

December 16, 2022

JN 21061

Daniel and Susan Steinborn  
2011 – 19<sup>th</sup> Avenue  
Seattle, Washington 98112  
via email: [dsteinborn@gmail.com](mailto:dsteinborn@gmail.com)

Subject: **Waiver of Wet Season Construction Moratorium**  
Proposed Steinborn Residence  
8435 Southeast 47<sup>th</sup> Place  
Parcel #3317500040  
Mercer Island, Washington

Greetings:

We understand that work associated with the construction of your new residence is close to being permitted by City of Mercer Island. Given that it is now beyond October 1, your project team will be applying for a waiver of the Seasonal Development Moratorium, as defined by City of Mercer Island Code.

Based on the Application package provided by Mercer Builders, and our discussions with Jeff Wenzel of Mercer Builders, the ground disturbing work will include:

1. Installation of Temporary Erosion and Sedimentation Control Measures (rocked construction entrance, double silt fence, mobilization of temporary holding tank), as well as stockpiling of additional emergency erosion control supplies (plastic, straw, etc.),
2. Clearing of the planned development area,
3. Initial limited excavation for access of soil nail drill rig,
4. Installation of permanent soil nail walls combined with staged excavation for each lift of nails,
5. Excavation of footings and placement of protective layer of rock within the house footprint,
6. Excavation and installation of storm detention system and associated control structures,
7. Installation of plumbing, subsurface drainage and waterproofing,
8. Backfilling of completed foundation walls, and
9. Installation of pipe piles for small eastern crawl space portion of the structure,
10. Installation of subsurface drainage, waterproofing, and backfill for the foundation walls of the eastern crawl space portion.

The use of soil nails will confine the excavation, as opposed to the common need for large temporary cut slopes, thereby limiting the amount of excavation and haul-off, and exposure of soil to erosion. The soil nail walls also provide timely permanent stability of the excavation cuts.

As the work progresses, we anticipate that Mercer Builders and Watterson Excavating will maintain, and improve as necessary, the erosion control measures. Both of these firms are experienced with working on sensitive sites in wet weather. We have spoken with Jeff Wenzel about the importance of preventing silt runoff from travelling out of the work area. Any accumulated silty water will either need to be held in place until fines settle out, or the silty water will be pumped to the temporary holding tank for proper disposal. While soil is being trucked off the site, care must be taken to prevent trucks from tracking mud or soil onto the street. Any tracking must be immediately cleaned up.

It will likely be necessary to halt hauling of soil off the site during heavy prolonged rains.

As noted in the Application package, in the event of a disaster, such as an erosion problem or landslide, the development team will take immediate appropriate actions without waiting for the geotechnical engineer or City staff to get to the site.

In order to satisfy the City of Mercer Island's requirements, we make the following statement:

In our judgment, the development practices that have been included in the plans (Application package), and that are recommended in our geotechnical report and this letter should render the new construction as safe as if it were not located in a geologic hazard area.

Please contact us if you have any questions regarding this letter, or if we can be of further assistance.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



12/16/2022

Marc R. McGinnis, P.E.  
Principal

cc: **Mercer Builders** – Jeff Wenzel  
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