



Geotechnical Engineering ■ Earthwork Observation & Testing
Environmental Services ■ CESCL & Stormwater Services

esnw.com info@esnw.com

March 11, 2024
Updated April 3, 2025
ES-8332.02

LNL Builds, LLC
317 – 4th Street
Kirkland, Washington 98033

Attention: Vann Lanz

Subject: Plan Review
2436 – 74th Avenue Southeast
Mercer Island, Washington

Dear Vann:

In accordance with your request, Earth Solutions NW, LLC (ESNW) has prepared this plan review letter for the subject property. This plan review addresses the current lot within the short plat that has been submitted for building permit review and was included in the referenced geotechnical report.

Plan Review

ESNW has reviewed the referenced plans which include geotechnical recommendations provided by ESNW in the referenced geotechnical report and subsequent coordination with the design team.

Statement of Risk (MICC 19.07.160.B.3)

In our opinion, based on site conditions observed during the fieldwork and slope stability analyses provided in the referenced report, “the landslide hazard area will be modified or the development has been designed so that the risk to the site and adjacent property is eliminated or mitigated such that the site is determined to be safe.”

REDMOND
15365 NE 90th St, Suite 100
Redmond, WA 98052
425-449-4704

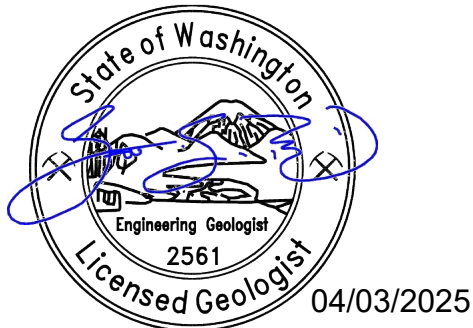
PASCO
3130 Varney Ln, Suite 105
Pasco, WA 99301
509-905-0275

SILVERDALE
10689 Old Frontier Rd NW, Suite 101
Silverdale, WA 98383
360-722-5081

We trust this plan review letter meets your current needs. Should you have questions, or if additional information is required, please contact us.

Sincerely,

EARTH SOLUTIONS NW, LLC



Scott S. Riegel

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

References:

- Architectural Plans, prepared by Medici Architects, dated March 6, 2025
- Geotechnical Addendum and Response to Correction Notice, prepared by ESNW, ES-8332.02, dated December 7, 2023
- Geotechnical Engineering Study, prepared by ESNW, ES-8332.01, dated May 2, 2023
- Response to Review Comments, prepared by ESNW, ES-8332.02, dated August 20, 2024