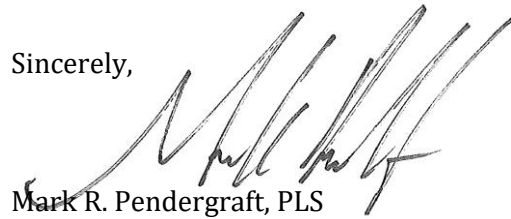


Robin Proebsting
Senior Planner
City of Mercer Island Development Services Group
9611 SE 36th St
Mercer Island, WA 98040

**RE: Request for Information 2 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 April 2nd, 2018. 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.

Sincerely,



Mark R. Pendergraft, PLS
MEAD GILMAN AND ASSOCIATES

Planning

1. Please revise Sheet 2 of the preliminary plat to show building pads, instead of boundary setback lines, on the proposed lots.

Sheet 2 of the short plat has been revised to show the building pads. Building setback lines were removed from this sheet.

2. Revise the building pad for Lot 2 to be outside of the area of protection for Tree #13, and allow sufficient room for excavation. Please provide a plan sheet showing 1) tree protection fencing, 2) extent of excavation, and 3) revised building pads.

The building pad is now shown, sheet 3 has been updated to reflect the revised building pads.

Engineering

1. Please provide legal descriptions with bearings and distances for all proposed lots.

Legal descriptions of the proposed lots have been provided.

2. Please provide a letter from the property owner of parcel 5315100700 confirming that permission will be granted for the proposed 3' private access and utility easement. (Note that a copy of the recorded easement and recording number will need to be provided prior to approval of the final short plat. Please expect this to be a condition of approval.)

A copy of the easement has been provided. The easement will record prior to the short plat being approved.

Trees

1. Provide a restoration plan showing the proposed location, species, and size of replacement trees. For this site, 18 trees will be required to be planted. Trees shall be at least six feet tall, and should be a mix of species likely to survive on the subject site. Hedge species will not be allowed to be included toward the replacement. Replacement trees shall be planted a minimum of 10 feet from any building pad or other trees.

A tree restoration plan has been provided by Core Design.