



October 15, 2025

G-5514

Mr. Jesse Tam

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Email: jesset28@aol.com

Subject: Geotechnical Review of Wet Weather Season Earthwork
Proposed Residences
4833 – 90th Ave SE
Mercer Island, Washington

**Reference: “Geotechnical Engineering Investigation & Soil Infiltration Evaluation,
Proposed Short-Plat, 4833 – 90th Ave SE, Mercer Island, Washington,” GEO
Group Northwest, Inc., G-5514, February 18, 2022.**

Dear Mr. Tam:

GEO Group Northwest, Inc. has prepared this review letter regarding wet weather earthwork for the construction of the new residences at the above-subject location on Mercer Island, Washington. The City of Mercer Island has a standard moratorium on earthwork during the period between October 1 and April 1, unless measures to prevent soil erosion and sedimentation and stormwater discharge from the construction area are implemented and maintained during the period.

Wet Weather Earthwork Considerations

In update to the discussion in our above-referenced geotechnical report for the project and review of the approved project plans, we recommend that the following measures be implemented in supplement to or in replacement to the standard erosion and sediment control recommendations for earthwork performed during the wet weather season.

- Cut and fill slopes exposed during construction should be covered with plastic sheeting when they are not being worked. Soil stockpiles also should be covered when not being worked.

- Structural fill should consist of free-draining material with not more than 5% of the material passing a #10 sieve.
- Earthwork should not be performed during periods of heavy precipitation, in order to minimize rutting and tracking of soils by construction equipment traffic. Equipment that has lower potential to cause rutting or other soil disturbance should be used.
- Soil subgrades in areas where footings or slabs are to be built should be protected from softening due to standing water or to disturbance if they will be left exposed for a prolonged period. Plastic sheeting can be used for un-trafficked areas. A layer of clean crushed 1.25"- or larger size gravel can be used in areas where light construction traffic cannot be avoided.
- Erosion control measures, such as silt fences, straw bales and wattle, etc., should be arranged to control soil erosion and sediment travel as appropriate within the project limits as well as along its downslope and cross-slope perimeter.
- Temporary excavation dewatering measures, such as sump and pump systems, should be implemented if seepage develops. The measures should be reviewed and modified as necessary to accommodate changes in the rate of seepage or degree of needed treatment prior to discharge.
- Earthwork should be performed in a sequence of limited areas, where feasible, to limit the extent of exposed soil during the project.
- We recommend that we or a CESCL inspector visit the project site upon completion of the installation of the perimeter erosion controls to verify their suitability. During earthwork for construction, we recommend that we or a CESCL inspector visit the site if precipitation greater than 0.5 inches in a 24-hour period occurs, in order to monitor the performance of the SWPPP measures and monitor excavation stability. We also recommend that we or a CESCL inspector visit the site during backfilling work to observe that materials are being used are appropriate for wet weather conditions and are being properly placed and compacted.

Review of Project SWPPP and Emergency Procedures

We have reviewed the SWPPP information for the project. In our opinion, the plan is generally consistent with the recommendations presented above in this letter. We recommend that the project general contractor and the project earthwork contractor be provided with this letter and our geotechnical report for reference and for implementation of the above-listed recommendations in addition to those presented in the project plans.

We have reviewed the emergency procedures of the contractor in the memorandum received October 15, 2025, and we concur with the stated procedures.

Geotechnical Construction Monitoring during Wet Weather Season

During earthwork for construction, we recommend that we visit the site if precipitation greater than 0.5 inches in a 24-hour period occurs or if indications of potential concern regarding excavation instability are observed, in order to observe and evaluate the conditions. We also recommend that we visit the site during backfilling work to observe that materials are being used are appropriate for wet weather conditions and are being properly placed and compacted.

Supplemental Statement of Risk

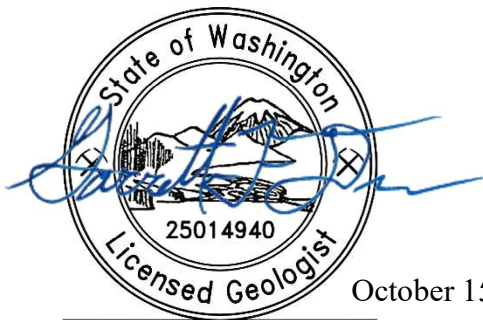
Provided that the recommendations in this letter, our geotechnical report, and the approved project plans are properly followed, it is our opinion that project earthwork during the wet weather limitation period will not increase the potential for soil movement, and the risk of damage to the site or from the site to the adjacent properties from soil instability will be minimal.

Closing

Please feel welcome to contact us if you have any questions regarding this letter.

Sincerely,

GEO GROUP NORTHWEST, INC.



October 15, 2025

Garrett F Dean

Garrett Dean, L.G.
Staff Engineering Geologist



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William Chang, P.E.
Principal Engineer