

MILLER RESIDENCE ELEVATION X-SECTION

7709 W. MERCER WAY
 PARCEL NO. 5451300045
 SCALE 1" = 2'
 OWNER: SHANE MILLER
 DATE: NOVEMBER 26, 2019

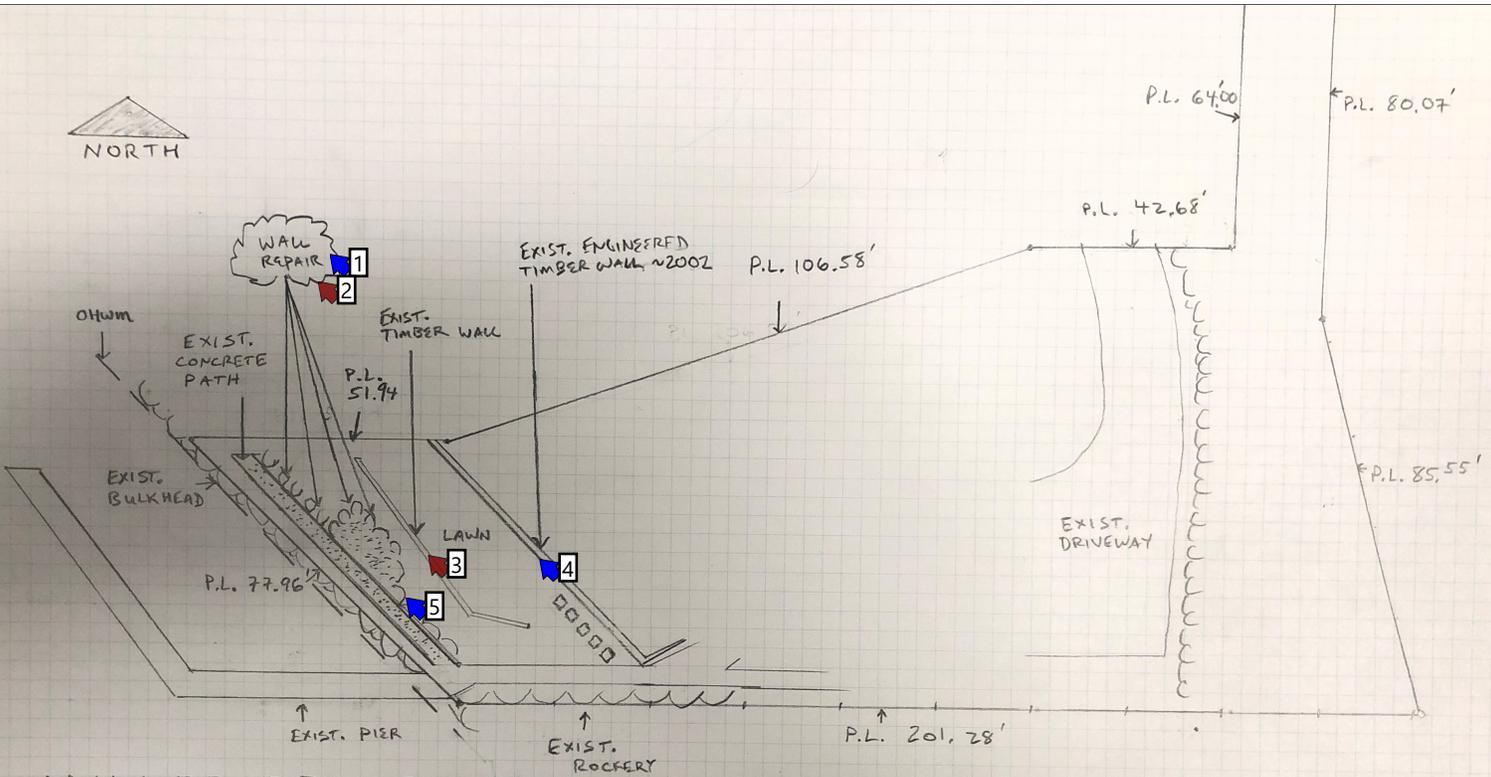
ROCK SIZE DESIGNATION

ROCK SIZE (PERSONS)	ROCK WT. (LBS)	AVG DIA. (INCHES)
1	50-200	12-18"
2	200-700	18-28"
3	700-2000	28-36"
4	2000-4000	36-48"
5	4000-6000	48-54"

Summary of Comments on 1912-047-SUB1-PLANS_review.pdf

Page: 1

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-  Number: 1 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 5:47:53 PM
-08'00'
- Maximum allowable permanent backslope, per 2002 geotechnical report, is limited to 2H:1V, and recommended at 3H:1V. This is typical for colluvium soil and shall be confirmed by topographical survey.
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-  Number: 2 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 4:34:21 PM
-08'00'
- Please note. The drawings are incomplete and a full building plan review could not be performed. The following correction items are general in nature and are not intended to comprise a comprehensive plan review. Additional correction items are likely during the next correction cycle.
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-  Number: 3 Author: Planning Review (nicole.gaudette@mercergov.org) Subject: Sticky Note Date: 1/2/2020 11:41:00 AM -08'00'
- Please provide the building permit for the timber wall that was removed for the installation of this rock wall. The landscape architect and engineering letters included with this application indicate that a timber retaining wall was removed. However, permits SHL02-013 and 0203-066 that were applied for in 2002 indicates that a rockery existed in the location of the the retaining wall we are currently reviewing.
- This wall is nonconforming because structures are not allowed within 25-feet of the Ordinary High Water Mark of the lake. The permit(s) for the timber retaining wall being removed must be provided to prove that the wall is "legal" nonconforming.
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-  Number: 4 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 5:47:14 PM
-08'00'
- Provide dimensions locating nearest distance of new rockery from existing bulkhead. Will new retaining wall surcharge the existing bulkhead?
-
-  Number: 5 Author: Geotechnical Peer Review (michele.lorilla@mercergov.org) Subject: Comment Date: 1/2/2020 9:59:00 AM -08'00'
- If the new retaining wall is surcharging the existing bulkhead, the geotechnical engineer shall determine the impact on the bulkhead and provide mitigation and repair recommendations, if necessary.
-
-  Number: 6 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 5:16:27 PM
-08'00'
- How does concrete path provide passive resistance? Note minimum embedment depth of rockery. Indicate how vertical cut in colluvium is achieved. 2002 geotechnical report recommends a maximum temporary cut of 1.5H:1V. Show extent of excavation on the site plan. Note that the cut will be "chasing" the existing slope up the hill.
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-  Number: 7 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 5:46:27 PM
-08'00'
- The geotechnical engineer letter dated 2018 indicates 70 cypress and 60 arborvitae trees were planted. Please locate these trees on the site plan. Note: it is not appropriate to state that the newer system is "more suitable" than the previous. The new work must meet all current code requirements. Additionally, a statement of risk from the geotechnical engineer is required.
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-  Number: 8 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 5:23:28 PM
-08'00'
- Provide engineered design of rockery retaining wall, including all surcharges. Provide slope stability analysis for this condition. ARC recommendations are not appropriate in critical areas.
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-  Number: 9 Author: Planning Review (nicole.gaudette@mercergov.org) Subject: Sticky Note Date: 1/2/2020 11:46:31 AM -08'00'
- How many cubic yards of excavation are required (cut and fill) for the project?
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-  Number: 10 Author: Planning Review (nicole.gaudette@mercergov.org) Subject: Sticky Note Date: 1/2/2020 11:45:40 AM -08'00'
- A shoreline permit is required for all work within 200-feet of the lake. If you can prove that the retaining wall is legal nonconforming, the shoreline permit may be a Shoreline Exemption permit. If the wall is not legal nonconforming, a Shoreline Variance permit will be required.
- Please see WAC 173-27-040 for more information of the Shoreline permit exemptions.



MILLER RESIDENCE SITE PLAN

7709 W. MERCER WAY

PARCEL NO. 5451300045

SCALE: | 20' | | 40' |

OWNER: SHANE MILLER

 Number: 1 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 12:50:03 PM
-08'00'

Clarify what is meant by wall repair. There is no record of a permit being issued for a rockery retaining wall. This will be considered as and reviewed as new construction.

 Number: 2 Author: Geotechnical Peer Review (michele.lorilla@mercergov.org) Subject: Comment Date: 1/2/2020 10:00:53 AM -08'00'

Geotechnical engineer to determine cause of wall failure and provide recommendations for stabilization and repair. New soil explorations will be required at the location of the wall to assess the wall failure as well as provide subsurface information for the stabilization and repair. Geotechnical engineer shall specifically address the appropriateness of wall type to retain loose soil conditions as identified in boring B-1 of the 2002 AMEC report if similar soil conditions are encountered in the new soil explorations. Wall design calculations shall be included in the resubmittal as well as stability analyses to verify the stability of the wall. Stability analyses should also assess impact of this lower wall on the stability of the existing features upslope of the wall.

 Number: 3 Author: Geotechnical Peer Review (michele.lorilla@mercergov.org) Subject: Comment Date: 1/2/2020 10:05:05 AM -08'00'

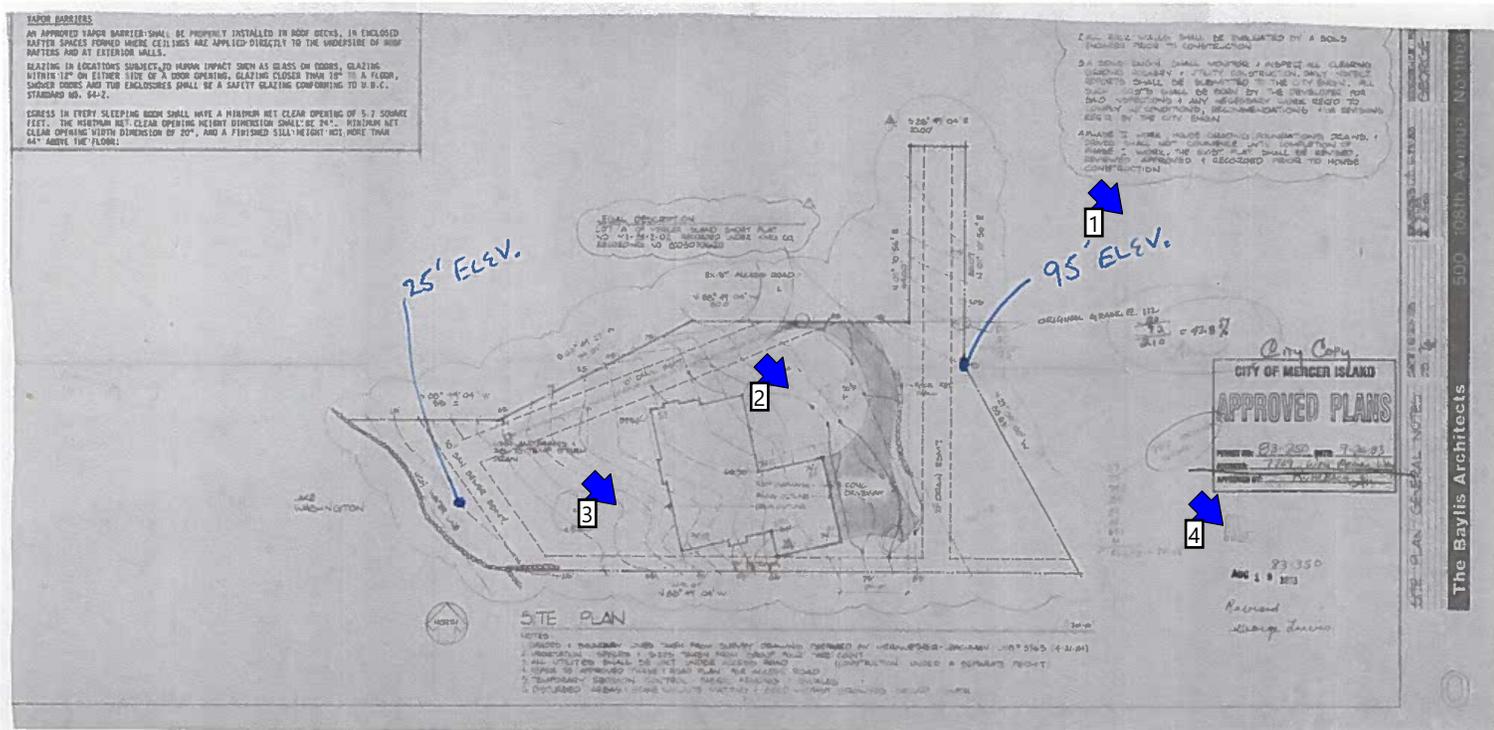
Geotechnical engineer to assess potential undermining of existing timber wall due to lower wall failure and repair activities and provide recommendations for mitigation of impact to existing timber wall or repair recommendations as needed.

 Number: 4 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 12:49:27 PM
-08'00'

Provide a survey by a signed and sealed by a Washington State licensed surveyor. Indicate on the drawing(s) all hardscape, structures, retaining walls, trees, etc. Locate and dimension all hardscape and structures.

 Number: 5 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 12:31:03 PM
-08'00'

Based on aerial mapping, tree(s) have been removed for the construction of non-permitted work. Please note location, species, caliper size of all trees



Number: 1 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 5:10:27 PM
-08'00'

An updated geotechnical engineering report is required, and shall address the existing soil conditions, all work done within the critical area that was done without permit, and all proposed work, i.e. the rockery retaining wall. A Geotechnical Statement of Risk that addresses all of these issues is required. Additionally, an applicant paid geotechnical peer review will be required.

Number: 2 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 1:01:18 PM
-08'00'

All work done without a permit is required to meet all the provisions of the construction codes and any other laws or ordinances of the City of Mercer Island. Compliance must be demonstrated.

Number: 3 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 5:50:14 PM
-08'00'

Any work done within a critical area requires a building permit. Permit exemptions do not apply to Land Use Critical areas. Based on aerial views, significant work has been performed without permit, and must be addressed and show compliance to all applicable codes.

Number: 4 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 10:18:55 AM
-08'00'

Provide a legible topographical site plan.

Number: 5 Author: Building Review (paul.skidmore@mercergov.org) Subject: Comment #1 Date: 12/30/2019 5:48:42 PM
-08'00'

A steep slope is defined as "Any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run". Based on GIS information, the slope over 30 feet exceeds 60 percent, and would be considered a steep slope. Also note there have been identified landslides on the property and is mapped as a potential slide, erosion and seismic hazard. Any work within a critical area shall not be exempt from permit requirements.