



RESPONSE TO REQUEST FOR INFORMATION#1

PROJECT: 3024 69TH AVE SE
DATE: 2023.05.09
PERMIT NO#: CAO22-023 (SULLIVAN CRITICAL AREA REVIEW)
OWNER: JOHN SULLIVAN

COMMENTS:

PLANNING

1: Please provide a completed code compliance matrix for Chapter 19.07 MICC (attached to the email accompanying this letter). All tabs in the code compliance matrix must be filled out.

RESPONSE: Compliance matrix has been completed and has been submitted as part of this revision cycle.

2: MICC 19.07.160(B)(2)(d) requires all disturbed areas of the geologically hazardous areas outside of building footprints to be landscaped. Please provide a landscaping plan showing how the disturbed areas of the geologically hazardous areas outside of building footprints will be landscaped.

RESPONSE: Landscape plan has been submitted as part of this revision cycle. Refer to sheet A-003 for landscape plan.

3: Please provide a completed Critical Areas Mitigation Bond Quantity Worksheet (attached to the email accompanying this letter and found at this link) that accounts for the required landscaping outside of the building footprints.

RESPONSE: Bond quantity worksheet has been filled out and submitted as part of this revision cycle.

GEOTECHNICAL ENGINEERING

4: The site is undergoing concurrent review with building permit application 2301-185. More detailed geotechnical engineering peer review comments were provided for that application. For the critical area study, general comments are provided below. Once the geotechnical engineer of record responds to the building permit comments and they are peer review and approved, the geotechnical design would fulfill the requirements of MICC 19.07.160, Geologically Hazardous Areas. An updated statement of risk in accordance with MICC 19.07.160(B)(3) will be required from the geotechnical engineer of record once the final plan set is approved.

RESPONSE: Geotechnical Engineer of record has respond to more detailed comments at time of building permit submission rev#1 (permit number 2301-185), an updated statement of risk will be included in that response.

5: The Cobalt GeoSciences report, updated December 1, 2022, refers to excavation depths that do not correspond to those shown in the current plan set (dated January 20, 2023). The one boring completed for the site development is too shallow for the proposed design elements and is insufficient to provide subsurface characterization across the site. The geotechnical report should be revised to provide final design recommendations for the project components shown on the plan set (refer to building permit geotechnical peer review comments). In addition to the geotechnical report modifications, the geotechnical engineer of record should be involved in recommending appropriate wall types and temporary and permanent grading layouts for the proposed site development.

RESPONSE: Geotechnical Engineer of record has completed another boring at a depth that corresponds to foundation design that was submitted as part of building permit 2301-185. Geotechnical report has been revised to include final design recommendations for wall types and grading. Revised report has been submitted within this revision cycle and during Building Permit 2301-185 Revisions.

NOTE:

DRAWING SET AND CRITICAL AREA STUDY THAT WERE UPLOADED AS PART OF THIS REPOSSES TO REQUEST FOR INFORMATION WERE UPLOADED CONCURRENTLY FOR BUILDING PERMIT 2301-185 CORRECTION CYCLE