

Submittal To: City of Mercer Island
Project #: CAO25-014
Project Address: 6427 E Mercer Way Mercer Island
Revisions By: Ben Iddins, PE - Facet
Date Revised: 10/3/2025
Description: Responses/Revisions for Cycle #1 Corrections - dated July 23, 2025

Comment #	Sheet	Comment	Response
Public Works Department Comments			
1	C04	It must be shown each exceptional tree proposed for removal meets at least one of the 3 criteria listed in MICC 19.10.060(A)(3).	Noted. Memo confirming the tree protection plan to be provided by project team.
2	C04	Please confirm this is the proposed ROW tree for removal? Please reach out to public works for removal of trees located in the ROW. This will require a ROW permit and possibly a separate tree permit.	Yes, this is the proposed ROW tree for removal. Coordination with public works about the ROW permit and tree permit to be done by project team.
3	C04	Have your project arborist write a brief memo confirming tree protection plan is contestant with their recommendations.	Noted. Memo confirming the tree protection plan to be provided by project team.
4	C04	Please use the cities tree protection diagram: https://www.mercerisland.gov/sites/default/files/fileattachments/community_planning_amp_development/page/2091/tree_protection_area_signage_chain_link_update.pdf	The tree protection fencing detail has been updated to the detail provided. Please see Sheet C04 of the updated Civil Plans.
5	C05	Please clarify if this area will be paved as a part of this project.	All of the area called out is paved as part of the project. Please see Sheet C05 of the updated Civil Plans.
6	C05	Please provide a recorded easement document.	The new 5 ft easement to facilitate the improvements within the private roadway to be recorded by project team prior to construction.
7	C05	Clarify if this area will be paved as part of the project. If so please provide more information about proposed work. Will it be within the existing footprint or an alteration? Per MICC 19.02.020(H): No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.	All of the area called out is paved as part of the project. The area within the private roadway will be paved to have a 20 ft roadway and regraded to match the existing grades along the northern easement line. The area within the City of Mercer Island's ROW will be repaved to create a driveway transition from the ROW to the private roadway, but any replacement of the existing asphalt pavement will be replaced in kind to the existing elevations. Please see Sheet C05 of the updated Civil Plans.
8	C05	No grading in the city ROW.	No regrading of the City of Mercer Island's ROW is proposed. Any replacement of the existing asphalt pavement will be replaced in kind to the existing elevations. Please see Sheet C05 of the updated Civil Plans.
9	C05	Please provide final grades along the base of the proposed retaining wall. The bottom of wall elevations given on sheet C05 vary along the length of the wall suggesting a varying ground surface elevation. Please clarify proposed final grading.	Additional final grades along the base of the proposed retaining wall have been added to the plans. The bottom of wall elevation varies along the length due to the difference in grade along the SFR/garage/patio. Please see Sheet C05 of the updated Civil Plans.
10	C05	On Sheet C05, please review top of retaining wall elevations with respect to final grading. Please provide final grading contours behind the walls. The existing grades in some locations behind the walls are steeper than the recommended 2H:1V final cut or fill slope angles recommended by the geotechnical engineer. Please revise grading and/or wall elevations to conform with geotechnical recommendations.	Expected slopes for the excavation regarding the retaining have been called out on the excavation plans. Please see the excavation plans prepared by project team.
11	C06	The runoffs from this area needs to be collected and discharge to the onsite detention system.	To collect the areas at the low end of the private roadway, a catch basin and a stormwater pump have been added to the plans to convey the stormwater to the onsite detention system. Please see Sheet C06 of the updated Civil Plans.
12	C06	No Tee connection into the city storm pipe is allowed, you will need to connect to a catch basin.	Tee connection to the city storm pipe has been removed from the plans and a catch basin has been added instead. Please see Sheet C06 of the updated Civil Plans.
13	C06	Please provide a recorded easement for this area to show you have the legal rights to do all work shown on the plan.	The recorded access and utilities easement for the private roadway is #20250731000008. Keynote 6 has been added to the plans to callout the exiting easement. Please see Sheet C05 of the updated Civil Plans.
14	C06	Storm water runoffs from the proposed driveway must be collected and discharge to the onsite detention. Please provide a drainage design for the driveway.	The stormwater runoff from the proposed driveway is collected to the onsite detention facility. The driveway is sloped into the private roadway where it will be collected by a catch basin and then pumped back onsite. Please see Sheets C05 and C06 for the grading/drainage design of the updated Civil Plans.
15	C06	Please provide a drainage design for the retaining wall.	Wall drains have been added to the plans. All wall drains to convey into the drainage design onsite. Final wall design to be done by project team. Please see Sheet C06 of the updated Civil Plans.
16	C07	No work for the future development for another parcel shall be included as a part of this permit.	All proposed linework for the neighboring parcel has been removed from the plans. Please see Sheet C07 of the updated Civil Plans.
17	C07	No side sewer work for the future development for another parcel shall be included as a part of this permit.	Proposed side sewer linework for the neighboring parcel has been removed from the plans. Please see Sheet C07 of the updated Civil Plans.
18	C07	Power line shall not be a part of this permit to the City of Mercer Island. Please remove.	Proposed power linework has been removed from the plans. Please see Sheet C07 of the updated Civil Plans.

19	C07	Refer to city standard, no ploy line for 1" water service.	Water service callout has been updated to remove verbiage of POLY from the keynote. Please see Sheet C07 of the updated Civil Plans.
20	C07	On Sheet C07, the proximity of the detention tank to the north property line appears to require a steeper than 1H:1V temporary open cut slope (recommended by the geotechnical engineer of record) to maintain the excavation on the property. Please resolve conflict. If temporary shoring is proposed, please provide design details for review.	Expected slopes for the excavation regarding the detention facility have been called out on the excavation plans. Please see the excavation plans prepared by project team.
21	C07	Gas line shall not be a part of this permit to the City of Mercer Island. Please remove.	Proposed gas linework has been removed from the plans. Please see Sheet C07 of the updated Civil Plans.
22	C07	New water meter to be located at this location (3' from the thickened edge), clear all vegetable around 3' diameter of the new water meter.	Water meter location has been updated to be 3.0 ft off of the thickened edge in E Mercer Way. Please see Sheet C07 of the updated Civil Plans.
23	C11	Complete all TBDs on the form.	Information has been added to the plans. Please see Sheet C11 of the updated Civil Plans.
24	C11	The minimum riser is 8".	Riser diameter has been updated on the plans. Please see Sheet C11 of the updated Civil Plans.