



July 10, 2000

Ms. Ann Marie Rennick
Associate Planner
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040-3732

RECEIVED

JUL 12 2000

RE: Pomeroy Critical Areas Variance
Your Letter Dated April 12, 2000
PCE Job No. POMY-0001

City of Mercer Island
Development Services

VAR0006-001
VAR0003-002
VAR0003-007

Dear Ann Marie:

The following summarizes the applicant's responses to your letter referenced above. The numbering scheme used below follows your letter.

1. We anticipated an application for a lot size variance would be necessary; however, we did not intend to submit for the zoning variance until the outcome of the critical areas variance was determined in an effort to minimize Mr. Pomeroy's consultant expenses. An application for the lot size variance has now been submitted.
- 2 & 3. The lines that were used to compute the "lot slope" based on your methodology are shown on sheet 3 of 3.

Lot #	Lot Slope (%)	Impervious Area Allowed (%)	Lot Area (Sq. Ft.)	Impervious Area Allowed (Sq. Ft.)	Impervious Area Proposed (Sq. Ft.)
1	27.3	35	16,313	5,710	2,264 ¹
2	29.0	35	15,042	5,265	5,053 ²

The impervious area allowed using your methodology is more permissive than we used on sheet 3 of 3. We presume the figures shown above will control.

¹ Includes 736 sq. ft. for driveway/parking and 1,528 sq. ft. for existing house roof area only, excluding decks.

² Includes 2,246 sq. ft. for driveway, 1,907 sq. ft. for building footprint and an allowance of 900 sq. ft. for a driveway from the shared access drive.

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4. Cross sections have been added on sheet 1 of 1 dated June 6, 2000 and enclosed with this submittal.
5. The original roadway alignment was used to minimize disturbance on the lot. We have now re-aligned it slightly to accommodate a passenger vehicle to enter W. Mercer Way at a right angle.
6. The profile has been added to sheet 1 of 1 dated June 6, 2000 and enclosed with this submittal.
7. We estimate approximately 120 cubic yards ("c.y.") of excavation and 230 c.y. of embankment will be required for the access driveway serving the lots. The finished floor elevation and other design details for the home on lot 2 are not yet finalized; however, the building and elevations shown on sheet 3 of 3 and 1 of 1 indicate approximately 180 c.y. of excavation and 140 c.y. of embankment.
8. The building pad has been reduced to 3,800 square feet (see sheet 3 of 3) and in the applicant's opinion, is the smallest pad that will allow the construction of the proposed home and driveway.
9. A revised geotechnical report dated July 10, 2000 is included with this submittal addressing the items of interest.

I trust the above addresses your concerns. If you should have any questions or require additional information, please call me.

Sincerely,

PETERSON CONSULTING ENGINEERS, INC.



Jon W. Nelson, PE
Senior Civil Engineer

Enclosures

cc: Mr. Jerry Pomeroy
Ms. Beth Clark