



Cobalt Geosciences, LLC  
P.O. Box 1792  
North Bend, WA 98045

January 29, 2026

Vann Lanz  
[vann@lnlbuilds.com](mailto:vann@lnlbuilds.com)

**RE: Plan Review**  
Proposed Development  
4450 84th Avenue SE  
Mercer Island, Washington

In accordance with your authorization, Cobalt Geosciences, LLC has prepared a plan review letter for the project.

We have reviewed the architectural plans by b9 Architects dated October 21, 2025 and updated April 3, 2025; and the structural plans by Mulhern Kulp dated October 15, 2025; and have no comments at this time.

Our geotechnical report for the project remains valid. Our assumptions included relatively shallow excavations for a new residential structure(s) as shown on the provided plans (MICC 19.07.110(B)(3)).

The improvements appear to comply with our design recommendations as shown on the provided plans (MICC 19.07.110(B)(11)).

### **Statement of Risk**

Per section 19.07.160(B)(3) of the Mercer Island City Code, development within geologic hazard areas require that a Geotechnical Engineer licensed within the State of Washington provide a statement of risk with supporting documentation indicating that one of the following conditions can be met:

- a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe; or
- b. An evaluation of site specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area; or
- c. Development practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area; or
- d. The alteration is so minor as not to pose a threat to the public health, safety and welfare.

The project meets the criteria of c from above. Development practices that would help render the development safe as if it were not within a hazard area. This includes proper grading, excavations, erosion control, and drainage system placement.

Sincerely,

**Cobalt Geosciences, LLC**



1/29/2026  
Phil Haberman, PE, LG, LEG  
Principal