



September 8, 2023
ES-5332.02

Earth Solutions NW LLC

Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

Charger Real Estate and Development, Inc.
11553 Yar Mouth Avenue
Grenada Hills, California 91344

Attention: Mende Dhugga

**Subject: Grading Season Extension Letter – Wet Season Grading Restriction Waiver
Mercertech Plat
4320 and 4332 Island Crest Way
Mercer Island, Washington**

Dear Mende:

In accordance with your request, Earth Solutions NW, LLC (ESNW) reviewed the approved plans for the subject site and has prepared this letter for the application of a grading season extension associated with the City of Mercer Island wet season grading restriction. We understand the project will be applying for a seasonal development limitation wavier for the 2023/2024 wet season. ESNW previously prepared the referenced geotechnical documents for this project. As part of the preparation of this letter, the referenced approved civil plan set, and submittal requirements for the City of Mercer Island seasonal development limitation wavier were reviewed.

A grading season extension is being requested for the time period of October 1, 2023 to April 1, 2024. The approved redevelopment of the subject site will consist of a five-lot short plat, an access road way, and associated site improvements to support the future construction of five single-family residences. The earthwork will consist of demolition of the existing structures, cuts/fills of about five feet (or less) to establish the planned access road, construction of a mechanically stabilized earth (MSE) retaining wall, utility installation and backfill including construction of two stormwater vaults, limited grading to establish design lot grades, foundation excavations, and installation of final landscape elements.

The undersigned has reviewed the referenced geotechnical documents previously prepared by ESNW, proposed project plans, and estimated construction schedule. Based on review, the subject site and existing slope areas are considered stable in the current condition and configuration. Erosion control Best Management Practices (BMPs) intended to minimize site erosion and earthwork disturbance related impacts to the site or adjacent properties have been appropriately incorporated into the referenced civil plan set (TESC Plan sheet C2.0, and TESC Notes C2.1) for this project.

The contractor must install and maintain erosion control measures detailed in the approved plans. Site erosion control BMPs designed for this site include high visibility silt fence along the down-hill portions (double-row of silt fence above the slope near Lot 3 and southwest portion of Lot 4), a stabilized construction entrance, temporary sediment trap with sump station to hold stormwater on-site within a 6,300 gallon roll-off poly tank, catch basin inserts, maintain tree protection areas, maintain native vegetation where possible, soil cover, direction of stormwater away from sloped areas by installing interceptor swales with rock check dams to convey stormwater water to sediment trap, and construction of two permanent stormwater vaults. Consistent with the approved TESC BMPs, stockpiled soil and areas of exposed soil should be covered with straw or plastic sheeting to minimize site erosion/sediment transportation when not being worked for two or more days in a row, or prior to rain events.

In our opinion, the proposed grading will not adversely impact the stability of the overall slope or adjacent properties provided the BMPs incorporated into the approved TESC plan for the project are installed (and maintained) throughout the duration of site earthwork. In this respect, the proposed (and approved) earthwork will not create safety problems, environmental harm or adverse environmental impacted to the site or neighboring properties provided that earthwork is completed in accordance with the approved site plans and the geotechnical recommendations previously provided by ESNW.

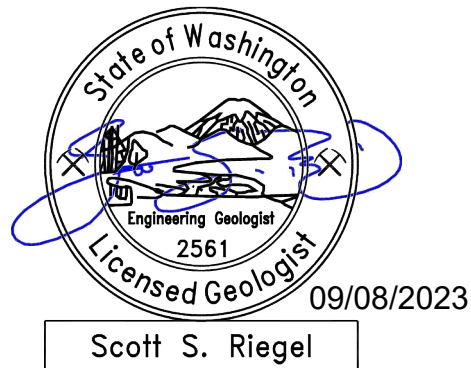
ESNW must be retained and contracted to provide construction observation, compaction testing and geotechnical consulting during site related earthwork in order to observe grading activities and provide supplemental recommendations for site erosion control and final stabilization as needed.

Sincerely,

EARTH SOLUTIONS NW, LLC



B. Tyler Scalise
Senior Project Geologist



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

cc: David Evans and Associates, Inc.
Attention: Jeff Morgan

References:

- Wet Season Grading Restriction – Seasonal Development Limitation Waiver (Submittal Requirements), by City of Mercer Island Community Planning & Development, dated March 2019
- Geotechnical Engineering Study, prepared by ESNW, ES-5332, dated July 10, 2017
- Geotechnical Addendum – Geological Hazardous Areas, by ESNW, ES-5332, dated October 16, 2017
- Geotechnical Consultation (Response to Comments) – Geological Hazardous Areas, prepared by ESNW, ES-5332.01, dated April 19, 2018
- Approver Civil Engineering Plan Set – Mercertech, by Furr Engineering Services, PLLC, dated June 22, 2023