

Levella Residence Revision Letter

1. Please provide detail sections (perpendicular and longitudinal sections) for this specific curb cut, such as the depressed curb at the entrance, transitions to the existing curb/gutter, dimensions, elevations, limits of the replaced sidewalk, limits of replaced curb/gutter, limits of the pavement restoration, etc.. The details need to be for this project only, not refer to a standard detail in the manual, you can use the standard details in the WSDOT manual as a guideline. Curb and gutter replacement must be from the nearest joints.

Perpendicular and longitudinal sections now included for curb cut and the limits of disturbance have been shown. Removed reference to standard detail.

2. The existing sidewalk is asphalt, no joints.

Removed reference to joints.

3. Concrete pavement is not allowed in ROW, asphalt or gravel is allowed in ROW.

Only asphalt is in ROW and any reference to concrete has been removed.

4. The new water should be located 2' north of the existing water meter and 3' east of the city water main. Please show the water meter and water service line on the plan.

New water meter has been added in the desired location along with the water service line.

5. The existing water meter and water service line will need to be abandoned at the city water main. A new water service line and water meter are required for this project.

Existing water meter and water service line abandoned and removed from plan.

6. Please add note:

This existing catch basin may be required to be replaced with a new Type I CB per the direction of the city inspector.

Note added to plan, located left of ADA curb cut section.

7. Please provide side sewer design for the new house.

New sewer line added to drawing teeing into sewer line north of the site.

8. The drainage design for the driveway will need to be redesigned to meet the code.

No BMPs are feasible for the driveway, the runoff will sheet flow northwest and be picked up by the catch basin located north of the northwest property corner.

9. A parking space must be a minimum of 18.5 feet in length, so the new driveway is not long enough to provide a parking space that does not result in vehicular overhang into the right of way. It is measured to the ROW line, not measured to the back of the sidewalk.

Cars will not be parked on the driveway, the carport has enough space for two cars in tandem.

10. The drainage report will need to be updated and revised to address the driveway drain comments as well.

Drainage report has been updated and included with this submittal.

11. The design for the sheet flow dispersion in the private property does not meet the design standard shown on 2014 DOE Figure V-5.3.2.

Sheet flow removed due to not meeting the design standards.

12. Concrete is not allowed in the ROW, asphalt or gravel is allowed.

Reference to concrete is removed, and will not be in the ROW.

13. (from intake for Civil) A full tree protection plan with all Civil and Arborist information will be required.

https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treessubmittalchecklist.pdf

No trees on the site reach the size or healthiness to be considered a tree. All "trees" including the diseased

14. Concrete is not allowed in the ROW, asphalt or gravel is allowed.

No concrete will be included in the ROW.

15. This new driveway will require significant grading and vegetation removal in ROW. There is a city water main in the area as well. Please provide the limits of grading on west and east sides of the new driveway in ROW, all necessary spot elevations, the impacts to the vegetation in ROW, the impacts to the city storm main, water main and sewer main, etc. A further review of the new driveway cut will be performed all the detail design is provided.

TESC Plan shows the clearing limit. Grading will not affect the storm, water, or sewer main because this project will be filling this area and not cutting which will leave the utilities undisturbed. Existing hedge in the in the ROW will be cut back allowing for the driveway and grading to be installed.

16. There are city storm main and sewer main on SE 24th Street, please show the city storm and sewer mains on the plan, so the impacts due to the new driveway can be evaluated.

Storm and sewer now shown on the plans

17. Show the sidewalk replacement limits since you are regarding the existing sidewalk.

Clearing limits shown on the TESC Plan, also limits are shown on curbcut section.

18. The existing sidewalk is asphalt, not concrete.

Noted.

19. The civil plans are not bookmarked.

Civil plans will be bookmarked on next submittal.

20. Add note:

The lawn and landscape areas are required to provide Post-Construction Soil Quality and Depth in accordance with BMP T5.13. The project civil engineer must provide a letter of certification to ensure that the lawn and landscape areas are meeting the Post-Construction Soil Quality and Depth Requirements specified on the approved plan set prior to final inspection of the project.

Note added above Sheet Index.

21. Please add the detail specification on this plan, not just refer to the manual.

Details added on page 3 of plan set.

22. Tree 18 is being shown for removal but not indicated as such on the tree inventory worksheet.

Update the following worksheet

https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/mercerislandtreeinventory.pdf

Tree is diseased therefore not counted as a tree per the City Municipal Code.

23. (from intake for Civil) Clearing limits are within tree 17's inner root zone that would damage the tree. This would remove more trees than allowed under 19.10.060.5. It appears tree protection can be shown at or beyond the outer root zone radius.

Tree is diseased therefore not counted as a tree per the City Municipal Code and will be removed.

Please contact me with any questions,

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