



CITY OF MERCER ISLAND

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www.mercergov.org

July 7, 2017

Demetriou Architects

Attn: David Jaffe

3675 West Mercer Way

Mercer Island, WA 98040

Via email

RE: ADU17-003, CAO17-005, DEV17-009, SHL17-007, SUB17-004 First Review Letter
Land Use Applications for proposed home, ADU, driveway and retaining wall construction within
a steep slope along the shoreline for the Lady Bug Trust

Dear David Jaffe,

The City of Mercer Island Development Services Group has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above land use applications. The following issues need to be addressed before we continue processing of the application. Please refer to each application's electronic plan or "eplan" comments and refer to the additional comments below:

General:

1. To reduce site plan discrepancies, please submit one complete set of plans addressing all eplan comments and the comments listed in this letter.
2. Please provide a response letter that responds to all of our comments.
3. When resubmitting the revised site plan set, please add "clouding" around all the changes from the first to the second submittal.

Planning:

4. Please address the Public Comments (attached). The majority of the neighbors expressed concern over construction impacts along West Mercer Way and the shared driveway.
 - a. The general concern of the neighbors is the possible future construction impacts this project may have. The City anticipates conditioning the land use approval to require that a Construction Management Plan will be submitted for review and approval prior to the issuance of the above land use applications.
5. No structures are allowed within easements, including retaining walls. Refer to MICC [19.02.020\(F\)](#). Please relocate the proposed garage outside the proposed 16-foot-wide

ingress/egress and utilities easement and please relocate the retaining walls out of the 10 foot underground electric system easement.

6. Easements created as a result of a previous short subdivision process may only be amended through the short plat alteration process. Please apply for a Short Plat Alteration to modify the proposed ingress/egress and utilities easement, recorded on the MI-76-8-027 Short Plat (7702170577).
7. Contact: lauren.anderson@mercergov.org or 206-275-7704

Fire:

8. Please contact Herschel for road improvement requirements based on the Fire Square Footage Calculations provided and the provided plans.
9. A fire hydrant will be required for the new home.
10. The proposed gate on Lot 1 will need to be removed, as it is blocking access for fire safety to Lot 2.
11. Please provide a profile of the entire proposed access road on Lot 1 and including onto Lot 2. Please note that the driveway slope can't exceed 20%.
12. Contact: Herschel.rostov@mercergov.org or 206-275-7607

Trees:

13. Please provide two separate plans: one for tree removal and one for tree replanting plan.
14. Please retain tree 156 located on the western portion of Lot 1, and please note that there shall be no development inside limits of disturbance given by Project Arborist. We suggest conducting further analysis like air excavation to finalize these limits. Please show tree protection for tree 156 and other saved trees.
15. The applicant shall follow 19.10 to use best building practices to retain existing trees.
16. Contact: john.kenney@mercergov.org or 206-275-7713

Building:

17. As stated above, please remove any structures out of the easements.
18. Contact: don.cole@mercergov.org or 206-275-7701

Engineering:

19. Please provide a drainage report for the access road.
20. Please provide the conceptual grading and utility plan, and topographic and boundary survey within the second plan set submittal, not as a supplement for consistency.
21. Building Permit submittal will be required to follow the Mercer Island [MICC 15.09](#) Stormwater Management Program Code Update and the 2014 Stormwater Manual. Refer to the following links for more information:
 - a. <http://www.mercergov.org/Page.asp?NavID=3161>
 - b. <http://www.ecy.wa.gov/programs/wq/stormwater/manual/2014SWMMWWinteractive/2014%20SWMMWW.htm>
22. Please indicate the existing public sanitary sewer easement on all site plans. All private utilities, such as storm drainage system, irrigation system, dry utilities (power, gas, etc) shall be located outside the existing public sanitary sewer easement.
23. The design for the access, fire hydrant and fire line should be designed per the requirements of the City Fire Marshal.

24. The landscaping plan shall comply with MICC 15.06.160 Trees and shrubs:
 - a. No person shall plant within 35 feet of any public sewer any willow, poplar, cottonwood, soft maple, gum tree, or any other tree or shrub whose roots are likely to enter and obstruct the flow of sewers.
 - b. The property owner is responsible for preventing any vegetation, including trees and shrubs, from extending from within the owner's property into any right-of-way or public sewer easement where the trees, shrubs or roots thereof obstruct or have the potential to obstruct a public sewer.
25. The following items are not review comments, just a heads up for the future building permit:
 - a. The water meter will be located along the shoulder of W. Mercer Way, and the water service line from the water meter to the house must be located within the private utility easement.
 - b. If a separate fire line is required by the City Fire Marshal, then the fire line will be a private fire line and must be located within the private utility easement.
 - c. Construction of all improvements for access, utilities, storm drainage and site work shall comply with current City ordinances and requirements of the City at the time of the building permit submittal.
26. Contact: ruji.ding@mercergov.org or 206-275-7703

The eplan comments can be found under the following links:

- a. ADU17-003: <https://MlePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/ADU17-003-SUB1-PLANS-042517_review.pdf>.
- b. CAO17-005: <https://MlePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/CAO17-005-SUB1-PLANS-042517_review.pdf>.
- c. DEV17-009: <https://MlePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/DEV17-009-SUB1-PLANS-042517_review.pdf>.
- d. SHL17-007: <https://MlePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/SHL17-007-SUB1-PLANS-042517_review.pdf>.
- e. SUB17-004: <https://MlePlan.mercergov.org/adobe/eplan/~CurrentSharedReviews/SUB17-004-SUB2-PLANS_review.pdf>.

The Customer Service Team may assist you with any questions regarding accessing the online comments and trouble shooting. They may be reached at 206-275-7728.

The Mercer Island Review Team's processing of the land use applications listed above are on hold until these issues are resolved. Please do not hesitate to contact me at 206-275-7704 or via e-mail at lauren.anderson@mercergov.org if you have any questions.

Sincerely,



Lauren Anderson, Assistant Planner
City of Mercer Island Development Services Group

Lauren.anderson@mercergov.org

(206) 275-7704