



**Date:** September 27, 2023

**To: City of Mercer Island**  
Community Planning & Development

**From: Kati Eitzman – Sturman Architects**  
**Brad Sturman – Sturman Architects**  
**Jon Tellefson – Seascapes Homes, LLC.**

**Re: Forest Creek – Lot 2**  
5214 Forest Ave. SE  
Mercer Island, WA 98040  
Permit # 2212-079

**Subj.: SEASONAL DEVELOPMENT LIMITATION WAIVER REQUEST**

This letter is being submitted as part of a Seasonal Development Limitation Waiver Request package.

The subject is Lot 2 of a four-lot development located on Forest Ave SE. An existing single-family home will be demolished in its entirety. A new two-story single-family home with basement and attached garage will be constructed.

The parcel is large at 49,010 square feet and covered heavily with mature trees. As part of the building permit, two of these trees will be removed from this lot. Previously, as part of the development of its north neighboring lot, an additional 3 trees were removed. The average lot slope is 16.8%.

The application drawing set including civil drawings has been reviewed by the project geotechnical engineer, James Strange of Geotech Consultants, Inc. Mr. Strange has found appropriate temporary erosion control measures and emergency procedures indicated. His letter has been submitted as part of this package. Mr. Strange will monitor the project periodically as excavation and foundation work occurs.

The following is the expected construction schedule pending final permit issuance:



**Construction Schedule:**

**Week of Oct 2, 2023:** Pre-con meeting with the city; tree protection installed; silt fence installed; tree removal.

**Week of Oct 9, 2023:** Demo of existing house, corners staked.

**Week of Oct 16, 2023:** Begin excavation.

**Week of Oct 23, 2023:** Continue excavation.

**Week of Oct 30, 2023:** Start foundation work -footings.

**Week of Nov 6, 2023:** Continue foundation work -walls.

**Week of Nov 13, 2023:** Finish foundation work -walls; under-floor plumbing.

**Week of Nov 20, 2023:** Concrete slabs; waterproof foundation; footing drains; downspout drains.

**Week of Nov 27, 2023:** Partial backfill of house; begin storm tank work.

**Week of Dec 4, 2023:** Continue storm tank work.

**Week of Dec 11, 2023:** Backfill storm work; begin retaining wall work.

**Week of Dec 18, 2023:** Finish retaining wall work.

**Week of Dec 25, 2023:** Begin wood framing; backfill retaining wall.

Excavation and backfill complete at this point until after April 1, 2024, for final grading and landscaping.

Sincerely,

Kati Eitzman, Sturman Architects

Brad Sturman, Sturman Architects