



To whom it may concern,  
City of Mercer Island,

We are seeking a Seasonal Development Limitation Waiver on our project. Currently we have our major concrete work complete including our foundation and most site walls are complete. We have one site wall for our drive access and need to complete install asap to allow additional access and staging onsite.

PanGeo our Geotechnical Consultant has been to the site and made recommendations for completing this work during wet season. (See Following Report) Pan Geo will be onsite do to monitoring during events and as work takes place.

Thank you for your consideration. We are currently under permit extension deadline and working to complete the project before the deadline and need to continue our exterior work to make this date.

Please let us know if you have any additional questions.

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**James McNeal**

Custom Project Manager

C 425 466-2599 O 425.226.9100 Ext 142

[jamesmcneal@jaymarchomes.com](mailto:jamesmcneal@jaymarchomes.com)

[www.jaymarchomes.com](http://www.jaymarchomes.com)

*Love Where You Live*

September 19, 2019  
File No. 16-155.200

Ms. Vivian Shi  
6031- 77<sup>th</sup> avenue SE  
Mercer Island, WA 98040

**Subject: Seasonal Development Limitation Waiver  
Proposed Single-Family Residence  
6031 – 77<sup>th</sup> Avenue SE, Mercer Island, WA**

Dear Ms. Vivian Shi,

As requested, PanGEO prepared this letter to assist you to apply for a seasonal development limitation waiver such that the remaining earthwork and foundation construction of the proposed single-family residence can be conducted in the wet season (October 1 through April 1).

Construction of subject project started in November 2017. As of today, the foundations and walls of the house and garage have been completed and mostly backfilled. We visited the site on September 19, 2019. During our site visit, the site is observed to be stable. Based on the current schedule provided to us, we understand that the remaining grading and foundation work for the project includes construction of the retaining wall along the driveway to the west of the house and garage. It is anticipated that the earthwork activities in the wet season at the site will mainly include the following:

1. Excavation for the driveway wall – 2 week;
2. Construction of the driveway wall footing and wall – 2 weeks; and
3. Backfill of the driveway wall – 2 weeks.

We understand that the above-mentioned earthwork and foundation activities will be completed from October 2019 to April 2020. Based on the soil conditions at the site, the current site conditions, the construction schedule, and anticipated earthwork activities, in our opinion, the proposed grading above may be accomplished during wet season without adversely affecting the site stability at the subject and surrounding properties, provided it is completed in accordance with the design and good construction practice. In our opinion, the potential for erosion at the site can be adequately mitigated by employing best management practices (BMPs). During construction, erosion control should include measures for reducing concentrated surface runoff and for reducing the potential of off-site sediment transport by protecting disturbed or exposed surfaces. As a minimum, the following temporary erosion and sediment control measures for the wet season construction should be implemented:

- Where practical, maintain vegetation buffers around construction areas;
- Site stripping, excavation and subgrade preparation should be followed promptly by the placement and compaction of clean structural fill or CDF;
- The size and type of construction equipment used may have to be limited to prevent soil disturbance;
- The ground surface within the construction area should be graded to prevent surface water run-off of away from the site and the ponding of water;
- Geotextile silt fences should be located along the perimeter of construction areas to control erosion and the movement of soil;
- Adequately cover soil stockpiles and temporary cut slopes with plastic sheeting;
- Hydroseed or place straw in areas where grading is completed;
- Construct shallow, upgrade perimeter ditches or low earthen berms to divert water away from the top of slopes;
- If possible, stage construction such that the amount of exposed soil and exposure time is minimized;

Ms. Vivian Shi

Proposed Single-Family Residence: 6031 – 77<sup>th</sup> Avenue SE, Mercer Island, WA

September 19, 2019

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- If necessary, temporary storm water detention ponds may be established or a tank be installed at the site to trap sand and silt before surface water is discharged to a suitable outlet; and
- Structural fill should consist of less than 7% fines.

The erosion control measures at the site during the wet season should also follow applicable state and city regulations. In addition, PanGEO should conduct periodic site visits to monitor the site stability and erosion control measures during wet season grading, and may provide other recommendations for erosion control or site stabilization measures as needed throughout the wet season. In summary, provided that above recommendations are followed, it is our opinion that remaining earthwork for the above project can be accomplished in the wet season and we recommend that a seasonal development limitation waiver be granted between October 1, 2019 and April 1, 2020.

The stability of the site slopes and temporary excavations should be closely monitored during construction. In the event that signs of slope instability for the site and temporary excavations are observed, measures such as buttressing the slopes, backfilling the excavations, and installing temporary shoring, etc. should be immediately implemented to repair/maintain the slope stability. PanGEO should be notified immediately if such signs are observed during construction to evaluate the site condition, and to recommend additional mitigation measures if needed.

We trust that the information presented herein meets your need at this time. Please call if you have any questions.

Sincerely,



*9/19/2019*

Michael H. Xue, P.E.  
Senior Geotechnical Engineer

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)

Inspection Requests: Online: [www.mybuildingpermit.com](http://www.mybuildingpermit.com) VM: 206.275.7730



## WET SEASON GRADING RESTRICTION (OCTOBER 1 THROUGH APRIL 1) SEASONAL DEVELOPMENT LIMITATION WAIVER

### DESCRIPTION

Land clearing, grading, filling, and foundation work are not permitted between October 1 and April 1 on lots considered as an Erosion, Potential Slide, or Steep Slope Hazard. A waiver to this seasonal development limitation may be granted if compelling justification is demonstrated and supported by a geotechnical evaluation of the site and proposed construction activities.

### AFFECTED SITES

1. Sites subject to a Potential Slide, Erosion, or Steep Slope Hazard, or any areas with Critical Slopes and the land that extends 10 feet past the top and toe of the slope.
2. Any site that is considered by the Building Official or City Engineer to be subject to the seasonal development limitation.

*See Mercer Island Landslide Hazard Map for more details*

### SUBMITTAL REQUIREMENTS

All required items must be completely and accurately filled out. Once the application has been reviewed by the building official, you may be asked to provide some, if not all the materials found in the "Required as Needed" column.

You may apply for the waiver while you are applying for a building permit if you believe that you will be constructing during the wet season.

Required	Required as Needed
A. Letter to the Building Official Requesting the Waiver	A. Storm Detention Design and Hydrology Report
B. Geotechnical Report	B. Survey
C. Working Drawings	C. Tree Inventory
D. Construction Schedule	D. Permanent Site Restoration Methods
E. Erosion Control Plan	E. Soil Removal Evaluation
F. Emergency Procedures	F. Hillside Support
G. Emergency Contact Information	G. Soil Disposal
	H. Liability Insurance
	I. Performance Bond or Assign of Funds Account
	J. Site Reports.
	K. Additional Information as determined by the Building Official or City Engineer

*See building definitions section for more details on submittal items*

### APPEALS

Appeals of a seasonal development limitation waiver decision can be made to the Hearing Examiner. There is a process for filing an appeal with the Hearing Examiner, which normally takes up to 45 days. Refer to MICC Chapter 19.15.010.

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### CITY USE ONLY

PROJECT#

RECEIPT #

FEE

Date Received:

Received By:

### DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION 6031 77th Ave SE Mercer Island		ZONE
COUNTY ASSESSOR PARCEL #'S		PARCEL SIZE (SQ. FT.)
PROPERTY OWNER (required) Vivian Shi/Sean Wang	ADDRESS (required) 7246 E Mercer Way	CELL/OFFICE (required) shi.vivian3322@hotmail E-MAIL (required) 206 953-8036
PROJECT CONTACT NAME James McNeal	ADDRESS 7525 SE 24th St SE Mercer Island, WA	CELL/OFFICE 425 466-2599 E-MAIL jamesmcneal@jaymarchomes.com
TENANT NAME	ADDRESS	CELL PHONE  E-MAIL

**DECLARATION:** I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*James McNeal*  
SIGNATURE

9/19/2019

DATE

**PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL** (PLEASE USE ADDITIONAL PAPER IF NEEDED):

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

### CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	SUBDIVISION SHORT PLAT
<input type="checkbox"/> Building	<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Short Plat- Two Lots
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> Short Plat- Three Lots
<input type="checkbox"/> Land use	<input type="checkbox"/> Shoreline	<input type="checkbox"/> Short Plat- Four Lots
<input type="checkbox"/> Right-of-Way Use	<input checked="" type="checkbox"/> Seasonal Development Limitation Waiver	<input type="checkbox"/> Short Plat- Deviation of Acreage Limitation
<b>CRITICAL AREAS</b>	<b>ENVIRONMENTAL REVIEW (SEPA)</b>	<input type="checkbox"/> Short Plat- Amendment
<input type="checkbox"/> Critical Area Review 1 (Hourly Rate 2hr Min)	<input type="checkbox"/> SEPA Review (checklist)- Minor	<input type="checkbox"/> Short Plat- Final Plat
<input type="checkbox"/> Critical Area Review 2 (Determination)	<input type="checkbox"/> SEPA review (checklist)- Major	<b>OTHER LAND USE</b>
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Environmental Impact Statement	<input type="checkbox"/> Accessory Dwelling Unit
<b>DESIGN REVIEW</b>	<b>SHORELINE MANAGEMENT</b>	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Pre Design Meeting	<input type="checkbox"/> Exemption	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input type="checkbox"/> Design Review (Code Official)	<input type="checkbox"/> Permit Revision	<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Commission Study Session	<input type="checkbox"/> Shoreline Variance	<input type="checkbox"/> Lot Line Revision
<input type="checkbox"/> Design Review- Design Commission- Exterior Alteration	<input type="checkbox"/> Shoreline Conditional Use Permit	<input type="checkbox"/> Noise Exception
<input type="checkbox"/> Design Review- Design Commission- New Building	<input type="checkbox"/> Substantial Development Permit	<input type="checkbox"/> Reclassification of Property (Rezoning)
<b>WIRELESS COMMUNICATION FACILITIES</b>	<b>SUBDIVISION LONG PLAT</b>	<input type="checkbox"/> Transportation Concurrency (see supplemental application form)
<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption	<input type="checkbox"/> Long Plat- Preliminary	<input type="checkbox"/> Planning Services (not associated with a permit or review)
<input type="checkbox"/> New Wireless Communication Facility	<input type="checkbox"/> Long Plat- Alteration	<input type="checkbox"/> Zoning Code Text Amendment
	<input type="checkbox"/> Long Plat- Final Plat	<input type="checkbox"/> Request for letter
	<b>VARIANCES (Plus Hearing Examiner Fee)</b>	
	<input type="checkbox"/> Variance	

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## SEASONAL DEVELOPMENT EMERGENCY CONTACT

PLEASE POST THIS INFORMATION ON SITE

### Emergency Procedures

Mercer Island Municipal Code Section 19.07.020

### CONTACTS

Contractor Name: JayMarc Homes Phone # 425 226-9100

Contractor Email: jamesmcneal@jaymarchomes.com

Site Superintendent Name: Eric Shroyer Phone # 425 444-2055

Site Superintendent Email: erics@jaymarchomes.com

Excavation Sub-Contractor: Waterson Excavation Phone # 253-797-7539

Excavation Sub-Contractor Email: ty@wattersonexcavating.com

Owner Name: Vivian Shi / Sean Wang Phone # 206 953-8036

Owner Email: shi.vivian3322@hotmail.com

Describe the actions required to be taken on site in the event of a natural or man-made disaster such as a landslide or erosion-control problem:

If necessary, temporary storm water detention ponds may be established or baker tank be installed at the site to trap sand and silt before surface water is discharged to a suitable outlet; and

### CITY OF MERCER ISLAND CONTACT INFORMATION

**After Hours: call Police Non-Emergency 1.425.577.5656**

**During Regular Hours: 8:30 am – 5:00 pm**

Development Services Ground (DSG) 206.275.7605

Public Works Department 206.275.7608

Police 206.275.7610

Fire 206.275.7607

**EMERGENCY: CALL 911**

# City Mercer Island Shi Schedule



## Exhibit D

Task Name	Duration	Start Date	End Date
<b>+ PRE JM Construction</b>	1d	09/28/18	09/28/18
<b>- JM New Schedule</b>	<b>492d</b>	<b>09/28/18</b>	<b>08/17/20</b>
Signed Notice to proceed	17d	09/28/18	10/22/18
Final Contract, Schedule, Budget, Rate Sheet,	16d	10/01/18	10/22/18
Final Notice to proceed Deposit	11d	10/08/18	10/22/18
Site walk and Verification and Contractor subcontracts	20d	10/01/18	10/26/18
Steel verification and shops	20d	10/01/18	10/26/18
Window Verification and shops	20d	10/01/18	10/26/18
Framing Decisions (-30d Frame Start)	9d	10/16/18	10/26/18
Window Order	15d	10/08/18	10/26/18
Framing	110d	10/29/18	03/29/19
Excavation at house foundation	15d	04/10/19	04/30/19
Waterproofing of exterior foundation walls	15d	04/15/19	05/03/19
Back-fill at house	15d	04/17/19	05/07/19
Lake side grading and footing prep	4d	09/02/19	09/05/19
<b>- Garage Construction</b>	71d	06/17/19	09/23/19
Excavate for the garage footing and rough in the driveway	10d	06/17/19	06/28/19
Utility instalation	10d	07/08/19	07/19/19
Garage Foundation	20d	07/01/19	07/26/19
Waterproofong at lagging wall	4d	07/08/19	07/11/19
Back-fill garage	5d	07/29/19	08/02/19
Framing of Garage	31d	08/05/19	09/16/19
Garage Roof	5d	09/17/19	09/23/19
Exterior Finishes Specs Including paint	1d	02/18/19	02/18/19
Install deck and roof edge steel rail supports	55d	06/17/19	08/30/19
Building Wrap	41d	07/15/19	09/09/19
Scaffolding	26d	07/22/19	08/26/19
Window and door installation	25d	09/10/19	10/14/19
Solar Prep	10d	05/16/19	05/29/19
Roofing	10d	08/26/19	09/06/19
Soffit	15d	09/10/19	09/30/19
Siding	20d	10/01/19	10/28/19
Landscape hard surface <b>Starting driveway walls 9/24/ allow 6 weeks 11/15/2019</b>	120d	10/29/19	04/13/20
Rough In Decisions Including cabinet	1d	02/18/19	02/18/19
Plumbing Rough-in	49d	07/17/19	09/23/19
HVAC Rough-in	17d	09/10/19	10/02/19
Fire Sprinklers	10d	09/17/19	09/30/19
Electrical Rough-in	17d	09/17/19	10/09/19
Solar Rough In ???	15d	09/26/19	10/16/19
Inspections	5d	10/17/19	10/23/19
Pre Rock	10d	10/17/19	10/30/19
Insulation	10d	10/24/19	11/06/19
Drywall	30d	11/07/19	12/18/19
Pre Paint Drywall	10d	12/19/19	01/01/20
Interior Finish Schedule Including paint	1d	08/22/19	08/22/19





Task Name	Duration	Start Date	End Date
Cabinet Order	1d	08/23/19	08/23/19
Hardwood Flooring Install (If finish in place)	7d	01/02/20	01/10/20
Cabinet Installs	10d	01/13/20	01/24/20
Tile and Stone	40d	01/13/20	03/06/20
Interior Millwork	20d	02/24/20	03/20/20
Painting	30d	03/17/20	04/27/20
Sand and initial finish of hardwood flooring (If finish in place)	5d	04/28/20	05/04/20
Appliance Installs	2d	05/05/20	05/06/20
Plumbing Trim Out	10d	05/05/20	05/18/20
Fire Sprinkler Trim	10d	05/05/20	05/18/20
Electrical Trim Out	10d	05/12/20	05/25/20
HVAC Trim Out	10d	05/14/20	05/27/20
Hardware Installation	10d	05/25/20	06/05/20
Final floor finish (If finish in place)	3d	06/08/20	06/10/20
Punch	10d	06/11/20	06/24/20
Clean	38d	06/25/20	08/17/20
<input type="checkbox"/> Occupancy including inspections (Adjust because of Holidays)		08/18/20	
		08/18/20	



