



Civil Engineering & Development Services

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November 13, 2025

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040

Subject: Statement of Compliance with Conditions of Approval

Dear Review Team:

In response to the City of Mercer Island conditions of approval, we provide the following responses to show how the project has complied with each. For Clarity, conditions of approval are provided in italic font and responses in bold.

General:

1. *Show all the existing and proposed easements on the final plat. Clearly indicate that all easements are private easements.*

RESPONSE: **All easements are shown and ownership identified.**

2. *Easements for shared access, utilities and storm drainage facilities shall be depicted on the face of the final short 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 short plat. The easement shall indicate whether it is public or private, existing, or proposed.*

RESPONSE: **All easements are shown. Maintenance responsibilities and rights for shared facilities will be recorded with the final short plat. No JUMA agreements appear to be necessary.**

3. *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.*

RESPONSE: All damaged facilities have been repaired and accepted by City Staff.

4. *The final short plat shall be prepared in conformance with Title 58 RCW and surveys shall comply with Chapter 332-130 WAC. The final short plat shall be submitted using Mercer Island's datum and tie be tied to at least two City monuments.*

RESPONSE: Final short plat has been prepared and is provided for review.

5. *A City of Mercer Island title block for approval signatures (Planner and City Engineer) shall be provided on the final plat along with the designated short plat number.*

RESPONSE: Title Block is provided on the final short plat.

6. *Construction of all improvements for access, utilities, storm drainage, and site work shall comply with current City ordinances and standards.*

RESPONSE: Work has been completed and accepted.

7. *All utilities serving the short plat shall be undergrounded (MICC 19.08.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances.*

RESPONSE: All utilities are underground.

8. *Short 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:*
9. *Short plat access road – Comply with the Fire Code requirements and standards contained in MICC 19.09.040.*
10. *Temporary erosion control measures.*
11. *Grading plan.*
12. *Water main, water meters, and appurtenances.*
13. *Provide water services for each lot. Locate water meters outside of the future driveway areas and any paved areas. The water meters must be located in the city right-of-way.*
14. *Abandon all existing water services currently serving the lot at the city water main.*
15. *Sanitary sewer and appurtenances.*

- a. *Short plat access road – Comply with the Fire Code requirements and standards contained in MICC 19.09.040.*
- b. *Temporary erosion control measures.*
- 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. The water meters must be located in the city right-of-way.*
 - ii. *Abandon all existing water services currently serving the 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. The maximum number of the residences is 6 for a 6-inch share side sewer.*
 - 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.*

RESPONSE: **Site Development engineering plans have been prepared and approved for construction.**

- 16.** *All plat improvements shall be completed prior to final short plat approval and prior to issuance of building permits. 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.*

RESPONSE: **All plat improvements have been completed with the exception of tree planting on lots 2 and 3, for which a bond has been established. Asbuilts have been prepared and submitted to the City for the infrastructure, which was installed as part of the Lot 1 building permit.**

- 17.** *The following notes shall be shown on the face of the 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 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. No permanent landscaping, structures, or fences shall be placed on or within public utility, storm drainage, or pedestrian path easements without 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 agreement from the City prior to the work occurring (MICC 19.06.060).*

RESPONSE: The notes have been added to the face of the final short plat, as requested.

The responses provided show that all of the conditions of approval have been completed and should allow the approval of the final short plat to proceed, pending review and approval by the City of Mercer Island.

Thank you,
Edward Mecum, PE



SUB22-006

City of Mercer Island

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