

October 12, 2018
File No. 14-206.200

Mr. Mark Lu
New Horizon Real Estate Development
8744 126th Avenue NE
Kirkland, WA 98033

**Subject: Geotechnical Plan Review and Statement of Minimum Risks
Proposed Single-Family Residence
8379 East Mercer Way, Mercer Island, Washington**

Dear Mr. Lu,

As requested, PanGEO reviewed the geotechnical engineering aspects of the current plans for the above-referenced project. The plan sheets we reviewed for the proposed development included the following:

1. Architecture Plan Sheets A1.0 through A4.2 dated September 20, 2018 by Ripple Design Studio;
2. Structural Plan Sheets S1.1 through S5.1 last revised on June 13, 2018 by Burker Engineering LLC.
3. Civil Plan Sheets C1.0 through C4.3 last revised on September 19, 2018 by Civil Engineering Solutions.

STATEMENT OF MINIMUM RISKS

We understand that the site is mapped as a geologic hazard area. Per Mercer Island City Code Section 19.07.060.D.2, development within geologic hazard areas and critical slopes may occur if the geotechnical engineer provides a statement of risk with supporting documentation indicating that one of the following conditions can be met:

- a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe; or
- b. An evaluation of site specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area; or
- c. Development practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area; or
- d. The alteration is so minor as not to pose a threat to the public health, safety, and welfare.

It is out opinion that Criterion © can be met through best management practices during construction, including the proper use of silt fence, minimize earthwork activities during periods heavy precipitations, minimized exposed areas in wet season, etc. Permanent erosion control measures including landscape and hardscape installations will effectively mitigate the risk of erosion in the long term.

CLOSURE

We trust that the information outlined in this letter meets your need at this time. Please call if you have any questions.

Sincerely,



10/12/2018

Michael H. Xue, P.E.
Senior Geotechnical Engineer