



Date: October 25, 2021

To: Don Cole – Building Official
City of Mercer Island
Development Services Group
9611 S.E. 36th St.
Mercer Island, WA 98040

From: Brad Sturman

Re: Mounger Residence
4006 East Mercer Way
Mercer Island, WA 98040

Subj.: SEASONAL DEVELOPMENT LIMITATION WAIVER REQUEST

This letter is submitted as our request for a seasonal development limitation waiver. This is the construction of a remodel and addition of the existing single family house.

The property slopes 20% on average and is on the waterfront. We will be demolishing the existing concrete patio and adding onto the existing garage and adding a covered patio area at the south side of house. Most of the work is interior remodeling although the concrete public road, 40th street, in front of the house will be removed and replaced with new concrete.

The cuts on the west side at a 1:1 excavation will impact two trees to be removed. There will be erosion control methods used on this uphill slope during excavation. There will be some 9 foot tall concrete retaining walls on the western upslope area to support the new garage addition and hillside.

The property has three hazardous areas, landslide Prone, Erosion & Seismic. The Geotech report states that according to their review the scheduled anticipated earthwork activities may be accomplished during the wet season without adversely affecting the site stability at the subject and surrounding properties.

The attached Civil Engineering erosion control drawings indicate best management practices (BMP's). The Geotechnical Engineer will be monitoring the project periodically as we proceed with the excavation.



CONSTRUCTION SCHEDULE

The following schedule outlines the different phases of the wet season construction: Pending final permit processing.

February 15, 2022 Demolition patio, walkways.

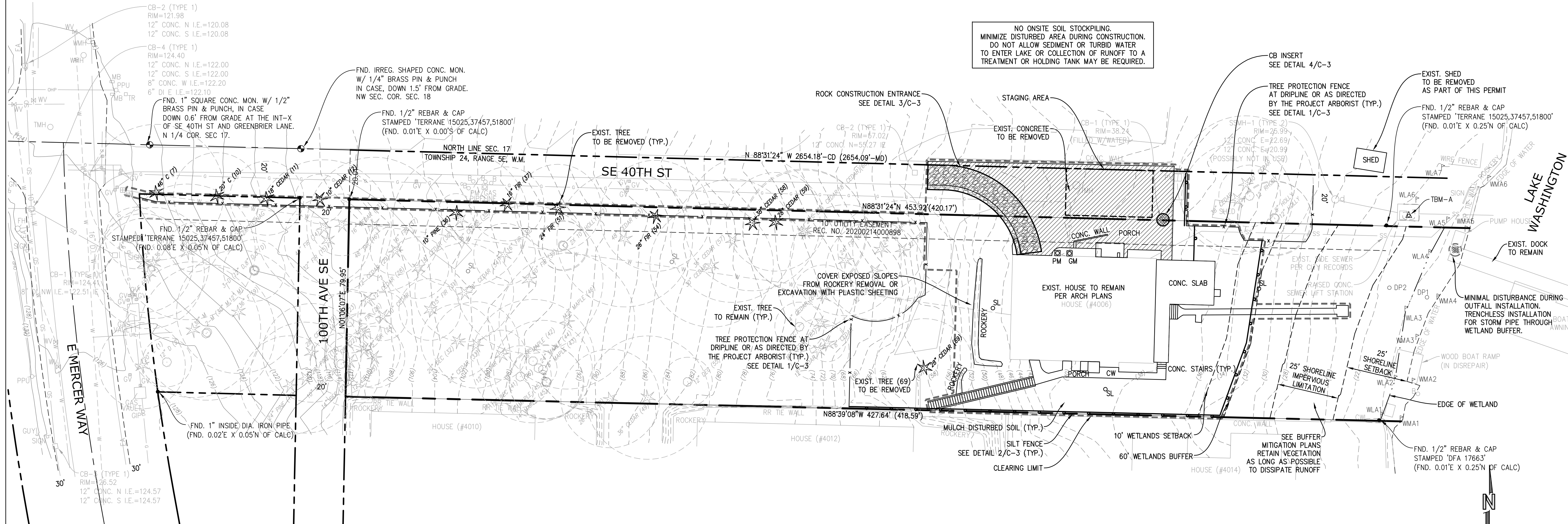
February 22, 2022 Site Clearing & Site Excavation.

March 8, 2022 Forming for Foundations.
Pour Concrete Footing & Walls.
Including utilities

April 19, 2022 Foundation Wall Backfill

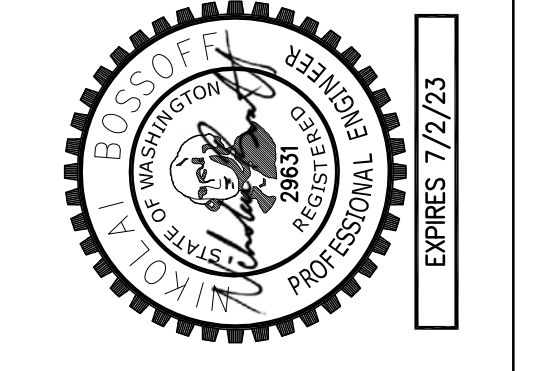
**Sincerely,
Sturman Architects.**

Brad Sturman.



NO ONSITE SOIL STOCKPILING.
MINIMIZE DISTURBED AREA DURING CONSTRUCTION.
DO NOT ALLOW SEDIMENT OR TURBID WATER
TO ENTER LAKE OR COLLECTION OF RUNOFF TO A
TREATMENT OR HOLDING TANK MAY BE REQUIRED.

NBE
Nick Bossoff Engineering, Inc.
191 NE Tarr Lane
Stevenson, WA 98648-4201
Phone: (425) 881-5904



NO.	DATE	REVISION
1	09/25/20	PERMIT SUBMITTAL
2	07/04/21	BIDS SCOPE CHANGE & CITY COMMENTS
3	10/18/21	WALL REVISION

N. BOSSOFF, P.E.
 PROJECT MANAGER: NB
 DESIGNED: TKB
 DRAWN: SARC-2002
 JOB NUMBER: SARC-2002
 FILE NAME: SARC-2002.pln.dwg

LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED REC. NO. 20200423001396
 LOT 1, LAKEHOLM ADDITION, ACCORDING TO THE PLAT THEREOF
 RECORDED IN VOLUME 12 OF PLATS, PAGE 52, RECORDS OF KING
 COUNTY, WASHINGTON;
 TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT OR
 ABUTTING THEREON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK & DATUM

VERTICAL DATUM: NAVD88
 ORIGINAL BM: CITY OF MERCER ISLAND BM-MI 1074: FND. 1"
 SQUARE CONC. MON. W/ 1/2" BRASS PIN & PUNCH, IN CASE DOWN
 0.6' FROM GRADE AT THE INT-X OF SE 40TH ST AND GREENBRIER
 LANE
 ELEV.=305.67
 TBM A: CITY OF MERCER ISLAND BM-PS 12: FND. 2" BRASS DISC
 SURFACE MON. STAMPED 'CITY OF MERCER ISLAND GPS CONTROL'
 SET ON TOP OF A RAISED SEWER LIFT STATION VAULT NEAR THE NE
 CORNER OF THE SITE AS SHOWN ON MAP.
 ELEV.=24.18

EROSION AND SEDIMENT CONTROL NOTES

- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT
 CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND
 LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES,
 ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE,
 REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF
 THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY
 FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED)
 PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE
 BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE
 MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF
 CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN
 CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE
 TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT
 PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR
 ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC
 FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND
 MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS,
 RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR
 AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS
 SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON
 (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO
 SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE
 DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY
 SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G.,
 SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE
 ADDRESSED WITHIN FIFTEEN (15) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A
 MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM
 EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO
 ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES
 SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH
 SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE
 BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
 ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL
 PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN
 SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL
 PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY
 AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE
 BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE
 PERMANENT FACILITY.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE
 APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL
 BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDING IN PREPARATION FOR THE
 WINTER RAINS. DISTURBED AREAS SHALL BE SEEDING WITHIN ONE WEEK OF THE
 BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDING
 AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES
 INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN
 ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

POLLUTION PREVENTION AND SPILL CONTROL

- STORAGE AND HANDLING OF LIQUIDS**
- MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
 - STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED
 OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM
 DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING
 SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A
 DOUBLE-WALLED TANK OR SIMILAR COMMERCIALY AVAILABLE CONTAINMENT FACILITY.
 - PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
 - ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN.
 THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF
 COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
 - RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR
 SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
 - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND
 AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF
 CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED,
 RECYCLED, OR PROPERLY DISPOSED OF.
 - STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR
 THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES
 ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
 - CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS.
 REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE
 LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE
 USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH
 THE PRODUCT NAME AND HAZARDS.
 - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE
 LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED
 LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT
 MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- FUELING**
- LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW,
 OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
 - USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING
 OPERATIONS.
 - IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
 - STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING
 VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND
 CLEANUP PROCEDURES.
 - IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED
 LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY
 DISPOSED OF.
- CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL**
- SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT
 ENTER NEARBY STORM DRAINS.
 - CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO
 FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
 - UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE
 ORIGINATING BATCH PLANT FOR RECYCLING.
 - HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND
 TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING
 INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
 - EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE
 WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED
 STORMWATER CONVEYANCES.
 - WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN
 DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
 - WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE
 CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A
 MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
 CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS
 AND REPLACED THE SAME DAY.

WASHINGTON
 MERCER ISLAND
MOUNGER RESIDENCE
 4006 E MERCER WAY

TITLE:
 T.E.S.C.
 PLAN

SHEET:
C-1

CALL 48 HOURS
 BEFORE YOU DIG
 1-800-424-5555