



JOSEPH GREIF ARCHITECTS pllc

Please see responses to City of Mercer Island intake screening comments below as relevant to civil plans:

CIVIL INTAKE COMMENTS

Comment: The side sewer is shared and requires a backflow prevention valve

Response: Side sewer backflow prevention valve has been added to design. See civil plans sheet C2.0

Comment: A separate fire protection system is required

Response: Noted on plan set for reference. See civil plans sheet C2.0, general note #5.

Comment: Concrete pavement and paver blocks for driveway and walkways are not allowed in public right of way

Response: No concrete pavement is proposed in ROW. Proposed driveway apron surfacing asphalt.

Comment: Stormwater compliance with 2014 DOE Stormwater Manual and MICC 15.09.050

Response: Noted. MICC 15.09.050 states that "the on-site detention system shall be sized using the city's on-site detention sizing table or other method approved by the City Engineer". Email correspondence with Ruji Ding indicates that the detention sizing method to meet MR#5 can be based on the method described in the 1992 DOE Manual.

Comment: Provide legal documentation that shows you have rights to connect to the existing private sewer along the south side of the property.

Response: Please reference title report provided.

TREE INTAKE COMMENTS

Comment: Complete report, gave preliminary.

Response: NOTE: THE ARBORIST, RYAN RINGE, HAS TALKED WITH JOHN KENNEY ABOUT NOT COMPLETING THE COMPLETE REPORT BECAUSE OF A FAMILY HEALT PROBLEM THAT HAS HOSPITALIZED HIS SON THIS PAST WEEK. JOHN KENNEY HAS ALLOWED THE INTAKE WITH A SUMMARY REPORT TO ACCOMPANY THE DRAWINGS.

Comment: Indicate the following on the Utility/civil plan sheets – Show drip lines of Regulated Trees to scale

Response: Driplines for retained trees are shown on the civil plans. See TESC Plan and Tree Preservation Plan.

Comment: Indicate the following on the Utility/civil plan sheets – Show tree protection plan for work proposed with drip lines of protected trees

Response: Work in driplines note has been added to civil plans per arborist recommendation. See Keyed Note #1, Tree Preservation Plan.

Comment: Indicate the following on the Utility/civil plan sheets – Move silt fence outside tree driplines

Response: Silt fence has been positioned outside of driplines for areas where work is not proposed in driplines.

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Comment: Provide retaining wall calculations and construction details

Response: Provided on the Structural drawing set.

Comment: Provide structural details

Response: Provided on the Structural drawing set.

Comment: Provide shoring calculations

Response: Provided on the Structural drawing set.

FIRE INTAKE COMMENTS

Comment: Fire Sprinkler system required.

Response: Noted

Comment: A fire code alternate is required. Fire code alternate request submittals will be accepted at any time during the plan review process.

Response: Noted.

Comment: A final determination has not yet been made as to the fire requirements for this project. The fire requirements will be determined during permit review.

Response: Noted.

Comment: Driveway distances exceeding 150' will require fire code alternative.

Response: Noted. Proposed driveway exceeds 150 ft.

PLANNING INTAKE COMMENTS

Comment: A critical area determination is required if work is to be done within stream buffers or if steep slopes are to be altered.

Response: Wet Land report and drawings updated

Comment: Building height is limited to 30 feet above average building elevation.

Response: Corrected on the Architectural drawings.