



VIA Portal Upload

June 9, 2025

Mr. Tony Newton
Assistant Planner
City of Mercer Island Community Planning & Development
9611 Southeast 36th Street
Mercer Island, Washington 98040

Survey Revisions & Response to Review Letter 1 - SUB25-0003

Lot Line Alteration
3312 94th Avenue Southeast
Mercer Island, King County, Washington

Dear Tony,

Thank you for your review of this project and Review Letter 1 dated May 30, 2025.
An itemized listing of our actions taken are as follows:

Planning:

1. No lot line shall result in the creation of a lot or structure that is nonconforming with the provisions of this title
 - a. Please confirm and show yard setbacks for the property to ensure they meet the necessary width and depth requirements for R-9.6 zone.

Action Taken: All previously labelled setbacks have been confirmed. The singular, new setback resulting from the adjusted line is now labelled on sheet 5 and identified as new. Other pre-existing setback values of existing structures are identified on sheets 4 & 5.

Engineering

1. Fill the permit numbers on all sheets.

Action Taken: Permit ID SUB25-0003 is now identified in the upper left corner of each sheet.

2. City of Mercer Island is not a grantee for this project.

Action Taken: In lieu of specific direction, the word, "GRANTEE" has been changed to "MUNICIPAL AUTHORITY"

3. Based on King County Records, the owners of these two parcels are not the same, you will need to provide two signatures with the correct ownerships.

Action Taken: None. Single ownership representative is already identified. Single ownership status has been verified by title & legal team. An email string regarding such was forwarded to you on June 4, 2025.

4. This title block is not correct, Mercer Island has no Department of Construction and Inspections.

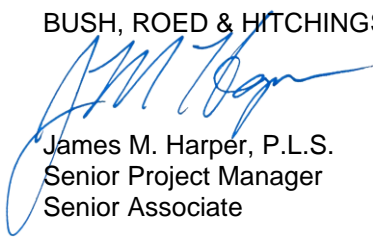
Action Taken: In lieu of specific direction, the title block has been edited so that no specific department or individual is listed.

5. Show and call out all existing easements on this map.

Action Taken: None. All easements listed by title are already shown, or listed and reconciled, on sheet 2 (See, "TITLE MATTER / EASEMENTS").

Very truly yours,

BUSH, ROED & HITCHINGS, INC.



James M. Harper, P.L.S.
Senior Project Manager
Senior Associate

JMH/jeh

Enclosure