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April 7, 2017

Steve Glass
Design Guild Homes
10001 NE 8th St, #201
Bellevue, WA 98004

Subject: Velamoor Residence; 6753 West Mercer Way

Re: Sight Triangle Evaluation

Dear Mr. Glass:

This letter was prepared in response to your request for a sight distance evaluation for the subject property due to neighbors concerns regarding potential sight line obstruction with the proposed gated entry and wood fence. To be more specific, this analysis investigates the potential of any new construction features, primarily the new columns for a gated entry as well as the new 72" fence, obstructing sight line triangles for Eden Ln W (north of the site) and or the private drive south of the site.

The subject project is located at 6753 West Mercer Way and is a new single-family residence with a proposed gated driveway on the south end of the site. The gate itself will be approximately 12 feet back from R/W (and 32 feet back from the West Mercer Way fog line). The gate will include masonry columns both sides with a 72" high dual swing gate that swings into the property. The fence line north of the gate will jog up to the property line running along West Mercer Way. The property line is approximately 20 feet from the fog line. The fence line south of the gate will abut to the south property line (starting 12 feet back from West Mercer Way R/W) and run west from there along the property line.

The City of Mercer Island Standard Detail TR-2 identifies the sight line triangles for various posted speed conditions. In this particular case, West Mercer Way is posted at 30 mph. The minimum safe stopping sight distance for this posted speed is 196 feet. The side street motorist's eye location looking to the right shall be 25 feet from the center of the travel lane approaching the side street. The side street motorist's eye location looking to the left shall be 25 feet from the center of the roadway. This information is shown in Attachment 1 (City Standard Detail TR-2). No obstructions over 3 feet in height are allowed within the sight triangle.

For the subject site and roadway conditions, these sight triangles are displayed in Attachment 2. As can be seen in this attachment, neither the gate (including columns) or the proposed fence is within either sight triangle; the one looking north (viewing left from the private drive south of the site, or the one looking south (viewing right from Eden Ln W north of the site). No element of the project's gate or fence will be within either sight

triangle. The gate and columns at its closest point to the sight triangle is approximately 18 feet back from the southerly sight line triangle. The fence at its closest point will be 10 feet back from the southerly sight triangle.

The proposed project gate and fence will have no impact on the sight line triangle north of the site (Eden Ln W viewing south). In fact, the north triangle terminates at the fog line approximately 40 feet north of the subject project's north property corner.

Figure 1 below shows the view looking south from a point 10 feet back from fog line. The intent of this figure is only to show that the subject project's gate and fence will not be obstructing this line as they are well behind the cedar branches and honey bucket shown here.



Figure 1: Looking South (eye setback at 10' from fog line)

Figure 2 below shows the view looking north from the private drive just south of the subject project. The view is from a point approximately 15 feet back from fog line. The intent of this picture is to show the end of the new concrete driveway, which terminates at the property line (partially visible in left side of picture). The gate will be 12 feet west of the end of driveway (clearly outside of the picture and outside of the sight triangle). The fence will run north along the property line. Any objects west of the wood power pole shown in the picture will not be in the sight line triangle. A utility pole is not considered an obstruction.



Figure 2: Looking North (eye setback 14' from fog line)

To summarize, the proposed gated entry (masonry columns and 72" tall gate) as well as the proposed 72" tall wood (cedar) fence will not be in either sight triangle; the one looking north (from the private drive to the south), or the one looking south (from Eden Ln W). As noted in the Mercer Island Standard Detail TR-2, no obstructions within the sight triangle shall be higher than 3 feet. Due to the fact the proposed gate and fence will be outside the sight triangle, the minimum height threshold would not apply for this site-specific condition for the gate and fence. It is assumed that the height of gate and fence conform to other building code regulations.

I trust that the information presented herein assists with resolution of features within and outside of the sight line triangle conditions. If you have any questions, please email me at bpopplr@wmpoppassoc.com or call me at (425) 401-2124.

Thank you.

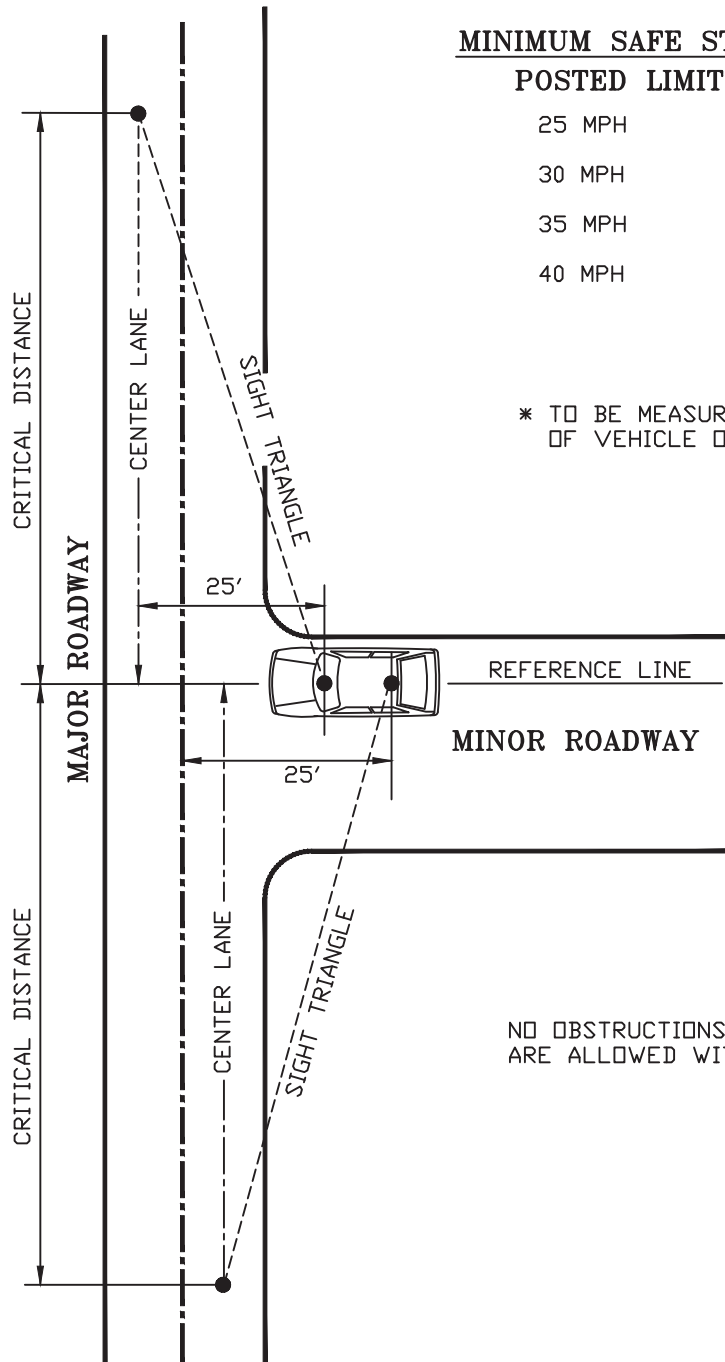
Very Truly Yours,

A handwritten signature in orange ink that reads "Bill".

William E. Popp, Jr.

Attachments

- 1 City Standard TR-2
- 2 Sight Line Triangles Analysis



MINIMUM SAFE STOPPING SIGHT DISTANCE

POSTED LIMIT	CRITICAL DISTANCE*
25 MPH	152'
30 MPH	196'
35 MPH	245'
40 MPH	300'

* TO BE MEASURED ALONG TRAVELLED PATH OF VEHICLE ON MAJOR ROADWAY.

NO OBSTRUCTIONS OVER 3' IN HEIGHT ARE ALLOWED WITHIN SIGHT TRIANGLE.

AFTER AASHTO



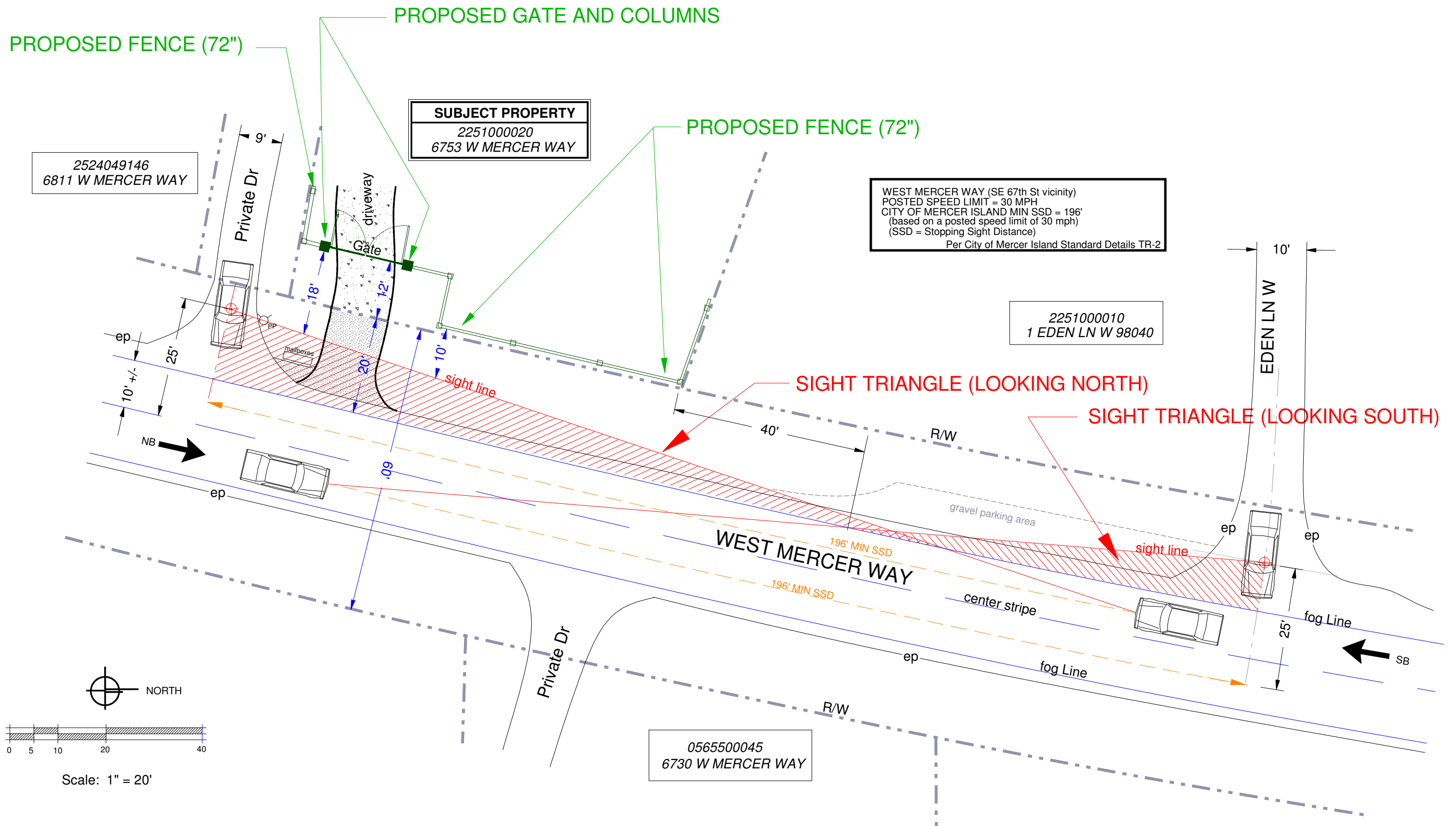
**CITY OF MERCER ISLAND
STANDARD DETAILS
TRAFFIC**

**INTERSECTION/DRIVEWAY
SITE DISTANCE REQUIREMENTS**

1-1-2000

NO SCALE

TR-2



WEST MERCER WAY (SE 67th St vicinity)
 POSTED SPEED LIMIT = 30 MPH
 CITY OF MERCER ISLAND MIN SSD = 196'
 (based on a posted speed limit of 30 mph)
 (SSD = Stopping Sight Distance)
 Per City of Mercer Island Standard Details TR-2