

Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

January 24, 2019

Evan Maxim
Planning Director
City of Mercer Island
9611 SE 36th Street
Mercer Island, Washington 98040

RE: 5637 East Mercer Way – Parcel #1924059312
City of Mercer Island, Washington
SWC Job#14-206

Dear Evan,

This letter is a response to questions in the ESA memorandums dated 10-17-19, regarding Parcel #1924059312

Below is a response to the recommendations in this document;

ESA Memorandum dated October 17, 2108

Summary of Recommendations

In summary from our findings above, we have the following recommendations (in addition to those provide in previous reviews, as applicable) to ensure project consistency with the requirements of MIMC 19.07, provide continued hydrology to an onsite stream and wetland, and implement sufficient mitigation to functionally compensate for project impacts:

1. The March 8th CAR should indicate why the northeast corner of the building footprint is considered temporary and not permanent wetland impact.

Response: The area of the northeast corner of the site is now considered a permanent impact on the attached revised mitigation plan.

2. Provide rationale to support the determination that decks will result in temporary, rather than permanent, wetland impacts.

Response: Although we are proposing to replant the area under the decks, for the purpose of the impact calculations, we now are including

the decks as an impact. This area will now be replanted with slough sedge as a mitigation action

3. The entire square footage of the northern deck should be considered as impact.

Response: As described in the previous response, this area is now considered an impact as requested.

4. For comparison reasons, the applicant should ensure that 2015 impact calculations were based on the entire square footage of the northern deck.

Response: A recalculation of the 2015 impacts assuming the entire deck as an impact, Wetland impacts are 3,450sf, and wetland buffer impacts 1,863sf.

5. The applicant should provide detailed discussion and associated impact calculations, if applicable, of the proposed excavation and grading activities. Grading should be designated as permanent wetland impact and mitigated appropriately.

Response: As requested, all structures and grading are now considered a permanent impacts as shown on the attached Wetland and Buffer Impact Site plan dated revised 12-17-18.

6. Provide detailed information about the fence or wall that surrounds the development.

Response: There is no fence or wall around the proposed development. The only fencing will be a temporary silt fence during construction.

7. If the area encompassed by the perimeter fence or wall will be permanently disturbed, then appropriate mitigation should be implemented based on the impact area.

Response: The retaining wall is now considered a permanent impact.

8. A house maintenance area should be calculated and mitigated.

Response: A 5' BSBL area has been calculated as an impact as requested.

9. An additional offset or paper buffer of 5 feet from the maintenance area is appropriate; impacts should be calculated and mitigation implemented.

Response: A 5' BSBL area has been calculated as an impact as requested.

10. Recalculate buffer impacts applying the 50-foot wetland buffer.

Response: The total wetland buffer impact area using 50' has been calculated as requested, and results in 3,479sf of buffer impact.

11. Include the northern retaining wall in the impact area calculation.

Response: The northern wall has been calculated as a permanent impact.

12. Consider installing conveyance from the proposed grading area located at the southwestern portion of the development to route water around the house and discharge and spread flow north and northwest of the house to provide continued hydrology to the down-gradient wetland and stream. Provide discussion as to how the proposed stormwater facility affects the delivery of groundwater and surface waters to the down-gradient wetland and stream.

Response: Water from the excavated areas will be collected through footing drains and discharged through a spreader into the wetland to the northwest as requested. This will help maintain current hydrologic patterns and maintain hydrology to the wetland and stream located north of the structure.

13. Apply Core Design BMPs to the proposed project.

Response: BMPs recommended in Core's March 23, 2018 Report will be adopted & implemented

14. Mitigation discussion within the CAR should clarify the type of onsite mitigation.

Response: The mitigation for the project will consist of two actions;

1. On-site buffer enhancement to include under planting the existing buffer with conifers, as well as replanting areas that are graded

and under the elevated decks. This is depicted on the attached Critical Area Enhancement Plan revised to 1-24-19.

2. Purchase of off-site credits from the King County Mitigation Reserves program to compensate for permanent wetland impacts.

15. Mitigate onsite to compensate for permanent buffer impacts.

Response: On-site wetland buffer enhancement includes removal of any blackberry and under planting with conifers as depicted on the attached Critical Area Enhancement Plan revised to 1-24-19.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.

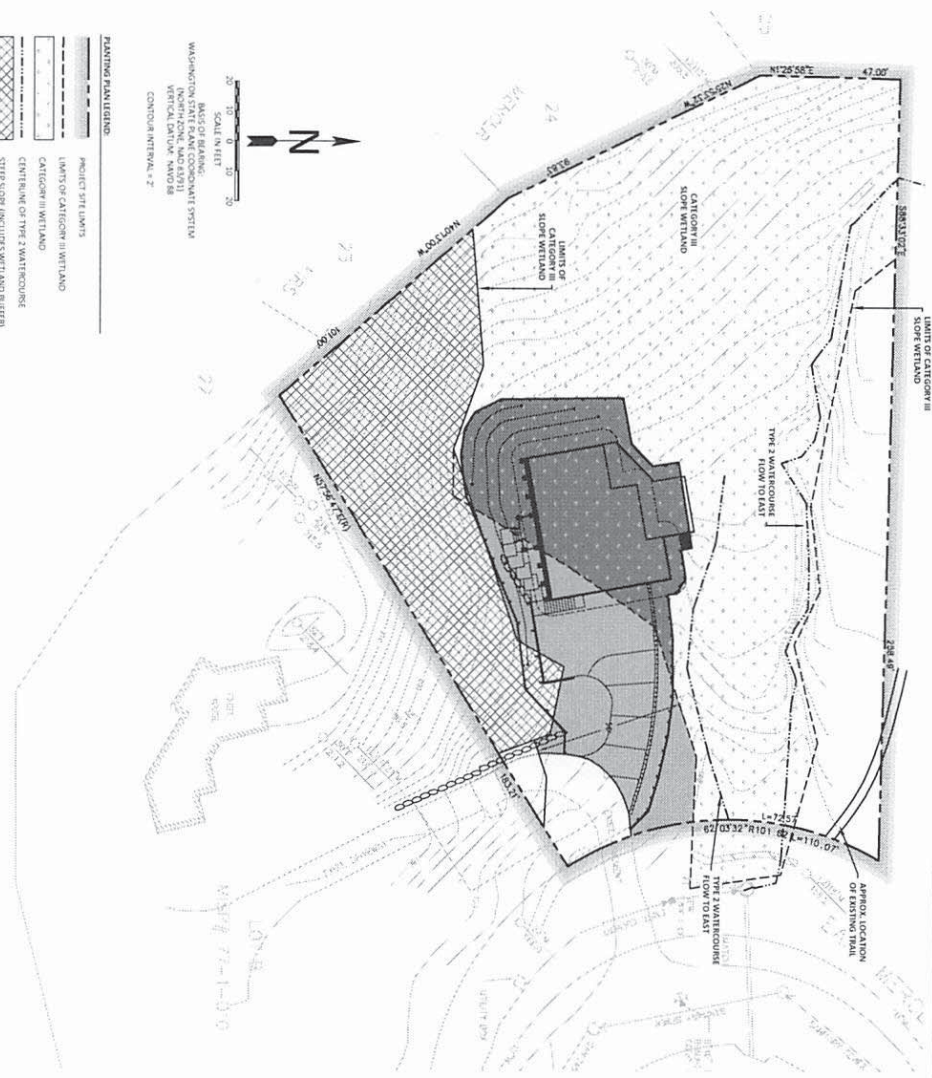


Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: *Critical Area Enhancement Plan revised to 1-24-19*

- PLANTING PLAN LEGEND**
- PROJECT SITE LIMITS
 - LIMITS OF CATEGORY II WETLAND
 - CATEGORY II WETLAND
 - CENTERLINE OF TYPE 2 WATERCOURSE
 - STREAM BUFFER INCLUDES WETLAND BUFFER
 - WETLAND IMPACT (0.811 S1)
 - WETLAND BUFFER IMPACT (0.879 S1)

SCALE IN FEET
 0 10 20
 BASE OF BEARING
 MAGNETIC NORTH
 NORTH (CLINICAL MAGNETIC)
 VERTICAL CURVATURE NAVD83
 CONTOUR INTERVAL = 2'



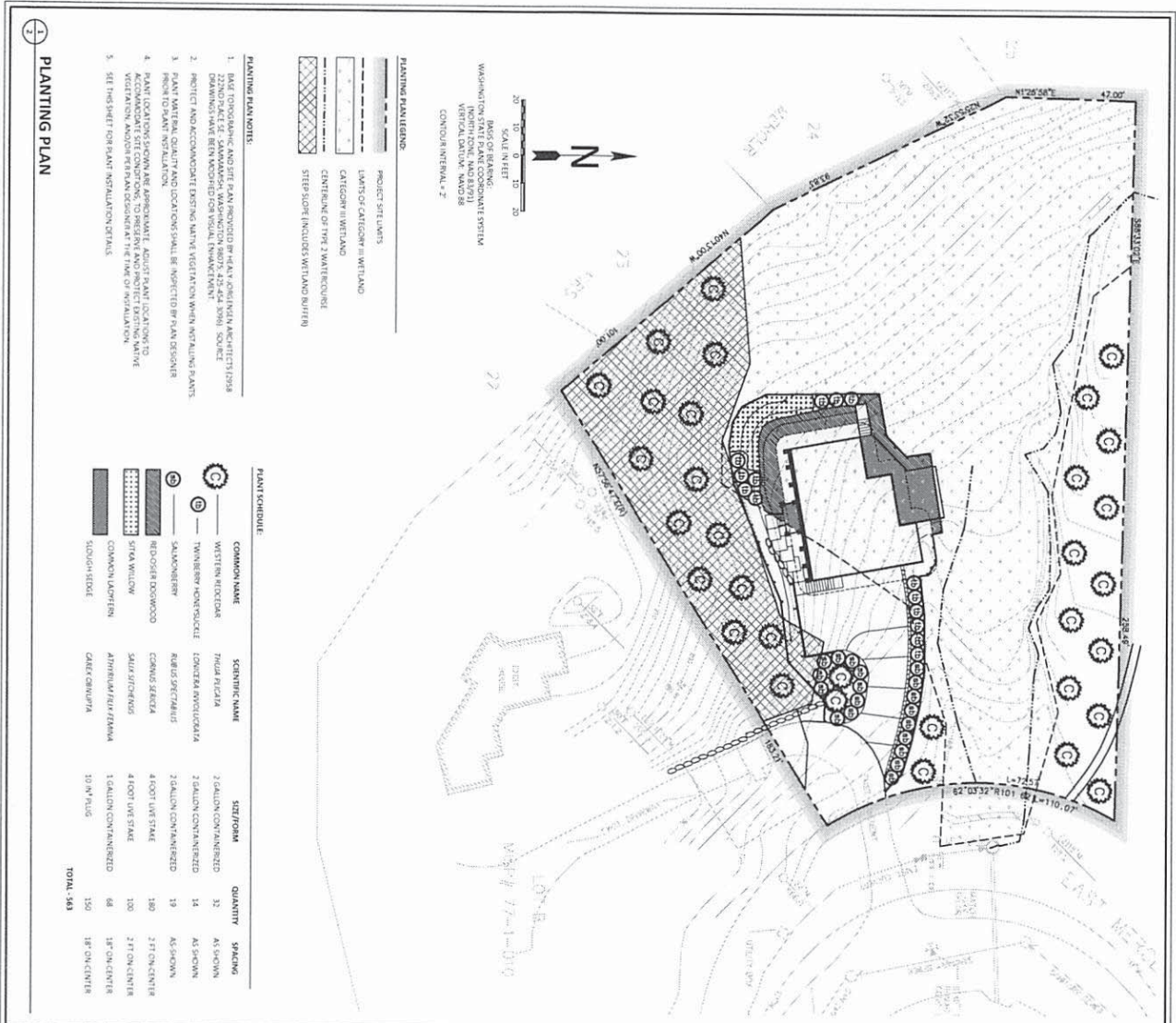
NO.	DATE	NOTES
1	09/08/2015	ADDED STREAM
2	10/21/2015	REVISED PER CITY COMMENTS
3	12/04/2018	REVISED PER NEW SITE PLAN
4	12/17/2018	ADDED IMPACT SITE PLAN
5	01/24/2019	REVISED PLANTING PLAN

DATE: 02/04/2019
 DRAWN BY: LMC
 CHECKED BY: LMC
 DESIGNED BY: LMC
 PROJECT NO.: 15-206

Wetland and Wetland Buffer Impact Site Plan

CRITICAL AREA ENHANCEMENT PLAN
 - MI TREEHOUSE LLC -
 5637 EAST MERCER WAY
 MERCER ISLAND, WASHINGTON

Sewall Wetland Consulting, Inc.
 27641 Covington Way SW #2, Covington, WA 98042 253-859-0515 Fax 253-852-4732



PLANTING PLAN NOTES

- BASE PHOTOGRAPHIC AND SET PLAN PROVIDED BY VIEW CONSULTING ARCHITECTS (308 22ND PLACE SE, SAMMAMISH, WASHINGTON 98049-4638) SOURCE: DOMAINS AND BEING CONSIDERED VISUAL ENHANCEMENT.
- PROTECT AND ACCOMMODATE EXISTING NATIVE VEGETATION WITHIN WETLAND PLANTS.
- PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER PRIOR TO PLANT INSTALLATION.
- PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO VEGETATION AND/OR TERRAIN DISCREPANCIES AT THE TIME OF INSTALLATION.
- SET THIS SHEET FOR PLANT INSTALLATION DETAILS.

PLANTING PLAN LEGEND

PROJECT SITE LIMITS

LIMITS OF CATEGORY III WETLAND

CATEGORY III WETLAND

CENTRELINE OF 2" WATER REQUIRED

STEEP SLOPE (INCLUDES WETLAND BUFFER)

PLANT SCHEDULE

COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QUANTITY	SPACING
WESTERN RED CEDAR	TAXUS PACIFICA	2 GALLON CONTAINERISED	32	AS SHOWN
TRIMBERN HORSESHOE	LOISELZIA APICULATA	2 GALLON CONTAINERISED	14	AS SHOWN
SAKONBERY	RIBES SPECIOSA	2 GALLON CONTAINERISED	19	AS SHOWN
REDWOOD DOGWOOD	CORNUS SERICEA	4 FOOT LIVE STAKE	180	2 FT ON CENTER
SITKA WILLOW	SAULUS SITCHICENSIS	4 FOOT LIVE STAKE	100	2 FT ON CENTER
COMMON ADAPTIN	AMPHIPHILUS/ELIXIRAMA	1 GALLON CONTAINERISED	64	18" ON CENTER
SCUDGRASS	CAREX CHRYSPRA	10" IN FLAT	150	18" ON CENTER
		TOTAL: 563		

MONITORING PLAN & MAINTENANCE PLAN

ENHANCEMENT PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

THE MONITORING PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS ARE CONSIDERED AS PART OF THE ENHANCEMENT PLAN AND SHALL BE CONSIDERED AS PART OF THE ENHANCEMENT PLAN STANDARDS AND SHALL BE CONSIDERED AS PART OF THE ENHANCEMENT PLAN STANDARDS AND SHALL BE CONSIDERED AS PART OF THE ENHANCEMENT PLAN STANDARDS.

MONITORING PLAN

THE MONITORING PLAN SHALL BE CONDUCTED BY THE CITY OF MERCER ISLAND AND SHALL BE CONDUCTED BY THE CITY OF MERCER ISLAND AND SHALL BE CONDUCTED BY THE CITY OF MERCER ISLAND.

MAINTENANCE PLAN

THE MAINTENANCE PLAN SHALL BE CONDUCTED BY THE CITY OF MERCER ISLAND AND SHALL BE CONDUCTED BY THE CITY OF MERCER ISLAND AND SHALL BE CONDUCTED BY THE CITY OF MERCER ISLAND.

PLANT INSTALLATION DETAIL

CUTTING ROOTS TO BE REMOVED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE ROOT BALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE ROOT BALL.

INSTALLATION DETAIL: SHOWS ROOT BALL, SOIL, MULCH, AND IRRIGATION SYSTEM.

GENERAL NOTES:

- WORK SHALL COMPLY TO ANY AND ALL APPLICABLE PERMITS AND/OR APPROVED CONSTRUCTION DRAWINGS.
- WORK SHALL BE COMPLETED BY RESUME EXPERIENCE IN THE ENVIRONMENTAL WORK SHOWN ON THESE DRAWINGS.
- BEFORE THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF MERCER ISLAND, THE OWNER, AND THE PLAN DESIGNER.
- A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- SET CONDITIONS MAY VARY BASED ON SEASON AND/OR OTHER FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK SHOWN ON THESE DRAWINGS WHEN CONDUCTING THE WORK SHOWN ON THESE DRAWINGS.

PERFORMANCE STANDARDS

- 100% SURVIVAL OF INSTALLED PLANTS AFTER THE FIRST GROWING SEASON (YEAR 1). THE STANDARD CAN BE MET BY PROVIDING THE FOLLOWING INFORMATION TO THE CITY OF MERCER ISLAND:
 - RISK SURVIVAL BY INSTALLED PLANT STOCK AFTER THE FIFTH GROWING SEASON (YEAR 5).

CRITICAL AREA ENHANCEMENT PLAN - MI TREEHOUSE LLC -

5637 EAST MERCER WAY
MERCER ISLAND, WASHINGTON

27641 Covington Way SW #2, Covington, WA 98042 253-859-0515 Fax 253-852-4732

Seawall Wetland Consulting, Inc.

Planting Plan, Notes, Details, & Monitoring Plan

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