

Ages Engineering

A Geotechnical Engineering Services Company

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January 15, 2026
Project No. A-1705

Cem Sibay and Minh Tam
4215 Holly Lane
Mercer Island, WA 98040

Subject: Wet Season Waiver Request
Sibay Tam Residence
4215 Holly Lane
Mercer Island, Washington
Parcel Number: 7389000040

Reference: 1. Geotechnical Report, Sibay Tam Residence, prepared by Ages Engineering, project Number A-1705, dated August 20, 2024.
2. Plan Review Sibay Tam Residence, prepared by Ages Engineering, project Number A-1705, dated January 15, 2026.

Dear Cem Sibay and Minh Tam,

As requested, we are providing a Wet Season Waiver request for the construction planned on the subject site. According to Section 19.07.160.F.2 in the City of Mercer Island Municipal Code,

“Land clearing, grading, filling, and foundation work within: (a) an erosion hazard area, when 2,000 square feet or more of site disturbance is proposed, and/or (b) a landslide hazard area are not permitted between October 1 and April 1.

- a. The code official may grant a waiver to this seasonal development limitation if the applicant provides a critical area study for the site concluding that:
 - i. Geotechnical slope stability concerns, erosion and sedimentation impacts can be effectively controlled on site consistent with adopted storm water standards; and
 - ii. The proposed construction work will not subject people or property, including areas off site, to an increased risk of associated impacts.
- b. As a condition of the waiver, the code official may require erosion control measures, restoration plans, an indemnification, a release agreement and/or performance bond.
- c. If site activities result in erosion impacts or threaten water quality standards, the city may suspend further work on the site and/or require remedial action.
- d. Failure to comply with the conditions of an approved waiver shall subject the applicant to code compliance pursuant to chapter 6.10, code compliance, including but not limited to civil penalties and permit suspension.”

To support the Wet Season Waiver request, we examined the referenced reports to verify the project as planned will not result in slope stability concerns, and erosion and sedimentation impacts can be effectively controlled on site consistent with adopted storm water standards; and that the proposed construction work will not subject people or property, including areas off site, to an increased risk of associated impacts.

CONCLUSIONS AND RECOMMENDATIONS

The planned development is in accordance with the recommendations and specifications provided in the referenced Geotechnical Report which includes the geologic hazard evaluation portion of a Critical Areas Study. Additionally, we reviewed the current set of project plans during preparation of the referenced Plan Review and found the following Temporary Erosion and Sediment Control (TESC) measures are planned:

- The uphill and downhill side of the development area will have a silt fence installed to prevent surface erosion off of the subject site.
- Tree and Vegetation protection fencing is planned around the landscape area in the front yard, along the north side of Holly lane, and along the south and east sides of the driveway to the front of the residence.

Based on our review, it is our opinion the planned development can be performed during the wet season. We expect the development will not result in slope stability concerns, and erosion and sedimentation impacts can be effectively controlled on site consistent with adopted storm water standards; and that the proposed construction work will not subject people or property, including areas off site, to an increased risk of associated impacts.



We trust this information is sufficient for your current needs. If you have any questions, or require additional information, please call.

Respectfully Submitted,
Ages Engineering

Bernard P. Knoll, II, P.E.
Principal

BPK:bpk
Project No.: A-1705

