

Robin Proebsting  
Senior Planner  
City of Mercer Island Development Services Group  
9611 SE 36<sup>th</sup> St  
Mercer Island, WA 98040

**RE: Request for Information for File No. SUB16-011  
7239 LLC 2-lot Short Plat  
7239 SE 27th St / Mercer Island WA 98040; King County Tax Parcel #: 5315100695**

Robin,  
Thank you for your request for information dated March 14, 2017. Below I have reproduced your comments and questions and have included my responses in red. If you have any questions, please don't hesitate to call me at 425.486.1252 x2 or email me at [mark@meadgilman.com](mailto:mark@meadgilman.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Pendergraft', written in a cursive style.

Mark R. Pendergraft, PLS  
MEAD GILMAN AND ASSOCIATES

## Planning

1. It appears that there is a driveway immediately to the west of the subject site. Staff suggest coordination with the property owners with an interest in the property underlying the driveway to explore the possibility of sharing access, utilities and/or utility corridor. This may help facilitate the retention of trees along the western edge of the site. Please investigate this option, and incorporate the results into the next submittal.  
**The client has approached the adjoining owners and it appears we will still need to provide our own access to the property.**
2. Please also investigate the feasibility of using Optional Development Standards, described in 19.08.030.G to preserve the trees identified by the Arborist.  
**The engineer has investigated the feasibility of doing so.**
3. The geotechnical report addendum dated October 24, 2016 describes characteristics of the site and notes that 1) the potential for landslide along the eastern property line does not exist, and 2) most of the site has a moderate erosion hazard. Please verify whether portions of the site meet the definitions of landslide hazard areas, erosion hazard areas and/or seismic hazard areas as defined in MICC 19.16, and if so, the portions of the site in which these areas are present.  
**Please see the attached letter written by the Geotech Ricky Wang**
4. Sheet 3 of the plan set shows "potential slide hazard line" and "erosion hazard line", which appear to match the mapped data available on the City's GIS system. Please show critical areas as field-verified, and ensure that the plan set shows geologic hazard areas as described in the geotechnical report.  
**Please see the attached letter written by the Geotech Ricky Wang. The map has been updated to remove the city's GIS mapping and reflect the attached Geotechnical report.**
5. Please show all critical areas present on the site, as requested in the pre-application meeting notes from June 14, 2016, including watercourses and wetlands, as verified by a qualified professional.  
**Please see the critical areas report prepared by the biologist, Gary Schulz**
6. Setbacks shown, but no building pad. Please designate a building pad meeting the standards in 19.09.090.  
**Building pads are now shown on the 3<sup>rd</sup> sheet of the proposed short plat**
7. Please draw and call out the limits of site disturbance.  
**Limits of site disturbance are now shown on the 3<sup>rd</sup> sheet of the proposed short plat**

## Engineering

1. Please see comments and plan redlines from Ruji Ding, Senior Development Engineer at [https://mieplan.mercergov.org/adobe/eplan/~CurrentSharedReviews/SUB16-011-SUB2-PLANS\\_review.pdf](https://mieplan.mercergov.org/adobe/eplan/~CurrentSharedReviews/SUB16-011-SUB2-PLANS_review.pdf) (Mieplan Login required).  
**Comments from Ruji were addressed on the map**

## Trees

1. The proposed lot layout and utility layout does not do enough to retain healthy trees on both lots. Show the following trees to be protected throughout site development and building: Trees, 13, 29, 32, C, D. Have the Project Arborist establish limits of disturbance for all of these trees. Once these limits of disturbance are established, a lot and layout can be created. This should include full root zone analysis with air tool by certified Arborist. Limits of proposed disturbance

should be marked in the field for the TRAQ Qualified Arborist visit. Limits of excavation of all encroachment into these driplines need to be shown on the plans and marked in the field.

Please see the arborist report and updated layout on sheet 3.

2. Produce legal basis for being able to remove trees in access easement. This widening of the road will not only remove tree B but impact trees on adjacent private property, Tree A. Have grading in this area minimize disturbance to these adjacent property trees from the easement.

The owner of the property owns the adjoining property in which the access easement will be obtained from

3. Provide full restoration plan for a post home construction scenario. This needs to mitigate for all the trees to be removed.

Fire – *(no comments at this time)*