



DAVID EVANS
AND ASSOCIATES INC.

January 6, 2020

Lauren Anderson, Planner
City of Mercer Island Community Planning and Development
9611 SE 36th Street
Mercer Island, WA 98040-3732

SUBJECT: Response to Ogden Short Plat Resubmittal #2 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 Lauren Anderson,

I would like to present to you the second resubmittal of the Ogden Short Plat. We have responded to the City comments presented in your letter dated October 25, 2019. Included with this resubmittal are the following:

Revised Short Plat Map
Revised Short Plat Site Plan Set
Revised Tree Calculations
Revised Access Feasibility Letter
Driveway Feasibility Exhibit
Geotechnical Considerations for Driveway Retaining Walls letter by Geotech Consultants Inc.

Responses to individual comments are show below **in bold**, with the text of your correction letter:

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.
A feasibility exhibit has been created and analyzed by the project geotechnical engineer. Please refer to the attached Revised Driveway Feasibility Letter which covers the replacement of the bridge with walls and criteria requested in your comment #2.
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. **The project geotechnical engineer provides several recommendations for construction type in their letter.**
 - b. Weight capacity for the bridge that would meet the Fire Marshal's requirements. **Loads of HS20 or more could be accommodated.**
 - 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. **The maximum height shown is 6.1-feet, which is below the maximum. These walls do not create a sight distance obstruction.**
 - 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. **Retaining walls are shown within the easement in the Driveway Feasibility Exhibit. Easement language will be provided with the final short plat.**
 - e. How the driveway will comply with MICC 19.09.040, particularly (G) Gradient. **The maximum gradient shown is 12.6% which is below the maximum.**
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.
The owner would not like to revise the lot lines. A section of wall that would connect the future driveway to lot 2 is shown on the Driveway Feasibility Exhibit.



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).
Lot 1 Building Pad 2 has been revised.

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.
The previously submitted tree calculations were intended to demonstrate that the proposed building pads were compliant with tree retention requirements.
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>.
Tree calculations for the one existing lot have been included as requested. No trees are being proposed for removal during this short plat phase.
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.
No trees are proposed to be removed and therefore no replacement trees are proposed.

Engineering:

8. The proposed public sewer easement will be 15 feet wide, not 11 feet. Please revise.
Ruji has agreed to accept the 11' foot wide easement via email.
9. Illustrate the proposed sewer easement on all the proposed plan sheets (page 4, 5, and 7 of 9).
The easement has been added to these sheets.
10. Update the plan on sheet 3 of 4 (page 8 of 9) to illustrate the sewer lines and sewer easement correctly.
The sewer lines are shown on these sheets.



If you have any questions or would like to discuss any of these comments, please feel free to contact me at (425) 415-2076 or via email at Adam.Stricker@deainc.com

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

Adam Stricker, PE

Copies:

Attachments/Enclosures: See above

Project Number: LDYB00000002

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Second Review Letter (003).docx