

Intake Screening Packet Response Memo

4/1/21

Project Name:	Yaroslavsky Residence
Address:	3535 S Ferdinand St
Permit Number	2103 092

This memo is prepared to respond to all items raised in the intake screening packet dated 3.16.2021 as follows:

1- Formatting of Electronic packet:

- Add bookmark to each sheet in the plan set

Response:

All sheets have been bookmarked as per the city instructions.

2- Building - Geotechnical Engineering/Soils Report

- Provide a Geotechnical Report:

Statement of risk from the geotechnical or soils engineer per Mercer Island City Code 19.07.060 The letter or report must include one of the four statements listed in MICC 19.07.060 D2 and supporting documentation, if required must include:

Guidelines:

- Erosion controls
- Potential Slide
- Seismic/Liquefaction
- Foundation
- Retaining Walls
- Excavation
- Shoring (temporary or permanent as appropriate)

Design Values:

- Soil bearing pressure
- Equivalent Fluid Pressures
- Sliding Coefficient.

Response:

A Geotechnical Addendum and Statement of risk has been issued by the qualified Geotechnical Engineer and is included in this submission..

3- Planning

- Site Plan:

- Indicate building pad area (not building footprint)
- Indicate critical areas and buffers (wetland, watercourse, steep slope)

Response:

Building pad is indicated in No 3 in Sheet A.010. Critical Area and buffer are shown in Site plan see sheet A.100

Additional Comments:

- The proposed scope of work alters geologically hazardous areas and associated buffers, meaning the standards in MICC 19.07.160 - Geologically Hazardous Areas need to be addressed. Please provide a critical area study prepared by a qualified profession (here, a geotechnical engineer or geologist) documenting how the standards in MICC 19.07.160(B)(2) are met, and including one of the statements of risk in MICC 19.07.160(B)(3).

Response:

A Geotechnical Addendum and Statement of risk has been issued by the qualified Geotechnical Engineer and is included in this submission.

3- Trees

Arborist Report - Tree Inventory.

Provide an Arborist report, prepared by a qualified Arborist. Include the following information in the arborist report:

- Description of how the arborist meets the threshold requirements for Qualified Arborist.
- A complete description of each tree's diameter, species, critical root zone, limits of allowable disturbance, health, condition, and viability.
- A description of the method(s) used to determine the limits of allowable disturbance (i.e., critical root zone, root plate diameter, or a case-by-case basis description for individual trees).
- Any special instructions specifically outlining any work proposed within the limits of disturbance protection areas (i.e. hand-digging, air space, tunneling, root pruning, any grade changes, clearing, monitoring, and aftercare).
- For trees not viable for retention, a description of the reason(s) for removal based on poor health, high risk of failure due to structure, defects, unavoidable isolation, windfirmness, unsuitability species, etc. If there is no reasonable alternative action (pruning, cabling, etc.) possible, replacement recommendations must be given.
- Describe the impact of necessary tree removal on the remaining trees, including those in a grove or on adjacent properties.
- Describe timing and installation of tree protection measures. Such measures must include fencing and be in accordance with the tree protection standards as outlined in MICC 19.10.
- The suggested location and species of replacement trees to be used when required. The report shall include planting and maintenance specifications to ensure long term survival.
- A Tree Inventory containing the following:
 - a. A numbering system of all existing large trees on the property (with corresponding tags on trees). The inventory shall also include large trees on adjacent property with driplines or critical root zones extending into the property.
 - b. Tree size (diameter).
 - c. Proposed tree status (retained or proposed for removal).
 - d. Tree type or species.
 - e. Identify all Exceptional trees and differentiate between those less than 24 inches and those greater than or equal to 24 inches in diameter.
 - f. Brief general health or condition rating of each tree (i.e. poor, fair, good, etc.).

Response:

An Arborist Report issued 03.31.2021 has been issued by the qualified Project Arborist and is included in this submission.

Site/Tree Retention Plan

1. Location of all proposed improvements (building footprint, access, utilities, buffers, required landscape areas).
2. Surveyed location of all large trees and Exceptional trees on the property
3. Show the critical root zone of Large trees on adjacent properties if driplines extend over the subject property line.
4. Trees labeled corresponding to the tree inventory numbering system on the Mercer Island Tree Inventory Form.
5. Identify Exceptional trees using different symbols for trees less than 24 inches and trees greater than or equal to 24 inches.
6. Location of tree protection measures.
7. Limits of excavation near potential saved trees (e.g. excavation limits for building foundation).
8. Indicate clearing limits/limits of disturbance (LOD) around all trees potentially impacted by site disturbances - grading, demolition, construction activities (including approximate LOD of off-site trees with overhanging driplines), etc.
9. Proposed tree status (trees to be removed or retained) noted by an 'X' for removal.

Replanting plan

Provide the Replanting plan showing proposed locations of any required replacement trees.

Response:

Please refer to Sheets A.102 and A103 for the above listed required information on the existing trees and proposed tree plan.

Arborist Qualification

Your Qualified arborists must have at least one (1) of the following credentials:

- ISA Certified Arborist;
- ISA Certified Arborist Municipal Specialist;
- ISA Board Certified Master Arborist;
- American Society of Consulting Arborists (ASCA) registered Consulting Arborist;
- Society of American Foresters (SAF) Certified Forester for Forest Management Plans;

Response:

Please refer to Arborist report for detailed ISA Certification No. Of the Project Arborist.

Additional Comments:

Arborist report to be given to Civil for design. Detention and utilities to be placed as to not damage exceptional trees. If tree 631 is non exceptional and may be removed if that is the only place for detention. If the minimum percentage of total trees is retained. See link for checklist for Civil/Tree plan https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/21988/treessubmittalchecklist.pdf

Response:

Revised Drawings and Arborist Report have been provided to civil engineer and civil set has been updated accordingly. Revised drawings are included as part of this submission.

Minimum first round comments

1. *Replacement trees must be at least 50% native Pacific Northwest species. And be at least 10' away from each other, utilities and structures.*
2. *Retaining walls and possible over excavation of NW corner of house are proposed within exceptional trees dripline protection area. Have Arborist review plans. Describe what kind of impact on trees there will be. How can we minimize impacts? Or move walls outside trees dripline area. Or modify foundation/minimize over excavation.*
3. *All tree information on C1.0 and named Storm, Utility and Tree or something similar. You could also create a separate tree plan with all tree and utility information.*

Response:

All plans have been reviewed by the arborist and the project design is done to meet all Arborist recommendations. This information is recorded in the architectural drawings set and specifically in sheet A.103 and in the arborist report. Civil drawings have also been revised to follow arborist report recommendations.

End of Memo