

# DEMETRIOU

*Architects* PLLC

July 31, 2017

**Lauren Anderson, Assistant Planner**  
City of Mercer Island Development Services Group  
9611 SE 36<sup>th</sup> St.  
Mercer Island, WA 98040

**RE: ADU17-003, CAO1-005, DEV17-009, SHL1-007, 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 Lauren,

Thank you for your review and your summary of staff comments for the Land Use submittal for the Ogden Point Residence. I am writing this letter to you in response to your first review letter for the land use application. Below and in **bold**, I have responded to the review comments.

## 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.*

**One complete set of plans addressing all eplan comments and the comments listed in the review comment letter have been submitted.**

2. *Please provide a response letter that responds to all of our comments.*

**See below for all responses to the comments.**

3. *When resubmitting the revised site plan set, please add "clouding" around all the changes from the first to the second submittal.*

**Changes specifically requested by the reviews and mentioned in this response letter have been clouded. Note that there have been several minor changes to the site plan since the previous 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 share 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.*

**Per email dated 07/20/17 from Lauren Anderson with the City of Mercer Island, a Construction Management Plan (CMP), to address neighbors' construction impact concerns, should be included with the Building Permit submittal. Bill Vandewater and Lauren Anderson will coordinate a site visit with the Owner's Representative prior to the Building Permit submittal to formulate a site-specific plan. It is understood that the Land Use application(s) will not be approved until the CMP has been submitted to the City of Mercer Island as part of the Building Permit application.**

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.*

**All proposed structures and retaining walls are located out of the easements. The proposed garage has been moved out of all proposed easements and required setbacks. Existing ingress/egress and utilities easement to be relinquished by the short plat alteration.**

6. *Easements created as a result of a previous short subdivision process may only be amended through the short plan 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 Plan (7702170577).*

**Noted. A Short Plat Alteration will be prepared by Triad in order to relinquish the Ingress, Egress and Utilities easement (Recording Number 7702170577) which had previously been created by the Short Plat.**

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.*

**The house will have a fire area greater than 10,000 SF. We are aware that special fire protection requirements may be required. At this point we are seeking approval of a 16-foot wide access driveway which is a departure from the normal required 20-foot access driveway. We expect that we will be able to meet Mercer Island requirements and make up for deficiencies with other available code alternates.**

9. *A fire hydrant will be required for the new home.*

**A possible location for a new fire hydrant has been shown on the attached Conceptual Grading and Utility Plan. The property has a utility easement which runs up the hill (and not along the private access road to the site). Opportunities for locating a fire hydrant**

will have to be within this easement which restricts fire hydrant placement to the location shown which would put the hydrant at the top of a ~4' high rockery. Alternate locations could be at the midpoint of the access road which would put the fire hydrant significantly further from the project.

The fire reviewer should note the difficulty associated with installing the 8" fire hydrant service line in the steep utility easement which already contains several existing water and dry utility lines. Also, this configuration would necessitate the installation of the 4-inch sprinkler service line downstream of the fire hydrant and the location of the back flow prevention box in close proximity to the hydrant. Also shown is the as-built pavement width and slope for the limited section of the access road that was surveyed by Triad and the location of the existing fire hydrant on West Mercer Way which is approximately 300' away from the project.

10. *The proposed gate on Lot 1 will need to be removed, as it is blocking access for fire safety to Lot 2.*

**The proposed gate on Lot 1 has been removed 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%.*

**A profile of the proposed driveway is now shown on C2. The design has a maximum slope of 18% and uses a vertical curve transition at the base. There will be a relatively flat access to lot 2 past the initial steep section.**

12. *Contact: [Herschel.rostov@mercergov.org](mailto: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.*

**Please see L-1.0 for the Tree Removal Plan and L-2.0 for the Tree Replacement 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.*

**Tree 156 will be retained. Please see the Arborist's memo dated 07/12/2017 that states the new limits of disturbance.**

15. *The applicant shall follow 19.10 to use best building practices to retain existing trees.*

**This project will conform to Mercer Island MICC 19.10. See updated plans for proposed tree protection measures.**

16. *Contact: [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org) or 206-275-7713*

## Building

17. *As stated above, please remove any structures out of the easements.*

**We understand that the currently required setback off of the onsite ingress/egress easement is 10-feet. We anticipate that the code will change or a variance will be obtained to reduce this setback to 5-feet by the time this project submits for building permits. We have chosen to submit this site plan showing the 5-foot building setback for the benefit of the review team, especially the fire reviewer, in order to present what we believe to be the most accurate representation of the developed site. We hope that this does not trigger an additional land use review as the building footprints can be reduced to accommodate the 10-foot setback, which can be shown, if necessary, on the forthcoming building permit plans.**

18. *Contact don.cole@mercergov.org or 206-275-7701*

## Engineering

19. *Please provide a drainage report for the access road.*

**As discussed in our meeting with City staff the drainage report will be provided with the building permit submittal. This project will conform to the Mercer Island MICC 15.09 Stormwater Management Program Code Update and the 2014 Stormwater Manual as noted in comment 21.**

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.*

**See sheets C3-C4 for the Conceptual Grading and Utility Plan and C5 for the Topographic and Boundary Survey.**

21. *Building Permit submittal will be required to follow the Mercer Island MICC15.09 Stormwater Management Program 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>*

**This project will conform to the Mercer Island MICC 15.09 Stormwater Management Program Update and the 2014 Stormwater Manual.**

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.*

**The public sanitary sewer easement is now shown on all applicable sheets. There should be no proposed utilities in this easement except for the storm drainage line that will outfall to the Lake, this line will cross the easement as perpendicularly as possible.**

23. *The design for the access, fire hydrant and fire line should be designed per the requirements of the City Fire Marshal.*

**A preliminary design of these elements has been included with this plan sheet for initial review. We hope that the final aspects of this design can be refined after this land use approval and be reviewed with this project's associated building permits.**

24. *The landscaping plan shall comply with MICC15.06.160 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.*

**No tree or shrub whose roots are likely to enter and obstruct the flow of sewers will be planted within 35 feet of any public sewer. The property owner will prevent trees and shrubs from extending from the owner's property into any right-of-way or public sewer easement.**

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](mailto:ruji.ding@mercergov.org) or 206-275-7703*

Sincerely,

**David A. Jaffe**