



March 3, 2026

City of Mercer Island – Community Planning & Development  
Molly McGuire  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

Subject: Comment Response Letter #1  
GIB Development LLC Lot Line Revision  
SUB25-004

Dear Review Team,

In response to your review comments provided dated February 24, 2026, Encompass has revised the plans and documentation as requested. The city comments are indicated below in *Italics* with a detailed response in **bold**.

#### PLANNING REVIEW

Molly McGuire, [molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov) , (206) 275-7712

1. *What is the tallest height of the retaining wall?*

**Response:** Based on photos taken by the survey crew, it would appear to be somewhere between 6 and 10 feet tall. The wall was built under Mercer Island Building Permit #1607-283, described as “MSE Wall for 2Lot/1Tract short plat” on the Assessor’s Property Details page associated with the iMap records for Lot 2 (APN 5315100055, addressed as 7260 N MERCER WAY).

**Mercer Island Municipal Code 19.02.050 states that fences, retaining walls and rockeries may be located in any required yard (A).**

#### ENGINEERING REVIEW

Ruji Ding, [ruji.ding@mercerisland.gov](mailto:ruji.ding@mercerisland.gov)

2. *Plan says Lot 1 and Lot 2, not Parcel A and Parcel B, please be consistent.*

**Response:** This title report provides title information for two properties. The title information will include easements that may apply to one property but not the other property. To be clear which easements and legal description go to which property, the title company will randomly assign one lot as Parcel A and the other lot as Parcel B. The surveyor must be consistent with the title report when preparing the signature blocks. Therefore, the owner, as listed in the title

**report for the property assigned the moniker Parcel A, will need to sign on the corresponding signature block for Parcel A. The same is true with Parcel B. This naming for consistency with the title report and is independent of the legal description and lot naming on the LLR map.**

3. *New legal descriptions do not call out Parcel A and Parcel B.*

**Response: The new legal descriptions do not call out Parcel A and Parcel B because that naming (Parcel A and Parcel B) was applied to the title report by the title company for the sake of keeping the title information organized. The parcel naming on the map is prepared by the surveyor.**

4. *Plan says Lot 1 and Lot 2, not Parcel A and Parcel B, please be consistent.*

**Response: Please see the response above about how title reports are organized.**

5. *Fill in this on all sheets*

**Response: The permit number has been added to each sheet.**

6. *Can you verify if this easement is granted to City of Seattle?*

**Response: Pages 13, 14, and 15 of the submitted Title Report document show the easement is granted to Municipality of Metropolitan Seattle, or the City of Seattle.**

7. *Show the sewer easement #3.*

**Response: Page 11 of the submitted Title Report document shows the legal description as "Lot 11 and shoreline adjacent..." but without a distance or metes and bounds description of the easement's location. As such, the easement cannot be mapped and is therefore only reported as text within the title exception on Sheet 2.**

If you have any questions, please email me at [amaxim@encompasses.net](mailto:amaxim@encompasses.net) or call me at 425-606-7427.

Sincerely,

Encompass Engineering and Surveying, Inc.



Amy Maxim

Land Use Planner