



CITY OF MERCER ISLAND

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www.mercergov.org

October 25, 2019

David Evans and Associates

Attn: Adam Stricker

20300 WOODINVILLE-SNOHOMISH RD NE

Woodinville, WA 98072

Via email

RE: SUB19-003, CAO19-005, SEP19-009 Lady Bug Trust **Request for Information #2**
Consolidated Land Use Applications for a subdivision of one lot into two lots, extinguish and create new easements, and steep slope alteration located within the shorelands.

Dear Adam Stricker,

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 the review comments below:

General:

With your resubmittal, please provide a cover letter responding to each of the items below. Please reference page/sheet numbers noting where the requested information can be found. Please keep in mind that an incomplete resubmittal may delay your project. When resubmitting the plan set, please add "clouding" around all the changes from the first to the second submittal.

Planning:

1. The Ogden Point Short Plat Access Feasibility Letter shall be completed by a licensed qualified professional structural engineer due to the bridge. If you, Adam Stricker, are a structural engineer please add your title into the feasibility letter. This letter will be reviewed by the City's Geotechnical Engineer.
2. Additionally, the Access Feasibility Letter is lacking technical analysis. This analysis is to ensure that an upgraded bridge and driveway is feasible within the access easement and would be in compliance with the Mercer Island City Code. Please include a conceptual plan and provide more information on the following:
 - a. Load bearing & support.
 - b. Weight capacity for the bridge that would meet the Fire Marshal's requirements.

- c. How the retaining walls for access will meet the height requirements in MICC 19.02.050. What is the height of the proposed walls? Per MICC 19.02.020(H)(1) there is a 5-foot setback for all structures from the edge of an access easement, provided improvements such as gates, rockeries, retaining walls and landscaping may be installed within the 5 foot setback as long as such improvements don't interfere with emergency vehicle access or sight distance for vehicles and pedestrians.
 - d. How the driveway and bridge can be constructed within the access easement. Will there be retaining walls proposed within the easement? Please make sure the easement language makes it clear that a bridge and retaining walls would be allowed within the easement.
 - e. How the driveway will comply with MICC 19.09.040, particularly (G) Gradient.
3. Per our discussion on Tuesday June 25th, in order to not go through Site Development until the building permit, the lot line in-between Lot 1 and Lot 2 would abut the edge of the existing driveway and retaining wall. Please revise the plans and move the lot line to the west.
 4. No cross-section dimension of a designated building pad shall be less than 20 feet in width, please revise the area labeled "Lot 1 Building Pad #2" to only include the area that meets the minimum width requirement per MICC 19.08.030(E)(3).

Trees:

5. Repeat correction and clarification. The property is just one lot and the tree inventory worksheet shall be calculated for this one lot. Not two calculations for the proposed lot.
6. Provide Tree Inventory Worksheet showing retainage of at least the minimum required number of trees and Exceptional Trees. This calculation should be done for the current existing lot:
<http://www.mercergov.org/files/TreeInventoryReplacementSubmittalInformation.pdf>.
7. Include a conceptual replanting plan to mitigate for all removed trees on the preliminary plat. This will avoid any bonding requirements. Including the replanting plan during the preliminary plat phase will help ensure that there is enough area for the replanting and the proposed building pad area.

Engineering:

8. The proposed public sewer easement will be 15 feet wide, not 11 feet. Please revise.
9. Illustrate the proposed sewer easement on all the proposed plan sheets (page 4, 5, and 7 of 9).
10. Update the plan on sheet 3 of 4 (page 8 of 9) to illustrate the sewer lines and sewer easement correctly.

Contacts:

Planning – Lauren.Anderson@mercergov.org 206-275-7704
 Fire – Jeromy.Hicks@mercergov.org 206-275-7607 (VM 1949)
 Arborist – John.Kenney@mercergov.org 206-275-7713
 Building – Gareth.Reece@mercergov.org 206-275-7710
 Engineering – Ruji.Ding@mercergov.org 206-275-7703

No further information is required for Building approval of the Subdivision. All future development on the lots proposed will conform to any applicable codes at the time of that development, including the International Residential Code, the International Building Code as applicable, any referenced standards of those model codes, and the appropriate revision of the Mercer Island City Code, including all requirements for development within a geologic hazard area. Approval of the subdivision review by the Building Plans Examiner does not indicate review or approval of any work which would require a Building Permit. A complete Building Permit application is not required as part of the Subdivision process.

The Mercer Island Review Team's processing of the land use applications listed above are on hold until these issues are resolved (status "WCI" Waiting Customer Information). 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. If you have questions about a specific reviewers' comments, please contact them directly. Please let me know if you'd like to schedule a meeting to discuss the City's review comments.

Sincerely,

A handwritten signature in black ink that reads "Lauren Anderson". The signature is written in a cursive, flowing style.

Lauren Anderson, Planner
City of Mercer Island Community Planning & Development
Lauren.anderson@mercergov.org
(206) 275-7704