



October 4, 2023

G-4638

Millad V LLC  
Attn: Mr. Farzad Ghazvinian  
7683 SE 27<sup>th</sup> St, #178  
Mercer Island, WA 98040

**Subject: WET SEASON GRADING LIMITATION  
– SEASONAL DEVELOPMENT WAIVER  
PROPOSED NEW RESIDENCE  
4276 EAST MERCER WAY  
MERCER ISLAND, WASHINGTON**

**Permit No.: 2103-055**

Ref: See End of Letter

Dear Mr. Ghazvinian:

Per your request we have visited the subject site, observed the current conditions, and prepared the following evaluation letter regarding your application for a seasonal development waiver to the Wet Season Grading Limitation.

### **Introduction**

The subject site is currently in construction. Other than the site visit related to this letter, GEO Group Northwest has performed two site visits, reporting on the Geotechnical Special Inspection items in Daily Field Reports numbered 1 & 2.

GEO Group Northwest was informed that grading was proposed for the wet season and asked to evaluate on October 2, 2023.

### **Schedule**

GEO Group Northwest has been provided the following construction schedule by Millad V LLC:

1. Foundation Walls – 10-1-23 to 11-30-23;
2. Waterproofing and Backfill – 11-30-23 to 1-3-24;

3. Footing Drain – 1-3-24;
4. Slab – 1-15-24 to 1-30-24;
5. Framing – 2-1-24 to 4-15-24.

Based upon this schedule we understand that clearing, grading and foundation work, tasks which are limited or restricted by the permit without the waiver, may occur through Jan. 30, 2024.

### **Site Conditions**

A representative of GEO Group Northwest visited the subject site on October 3, 2023 to view the current conditions.

We did not observe any signs of significant erosion. A filter fabric fence is located at the plan east side of the site and much of the disturbed steep excavation slopes at the building pad are covered with plastic sheeting. Additionally, a highly visible construction fence is located at the plan north side of the work area, thereby limiting access to an undisturbed sloping area at the north. Aggregate has been spread over the upper portion of the access roadway at the north.

Concrete forms were being placed for the building retaining walls at the time of our visit. Currently there are no significant impervious surfaces which would require temporary stormwater drainage measures.

We note the following areas of concern for which we provide recommendations in the following section of this letter:

1. A filter fabric fence is not located at the south and west sides of the work area, per the Erosion Control plan (Sheet C1.0);
2. The steep excavation slopes at the lower portion of the building pad are not currently covered with plastic sheeting;
3. There are some areas having gentle to moderate slopes at the access road (lower section) and at the south disturbed area which remain unprotected from wet weather impacts.

### **Conclusions and Recommendations**

Based upon our recent site observations and geotechnical investigation the site appears to remain as stable as prior to the beginning of site work. Additionally, we have not observed significant erosion impacts despite having visited the site following a period of relatively heavy rainfall.

We recommend that the following be implemented and that we be scheduled to return to the site to verify compliance:

1. A filter fabric fence should be installed at all areas shown on the Erosion Control plan, namely the south and west;
2. Plastic sheeting is recommended to be draped and anchored over the currently un-covered steep excavation slopes at the lower portion of the building pad;
3. Straw or plastic sheeting is recommended to be placed at the disturbed soil areas at the south side of the building pad and at the lower portion of the access road area. Straw is preferred for these gentle to moderate inclination areas to facilitate access.

We recommend that the development proceed in accordance with the referenced approved project plans and geotechnical engineering documents.

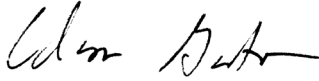
GEO Group Northwest is the geotechnical special inspector at the site and intends on being on-site periodically to inspect the erosion control items as well the other geotechnical special inspection items, per scheduling by the owner/builder. Additional site visits may be required in the event of heavy rainfall in order to verify that temporary stormwater control and temporary erosion control measures are being properly maintained.

We recommend that all site grading work is halted and temporary erosion control measures are maintained/readied on any day when the weather forecast indicates that rainfall will equal or exceed ½-inch within a 24-hour period.

It is anticipated that provided the aforementioned recommendations are properly implemented and subject to additional measures determined by the field geotechnical engineer, the risk of erosion and adverse conditions can be mitigated for work during the wet season. Accordingly, we recommend that the grading season waiver be granted by the City of Mercer Island.

If you have any questions, please do not hesitate to contact us.

Sincerely,  
GEO GROUP NORTHWEST, INC.



Adam Gaston  
Project Engineer



William Chang, P.E.  
Principal

10-4-2023

## REFERENCES

### Approved Plan Set:

“4276 E. Mercer Way, Mercer Island, WA”, Centerline Design & Atlas Consulting Structural Engineers, 1-14-22: Sheets: 1A & 1B, 3-15-22: Sheets: 1C, 08, 09, 10, 3-14-22: Sheets: S1.1, S2.1, S2.2, S3.2, 8-10-21: Sheets: 04, 05, 06, 07, S2.3, S6.2, S6.7, 9-19-21: Sheet: 02, 2-26-21: Sheet: 03, 2-25-21: Sheets: S2.4, S6.1, S6.3, S6.4, S6.6, 2-24-22: Sheet: S3.1, 2-12-21: Sheet: S6.5.

“West Residence, 4276 East Mercer Way, Mercer Island, WA 98040”, Civil Engineering Solutions, 1-14-22: Sheets: C1.0 & C2.0, 7-7-21: Sheets: C1.2, C3.5, C4.0, 7-9-21: Sheet: C5.0.

**Geotechnical Documents:**

“Addendum #10 With Plan Review Statement, Proposed Development, - Upper Building, 4276 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, Sept. 2, 2021.

“Addendum Letter 9, Proposed Development – Upper Building, 4276 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, July 22, 2021.

“Addendum Letter 8, Proposed Development – Lower Building, 4270 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, May 21, 2021.

“Addendum Letter 7, Proposed Development – Upper Building, 4270 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, Mar. 3, 2021.

“Addendum Letter 6 – Response to Plan Review Comments, Proposed Development – Lower Building, 4270 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, Nov. 13, 2020.

“Addendum Letter 5 - Response to Plan Review Comments, Proposed Development - Lower Building, 4270 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, June 9, 2020.

“Addendum Letter #4, Lower Building Development, 4270 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, Nov. 4, 2019.

“Addendum Letter – Response to Sept. 4, 2019 Review, Proposed Development, 4270 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, Oct. 18, 2019.

“Addendum Letter – Response to 3<sup>rd</sup> Party Review, Proposed Development, 4270 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, Aug. 16, 2019.

“Addendum Letter, Proposed Development, 4270 East Mercer Way, Mercer Island, WA”, GEO Group Northwest, December 27, 2018.

“Geotechnical Report, Proposed Development, 4270 East Mercer Way, Mercer Island, Washington”, GEO Group Northwest, July 13, 2018.