



April 13, 2017

Mr. David Yeh
7239 LLC
P.O. Box 809
Mercer Island, Washington 98040

Subject: Response to City's Comments dated March 14, 2017
27th Street Short Plat
7239 Southeast 27th Street
Mercer Island, Washington 98040
RGI Project No. 2016-120

References: 1. The Riley Group, Inc, Geotechnical Engineering Report, 27th Street Short Plat, dated August 17, 2016.
2. Topographic Survey by Site Surveying, Inc. dated January 18, 2016
3. Site Plans prepared by Core Design dated September 12, 2016
4. Request for Information for File No. SUB16-011 from City of Mercer Island dated March 14, 2017

Dear Mr. Yeh:

As requested, The Riley Group, Inc. (RGI) is responding the review comments from the City of Mercer Island, prepared by Robin Proebsting dated March 14, 2017.

Question 3: *The geotechnical report addendum dated October 24, 2016 describes characteristics of the site and notes that 1) the potential for landslide along the eastern property line does not exist, and 2) most of the site has a moderate erosion hazard. Please verify whether portion of the site meet the definitions of land hazards, erosion hazard areas /or seismic hazard areas as defined in the MICC 19.16 and if so, the portion of the site in which these area are present.*

Answer: RGI reviewed the City of Mercer Island Municipal Codes (MICC 19.16). The review indicates that the site does not meet any of the definitions of Landslide Hazard Areas or Seismic Hazard Areas.

Only a small portion of the building pad on the south side of Lot 2 exceeds 15 percent slope meet the definition of Erosion Hazard Area. Based on the Web Soil Survey by National Cooperative Soil Survey. The southwest corner of the site is mapped as Arent, Alderwood material, 6 to 15 percent slope (AmC). Runoff is medium and the erosion hazard to moderate to severe.

The major portion of the site is mapped as Kitsap silt loam, 2 to 8 percent slope (KpB). Runoff is slow to medium, and erosion hazard is slight to moderate.

The erosion control measures provided in our referenced report, if incorporated into the project design should be adequate to control erosion on the site. Based on the soils encountered and the slopes on site, the development will not increase the potential of soil erosion on the site or on adjacent sites if the recommended erosion control measures are implemented during construction.

Please call us at (425) 415-0551 if you have any questions or need additional information.

Respectfully submitted,



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4/13/2017

Ricky Wang, PE, PhD
Principal Engineer