

Project Narrative: Lamb Residence Retaining Wall Project

Project address:

5450 E Mercer way
Mercer Island, WA 98040

Parcel Number: 1924059134

Applicant: Emerald City Permit Company - Kelsey M
28007 151st PL SE
Kent, WA 98042

Property Owner(s): Andrew and Julia Lamb

Legal Description: POR GL 2 BEG AT PT ON E MGN OF E MERCER WAY WCH IS 2790 FT N OF & AT R/A TO S LN OF SEC TH S 88-33-02 E 589.75 FT TO PT APPROX 30 FT W OF PRESENT SH LN OF LAKE & TPOB TH N 88-33-02 W 140 FT TH S 01-26-58 W 90 FT TH S 88-33-02 E 151 FT M/L TO SH LN OF LAKE TH NLY ALG SH LN TO PT 2785 FT N OF S LN OF SEC TH N 88-33-02 W TO PT S 01-26-58 W FR TPOB TH N 01-26-58 E 5 FT TO TPOB TGW 2ND CL SH LDS ADJ

Description of work: This project proposes the construction of approximately 135 linear feet of cast-in-place concrete retaining walls to address slope stability and erosion control on a property located within a mapped steep slope critical area. Approximately 22 linear feet of the retaining wall will be located within the watercourse buffer setback. Integrated stairs will be installed at the ends of each wall segment to facilitate safe slope transitions. The project also includes the installation of approximately 95 square feet of uncovered IPE decking

Mercer Island shoreline permit codes:

- MICC 19.13.020(F)(3) & (F)(4)
- MICC 19.07.110 – The project will be reviewed under a Critical Area Review 2 (CAR2) in combination with a shoreline exemption request.
- MICC 19.07.120(E)(4)(b) - Erosion control measures are implemented when soils have been disturbed
- MICC 19.07.160 (B) references the 19.07.120 exemptions
- MICC 19.07.180(B)(1)(a) which references code above 19.07.120 allowing for development in the watercourse
- MICC 19.07.180(C)(8)(a) – landscaping allowed in critical area
- WAC 172-27-40 – Exemption

Project Narrative: Lamb Residence Retaining Wall Project

Mitigation:

All mitigation for this project will be provided under permit #2212-020.

Contractor:

Dyna Contracting, Inc.

OL:AM_00423374

Construction Narrative:

Scope of Work

- **Wall Design & Function**

The retaining walls will be constructed of cast-in-place reinforced concrete, engineered to accommodate lateral soil loads, slope conditions, and site-specific geotechnical recommendations. Wall heights will vary based on grade from 4ft to 8ft, as shown in the submitted engineering plans. The design incorporates gravel backfill, perforated foundation drains, and weep holes to manage subsurface water and relieve hydrostatic pressure. All design elements comply with the International Building Code (IBC) and Mercer Island's development standards.
- **Geotechnical Compliance**

A geotechnical evaluation has been or will be completed to assess slope stability and soil bearing capacity. Recommendations from the geotechnical report—including wall setback distances from slope crest and toe, excavation methods, and construction sequencing—will be fully implemented.
- **Construction Methods**
 - Excavation will be performed in lifts, with slope stability monitored throughout construction.
 - Formwork will be installed, reinforced steel placed, and concrete poured in accordance with the structural design.
 - Low-impact equipment will be used in sensitive areas to minimize disturbance.
 - Construction access and material staging will be located in previously disturbed or flat areas whenever possible.
- **Erosion Control & Drainage**

Temporary erosion and sediment control (ESC) measures—such as silt fencing, wattles, and stabilized construction entrances—will be installed before work begins. Drainage systems, including perforated pipes and outlet controls, will redirect stormwater safely away from the slope
- **Vegetation & Restoration**

Vegetation removal will be limited to what is strictly necessary for wall installation.