

October 2, 2025  
File No. 21-552.300

David and Karen Zimmer  
4611 Forest Avenue SE  
Mercer Island, WA 98040

**Subject: Seasonal Development Limitation Waiver  
Zimmer Residence  
4661 Forest Avenue SE, Mercer Island, Washington 98040  
King County Parcel # 404500-0065**

Dear David and Karen,

As requested, PanGEO prepared this letter to assist you to apply for a seasonal development limitation waiver such that earthwork and foundation construction of the proposed single-family residence can be conducted in the wet season (October 1 through April 1).

Construction started in September 2025 and soldier piles and stabilization piles have completed. Based on review of the current schedule provided to us, it is anticipated that the remaining earthwork and foundation activities in the wet season at the site will mainly include the following:

1. Pin pile installation – Oct. 7<sup>th</sup> – 15<sup>th</sup>, 2025;
2. Foundation construction and backfill – October 16<sup>th</sup> – Dec. 12<sup>th</sup>, 2025;
3. Slab construction – December 15<sup>th</sup> – 30<sup>th</sup>, 2025; and
4. Minor grading and utilities – January 2<sup>nd</sup> – March 31<sup>st</sup>, 2026

We understand that these earthwork and foundation activities will be completed by March 31<sup>st</sup> of 2026. The planned excavations will be sloped and benched. Based on review of the excavation plans, the soil conditions at the site, the construction schedule,

and anticipated earthwork activities, in our opinion, the proposed site grading may be accomplished during wet season without adversely affecting the site stability at the subject and surrounding properties. In our opinion, the potential for erosion at the site can be adequately mitigated by employing best management practices (BMPs). During construction, erosion control should include measures for reducing concentrated surface runoff and for reducing the potential of off-site sediment transport by protecting disturbed or exposed surfaces. As a minimum, the following temporary erosion and sediment control measures for the wet season construction should be implemented:

- Where practical, maintain vegetation buffers around construction areas;
- Site stripping, excavation and subgrade preparation should be followed promptly by the placement and compaction of clean structural fill or CDF;
- The size and type of construction equipment used may have to be limited to prevent soil disturbance;
- The ground surface within the construction area should be graded to prevent surface water run-off of away from the site and the ponding of water;
- Double geotextile silt fences should be installed downslope sides (i.e. north side above the driveway and east side above the retaining wall) to control erosion and the movement of soil;
- Stew bales may need to be placed between the silt fences to retain the fines;
- Adequately cover soil stockpiles and temporary cut slopes with plastic sheeting;
- Hydroseed or place straw in areas where grading is completed;
- Construct shallow, upgrade perimeter ditches or low earthen berms to divert water away from the top of slopes;
- Phased/stage excavations/construction should be implemented, such as basement and site walls, so that the amount of exposed soil and exposure time is minimized;

- No off-site soil tracking and run-off should occur at any time; and
- Structural fill should consist of less than 7% fines.

The erosion control measures at the site during the wet season should also follow applicable state and city regulations. In addition, PanGEO should conduct site visits to monitor the site stability and erosion control measures during wet season grading, and provide other recommendations for erosion control or site stabilization measures as needed throughout the wet season. In summary, provided that above recommendations are followed, it is our opinion that earthwork for the above project can be accomplished in the wet season and we recommend that a seasonal development limitation waiver be granted between October 1, 2025 and March 31, 2026.

The stability of the site slopes and temporary excavations should be closely monitored during construction. In the event that signs of slope instability for the site and temporary excavations are observed, measures such as buttressing the slopes, backfilling the excavations, and installing temporary shoring, etc. should be immediately implemented to repair/maintain the slope stability. PanGEO should be notified immediately if such signs are observed during construction.

We trust that the information presented herein meets your need at this time. Please call if you have any questions.

Sincerely,



*10/2/2025*

Michael H. Xue, P.E.  
Principal Geotechnical Engineer