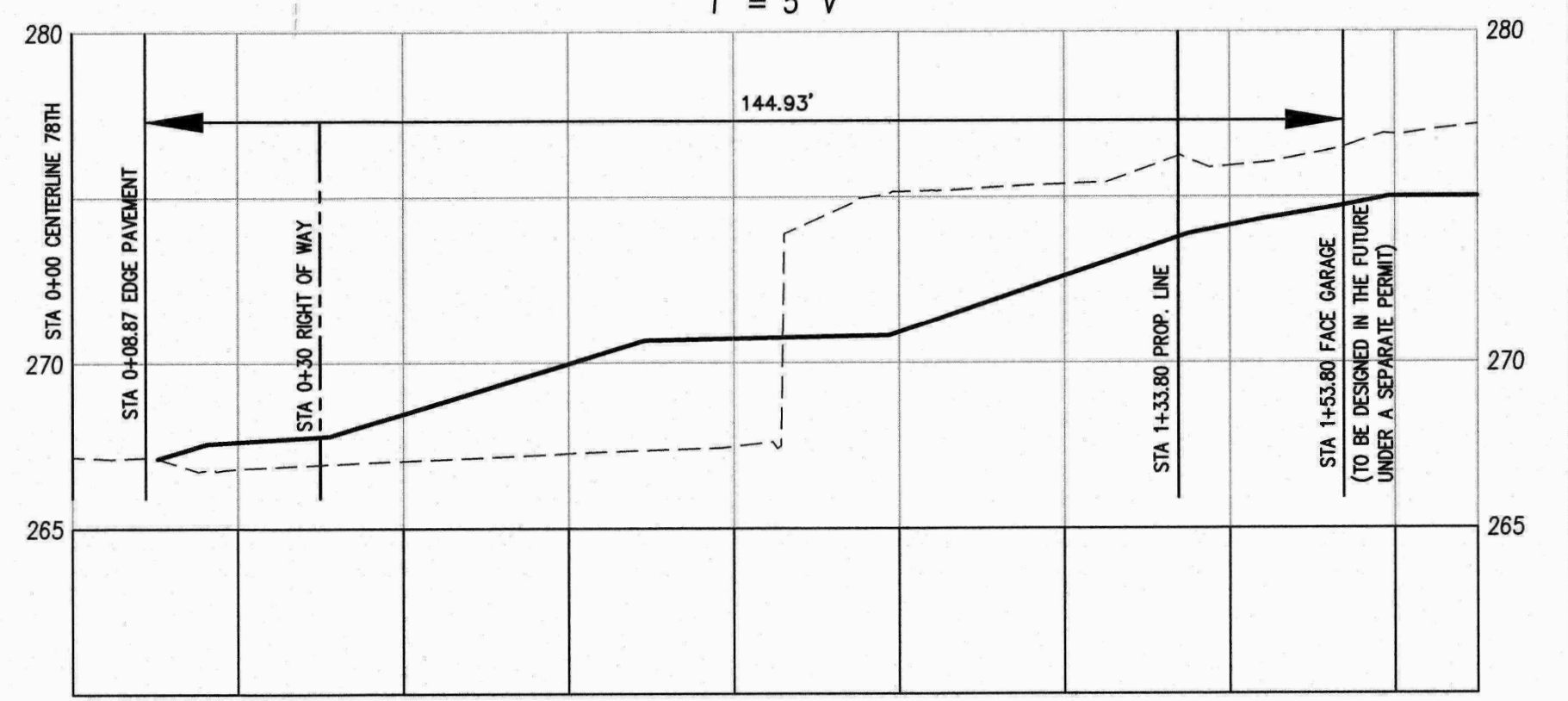
CITY OF MERCER ISLAND
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CONCEPTUAL GRADING & UTILITY PLAN

RECORDING NO. _____ VOL./PAGE _____
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DWAY XSEC
 SCALE: 1" = 20' H
 1" = 5' V



CONCEPTUAL STORM WATER AND ROOF DRAINAGE NOTES

1. A SINGLE ROOF DOWNSPOUT CONNECTION POINT HAS BEEN SHOWN PER PROPOSED BUILDING. ROOF DRAINS CONNECT TO ROOF DOWNSPOUT SYSTEM VIA DOWNSPOUTS AND TIGHTLINES.
2. SHARED ACCESS DRIVEWAY TO SHEET FLOW TO PROPOSED CATCH BASINS.

CONCEPTUAL CONSTRUCTION NOTES

1. FIRE HYDRANT H3-33 IS LOCATED ROUGHLY 508' FROM PROPOSED BUILDINGS. LOCATION TAKEN FROM MERCER ISLAND GIS AERIAL AND TO BE USED FOR PERMIT APPROVAL ONLY. PROPOSED BUILDINGS TO MEET CURRENT FIRE FLOW REQUIREMENTS.
2. 20' ACCESS ROAD IS CONSIDERED EMERGENCY VEHICLE ACCESS AND SHALL NOT BE BLOCKED
3. EXISTING 1" WATER SERVICE TO BE USED FOR THE PROPOSED LOT 1 BUILDING.
4. PROPOSED 1" WATER SERVICE TO BE INSTALLED TO SERVICE PROPOSED LOT 2 BUILDING.
5. PROPOSED RESIDENCES TO CONNECT TO EXISTING SANITARY SIDE SEWER IN LOT 1.
6. REFER TO SHEETS 7 AND 8 FOR EXISTING TREES AND THEIR DIAMETERS AND SPECIES
7. GRAVEL SHALL BE INSTALLED ALONG THE FRONTAGE OF 78TH AVENUE S.E. PER CITY OF MERCER ISLAND'S REQUIREMENTS.
8. REMOVE EXISTING GRAVEL DRIVEWAY AND RESTORE SIDEWALK PER CITY OF MERCER ISLAND'S REQUIREMENTS.
9. INSTALL 6" VERTICAL CURB.

GRADING/TESC NOTES

1. OFF-SITE FILL WILL BE FROM AN APPROVED SOURCE TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
2. DISTURBED AREAS SHALL BE STABILIZED DURING AND IMMEDIATELY FOLLOWING CONSTRUCTION PER MERCER ISLAND'S EROSION AND CONTROL REQUIREMENTS.
3. NO CLEARING OR GRADING IS PROPOSED WITHIN THE TREE PROTECTION FENCED AREAS.



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NW ⁴	NE ⁴
SW ⁴	SE ⁴

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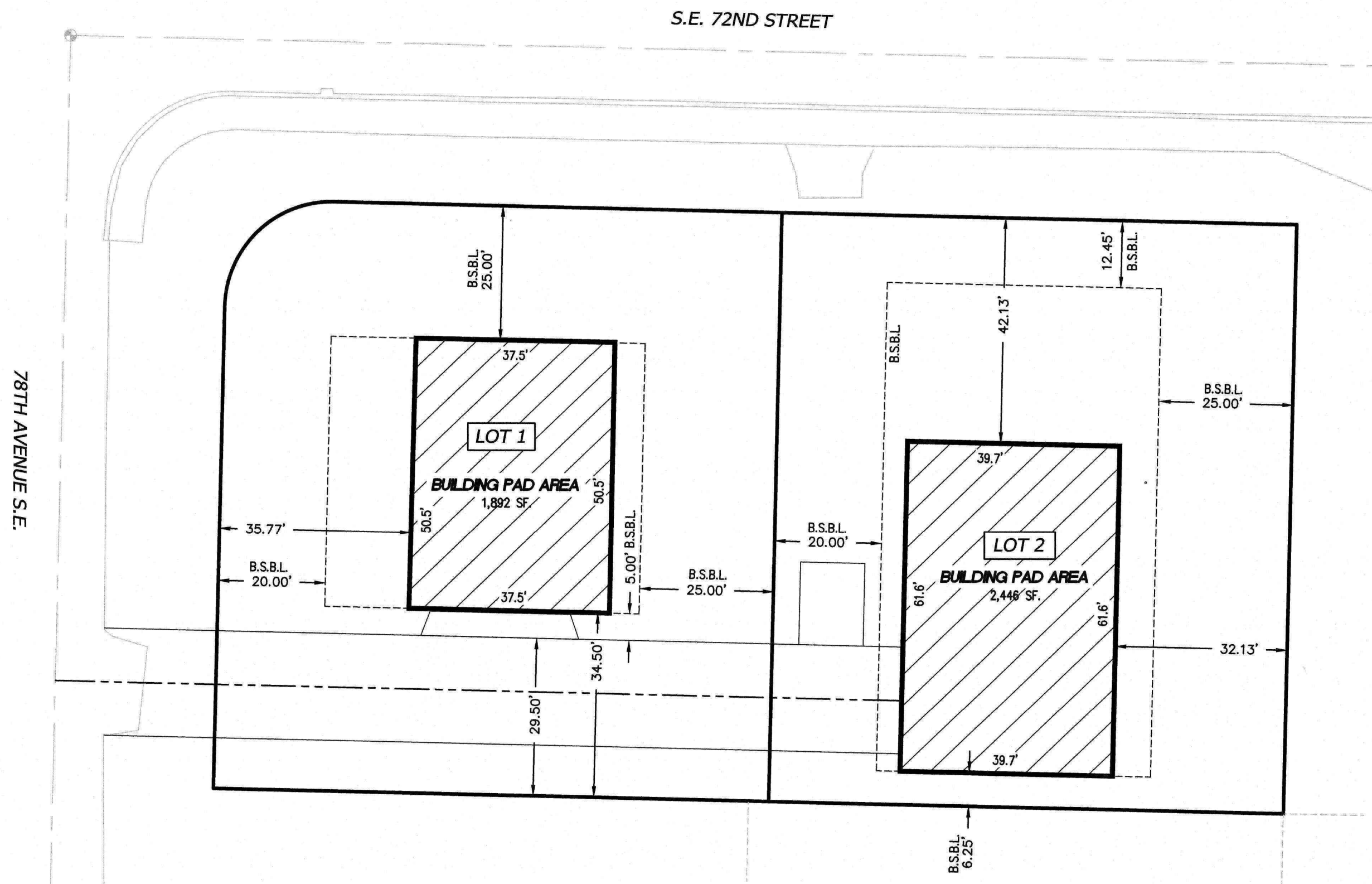
BUILDING PAD PLAN

RECORDING NO.

VOL./PAGE

PORTION OF

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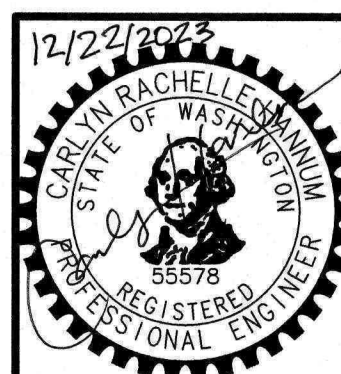
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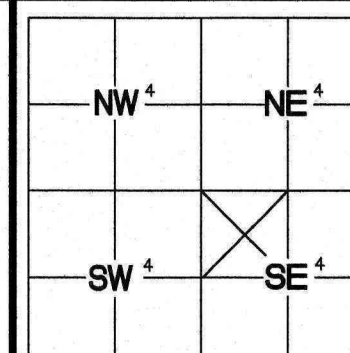
LEGEND

BUILDING PAD

BUILDING SETBACK LINE



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From: [John Janusson](#)
To: [Molly McGuire](#)
Cc: [John Janusson](#); [Betty Oi Sue Yee](#)
Subject: File No. SUB23-003, located at 7204 78th Ave SE, Mercer Island, WA
Date: Thursday, August 24, 2023 2:39:31 PM

Hello,

We are writing to comment on the application of the above referenced property (hereafter, the "7204 Property"). We (Betty Yee and John Janusson), own the property located at 7218 78th Ave SE, Mercer Island, WA, which is adjacent to and directly south of the 7204 Property.

We have previously submitted our concerns under the last application for this project (SUB22-005). I'm including the previous thread below for completeness.

Our comments on the previous plan expressed concerns that the lot 2 building was very close to the south property line. The current plans show 6.25 feet between the property line and the building, but also shows a "retaining wall" in the space between the building and the property line. I'm concerned that the current "Preliminary Site Plan" in document pin2524049068-plans.pdf is not well thought out, and does not take into account our previous concerns.

1) Per the plan the clearance from the building and our property line is 6.25 feet, and there are statements in the tree retention plans that state the lot 2 house will be moved even closer to our property for tree clearance reasons. What is the minimum clearance allowed by code?

2) The drawing shows a "retaining wall" between the lot 2 house and our property line. Our property line features a retaining wall of our own. In short - this plan states the in the 6.25 feet between our property line/retaining wall and the new house there will be another retaining wall.

My respectful request to see more details on on the site plan as I feel it is currently not compliant or feasible without changing the floorplan of the buildings.

I'm copying our previous concerns here

Sept 13, 2022 - In reviewing the Preliminary Lot Plan, the garage of the home on Lot B is planned close to our property. We request that the Lot B residence setback from the South property line be increased by 10 feet over and above the minimums defined by code. This would allow a natural privacy barrier such as arborvitae to be planted on the south side of Lot B and grow to a significant height. We would not be able to accommodate a natural barrier or fence on our property without removing our preexisting fruit trees. As noted in the Pre-Application Meeting (PRE21-052), no projections, including eaves, are permitted in the minimum side yard setback from interior lot lines, and the garage should be designed accordingly. Also noted in PRE21-052, the building setback requirement applies to Lot B building/garage. Currently, as acknowledged in the developer's application materials in the Subdivision Guaranty, the fencing on the South property currently encroaches onto our property. Furthermore, the building overhang of the shed also encroaches over the South property line. We are concerned that required setbacks will be met in the proposed development and are concerned about the developer respecting the true property line, which has been staked by rebar.

In light of the above, we are asking to be notified of all construction plans, hearings, and decisions regarding the 7204 property.

Thanks very much.

Sincerely,

Betty Yee and John Janusson

----- Forwarded Message -----

From: John Janusson <janusson@yahoo.com>

To: Betty Oi Sue Yee <bosyee@yahoo.com>; "janusson@yahoo.com" <janusson@yahoo.com>

Sent: Wednesday, August 23, 2023 at 09:35:44 PM PDT

Subject: Fw: File No. SUB22-005, located at 7204 78th Ave SE, Mercer Island, WA

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Thursday, September 15, 2022, 11:45 AM, Andrew Leon
<andrew.leon@mercerisland.gov> wrote:

Hello,

Thank you for commenting on the proposal to divide the property at 7204 78th Ave SE, as processed under permit number SUB22-005. You have been added as a party of record for this application.

As a part of review of the subdivision and building permits for future houses, the city will be ensuring that building pad and setback requirements are being met. This includes ensuring that no intrusions that are not allowed under Mercer Island City Code 19.02.020(C)(3) are located within required setbacks.

Thanks,

Andrew Leon

Planner

City of Mercer Island – Community Planning and Development Department

206-275-7720 | mercerisland.gov/cpd

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

From: John Janusson <janusson@yahoo.com>

Sent: Tuesday, September 13, 2022 10:15 PM

To: Andrew Leon <andrew.leon@mercerisland.gov>

Cc: bosyee@yahoo.com; John Janusson <janusson@yahoo.com>

Subject: File No. SUB22-005, located at 7204 78th Ave SE, Mercer Island, WA

Subject: File No. SUB22-005, located at 7204 78thAve SE, Mercer Island, WA

Hello,

We are writing to comment on the application of the above referenced property (hereafter, the "7204 Property"). We (Betty Yee and John Janusson), own the property located at 7218 78thAve SE, Mercer Island, WA, which is adjacent to and directly south of the 7204 Property.

In reviewing the Preliminary Lot Plan, the garage of the home on Lot B is planned close to our property. We request that the Lot B residence setback from the South property line be increased by 10 feet over and above the minimums defined by code. This would allow a natural privacy barrier such as arborvitae to be planted on the south side of Lot B and grow to a significant height. We would not be able to accommodate a natural barrier or fence on our property without removing our preexisting fruit trees. As noted in the Pre-Application Meeting (PRE21-052), no projections, including eaves, are permitted in the minimum side yard setback from interior lot lines, and the garage should be designed accordingly. Also noted in PRE21-052, the building setback requirement applies to Lot B building/garage. Currently, as acknowledged in the developer's application materials in the Subdivision Guaranty, the fencing on the South property currently encroaches onto our property. Furthermore, the building overhang of the shed also encroaches over the South property line. We are concerned that required setbacks will be met in the proposed development and are concerned about the developer respecting the true property line, which has been staked by rebar.

In light of the above, we are asking to be notified of all construction plans, hearings, and decisions regarding the 7204 property.

Thanks very much.

Sincerely,

Betty Yee and John Janusson



5ft2 STUDIO ARCHITECTS, LLC

2625 Northup Way, Ste 100,
Bellevue, WA 98004
425-287-1567
peikli.pang@5ft2studio.com
www.5ft2studio.com

11/14/2023

John Janusson and Betty Yee
7218 78th Avenue Southeast
Mercer Island, WA 98040
Reference: SUB22-005 – Public Comment Response

Dear John Janusson and Betty Yee:

The following is in response to the email to Molly McGuire, Planner at the City of Mercer Island Community Planning and Development, dated August 24, 2023.

Comment

1) Per the plan the clearance from the building and our property line is 6.25 feet, and there are statements in the tree retention plans that state the lot 2 house will be moved even closer to our property for tree clearance reasons. What is the minimum clearance allowed by code?

Response:

Referring to the code and interpretation of the planner stating in pre-application 3, dated November 2, 2021:

- 1) The total side yard depth for Lots A and B are 18.7 feet based on the lot widths of 110 feet (i.e. 17% of the lot width). The minimum individual side yard is 6.2 feet (i.e. 33% of the total side yard depth). Note that variable side yard setback requirements may increase the minimum individual side yard requirements based on building height adjacent to the side yards. The greater of the side yard setbacks applies. See MICC 19.02.020.C.1.c.
- 2) If the building height is less than 15 feet along the side yard, no variable side yard setback requirement applies. The side yards would be determined by lot width: 18.7 feet total side yard depth and minimum individual side yard depth of 6.2 feet.

The proposed building height along the side yard intent to stay below 15 feet, hence no variable side yard setback requirement applies, the minimum individual side yard depth is 6.2 feet. This will be respectfully adhered to during building permit. In addition, it will not be approved by the city if compliance is not met.

Per email by Planner, Andrew Leon of the city dated September 15, 2022, 11:45 AM. Andrew clarify that As a part of review of the subdivision and building permits for future houses, the city will be ensuring that building pad and setback requirements are being met.

2) The drawing shows a "retaining wall" between the lot 2 house and our property line. Our property line features a retaining wall of our own. In short - this plan states the in the 6.25 feet between our property

line/retaining wall and the new house there will be another retaining wall.

Response: Please refer to response letter from Apex Engineering.

My respectful request to see more details on on the site plan as I feel it is currently not compliant or feasible without changing the floorplan of the buildings.

Response: Per email by Planner, Andrew Leon of the city dated September 15, 2022, 11:45 AM. Andrew clarify that As a part of review of the subdivision and building permits for future houses, the city will be ensuring that building pad and setback requirements are being met.

I'm copying our previous concerns here Sept 13, 2022 - In reviewing the Preliminary Lot Plan, the garage of the home on Lot B is planned close to our property. We request that the Lot B residence setback from the South property line be increased by 10 feet over and above the minimums defined by code. This would allow a natural privacy barrier such as arborvitae to be planted on the south side of Lot B and grow to a significant height. We would not be able to accommodate a natural barrier or fence on our property without removing our preexisting fruit trees.

Response: In the context of this development project, the sole access point to the site is limited to 78th Ave SE, with a crucial stipulation that access must remain within 150 feet to avoid the impracticality of requiring a fire engine turnaround. As a result, the garage design is tailored to meet the minimum setback requirements. Furthermore, a strong emphasis is placed on preserving the trees along the northern side of the property to minimize environmental impact, this comply with the city requirement of conserving exceptional trees. To foster neighborly relations, the decision has been made to construct the garage as a single-story building.

As noted in the Pre-Application Meeting (PRE21-052), no projections, including eaves, are permitted in the minimum side yard setback from interior lot lines, and the garage should be designed accordingly.

Response: There will be no projections, including eaves, are permitted in the minimum side yard setback from interior lot lines, and the garage current footprint is reflecting this and it will be designed accordingly.

Also noted in PRE21-052, the building setback requirement applies to Lot B building/garage. Currently, as acknowledged in the developer's application materials in the Subdivision Guaranty, the fencing on the South property currently encroaches onto our property. Furthermore, the building overhang of the shed also encroaches over the South property line. We are concerned that required setbacks will be met in the proposed development and are concerned about the developer respecting the true property line, which has been staked by rebar.

Response: The proposed development (building pad) is measuring all setback lines from the surveyed property. Any encroachment of fencing onto your property will be removed accordingly or to be brought back to the surveyed property line. The true property line will be staked by certified surveyor according to their survey on site when any construction start to take place. This is standard procedure and the developer will adhere respectfully to it.

Architect: 5ft2 Studio Architects

By: 

Peik Li Pang, AIA, Architect



November 14, 2023

John Janusson and Betty Yee
7218 78th Avenue Southeast
Mercer Island, WA 98040

Reference: SUB23-003 – Public Comment Response
Apex Job No. 35887

Dear John Janusson and Betty Yee:

The following is in response to the email to Molly McGuire, Planner at the City of Mercer Island Community Planning and Development, dated August 24, 2023.

Comments

1. Per the plan the clearance from the building and our property line is 6.25 feet, and there are statements in the tree retention plans that state the lot 2 house will be moved even closer to our property for tree clearance reasons. What is the minimum clearance allowed by code?

Refer to the response from 5ft2 Studio submitted separately with this application package.

2. The drawing shows a "retaining wall" between the lot 2 house and our property line. Our property line features a retaining wall of our own. In short - this plan states the in the 6.25 feet between our property line/retaining wall and the new house there will be another retaining wall.

Removing the proposed retaining wall would create an unstable slope between the pad on Lot 2 and adjacent property line with a grade up to 65%. Furthermore, grading down toward the pad from the property line would not allow for adequate drainage from the pad. Emergency vehicle access requirements do not allow the proposed pad to be raised to a height at which a stable slope between the pad and property line and proper drainage from the pad could be achieved without a retaining wall. Therefore, the proposed retaining wall is required for pedestrian, vehicular and environmental safety as well as adequate grading and stormwater design. The proposed wall should not affect the stability of the slope or the approximately 2-foot-high landscaping wall on your side of the lot line.

The height of the proposed wall, measured from the top of the retaining wall to the finished grade, does not exceed 4 feet. This is less than the maximum allowed retaining wall height specified in the Mercer Island Code Section 19.02.050-D.

It is understood from the email to Andrew Leon on September 13, 2022 that you would like a natural barrier or fence between the properties installed. It is our understanding



that a natural buffer is not required to be installed as a part of this project. There is currently 33-feet between the shared property line and your residence which should be ample room to install a natural barrier of your choice.

If you have any questions or concerns, please contact me at (253) 473-4494 ext. 1071 or at jones@apexengineering.net.

Sincerely,



Pam Jones, PLS
Project Manager

CRH



August 30, 2023

5ft2 Studio
Attn: Peik Li Pang
2625 Northup Way, Ste 100
Bellevue, WA 98004
Via: Email

RE: **SUB23-003** SUB1 Review Letter; 7204 78th Ave SE, Mercer Island, WA 98040

Dear Peik Li Pang,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Preliminary Short Plat application. The following issues need to be addressed in your resubmission:

Planning:

1. Review and prepare responses to the comments published by Planning Review in the shared review file linked below. Follow the instructions below for resubmittal.
2. Review and prepare responses to the public comments (attached) received during the 30-day public comment period that ran from July 24 to August 24, 2023.
3. A preliminary tree planting plan is required. A financial guarantee will be required before final plat approval. A performance bond will be required to cover the plantings and then switch to a maintenance bond once you apply for the building permits and plant the trees. My calculation is you are showing 7 removals that require 18 replacement trees.
4. Update tree inventory worksheet to exclude trees 880-886 since it is a nonregulated hedge.
5. The clearing limits shown on sheet 7 are within tree 860's tree protection zone. Move the clearing limits outside the tree protection zone.

6. *To be shown on the face of the plat:* All trees shown as retained during the subdivision will be retained unless they pose a high risk, and the city arborist allows the removal and replacement.

The City's processing of the Preliminary Short Plat application has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is October 30, 2023. If a complete response is not received or an extension response has been received prior to that date, the application will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Sincerely,



Molly McGuire, Planner
City of Mercer Island Community Planning and Development
molly.mcguire@mercerisland.gov
(206) 275-7712

Download the Correction Drawing File to Review and Respond to Comments:

<https://MiePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/SUB23-003-SUB1-PLANS-070323_review.pdf>.

1. To access the file, enter the following credentials into your web browser:

Username: eguest@mercergov.org

Password: @mercer123

2. To view comments, download the file to your hard drive and open in an Adobe Reader or Adobe Acrobat.
3. The first time you access this system, you will enter the same credentials two times. Once to open the plan in your web browser, and then again to open the plan in Adobe.

Please note, you can forward this link to your sub-consultants for their review, input, and replies.

Responding and Resubmitting: [Click for More Detailed Instructions](#)

1. Reply to all plan review comments within the correction drawing file.
2. Update your drawings, and any necessary supplemental documents or forms.

3. Upload updated drawings to the [Mercer Island Permit Submittal Portal](#).

Having Trouble? Please Review the Following:

[Accessing, Reviewing, and Responding to MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

Thank you for your participation in the MlePlan review process.

From: [John Janusson](#)
To: [Molly McGuire](#)
Cc: [John Janusson](#); [Betty Oi Sue Yee](#)
Subject: File No. SUB23-003, located at 7204 78th Ave SE, Mercer Island, WA
Date: Thursday, August 24, 2023 2:39:31 PM

Hello,

We are writing to comment on the application of the above referenced property (hereafter, the "7204 Property"). We (Betty Yee and John Janusson), own the property located at 7218 78th Ave SE, Mercer Island, WA, which is adjacent to and directly south of the 7204 Property.

We have previously submitted our concerns under the last application for this project (SUB22-005). I'm including the previous thread below for completeness.

Our comments on the previous plan expressed concerns that the lot 2 building was very close to the south property line. The current plans show 6.25 feet between the property line and the building, but also shows a "retaining wall" in the space between the building and the property line. I'm concerned that the current "Preliminary Site Plan" in document pin2524049068-plans.pdf is not well thought out, and does not take into account our previous concerns.

1) Per the plan the clearance from the building and our property line is 6.25 feet, and there are statements in the tree retention plans that state the lot 2 house will be moved even closer to our property for tree clearance reasons. What is the minimum clearance allowed by code?

2) The drawing shows a "retaining wall" between the lot 2 house and our property line. Our property line features a retaining wall of our own. In short - this plan states the in the 6.25 feet between our property line/retaining wall and the new house there will be another retaining wall.

My respectful request to see more details on on the site plan as I feel it is currently not compliant or feasible without changing the floorplan of the buildings.

I'm copying our previous concerns here

Sept 13, 2022 - In reviewing the Preliminary Lot Plan, the garage of the home on Lot B is planned close to our property. We request that the Lot B residence setback from the South property line be increased by 10 feet over and above the minimums defined by code. This would allow a natural privacy barrier such as arborvitae to be planted on the south side of Lot B and grow to a significant height. We would not be able to accommodate a natural barrier or fence on our property without removing our preexisting fruit trees. As noted in the Pre-Application Meeting (PRE21-052), no projections, including eaves, are permitted in the minimum side yard setback from interior lot lines, and the garage should be designed accordingly. Also noted in PRE21-052, the building setback requirement applies to Lot B building/garage. Currently, as acknowledged in the developer's application materials in the Subdivision Guaranty, the fencing on the South property currently encroaches onto our property. Furthermore, the building overhang of the shed also encroaches over the South property line. We are concerned that required setbacks will be met in the proposed development and are concerned about the developer respecting the true property line, which has been staked by rebar.

In light of the above, we are asking to be notified of all construction plans, hearings, and decisions regarding the 7204 property.

Thanks very much.

Sincerely,

Betty Yee and John Janusson

----- Forwarded Message -----

From: John Janusson <janusson@yahoo.com>

To: Betty Oi Sue Yee <bosyee@yahoo.com>; "janusson@yahoo.com" <janusson@yahoo.com>

Sent: Wednesday, August 23, 2023 at 09:35:44 PM PDT

Subject: Fw: File No. SUB22-005, located at 7204 78th Ave SE, Mercer Island, WA

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Thursday, September 15, 2022, 11:45 AM, Andrew Leon <andrew.leon@mercerisland.gov> wrote:

Hello,

Thank you for commenting on the proposal to divide the property at 7204 78th Ave SE, as processed under permit number SUB22-005. You have been added as a party of record for this application.

As a part of review of the subdivision and building permits for future houses, the city will be ensuring that building pad and setback requirements are being met. This includes ensuring that no intrusions that are not allowed under Mercer Island City Code 19.02.020(C)(3) are located within required setbacks.

Thanks,

Andrew Leon

Planner

City of Mercer Island – Community Planning and Development Department

206-275-7720 | mercerisland.gov/cpd

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

From: John Janusson <janusson@yahoo.com>

Sent: Tuesday, September 13, 2022 10:15 PM

To: Andrew Leon <andrew.leon@mercerisland.gov>

Cc: bosyee@yahoo.com; John Janusson <janusson@yahoo.com>

Subject: File No. SUB22-005, located at 7204 78th Ave SE, Mercer Island, WA

Subject: File No. SUB22-005, located at 7204 78thAve SE, Mercer Island, WA

Hello,

We are writing to comment on the application of the above referenced property (hereafter, the "7204 Property"). We (Betty Yee and John Janusson), own the property located at 7218 78thAve SE, Mercer Island, WA, which is adjacent to and directly south of the 7204 Property.

In reviewing the Preliminary Lot Plan, the garage of the home on Lot B is planned close to our property. We request that the Lot B residence setback from the South property line be increased by 10 feet over and above the minimums defined by code. This would allow a natural privacy barrier such as arborvitae to be planted on the south side of Lot B and grow to a significant height. We would not be able to accommodate a natural barrier or fence on our property without removing our preexisting fruit trees. As noted in the Pre-Application Meeting (PRE21-052), no projections, including eaves, are permitted in the minimum side yard setback from interior lot lines, and the garage should be designed accordingly. Also noted in PRE21-052, the building setback requirement applies to Lot B building/garage. Currently, as acknowledged in the developer's application materials in the Subdivision Guaranty, the fencing on the South property currently encroaches onto our property. Furthermore, the building overhang of the shed also encroaches over the South property line. We are concerned that required setbacks will be met in the proposed development and are concerned about the developer respecting the true property line, which has been staked by rebar.

In light of the above, we are asking to be notified of all construction plans, hearings, and decisions regarding the 7204 property.

Thanks very much.

Sincerely,

Betty Yee and John Janusson



December 15, 2023

5ft2 Studio
Attn: Peik Li Pang
2625 Northup Way, Ste 100
Bellevue, WA 98004
Via: Email

RE: **SUB23-003** SUB2 Review Letter; 7204 78th Ave SE, Mercer Island, WA 98040

Dear Peik Li Pang,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Preliminary Short Plat application. The following issues need to be addressed in your resubmission:

Planning:

1. Review and prepare responses to the comments published by Planning Review in the shared review file linked below. Follow the instructions below for resubmittal.
2. **Repeat Comment from SUB1 Review Letter:** The building pad location shown restricts future development to exactly within the shapes outlined in the area labeled "Building Pad" on the site plan. "Building Pad" is outlined in MICC 19.09.090. It is recommended that the building pad be adjusted to only include those areas in the above code section.
 - a. Additionally, MICC 19.09.090(A)(3) requires no cross section of the building pad is less than 20 feet wide. The Building Pad locations shown on Sheet 6 and 10 contain several cross sections that are less than 20 feet wide.
3. Per John Kenney, City Arborist, the amount of replacement trees required was reduced from 25 trees to 20 trees, per the table below. Update Sheet L-1.0 to reflect these changes.

Tree No.	Size	No. of Replacement Trees Req'd	NOTES
835		2	ROW not included in retention requirement
836		2	ROW
837		2	ROW
1		4	Previously removed
2		4	Previously removed
3		1	Previously removed
858		1	
888		1	
890		1	
891		2	

4. A financial guarantee will be required before final plat approval. A performance bond will be required to cover the plantings and then switch to a maintenance bond once you apply for the building permits and plant the trees.

The City's processing of the Preliminary Short Plat application has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is February 13, 2023. If a complete response is not received or an extension response has been received prior to that date, the application will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Sincerely,



Molly McGuire, Planner
 City of Mercer Island Community Planning and Development
molly.mcguire@mercerisland.gov
 (206) 275-7712

Please note that there are no comments published in the Correction Drawing File

Download the Correction Drawing File to Review and Respond to Comments:

<https://MlePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/SUB23-003-SUB2-PLANS-111523_review.pdf>.

1. To access the file, enter the following credentials into your web browser:

Username: eguest@mercergov.org

Password: @mercer123

2. To view comments, download the file to your hard drive and open in an Adobe Reader or Adobe Acrobat.
3. The first time you access this system, you will enter the same credentials two times. Once to open the plan in your web browser, and then again to open the plan in Adobe.

Please note, you can forward this link to your sub-consultants for their review, input, and replies.

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1. Reply to all plan review comments within the correction drawing file.
2. Update your drawings, and any necessary supplemental documents or forms.
3. Upload updated drawings to the [Mercer Island Permit Submittal Portal](#).

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[Accessing, Reviewing, and Responding to MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

Thank you for your participation in the MlePlan review process.



5ft2 STUDIO ARCHITECTS, LLC

2625 Northup Way, Ste 100,
Bellevue, WA 98004
425-287-1567
peikli.pang@5ft2studio.com
www.5ft2studio.com

11/14/2023

Molly McGuire, Planner
City of Mercer Island Community Planning and Development
molly.mcguire@mercerisland.gov
(206) 275-7712

RE: SUB23-003 SUB1 Review Letter; 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: SUB23-003. Please let us know if you have further comments.

Planning:

1. Review and prepare responses to the comments published by Planning Review in the shared review file linked below. Follow the instructions below for resubmittal.
[Response: The comments from the markup plan have been revised and updated in the new set of plat drawings](#)
2. Review and prepare responses to the public comments (attached) received during the 30-day public comment period that ran from July 24 to August 24, 2023.
[Responses to public comment is attached.](#)
3. A preliminary tree planting plan is required. A financial guarantee will be required before final plat approval. A performance bond will be required to cover the plantings and then switch to a maintenance bond once you apply for the building permits and plant the trees. My calculation is you are showing 7 removals that require 18 replacement trees.
[Response: Refer to submitted preliminary plan for proposed trees replacement.](#)
4. Update tree inventory worksheet to exclude trees 880-886 since it is a nonregulated hedge.
[Response: Tree inventory worksheet has been updated in the arborist report and also the drawings set.](#)
5. The clearing limits shown on sheet 7 are within tree 860's tree protection zone. Move the clearing limits outside the tree protection zone.
[Response: clearing limits have been adjusted to avoid tree protection zone.](#)

Architect: 5ft2 Studio Architects

By: _____

Peik Li Pang, AIA, Architect



5ft2 STUDIO ARCHITECTS, LLC

2625 Northup Way, Ste 100,
Bellevue, WA 98004
425-287-1567
peikli.pang@5ft2studio.com
www.5ft2studio.com

12/22/2023

Molly McGuire, Planner
City of Mercer Island Community Planning and Development
molly.mcguire@mercerisland.gov
(206) 275-7712

RE: SUB23-003 SUB1 Review Letter; 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: SUB23-003. Please let us know if you have further comments.

Planning:

2. Repeat Comment from SUB1 Review Letter: The building pad location shown restricts future development to exactly within the shapes outlined in the area labeled "Building Pad" on the site plan. "Building Pad" is outlined in MICC 19.09.090. It is recommended that the building pad be adjusted to only include those areas in the above code section. a. Additionally, MICC 19.09.090(A)(3) requires no cross section of the building pad is less than 20 feet wide. The Building Pad locations shown on Sheet 6 and 10 contain several cross sections that are less than 20 feet wide.

Response: All building pads have been amended to have more than 20 feet wide cross sections. All sheets with building pads have been updated.

3. Per John Kenney, City Arborist, the amount of replacement trees required was reduced from 25 trees to 20 trees, per the table below. Update Sheet L-1.0 to reflect these changes.
Responses: Landscape plan (Sheet L-1.0) has been updated accordingly, 20 trees replacement are shown now.

4. A financial guarantee will be required before final plat approval. A performance bond will be required to cover the plantings and then switch to a maintenance bond once you apply for the building permits and plant the trees.
Response: Will follow instructions.

Architect: 5ft2 Studio Architects

By: _____

Peik Li Pang, AIA, Architect



LAYTON TREE CONSULTING, LLC

ARBORIST REPORT/TREE PLAN

7204 78th Avenue SE
Mercer Island, WA



Report Prepared by:

Bob Layton
Registered Consulting Arborist #670
Certified Arborist #PN-2714A

March 7, 2022
Updated November 9, 2023

It's all about trees.....

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Attachments

Photos, pages 9 - 16

Tree Summary Tables

Tree Locator/Conditions Map

Tree Plan Map (Site Plan)

Tree #860/#873 Protection Plan

Tree Inventory & Replacement Submittal Information' Worksheet

Assignment

Layton Tree Consulting, LLC was asked to compile an Arborist Report for a property on Mercer Island. The subject property is located at 7204 78th Avenue SE. My assignment is to prepare a written report on present tree conditions, and to provide appropriate recommendations for the protection of retained trees during re-development (demolition of existing structure and the construction of two new single-family residences) of the property.

This report encompasses all of the criteria set forth under the City of Mercer Island's tree regulations, particularly Chapter 19.10 Trees, of the Unified Development Code Title 19. A 'Regulated' tree is any tree with a diameter of more than 10-inches or any tree that meets the definition of an 'Exceptional' tree.

Date of Field Examination: February 15, 2022

Description

28 trees were assessed on the property. Of these, 23 are 'regulated' trees. These are comprised of a mix of native and planted species. They are found scattered around the property.

Subject trees have been identified with a numbered aluminum tag attached to the lower trunk by another party. These same tag numbers were used for this report. These tag numbers correspond with the numbers on the attached Tree Summary Table and map.

An additional 14 off-site trees were also assessed. 13 of these are within the street rights-of-way of 78th Avenue SE and SE 72nd Street. Only one neighboring tree was identified within a proximity of the east and south property lines.

Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown or canopy of the tree is examined for current vigor/health by examining the foliage for appropriate color and density, the vegetative buds for color and size, and the branches for structural form and annual shoot growth; and the overall presence of limb dieback and/or any disease issues.
- The trunk or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insect pests, bleeding or exudation of sap, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects can include but are not limited to excessive or unnatural leans, crooks, forks with V-shaped crotches, multiple attachments.
- The root collar and exposed surface roots are inspected for the presence of decay, insect damage, as well as if they have been injured or wounded, undermined or exposed, or the original grade has been altered.

Based on these factors a determination of condition is made.

Judging Condition

The three condition categories are described as follows:

Good – free of significant structural defects, no disease concerns, minor pest issues, no significant root issues, good structure/form with uniform crown or canopy, foliage of normal color and density, average or normal vigor, will be wind firm if isolated or left as part of a grouping or grove of trees, suitable for its location

Fair – minor to moderate structural defects not expected to contribute to a failure in near future, no disease concerns, moderate pest issues, no significant root issues, asymmetric or unbalanced crown or canopy, average or normal vigor, foliage of normal color, moderate foliage density, will be wind firm if left as part of a grouping or grove of trees, cannot be isolated, suitable for its location

Poor – major structural defects expected to cause fail in near future, disease or significant pest concerns, decline due to old age, significant root issues, asymmetric or unbalanced crown or canopy, sparse or abnormally small foliage, poor vigor, not suitable for its location

Judging Retention Suitability

Not all trees necessarily warrant retention. The three retention suitability categories as described in ANSI A300 Part 5 (Standard Practices for the Management of Trees During Site Planning, Site Development and Construction) are as follows:

Good – trees are in good health condition and structural stability and have the potential for longevity at the site

Fair – trees are in fair health condition and/or have structural defects that can be mitigated with treatment. These trees may require more intense management and monitoring, and may have shorter life-spans than those in the “good” category.

Poor – trees are in poor health condition and have significant defects in structure that cannot be mitigated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess characteristics that are incompatible or undesirable in landscape settings or be unsuited for the intended use of the site.

Observations

Trees #833 and #834 are semi-mature Western red cedar, located close to the existing driveway in the southwest corner of the property. Both are of fairly good vigor. Lower trunks appear sound with no outward indicators of any internal decay issues. #833 is in ‘good’ condition. The trunk of #834 forks into multiple tops. Condition is ‘fair’.

Trees #860, #864 and #873 > #879 comprise a large grouping of Douglas fir in the northeast corner of the property. Conditions range from ‘fair’ to ‘good’. All are of fairly good vigor. Trees #860 and #873 are larger than 30-inches in diameter and therefore considered ‘exceptional’.

Tree #863 is a semi-mature Pacific madrone. It has a major lean and asymmetric canopy to the north. It is heavily diseased with madrone canker. Continued gradual decline is expected. Condition is 'poor'. Because of its size, it is considered low risk and can be retained at the site.

Tree #890 is a young to semi-mature Pacific dogwood that naturally regenerated at the site, very close to the existing structure. The base of the tree is abutting the concrete steps. See picture below. It is not viable due to its location. This is considered an 'exceptional' tree species in the city at 6-inches in diameter or larger.

Trees #880 > #886 are a planted row of Leyland cypress adjacent to the east property line. Two Leyland cypress north of #880 uprooted in the past and failed. The remaining cypress have been significantly pruned back on their east sides by the neighbor and have asymmetric crowns to the west. This is considered a non-regulated hedge by the city.

Three Douglas fir trees have been removed from the site within the last couple of years or so. Two larger specimens were located on the south perimeter and one smaller one was located near the existing house on the north side.

Neighboring Trees

All of the right-of-way (ROW) trees have been repeatedly topped in the past for power line clearance. There are many small, non-regulated trees in the ROW. These make up a dense screening between the subject property and adjacent streets. Species include a mix of native and volunteer species to include bigleaf maple, Douglas fir, Pacific madrone, Western red cedar, English holly, English hawthorn and a few planted coniferous species.

Tree #101 is a semi-mature Western red cedar located directly southwest of #833 and #834. The main trunk forks at 4-feet above ground into multiple small diameter stems/tops. It is in 'fair' condition.

Discussion/Recommendations

The extent of driplines (farthest reaching branches) for the subject trees can be found on the tree summary table at the back of this report. The information in this report can be used by the project architect to create the final tree retention plan sheet for City submittal.

The recommended Limit of Disturbance (LOD) measurements can also be found on the tree summary table for trees that may be potentially impacted by proposed improvements. The LOD measurements are based on species, age, condition, drip-line, prior improvements, proposed impacts and the anticipated cumulative impacts to the entire root zone. This is the maximum allowable encroachment. Encroachment (soil excavations) beyond the LOD is likely to cause decline or compromise long-term structural stability. These measurements shall be referenced when siting structures and utilities and determining tree retention feasibility.

The attached tree plan map shows the extent of driplines for trees to be retained. Tree Protection fencing shall be positioned a few feet beyond the driplines for optimal protection. The existing grades

within the tree protection zones shall be maintained and not altered. Retaining walls can be constructed outside of the tree protection areas to maintain the existing grades if necessary. The building footprint on Lot 2 has been redesigned to retain Trees #860 and #873, both exceptional trees. The proposed impact into the outer dripline of #860 is not expected to have future adverse impacts on tree health or stability. The proposed cut in grade for the new building foundation is 10 to 12-feet from the trunk face. Over-excavation for the foundation shall be reduced to as little as possible to limit the disturbance. The project arborist shall be on-site to oversee the foundation work adjacent to #860 so the necessary precautions can be taken to minimize impacts.

Lot 2 utilities shall be routed west of Tree #860 outside of the dripline and between the driplines of Trees #857 and #861 down the existing gravel driveway, as shown on the attached tree plan map.

Right-of-way Trees #835, #836 and #837 are very close to the proposed new driveway and will be significantly impacted and compromised by new construction. The existing grade in this area needs to be lowered.

Trees #833, #834 and #101 next to the existing concrete driveway are not expected to be significantly impacted. The new driveway will be constructed at the same or slightly higher elevation as the existing. If the existing concrete is to be removed, it shall be broken up using a manual jack-hammer and removed from within the driplines by hand-labor only. Care shall be taken not to disturb roots that can be expected to exist just below the existing concrete. Once concrete is removed, immediately cover with gravel to create subbase for the new driveway. Use a tracked mini-excavator for this work to reduce the risk of unnecessary damage to roots and soil compaction.

Any roots damaged during site work outside of the tree protection area shall be pruned clean at sound tissue prior to backfilling or finishing areas. Sound tissue is where the root is undamaged and the bark is completely intact with the root. This will help roots to seal off potential decay and allow them to sprout new growth. Any disturbed areas adjacent to tree protection zones shall be watered weekly during the dry season of June through September. This will help to create a favorable environment for new root growth and reduce the overall stress associated with root loss and disturbance. Cover areas outside of the protection zone with a +/- 6-inch layer of wood chips or hog fuel to protect soils from compaction and damage to surface roots.

Care shall be taken to continue to protect trees during finish landscape work. Any landscape work within the protection areas shall be accomplished using hand-labor only. Keep irrigation trenches, large plantings or other improvements outside of the tree protection areas.

Discussion Update

The house has been moved 8 ½-feet south away from Tree #860 to provide a 14-foot protection zone from the trunk face and 5-feet of clearance for access and construction. See the attached protection plan map. The re-design of the house will minorly impact the outer dripline area of Tree #873. To protect soils and feeder roots, cover the area with a +/- 6-inch layer of coarse arborist wood chip mulch or hog fuel. Tree protection fencing shall be phased to provide better protection during house construction. When deck is ready to be constructed, move protection fencing as shown on the attached

map. This minor impact is not expected to have any adverse effects on the tree so long as the tree protection guidelines and measures discussed in this report are adhered to.

Tree Protection Measures

The following guidelines are recommended to ensure that the designated space set aside for the preserved trees are protected and construction impacts are kept to a minimum. Standards have been set forth under MICC 19.10.080. Please review these standards prior to any development activity.

- Tree protection fencing shall be erected per attached tree plan prior to moving any heavy equipment on site. Doing this will set clearing limits and avoid compaction of soils within root zones of retained trees.
- Excavation limits shall be laid out in paint on the ground to avoid over excavating.
- Excavations within the driplines shall be monitored by a qualified tree professional so necessary precautions can be taken to decrease impacts to tree parts. A qualified tree professional shall monitor excavations when work has been authorized or approved within the dripline or critical root zone.
- To establish sub grade for foundations, curbs and pavement sections near the trees, soil shall be removed parallel to the roots and not at 90-degree angles to avoid breaking and tearing roots that lead back to the trunk within the dripline. Any roots damaged during these excavations shall be hand-excavated and exposed to sound tissue and cut cleanly with a saw prior to backfilling or finishing areas.
- Areas excavated within the dripline of retained trees shall be thoroughly irrigated weekly during dry periods.
- Preparations for final landscaping shall be accomplished by hand within the driplines of retained trees. Large equipment shall be kept outside of the tree protection zones at all times.

Tree Retention/Replacement

Of the 26 large regulated trees existing on the property, which includes the three prior removed trees, seven trees are proposed for removal. These include the four trees within the proposed access drive and Lot 2 building footprint, and the three prior removed trees. Retention of large regulated trees is 63%.

Replacement trees will be required per 19.10.070 Tree Replacement. A total of 25 replacement trees are required. See the attached Tree Inventory & Replacement Submittal Information' worksheet. The property is not large enough to sustain all of the required tree replacement. The proposal is plant half of the required replacement trees on-site and pay the fee-in-lieu of replacement for the other half. See the landscape plan prepared for the project.

All replacement trees are to be planted on site. Replacement trees shall be at a minimum – 1 ½ inch caliper for deciduous species and 6 feet in height for coniferous species. Appropriate locations for replacement trees would be on the south and west perimeters and between the proposed lots.

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine and assess trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks associated with living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that grow, respond to their environment, mature, decline and sometimes fail in ways we do not fully understand. Conditions are often hidden within trees and below ground.

Arborists cannot guarantee that a tree will be healthy and/or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Photo Documentation

Trees #833 > #836 close to existing driveway



Trees #833 > #836 close to existing driveway



Trees #890 and #891 close to existing house



Base of Tree #890 growing up against concrete wall/steps



Tree #858 in middle of site



Trees #888 and #889 in middle of site



Trees #880 > #886 on east property line, non-regulated hedge



Trees #880 > #886 on east property line, previously uprooted cypress trees in foreground



Non-regulated cypress row significantly cut back on east sides



Douglas fir grouping in northeast corner



Douglas fir grouping in northeast corner



Trees #854 > #857 at edge of ROW



ROW trees north of existing house



ROW trees west of existing house



Looking east to SE 72nd Street ROW trees



78th Ave SE ROW trees





Layton Tree Consulting LLC

For: Grace Feng
 Site: 7024 78th Ave SE - Mercer Island

Tree Summary Table

Date: 2/15/2022
 Updated 11-7-2023

Tree/ Tag #	Species Common Name	Species Scientific Name	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Regulated Yes/No	Exceptional Yes/No	Comments	Proposal	Replacement Trees
					N	S	E	W						
833	Western red cedar	<i>Thuja plicata</i>	19	65	12	14	18	10	Good	Yes	No	natural lean east	Save	
834	Western red cedar	<i>Thuja plicata</i>	21	68	16	8	10	12	Fair	Yes	No	forked trunk, multiple tops	Save	
858	flowering cherry cv.	<i>Prunus serrulata</i>	16	30	8	16	12	14	Fair-Poor	Yes	No	mature, moderate trunk decay	Remove	2
888	bigleaf maple	<i>Acer macrophyllum</i>	9,9 (13)	28	x	x	x	x	Poor	Yes	No	Poor form, trunk decay	Remove	2
889	flowering cherry cv.	<i>Prunus serrulata</i>	8,5 (9)	26	3	12	5	10	Fair-Poor	No	No	poor form, covered in ivy	Remove	1
887	plum cv.	<i>Prunus americana</i> Marsh.	9	12	6	4	2	10/8	Fair	No	No	typical, asymmetric crown west	Save	
879	Douglas fir	<i>Pseudotsuga menziesii</i>	18	73	8	8	10	8/12	Fair-Good	Yes	No	used to be crowded out by Leylands	Save	
878	Douglas fir	<i>Pseudotsuga menziesii</i>	10	55	4	6	8	4/8	Fair	Yes	No	crook, somewhat suppressed	Save	
877	Douglas fir	<i>Pseudotsuga menziesii</i>	9	36	2	8/10	10	2	Fair	No	No	suppressed	Save	
876	Douglas fir	<i>Pseudotsuga menziesii</i>	16	68	8	10	12	6	Good	Yes	No	foliage somewhat sparse	Save	
875	Douglas fir	<i>Pseudotsuga menziesii</i>	8	56	6	4	4	8/8	Good	No	No	no concerns	Save	
874	Douglas fir	<i>Pseudotsuga menziesii</i>	16	79	10	8	12	10	Good	Yes	No	trunk covered in ivy	Save	
873	Douglas fir	<i>Pseudotsuga menziesii</i>	31	91	14	16/16	12	14/14	Good	Yes	Yes	minor crook	Save	
864	Douglas fir	<i>Pseudotsuga menziesii</i>	24	73	12	12/12	14	12/12	Good	Yes	No	good form, good vigor	Save	
860	Douglas fir	<i>Pseudotsuga menziesii</i>	33	107	14	14/14	14	16/16	Fair-Good	Yes	Yes	old cambium ruptures, top foliage somewhat sparse	Save	
863	Pacific madrone	<i>Arbutus menziesii</i>	11	38	14	0	0	8	Poor	Yes	No	diseased, asymmetric crown to north, low risk	Save	
857	Western white pine	<i>Pinus monticola</i>	7	45	4	6/8	4/7	4	Fair-Good	No	No	poor stem taper	Save	
856	Alaska cedar cv.	<i>Chamaecyparis nootkatensis</i>	13	53	6	8/10	6	4	Fair-Good	Yes	No	decent form and vigor	Save	
854	ponderosa pine	<i>Pinus ponderosa</i>	14	52	8	8/10	6	8	Good	Yes	No	no concerns	Save	
890	Pacific dogwood	<i>Cornus nuttallii</i>	6	34	6	4	4	10	Fair	Yes	Yes	base growing against concrete steps	Remove	1
891	Norway spruce	<i>Picea abies</i>	10	42	8	8	8	8	Good	Yes	No	close to existing house	Remove	2
Previously Removed Trees														
1	Douglas fir	<i>Pseudotsuga menziesii</i>	10									Has been cut and removed from site		2
2	Douglas fir	<i>Pseudotsuga menziesii</i>	32									Has been cut and removed from site		6
3	Douglas fir	<i>Pseudotsuga menziesii</i>	28									Has been cut and removed from site		3
Right-of-Way/Neighboring Trees														
835	Western red cedar	<i>Thuja plicata</i>	16,11,8,7,7 (23)	32	12	NA	8	8	Fair	Yes	No	topped in past, multiple new tops	Remove	2
836	Western red cedar	<i>Thuja plicata</i>	20	20	14	NA	10	14	Fair	Yes	No	topped	Remove	2
837	Western red cedar	<i>Thuja plicata</i>	11,8 (14)	18	6	6	12	10	Fair	Yes	No	topped for power lines	Remove	2
838	Western red cedar	<i>Thuja plicata</i>	15,11,8,7 (21)	26	12	10/10	12/12	14	Fair	Yes	No	topped multiple times	Save	
101	Western red cedar	<i>Thuja plicata</i>	30	69	8	14	10	12	Fair	Yes	No	forked at dbh, multiple small stems	Save	
862	Pacific madrone	<i>Arbutus menziesii</i>	11	NA	NA	4/8	NA	NA	Fair	Yes	No	leans into right-of-way, mild disease	Save	
861	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	11	NA	NA	6/8	NA	NA	Fair	Yes	No	typical	Save	
855	white fir	<i>Abies concolor</i>	9	NA	NA	6/8	NA	NA	Good	No	No	no concerns	Save	
853	English holly	<i>Ilex aquifolium</i>	13	NA	NA	6/8	NA	NA	Fair	Yes	No	typical	Save	
852	Douglas fir	<i>Pseudotsuga menziesii</i>	13	NA	NA	8/10	NA	NA	Fair	Yes	No	topped	Save	
851	English holly	<i>Ilex aquifolium</i>	7,6	NA	NA	6/6	NA	NA	Fair	No	No	topped	Save	
850	English holly	<i>Ilex aquifolium</i>	8,5	NA	NA	6/6	NA	NA	Fair	No	No	topped	Save	
848	bigleaf maple	<i>Acer macrophyllum</i>	16	NA	NA	8/8	NA	NA	Poor	Yes	No	topped, low risk	Save	
841	Western red cedar	<i>Thuja plicata</i>	16	NA	NA	NA	12/12	NA	Fair	Yes	No	topped, low risk	Save	
cv - cultivated variety														25

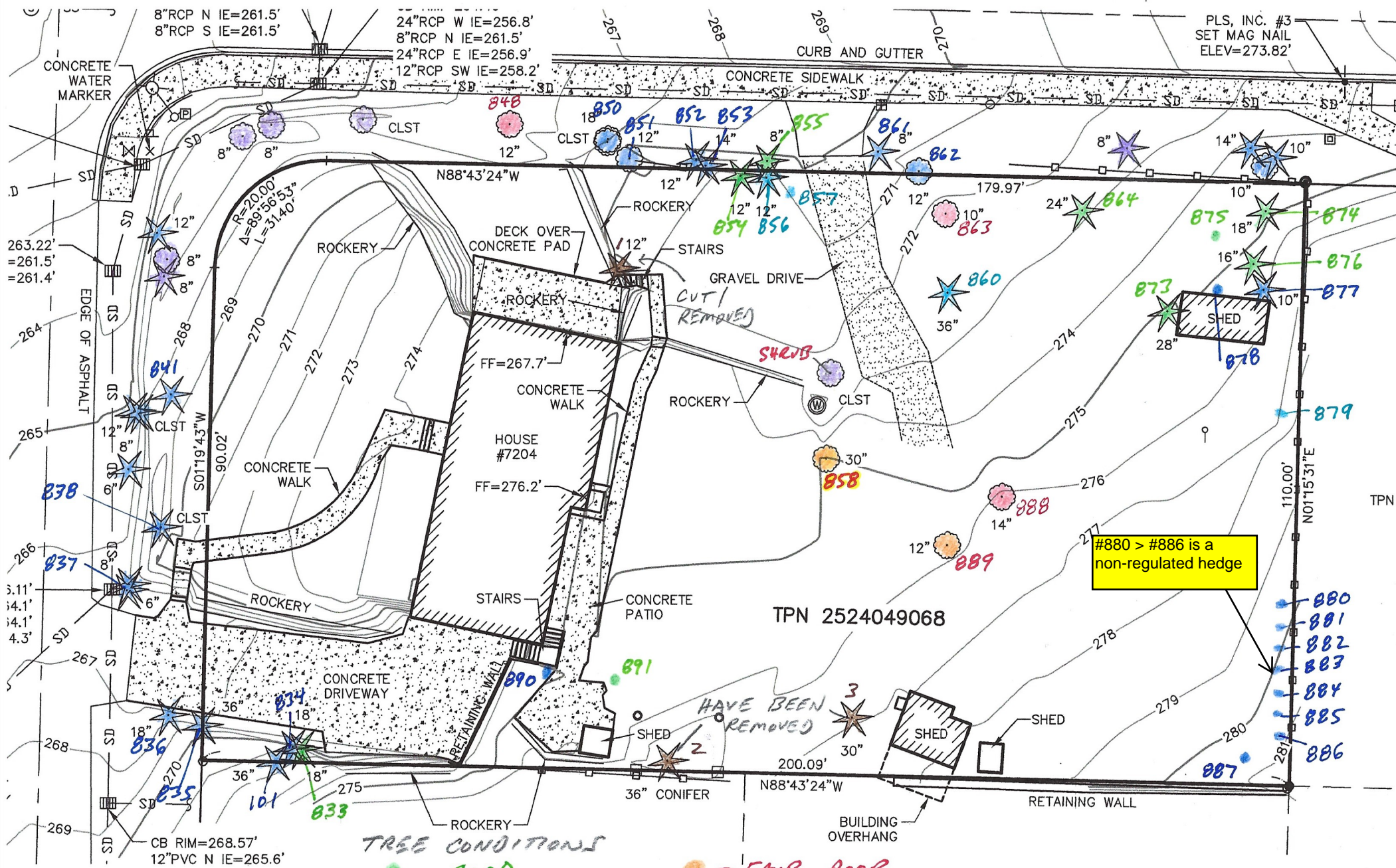
Drip-Line and Limits of Disturbance measurements from face of trunk

Calculated DBH: the DBH is parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems:

dbh = square root [(stem1)2 +(stem2)2 +(stem3)2]).

7204 78TH AVE SE

TREE LOCATOR / CONDITIONS MAP



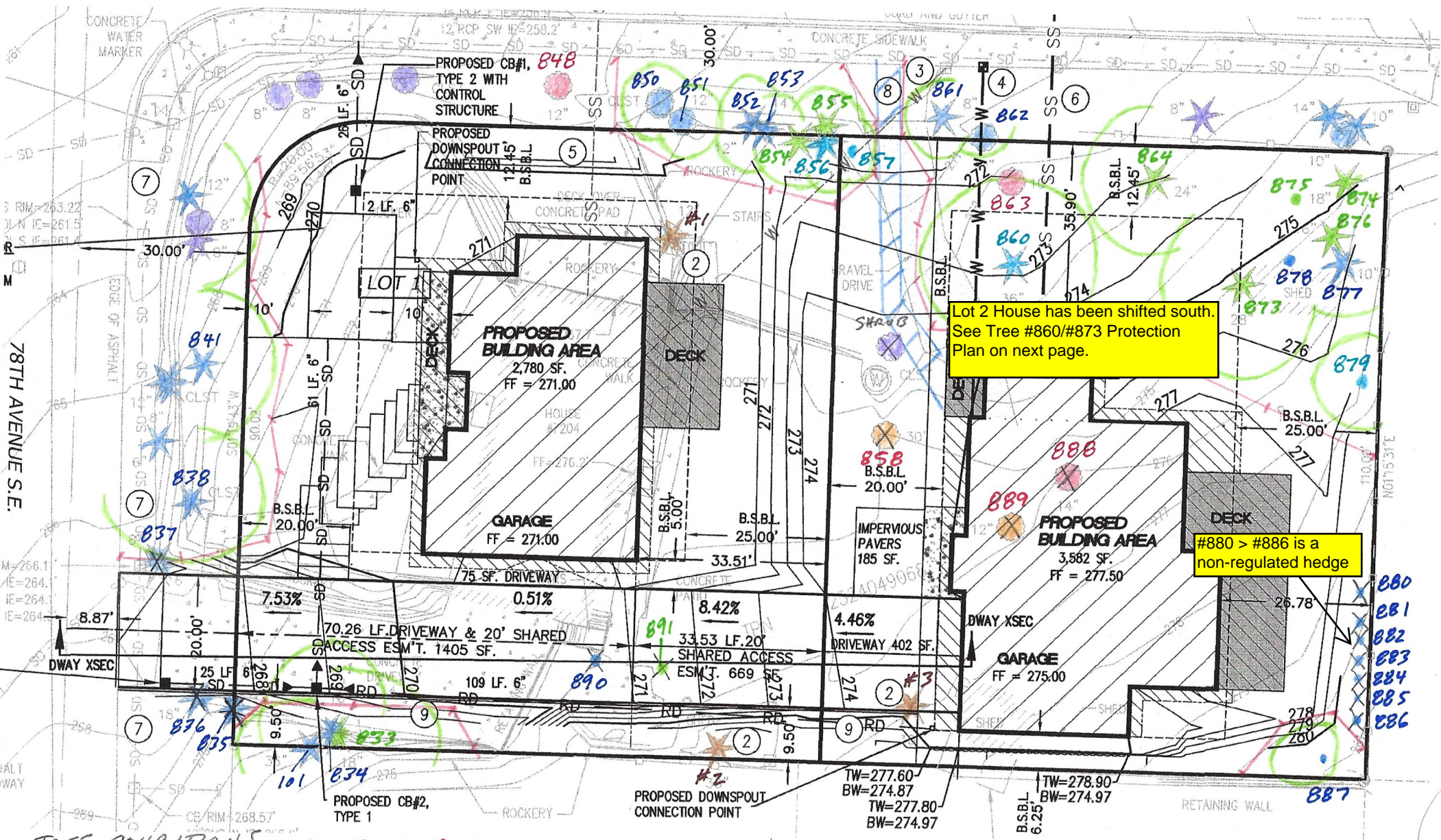
TREE CONDITIONS

- - GOOD
- - FAIR - GOOD
- - FAIR
- - FAIR - POOR
- - POOR
- - SMALL - NON REGULATED TREE

APPROX. SCALE
1" = 23.6'

7204 78TH AVE SE

TREE PLAN MAP



Lot 2 House has been shifted south. See Tree #860/#873 Protection Plan on next page.

#880 > #886 is a non-regulated hedge

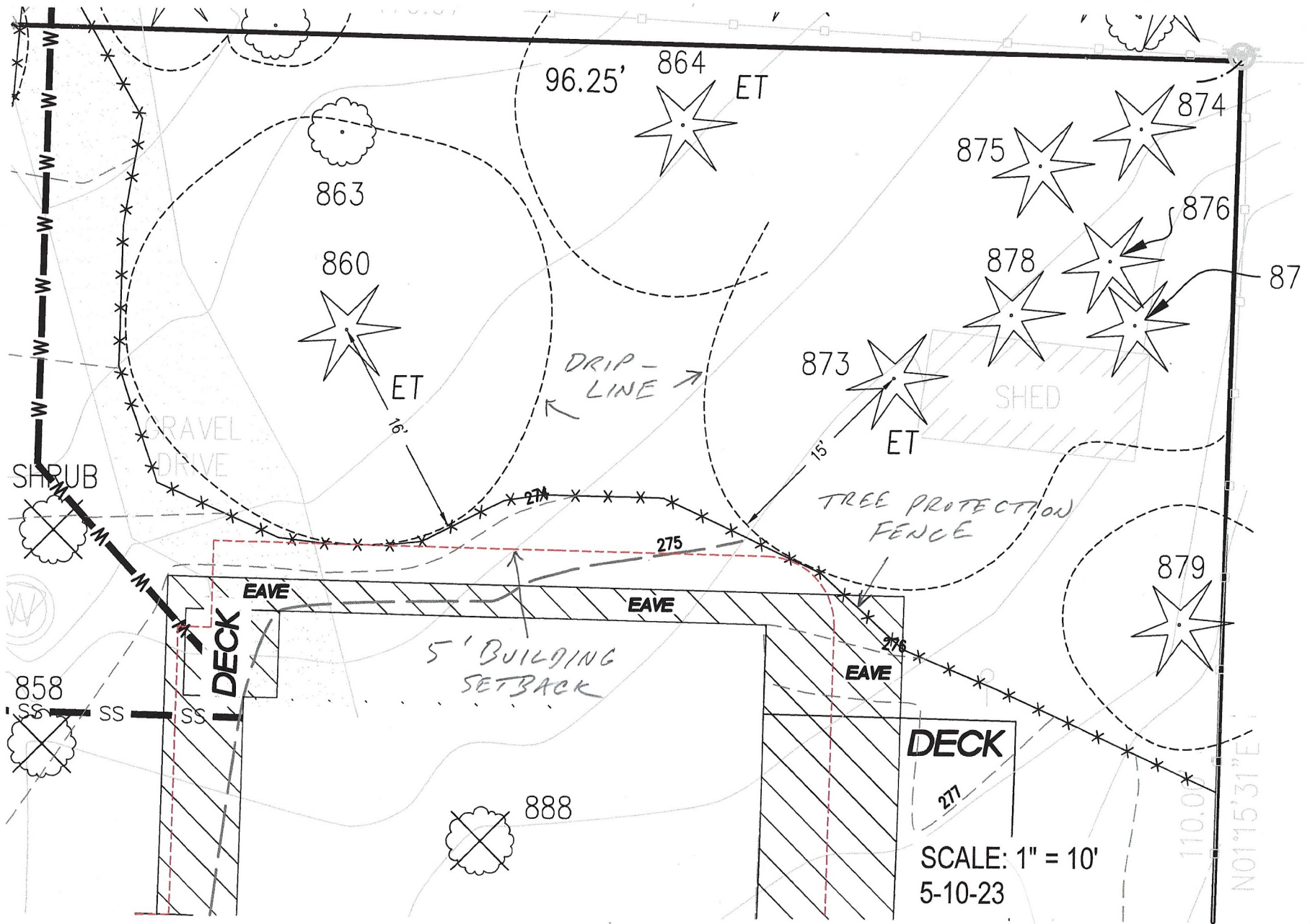
TREE CONDITIONS

- # - Good
- # - Fair - Good
- # - Fair
- - FAIR - POOR
- - POOR
- - SMALL, NON-REGULATED TREE / SHRUB
- - TREE HAS BEEN REMOVED

- DRIPLINE
- TREE PROTECTION FENCE / BARRIER
- X - TREE PROPOSED FOR REMOVAL
- II - ROUTE UTILITIES AWAY FROM PROTECTED TREES

APPROX. SCALE
1" = 23.4'

TREE #860/#873 PROTECTION PLAN



CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

EXCEPTIONAL TREES

Exceptional Trees- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

Number of trees 36" or greater _____

List tree numbers: _____

Number of trees 24" or greater (including 36" or greater) _____

List tree numbers: _____

Number of trees from Exceptional Tree Table (MICC 19.16) _____

List tree numbers: _____

LARGE REGULATED TREES

Large Regulated Trees- means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.

Number of Large Regulated Trees on site _____ (A)

List tree numbers: _____

Number of Large Regulated Trees on site proposed for removal _____ (B)

List tree numbers: _____

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30% _____ %

RIGHT OF WAY TREES

Right of Way Trees- means a tree that is located in the street right of way adjacent to the project property.

Number of Large Regulated Trees in right of way _____

List tree numbers: _____

Number of Large Regulated Trees in right of way proposed for removal _____

List tree numbers: _____

Reason for removal: _____

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

Diameter of Removed Tree (measured 4.5' above ground)	Tree replacement Ratio	Number of Trees Proposed for Removal	Number of Tree Required for Replacement Based on Size/Type
Less than 10"	1		
10" up to 24"	2		
Greater than 24" up to 36"	3		
Greater than 36" and any Exceptional Tree	6		
TOTAL TREE REPLACEMENTS			



Memorandum

To: Molly McGuire

From: Ruji Ding

Re: Short Plat SUB23-003

Date: February 8, 2024

I've reviewed the submittal package and have the following conditions of preliminary short plat approval:

1. Easements for shared access, utilities, and storm drainage facilities shall be depicted on the face of the final plat. Language which indicates joint rights and responsibilities of each lot with respect to all utilities and roadways shall be shown along with individual lot Joint Maintenance Easement Agreements (where applicable) for all shared usage and filed with the King County Recorder and noted on the final plat. The easement shall indicate whether it is public or private, existing or proposed.
2. Damage to adjacent properties or public rights-of-way resulting from construction (e.g. siltation, mud, runoff, roadway damage caused by construction equipment or hauling) shall be expeditiously mitigated and repaired by the contractor, at no expense to the City. Failure to mitigate and repair said damage, or to comply with the approved construction plans, the permits issued by the City, or the City requirement for corrective action may be cause for the issuance of a "Stop Work" order, foreclosure on the plat bond/security, and/or other measures deemed appropriate by the City Engineer or Code Official to ensure construction consistent with the approved plans and protection of public safety.
3. The final plat shall be prepared in conformance with Title 58 RCW and Surveys shall comply with Chapter 332-130 WAC. Submit using Mercer Island's datum and tie the plat to at least two City monuments.
4. A City of Mercer Island title block for approval signatures (City Engineer and the Mayor) shall be provided on the final plat along with the designated Long Plat number.
5. Construction of all improvements for access, utilities, storm drainage, and site work shall comply with current City ordinances and the requirements of the City Engineer.
6. All utilities serving the plat shall be under grounded (MICC 19.08.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances.

7. Plat improvement plans prepared by a Washington State licensed engineer shall be submitted for review and approval by the City Engineer. The improvement plans shall include the following:
 - a. Plat access road - Comply with the Fire Code requirements and standards contained in MICC 19.09.040.
 - b. Temporary Erosion Control measurements.
 - c. Grading Plan.
 - d. Water main, water meters, and appurtenances
 - i. Provide water services for each lot. Locate water meters outside of the future driveway areas and any paved areas.
 - ii. Abandon all existing water services currently serving the existing lot at the City water main.
 - e. Sanitary sewer and appurtenances
 - i. Provide sewer connections for each lot. Show the sanitary sewer stub outs for each lot.
 - ii. The side sewer for all lots shall be a shared side sewer with one single connection to the city Sewer Main.
 - iii. The sanitary sewer system serving all lots will be a private sewer system.
 - f. Stormwater
 - i. Provide drainage improvements in compliance with MICC 15.09.
 - ii. Show the storm drainage stub outs for all lots.
 - g. Dry utilities
 - i. Show the proposed dry (power, gas, etc.) utility corridor on the plan.
8. Right of Way Restoration
 - a. Roadway replacement limits shall be determined by the City Engineer.
9. All plat improvements shall be completed prior to final plat approval or bonded and completed prior to issuance of building permits when allowed by the City Engineer. A survey grade as-built drawing in PDF format that shows all utilities and plat improvements shall be submitted to the City Engineer upon completion of the work.
10. The following notes shall be placed on the final plat:
 - a. Maintenance and repair of the private sanitary sewer system and joint use side sewers (sewer lines from the building to the private sewer main), shared roads, access easements, public trail, private storm drainage facilities shall be the responsibility of the owners of each lot served (with the exception that owners of any lot which is lower in elevation shall not be responsible for that portion of a private side sewer above their connection). If maintenance and repair of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public and shall have the right to charge the owner of each lot an equal share of the total maintenance and repair costs. The City or the owner of any lot within this plat shall have the right to bring action in Superior Court to require any maintenance or repair and to recover the costs incurred in making or effecting repairs to improvements.

- b. Private stormwater facilities shall be inspected and maintained in conformance with MICC 15.09.070.
- c. All staging for construction shall occur on site and shall not be located in the public right-of-way.
- d. No permanent landscaping, structures, or fences shall be placed on or within public utility, storm drainage, or pedestrian path easements without the written approval of the City Engineer.
- e. If in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the facility for the purpose of maintaining, repairing, relocating or replacing said facilities.
- f. Installation of landscaping and/or structures including trees, shrubs, rocks, berms, walls, gates, and other improvements are not allowed within the public right-of-way without an approved encroachment license agreement from the City prior to the work occurring (MICC 19.06.060).

CITY OF MERCER ISLAND

COMMUNITY PLANNING AND DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



TRANSPORTATION CONCURRENCY CERTIFICATE NO. TCC23-008

Pursuant to MICC 19.20.020 this Certificate confirms that the transportation concurrency requirement for the proposed development described below has been satisfied pursuant to the conditions contained in this Certificate.

Project Name: SUBDIVIDE PROPERTY INTO TWO LOTS **Issuance Date:** 1/29/2024
Site Address / Location: 7204 78TH AVE SE **ExpirationDate:** 1/29/2025*
Parcel(s): 2524049068 *or as otherwise established in language below

Applicant: PEIK LI PANG
2625 Northup Way, Ste 100
BELLEVUE, WA, 98004

Owner: 7204 78TH LLC
7204 78TH AVE SE
MERCER ISLAND, WA 98040

Proposed Land Use: SINGLE FAMILY **Units:** 2
Type of Development Proposal: SHORT PLAT **Square Footage:**
Related Application(s): SUB23-003 **Net New Trips:** 1

This Certificate is only an indication that there is adequate vehicular capacity on the City of Mercer Island street network to support the traffic forecasted to be generated by the development described above. This Certificate implies no other approvals of land use, site design, or code compliance. It is subject to the following general conditions:

Validity: A transportation concurrency certificate is valid only for the specified uses, densities, intensity and development proposal site(s) for which it was issued and shall not be transferred to a different project or parcel. A transportation concurrency certificate shall remain valid for the longer of:

1. One (1) year from the date of issuance;
2. During the period of time the development proposal associated with the certificate is under review by the city;
3. For the same period of time as the development approval. If the development does not have an expiration date or an approved phasing schedule that allows a longer build-out, the concurrency certificate shall be valid for one (1) year from the date of the last permit approval associated with the development proposal;
4. For a period of time specified in an approved development agreement.

Expiration: A transportation concurrency certificate shall expire if any of the following occur:

1. The timeframe established in the Validity section above is exceeded.
2. The related development permit application is denied or revoked by the city.
3. The related development permit expires prior to issuance of a building permit.

Extension: A transportation concurrency certificate shall not be extended. A new transportation concurrency application, review and certificate are required if the previous transportation concurrency certificate has expired.



City of Mercer Island Property Hazard Report

Site Address: 7204 78TH AVE SE

Parcel #: 2524049068

Report Generated on December 1, 2023

Potential Slide:

Steep Slope:

No Hazard Found

No Hazard Found

Erosion:

Seismic:

No Hazard Found

No Hazard Found

Wind Exposure:

Wind Speed Up Values 1.0 1.3 1.6 1.9

No Hazard Found



These maps are for the use of City of Mercer Island staff for the purposes of permit application evaluation. It provides a general assessment of known or suspect hazard areas for which the City will require site and project specific evaluation by a Washington State licensed engineer, geologist or engineering geologist prior to issuing a site for development. All areas have not specifically evaluated for hazards and there may be locations that are not correctly represented on these maps. It is the responsibility of the property owners and map users to evaluate risk associated with their proposed development. No site-specific assessment of risk is implied or otherwise indicated by the City of Mercer Island by these maps.

COMMUNITY PLANNING & DEVELOPMENT

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PUBLIC NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

File No.: SUB23-003

Permit Type: Type III

Description of Request: A request to subdivide a 21,916 square foot lot into two new lots. Lot 1 would be approximately 11,329 square feet and Lot 2 would be approximately 10,588 square feet. The existing single-family residence on proposed Lot 1 would be demolished. Access to both lots would be from 78th Avenue SE via a shared access and utility easement.

Applicant/Owner: Peik Li Pang (5ft2 Studio) / 7204 78th LLC

Location of Property: 7204 78th Avenue SE, Mercer Island, WA 98040
King County Assessor tax parcel number: 2524049068

SEPA Compliance: The project is exempt from SEPA Review pursuant to [WAC 197-11-800\(1\)\(b\)\(ii\)](#).

Applicable Development Regulations: Pursuant to Mercer Island City Code (MICC) [19.15.030](#) Table A, applications for Preliminary Short Subdivisions are required to be processed as Type III land use reviews. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030 Table B.

Other Associated Permits: A future building permit is anticipated.

Project Documents: <https://mieplan.mercergov.org/public/SUB23-003>

Decision: Approved subject to conditions.

Appeal Rights: *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.030 Table B.

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision**. Forms are available from Community Development and Planning. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

Application Process Information:	Date of Application:	July 3, 2023
	Determined to Be Complete:	July 19, 2023
	Public Comment Period:	July 24, 2023 through 5:00 PM on August 24, 2023
	Date Notice of Decision Issued:	February 26, 2024
	Appeal Filing Deadline:	5:00 PM on March 11, 2024
Project Contact:	Molly McGuire, Planner molly.mcguire@mercerisland.gov (206) 275-7712	