



July 18, 2023

Project No. 21071

Andrew Leon  
City of Mercer Island  
Community Planning and Development  
9611 SE 36<sup>th</sup> Street  
Mercer Island 98040

**Re: SUB22-002 (Design Built Homes Preliminary Short Subdivision)  
Request for Information #2  
4719 86th Ave SE**

Dear Mr. Leon,

This letter is provided as response to comments dated February 21, 2023. Each item has been carefully reviewed and considered and the following is a summary of how each item was addressed.

Planning:

1. The lot dimensions shown on the provided site plan are not correct (see the table below). Please revisit the lot dimensions on the site plan to ensure that they are correct.

	First Submittal	Second Submittal
Lot 1 width	115.03	490.43
Lot 1 depth	130.19	490.43
Lot 2 width	130.20	470.39
Lot 2 depth	104.98	470.39

***Lot dimensions have been corrected.***

2. MICC 19.09.090(A)(1)(a) requires that building pads shall be designated to minimize or prevent the removal of trees and vegetation required by retention pursuant to Chapter 19.10 MICC. Please revise the building pads of both lots on the development plan set to exclude the driplines of trees identified for retention.

***Building pads have been revised per coordination with John Kenney regarding retained trees.***

3. Please provide additional information about how the project complies with the following city code sections in the code compliance matrix:
  - MICC 19.08.030(B)(1): Please provide more information about how the proposed short subdivision will be reconciled with current official plans for the listed public improvements.
  - MICC 19.08.030(E)(4): Please describe how the proposed subdivision will incorporate the preferred development practices listed in MICC 19.09.100:

620 7<sup>th</sup> Ave.  
Kirkland, WA 98033-5565  
Phone: (425) 827-3063  
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- a. Use common access drives and utility corridors.
- b. Development, including roads, walkways, and parking areas, in critical areas should be avoided. If the development cannot be avoided, adverse impacts to the 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.

***See updated Compliance Matrix.***

#### **CIVIL ENGINEERING**

4. Please confirm whether a private water easement is needed for Lot 2.

***An easement is required and is shown on the subdivision plans.***

5. Since the parcel to the west (parcel number 759810-0421) of the site of the subdivision is not a part of the short plat, please remove the proposed side sewer easement and proposed improvements on that parcel from the short plat application.

***The building permit for that parcel has been approved. The improvements on that lot are necessary for connection of utilities from the subdivision and therefore, the approved improvements are shown.***

#### **FIRE MARSHAL**

6. The driveway width must be increased to 20 feet all the way from Lot 1 to Lot 2 to meet current fire core requirements (Fire Access Road required within 150 feet of the furthest point of the residence as one would walk). The Fire Access Road requires a recorded easement to allow for future development. The construction of the roadway is not required until building permit submittal.

***The driveway width has been increased to 20 feet to the eastern property line of Lot 2.***

7. Please add the following note to the plan set: %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.+

***Note added to Sheet C1***

#### **CITY ARBORIST**

8. Please move the building pad and over excavation outside of the critical root zones of trees 233, 234, 249, and 253. Air excavation root analysis will need to be provided prior to construction to demonstrate that these trees will not be damaged by the proposed work. The analysis will need to call out the specifics of the project design. Alternatively, these trees could be proposed to be removed if the minimum required number of regulated trees will be retained.

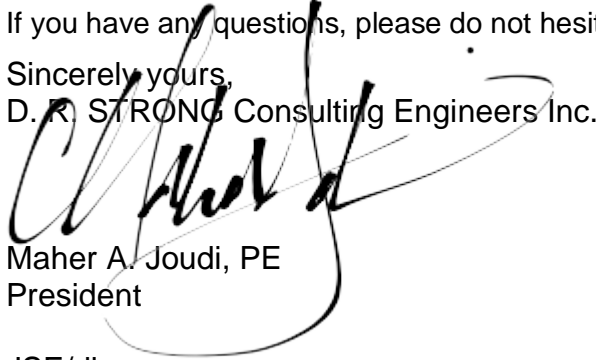
**See revised arborist report for response to this comment.**

9. Please provide a tree replacement plan for at least 49 trees. If you can show that there is not enough space on the lot for the required replacement trees, you may request a fee in lieu that charges \$919 for each tree that cannot be replaced. A bond or assignment of funds will be required at final plat, which will be completed before building permits for the lots are finalized.

**See revised arborist report for response to this comment.**

If you have any questions, please do not hesitate to contact me.

Sincerely yours,  
D. R. STRONG Consulting Engineers Inc.



Maher A. Joudi, PE  
President

JSE/dle

Enclosure

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