



Civil Engineering & Development Services

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MEMORANDUM

Date: August 24, 2021
To: Lauren Anderson, Ruji Ding
Cc: Paul Bosveld, Matt Wittman, Julia Frost
From: Nicole Mecum, PE
Subject: Bosveld Driveway Access

As requested, I have completed a narrative (memo) to accompany the access exhibit prepared previously (attached).

Site Data:

Address 38XX West Mercer Way, Mercer Island, WA 98040
Parcel # 362350-0037

Access from Mercer Island Way:

The attached driveway exhibit depicts that a driveway from West Mercer Way is not feasible due to the existing property grades & the connection requirements to West Mercer Way. Access from the West Mercer Way would require a driveway with a slope of greater than 30%. Per MICC 19.09.040(G)(1) a driveway cannot exceed a slope of 20%. Therefore access from West Mercer Way is infeasible. A driveway extending from West Mercer Way would also require the removal of at least one additional significant tree. The proposed driveway extending from SE 38th Street does not require any significant tree removals. The exhibit provides two options to evaluate any potential feasibility for access from West Mercer Way.

Compliance with MICC 19.09.090:

The location of the proposed building pad does not require the removal of any healthy significant trees. Per the geotechnical engineering study prepared by GEO Group NW, Inc. dated November 2, 2020 the proposed development will not have adverse impacts to topography or the critical area (geological hazardous area). The proposed building pad location allows for a driveway that is in compliance with 19.09.040, see above. The proposed building pad is located outside of the required setbacks and ROW. No section of the building pad is less than 20 feet in width.

Compliance with MICC 19.09.100(B):

Per the geotechnical engineering study prepared by GEO Group NW, Inc. dated November 2, 2020 the proposed development will not have adverse impacts to topography or the critical area (geological hazardous area).