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Ms. Nicole Gaudette
Senior Planner
City of Mercer Island Development Services Group
9611 SE 36th St
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RE: Critical Area Review Application CAO17-010. Response to questions issued in the May 10, 2018 city letter.

Dear Ms. Gaudette:

Pursuant to your letter dated May 10, 2018, I offer you the following responses to the four questions you have requested a response. Please note that the prior building plans that were prepared approximately 10 years ago are now considered hypothetical and demonstrate how a house plan would be approximately sited, providing for a reasonable use of the site. There have been several changes to setbacks, code, and best management practices that will require modifications of the plan previously prepared and submitted for building permit approval. Once the 'useable' building envelope has been fully defined, building plans will be modified accordingly and submitted for building permit review.

- 1. Please indicate on the project plans where drainage from the proposed house and driveway will go (Will it be directed to the stream? Will it be directed to the ditch?).***

No storm water will be discharged directly to the stream or any other critical area. The plans prepared 10 years ago called for retention/detention facility and will still include one to be constructed to retain drainage water on site and subsequently discharged at a moderated rate. Water retained/detained will be metered out into the buffer using a level spreader. No construction will be necessary in any critical areas to manage stormwater.

- 2. It appears the exterior of the proposed house is too close to the proposed buffer. Identify the area of construction on the plans and determine what construction and future home maintenance activities will occur and how these can occur without disturbing the buffer. There will likely need to be more space between the proposed home and the proposed buffer than shown on the plans to accommodate these activities without disturbing the buffer. Please provide the needed setback from the buffer on the plans.***

As stated previously, the house footprint for the critical areas review is hypothetical but is based on an actual plan previously contemplated for the site. Being that there have been code changes since the plans were previously reviewed as a building permit application, the plans will need to be revised accordingly. It is important to first establish a site building limit envelope prior to revising plans for subsequent building permit application. At that time, it is anticipated that the building being submitted for plan review will comply with all conditions as determined

through the critical area study review. Regarding the south boundary of the site, we anticipate a 10-foot building setback requirement from the south property line. Regarding the comment referencing adequate setback from the buffers, we will have a building setback of 5 feet to allow full passage around the entire building without having to enter into the buffer.

- 3. Please apply for a SEPA determination by submitting a SEPA checklist along with an application, or provide a narrative explaining how the project is exempt from SEPA.**

This project is for the construction of a single family residential unit and per Chapter 197-11-800 (1)(b)(i) of the Washington Administrative Code, is categorically exempt from SEPA. Furthermore, no construction activities will occur in the critical areas. No wetlands, streams, nor steep slopes will be disturbed or modified. All requested considerations contemplated in the critical areas review application for the site are administratively available under the city code as buffer modifications or reductions through offsets and tradeoffs or through buffer averaging.

- 4. Please provide a construction management plan. A construction management plan template has been attached. The plan shall include explanation of but is not limited to the following items: the staging and stockpiling of materials, the timing of utility installation and the location of those utilities in regard to wetland and stream impacts, the timing of construction (e.g. the rainy season, etc), and the prevention of runoff to the wetland and stream. (Attachment A).**

The purpose of this construction management plan is to demonstrate how critical areas will be protected throughout the construction phase. Exceptional trees are not regulated as critical areas, so you are not required to address protections of any exceptional trees on the site at this time. However, you will be required to expand the scope of the construction management plan to address tree impacts as part of a future building permit. You may wish to address those impacts now to create a more streamlined project.

The full construction management plan will be prepared as part of the building permit review after a contractor has been selected and retained for the construction of the home. The contractor will not be selected until building plans have been drafted.

The general plan will be to install the soldier piles on the south side of the site for stabilization and so that the driveway can be excavated. As the driveway is cut in, excavation materials will be exported, creating a landing for the ultimate construction of the driveway and garage. With soldier piles continuing west for site stability, the contractor will be able to over excavate near the wall knowing that other materials from the foundation excavation can be used as backfill, and limiting the need for stock piles. With the excavation of the driveway and the garage locations, there will be limited, but sufficient, space to stage materials and equipment for construction of the home. A clear location of proposed stock pile areas and approximate areas will be provided within the construction management plan, to be prepared at a later date when more appropriate. Being that the drive leading up to the site is a narrower private road,

construction activity and vehicles will need to be either located on the site itself or parked on East Mercer Way.


Construction is anticipated to be subject to standard seasonal limitations for sloped sites during construction of the foundation and framing. Tensar fencing and silt fencing will be installed and maintained at the edges of the buffers and required natural area setbacks, defining the construction workspace envelope. With the fencing and respective critical area buffers, the critical areas will be protected from intrusion. All work around trees to be retained on-site will be conducted in conjunction with an arborist to ensure all appropriate protection measures are implemented.

Utility installation will be on the south side of the driveway near the soldier pile wall. The location of the utility installation will be away from all critical areas and buffers.

These answers should adequately address the question from the May 10, 2018 correspondence. Questions 1, 2, and 4 will be further elaborated upon and addressed through the building permit application and review.

Respectfully submitted,

Sang Hou



6/4/2018