



April 9, 2024
ES-8332.02

Earth Solutions NW LLC

Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

LNL Builds, LLC
317 – 4th Street
Kirkland, Washington 98033

Attention: Vann Lanz

Subject: Plan Review
2430 – 74th Avenue Southeast
Mercer Island, Washington

Dear Vann:

In accordance with your request, Earth Solutions NW, LLC (ESNW) has prepared this plan review letter for the subject property. This plan review addresses the current lot within the short plat that has been submitted for building permit review and was included in the referenced geotechnical report.

Plan Review

ESNW has reviewed the referenced plans which include geotechnical recommendations provided by ESNW in the referenced geotechnical report and subsequent coordination with the design team.

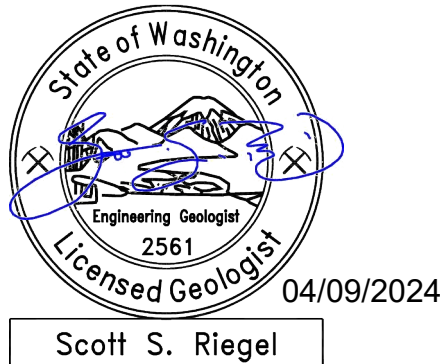
With respect to the 15-foot-wide storm easement that exits the subject site and conveys to the south-southeast to ultimately connect to an existing storm system off the east side of the southern adjacent lot, provided the land disturbance is kept to the minimum required and construction techniques are implemented to provide a stable temporary and permanent condition, no adverse impacts to slope stability are anticipated.

In our opinion, based on site conditions observed during the fieldwork and slope stability analyses completed in the referenced geotechnical report, **“the landslide hazard area will be modified or the development has been designed so that the risk to the site and adjacent property is eliminated or mitigated such that the site is determined to be safe.”**

We trust this plan review letter meets your current needs. Should you have questions, or if additional information is required, please contact us.

Sincerely,

EARTH SOLUTIONS NW, LLC



Scott S. Riegel, L.G., L.E.G.
Associate Principal Geologist

cc: Medici Architects
Attention: James West-Herr

References:

- Geotechnical Engineering Study, prepared by ESNW, ES-8332.01, dated May 2, 2023
- Site Plan, prepared by Medici Architects, dated March 29, 2024
- Civil Plans, prepared by D. R. Strong Consulting Engineers, Inc., dated March 28, 2024