

August 4, 2022

JN 20440

Grant and Victoria Plummer  
2273 – 72<sup>nd</sup> Avenue S.E.  
Mercer Island, Washington 98040  
via email: [vbplummer@yahoo.com](mailto:vbplummer@yahoo.com)

Subject: **Review of Plans and Response to City of Mercer Island Comments**  
Proposed New Plummer Residence  
9212 S.E 33<sup>rd</sup> Place  
Mercer Island, Washington

Greetings.

As required by the City of Mercer Island, we have completed a general review of the geotechnical aspects of the plans for your new residence. We completed a *Geotechnical Engineering Study* for this project, dated December 15, 2020. For our review, we were provided with the architectural plans (Sturman Architects; dated 2022-4 (Revision 1)), civil plans (NBE; dated 7/14/22), and structural plans (O.G. Engineering; dated 7-27-22).

**City Comment:** *“The statement of risk needs to match the code word for word. Please have your geotech revise the statement to match (c).”*

**Response:** The “Statement of Risk” presented in our December 15, 2020 *Geotechnical Study* was made prior to our review of the completed design plans. We have reviewed the above-referenced documents and it is our professional opinion that they conform to the recommendations of our *Study*.

Following our review of the provided plans, we give the following “Statement of Risk”:

Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties.

**City Comment:** *“Provide building pad area illustration consistent with MICC 19.09.090. This includes having your GeoTech indicate compliance with 19.09.090(A)(2)(c)(i-iii) in a letter/addendum.”*

**Response:** This code section appears to apply to subdivisions, which is not proposed for this project. We have not previously been required to address this code section, except in the case of a proposed subdivision.

While the site has been mapped as a Potential Landslide Hazard, it does not satisfy the criteria of the Mercer Island Community Coded (MICC) for a landslide hazard. Regardless, we make the following statements:

Our *Geotechnical Engineering Study* and this letter satisfy the requirements of MICC [19.07.160](#)(B)(2) and (3),

the building pad is sited to minimize impacts to the extent feasible; and

the building pad is not located in steep slopes or within ten feet from the top of a steep slope.

**City Comment:** *"The provided geotechnical report requires review of the final design and documents. Please provide the structural calculations and drawings to your geotechnical engineer so this review can be performed, and ask them to provide a letter of concurrence with the design stating that all recommendations have been followed.*

*Include in this letter the statement of risk required by MICC 19.07.160 (B) (3)"*

**Response:** Following our review of the provided plans, it is our opinion that they conform to our recommendations. We give the following "Statement of Risk":

Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties.

Please contact us if there are any questions regarding this letter, or if we can provide further assistance.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



8/4/2022

Marc R. McGinnis, P.E.  
Principal

cc: **Sturman Architects** – Brad Sturman & Kati Eitzman  
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