



February 23, 2024

## **PERMIT COMMENT RESPONSES**

### **CIVIL PLANS**

#### **TESC & Demolition Plan (C2.00):**

1. *Comment: This portion of work is outside the property limit, and on another parcel. Please include a letter from the owner (I understand it is the same owner) to say it is ok to work on this parcel.*

**Response: A letter from the owner of both parcels has been included with the resubmittal, authorizing the work shown on the parcel to the north.**

2. *Comment: Can you clarify the staging and storage area for this project during the construction? Forest Ave SE and park property to the south cannot be used as storage, staging and parking areas.*

**Response: Staging and storage areas on private property will be established by the contractor during construction. TESC Note 7 has been added to Sheet C2.00 to prohibit construction staging, storage, and parking on the adjacent City of Mercer Island parcel and rights-of-way.**

3. *Comment: Can you provide more details how to protect creek from sedimentation?*

**Response: The disturbance of the development is almost entirely downslope of the day-lit portions of the existing creek. The upper portions of the existing paved driveway will remain undisturbed by the project and free of sediment, minimizing the risk of sedimentation in the upper, day-lit reaches of the creek. TESC Note 5 has been added to Sheet C2.00, requiring trucks leaving the lower portion of the site to be free of sediment. Silt Fence bordering the low-side of the existing driveway will prevent any sediment that does reach the upper portion of the driveway from entering the creek, and additional annotation has been added to Sheet C2.00, requiring the contractor to establish a buffer zone adjacent to the creek and implement additional sedimentation BMPs as necessary to protect the creek from sedimentation.**

4. *Comment: A portion of the shed encroaching into Park property needs to be removed as a part of this project.*

**Response: Response by OKA.**

**Tree Protection Plan (C2.50):**

5. *Comment: This portion of work is outside the property limit, and on another parcel. Please include a letter from the owner (I understand it is the same owner) to say it is ok to work on this parcel.*

**Response: A letter from the owner of both parcels has been included with the resubmittal, authorizing the work shown on the parcel to the north.**

**Grading Plan (C3.00)**

6. *Comment: Can you provide detail how to modify the existing rockery?*

**Response: The callout for modification of this portion of the existing rockery has been updated to refer to Detail 11, C5.00.**

7. *Comment: Can you provide grading in this area to make sure the runoff will flow into the trench drain?*

**Response: The majority of the paved area near the garage entrance is intended to drain to the area drain at the northwest corner of the paved area. Water from the east side of the garage entrance area will flow into the trench drain as well as any incidental water at the garage entrance. Additional spot elevations and slope callouts have been added to C3.00 to clarify the grading of the area.**

**Paving & Utility Plan (C4.00)**

8. *Comment: Can you provide detail or specification for this trench drain?*

**Response: Note 8 has been added to Sheet C4.00 to describe trench drain details.**

9. *Comment: Do you have an easement from Park property for the private electrical service?*

**Response: According to City of Mercer Island GIS and the King County ¼ Section Maps, the area just south of the development parcel is City of Mercer Island right-of-way. The project intends to install private electrical service in the right-of-way via Mercer Island's Right-of-Way Use Permit Application. Note 9 has been added to Sheet C4.00, requiring the contractor to obtain Right-of-Way Use Permit prior to any utility construction in the right-of-way.**

10. *Comment: Sheet C4.5 shows an area drain and a storm pipe in the area. Would the pipe have conflicts with the dispersion trench?*

**Response: Dispersion trench has been removed from the project, see revised Sheet C4.00**

11. *Comment: Base on the city map, the soil in this area is not feasible for infiltration or dispersion. The area may become soggy and wet.*

**Response: Understood. Sheet C4.00 has been updated to show discharge of stormwater via pipe daylight through the upper of the two rockeries along the west edge of the site.**

12. *Comment: This will be a 1 1/2" meter with 2" line.*

**Response: Water meter callout has been updated to 1-1/2" meter per Mercer Island Standard Detail W-14. See C4.00.**

13. *Comment: Please relocate RPBA to inside the private property, not in the city ROW.*

**Response: RPBA has been relocated within the property line. See C4.00.**

#### **Subsurface Drainage Plan (C4.50)**

*Comment: Can you show the OHM?*

**Response: The Ordinary High Water linetype has been updated for clarity on Sheets C3.00, C4.00, and C4.50.**

14. *Comment: Can you show this system on the drainage plan?*

**Response: The foundation drainage system has been added to C4.00.**

15. *Comment: Will this area drain be acting as the discharge point?*

**Response: The foundation drainage system has been revised to make a piped connection to the rest of the storm drain system near the northwest corner of the site.**

#### **Civil Details (C5.00)**

16. *Comment: It appears that the proposed rockery has a maximum height of 2 feet. Please only show what is currently proposed. At a minimum eliminate the 6-ft and 8-ft high rockery details or identify the proposed locations for these heights for review.*

**Response:** The portion of the rockery being rebuilt near the north edge of the site has a maximum retained height of approximately 6.6' and will be rebuilt per this detail. The callout for this portion of the rockery has been updated to include reference to this detail.