

## Memorandum

To:	Tim McHarg	Date:	May 4, 2022
From:	April Ng		
Project:	Buttenwieser/Wiley Residence 6838 96 <sup>th</sup> Ave SE Mercer Island, WA 98040 King County APN 302405-9010	File No:	<b>CAO21-007</b> <b>SHL21-042</b> <b>SEP21-027</b>
Subject:	<b>Land Use Resubmittal</b>		

This memorandum responds to comments received from Tim McHarg, Principal Planner at the City of Mercer Island's Community Planning & Development Department dated February 25, 2022 for File numbers: CA021-007/SHL21-042/SEP21-027 – Buttenwieser/Wiley Residence.

The comments are restated below, followed by responses.

<b>Planning</b>		
<i>Comment</i>	<i>Response</i>	<i>Document Ref.</i>
1. Geotech Report:	Please reference geotechnical responses in the Geotechnical addendum.	Geotechnical Addendum Dated 4/26/2022
a. Please address the landslide hazard area standards in MICC 19.07.160(D).		
b. Please address the criteria in MICC 19.07.160(B)		
c. Please provide a statement of risk as required by MICC 19.07.160(C)		
d. As required by MICC 19.07.160(D)(1), Please provide:		
i. A determination of the magnitude of seismic settling that could occur during a seismic event; and,	Please reference geotechnical responses in the Geotechnical addendum.	Geotechnical Addendum Dated 4/26/2022
ii. A demonstration that the risk associated with the proposed alteration is within acceptable limits or that appropriate construction methods are provided to mitigate the risk of seismic settlement such that there will be no significant impact to life, health, safety, and property.		
2. Please show the following easement on the survey:	The survey easement is noted as number 5 in Schedule B of the survey. The surveyor was unable to plot this	Survey, Page 1

<p>Grantee: Mercer Island Sewer District.          Purpose: Sewer Line          Recording No.: 5750932</p>	<p>easement since it is written as blanket in nature. The team has attempted several times to scope the existing sewer but due to existing bends in the line, the team was unable to complete the sewer scope. The team plans on completing the sewer scope once access is achieved, which will require removal and abatement of an existing asbestos cement pipe.</p>	
<p>3. Plan Set:          a. Sheet G101: Please clarify the encroachment into the 10' variable side yard setback highlighted in red below:</p>	<p>The diagonal hatch indicates the existing building footprint as noted in the Site Plan Legend. The proposed building does not encroach the 10' variable side yard setback.</p>	<p>G101</p>
<p>b. Please confirm the height of the detached garage is below 15' from existing or finished grade, whichever is lower. If the garage is greater than 15' in height, a variable side yard setback will apply.</p>	<p>The garage is less than 15' from existing grade. We will include elevations with our building permit submission.</p>	
<p>c. At the time of building permit, please provide an ABE calculation for the detached garage.</p>	<p>We will include ABE calculations for the detached garage with our building permit submission. It will be included on G201.</p>	
<p>d. Note that all encroachments into the side yard setbacks must be 30" or less from grade. Eave and other minor building element encroachments greater than 30" from grade are prohibited within side yard setbacks along interior lot lines per MICC 19.02.020(C)(3)(a)(ii)</p>	<p>We don't anticipate eaves or other minor building elements encroaching into the side yard setbacks. We will include building elevations with the building permit submission to help clarify.</p>	

<b>City Arborist</b>		
<i>Comment</i>	<i>Response</i>	<i>Document Ref.</i>
<p>No comments or corrections for CAO21-007/SHL21-042/SEP21-027. The following comments are provided in anticipation of the future building permit submittal:</p>	<p>Comment Noted.</p>	
<p>1. For building review. A tree inventory worksheet will be required. It is not clear the tree numbers of the trees proposed for removal.</p>	<p>Team will include inventory worksheet with building permit submittal.</p>	
<p>2. For building review. All tree information to be on the Civil sheets so it is clear if trees will be impacted by new infrastructure.</p>	<p>Team will include all tree information on the Civil sheets.</p>	
<p>3. For building review. Call out sequence of work while working in tree protection zones during demo and building phase. This is found in the Arborist report.</p>	<p>Team has been coordinating with project arborist to include notes on work within tree protection areas on Civil drawings.</p>	

<b>Geotechnical Engineering Peer Review</b>		
<i>Comment</i>	<i>Response</i>	<i>Document Ref.</i>
Responses to these comments are required to determine whether the proposed development complies with the requirements of MICC 19.07.160. Responses should be provided in a report format as an addendum to the Aspect Consulting design report dated September 2, 2021	<p>Please see responses to third party geotechnical review in the Geotechnical addendum.</p> <p>Civil drawings have been updated to address Aspect's recommendations as a response to the third-party geotechnical review. Updates are primarily on C200A and C200B – please note that the grading and drainage plans have been separated into two sheets to increase legibility.</p> <p>Structural drawings and calculations will be included with the building permit submittal and will include information for site walls.</p>	<p>Geotechnical Addendum Dated 4/26/2022</p> <p>C200A and C200B</p>

<b>Wetland/Shoreline Peer Review</b>		
<i>Comment</i>	<i>Response</i>	<i>Document Ref.</i>
Wetland/Shoreline Peer Review	<p>Please see responses to ESA's third-party review in the updated Critical Area Report and mitigation plans.</p> <p>We have included Landscape Planting Plan Sheet L601 as reference for some of the comments.</p>	<p>Critical Area Report dated 4/28/2022</p> <p>Site Visit Markup Dated 3/10/2022</p> <p>Landscape Planting Plan L601, 4/29/2022</p>

Updated drawings have been revised and clouded on Sheet Index G000. Updated reports, comments and drawings have been uploaded to the City of Mercer Island's FTP website. If you have any questions, please feel free to contact me at your convenience.

Sincerely,



April Ng, AIA, Associate

**Attachments:**

- CAO21-007 SHL21-042 SEP21-027\_2022-03-10 Watershed Co Site Visit Markup
- CAO21-007 SHL21-042 SEP21-027\_2022-04-26 Geotechnical Addendum
- CAO21-007 SHL21-042 SEP21-027\_2022-04-28 Critical Area Report Revised (Includes updated Mitigation Plan)
- CAO21-007 SHL21-042 SEP21-027\_2022-05-04 Updated Drawings (Includes updated C200A and C200B and new sheet L601)