

February 10, 2023
J-0165

City of Mercer Island
Development Services Group
9611 SE 36th Street
Mercer Island, Washington 98040

Subject: Wet Season Development Limitation Waiver
Permit No. 2104-090
7216 93rd Avenue SE
Mercer Island, Washington

This request is being sent on behalf of Premium Homes in Mercer Island, LLC, the project developer and Mr. Matt Glaser of McCullough Architects, the project architect, in reference to the project cited above to request a wet season grading limitation waiver for the above referenced site. Robert M. Pride, P.E. completed a geotechnical engineering report and recommendations for the project in letters dated February 27, 2020, November 5, 2020, and November 14, 2020 with an addendum report dated December 17, 2021. Sondergaard Geoscience PLLC completed a critical area report for the project dated May 5, 2021.

The project site is currently developed with a single-family residence and detached garage. The proposed plan is to construct a new, two story with daylight basement, single-family residence at the northeast corner of the site with a storm water detention vault at the northwest corner beneath the driveway. Earthwork activities for the project are expected to start late-February 2023 and extend past the end of the wet season on April 1, 2023. The project structures will be supported by spread footing foundations with some portions of the house excavation up to 12 feet deep. The storm water detention system will involve construction of a soldier pile shored excavation approximately 21 feet deep.

Granting of this request will allow for construction of the storm water detention system during the wet season followed by the utilities and foundations. Project plans incorporate set-backs from the steep slopes to the east and a temporary erosion and sediment control plan to be implemented during construction (as shown on Sheet 2 of 6 prepared by G2 Civil of the approved project plans) to avoid environmental harm and safety problems. Geotechnical special inspections of the erosion control measures are also required by the City of Seattle and will be performed periodically during construction to document that the measures implemented are effective. This letter requests that a wet season grading limitation waiver be granted until April 1, 2023, at which time it is anticipated that all major earthwork activities will be completed in the dry season by June 26, 2023. The attached site plan shows the area of the site where wet season grading activities and temporary erosion control measures will occur. The proposed project schedule is as follows:

Proposed Project Schedule

- | | |
|--------------------------|-----------------------------------|
| • February 7-20, 2023 | Demolition of existing structures |
| • February 21 – 23, 2023 | Temporary Erosion Control |

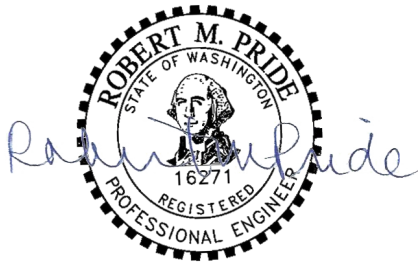
- March 1, 2023 – March 16, 2023
 - March 17, 2023 – May 6, 2023
 - April 7, 2023 – April 25, 2023
 - March 17, 2023 – June 26, 2023
 - May 2, 2023 – June 12, 2023
 - May 8, 2023 – June 26, 2023
 - June 2, 2023 – October 30, 2023
- Soldier Pile Shoring
 - Site Excavation
 - Storm Water Detention System
 - Site Utilities
 - Construct house foundations
 - Complete backfilling
 - Framing, Roof, Windows, Siding

Based upon the critical area report prepared for the project, the slopes located on the east portion of the site are classified by the City of Mercer Island as a Landslide Hazard and Erosion Hazard Area due to the inclination and height of the slopes. Based upon review of the existing site conditions and historical data, there are no obvious indications of past or present slope instability.

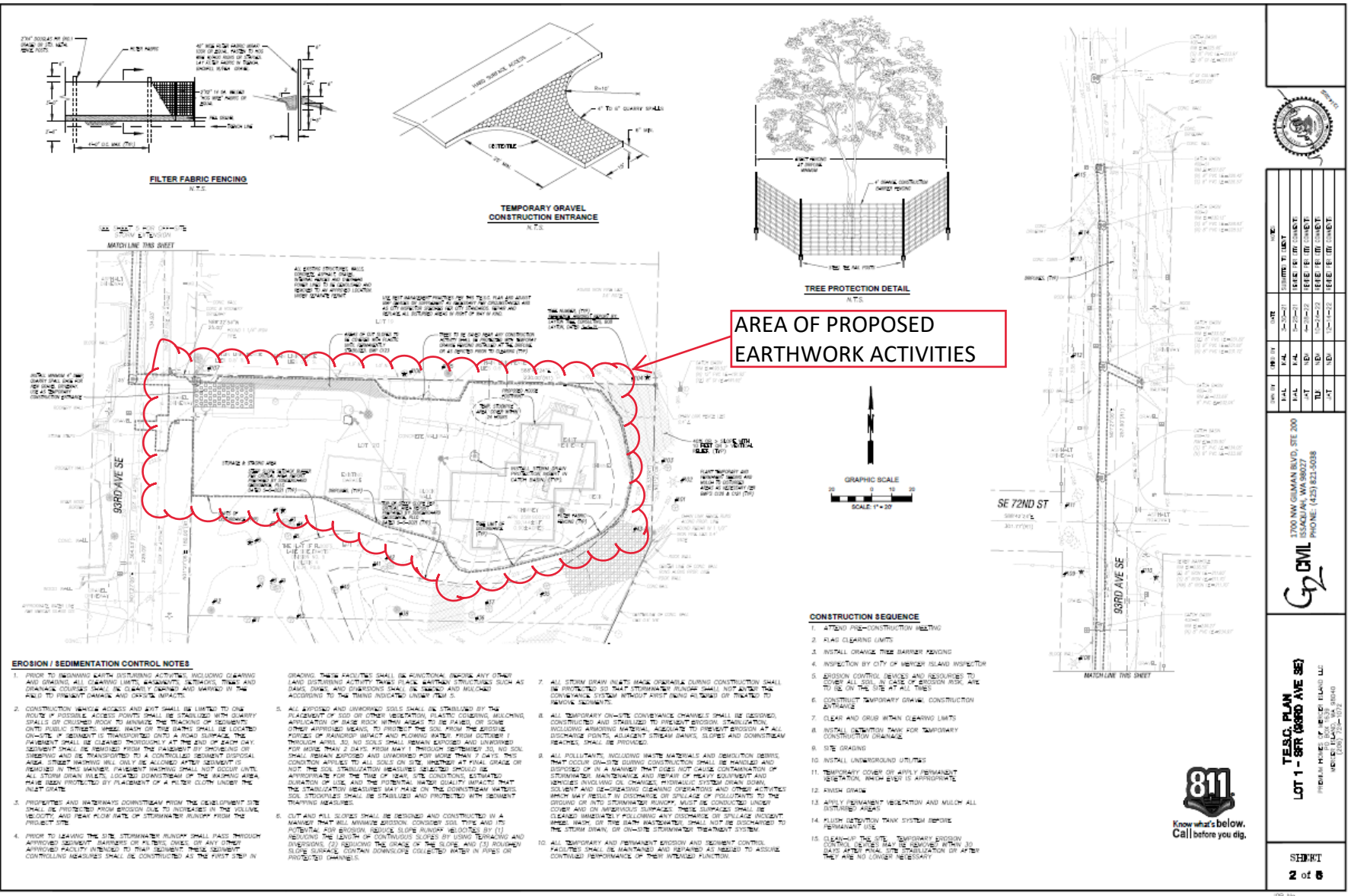
We have reviewed the proposed site plan, proposed temporary erosion control measures and the above referenced schedule. In our opinion, no adverse environmental impacts, environmental harm or safety issues will occur to the ECA, on site or to neighboring properties so long as the work is performed in accordance with the recommendations provided in the above referenced reports, submitted approved plans and schedule and good construction practices are utilized.

We appreciate the opportunity to be of service to you on this project. Should you have any questions regarding this letter, please contact us at your earliest convenience.

Respectfully,



Robert M. Pride, P. E.
Principal Geotechnical Engineer



G2 CIVIL
 1700 NW GIMAN BLVD, STE 200
 ASSOCIATION: WA38007
 PHONE: (425) 822-0088

T.E.S.C. PLAN
LOT 1 - 687 93RD AVE SE
 FEDERAL HOUSE OF REEDS ISLAND LLC
 1700 NW GIMAN BLVD, STE 200
 MERCEER ISLAND, WA 98040
 (206) 751-1072



WET SEASON EARTHWORK ACTIVITIES
7216 93RD AVENUE SE
MERCER ISLAND, WASHINGTON

FIGURE 1