

STORM DRAINAGE REPORT

PROPOSED RESIDENCE

71XX 78TH AVE. S.E.

MERCER ISLAND, WA

Prepared for

Bassett Larsen Design
2704 34th Ave. S.
Seattle, WA 98144

July 2019

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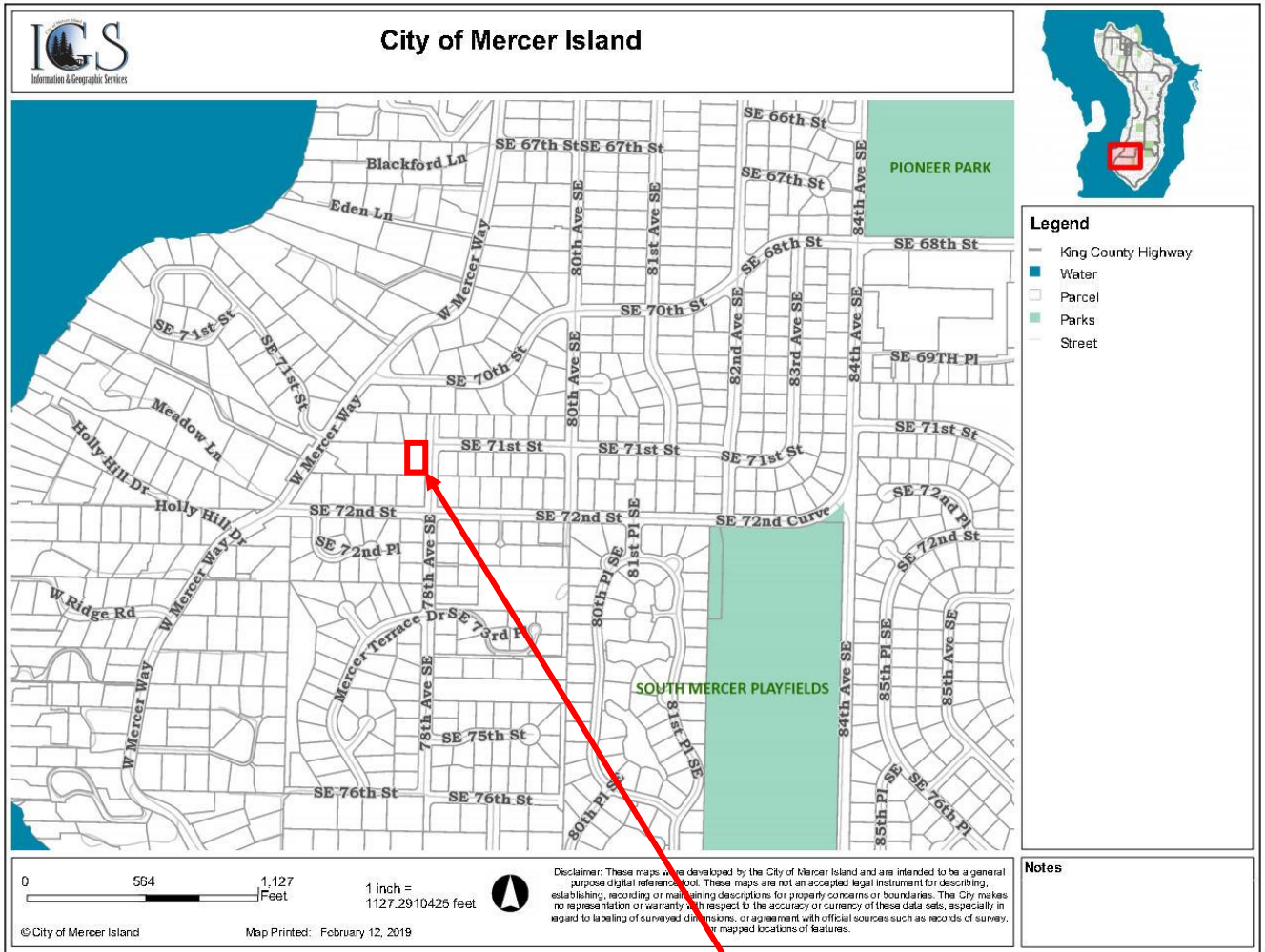
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PROJECT SITE

VICINITY MAP

PROJECT DESCRIPTION

1.1 SITE LOCATION

The subject property, 71XX 78th Ave. S.E., is located on the west side of 78th Ave. S.E. and south of S.E. 71st Street. (See Vicinity Map). The site will be developed with the construction of a single family residence with driveway, patios, walkway, and landscaping on a 13,160 square foot lot.

1.2 EXISTING CONDITIONS

The site is presently undeveloped (See Figure 1.1 Existing Conditions Exhibit).

The lot slopes to the northwest with contours falling from the south and east property lines westerly and northerly to the northwest corner of the lot.

Slopes vary, but generally are approximately 12 percent. Soils are Arents, Alderwood material (See Soils Map Appendix B).

Storm runoff will enter the property from 78th Ave. S.E. and the developed adjacent lot to the south by overland flow. No flow will enter from the west or north as contours fall off in those directions.

1.3 DEVELOPED CONDITIONS

Lot development will include clearing and grading of the lot for the construction of a new single-family residence, driveway, patios, walkway, and landscaping. The new impervious area of the developed lot will be 3,913 square feet (See Figure 1.2 Developed Conditions Exhibit).

A storm drainage system will be constructed to collect runoff from the impervious areas of the roof, patio, walkway, and driveway. Roof runoff will enter gutters and be directed to downspouts connected to yard drain outfall pipes. Driveway runoff will be collected in a driveway strip drain. Stormwater from downspouts, yard drains and the driveway strip drain will be conveyed to a detention system located on the north side of the lot. Flow from the detention system will be discharged into the existing storm drain stub located near the site's northwest corner, which outfalls into the storm drainage system in West Mercer Way.

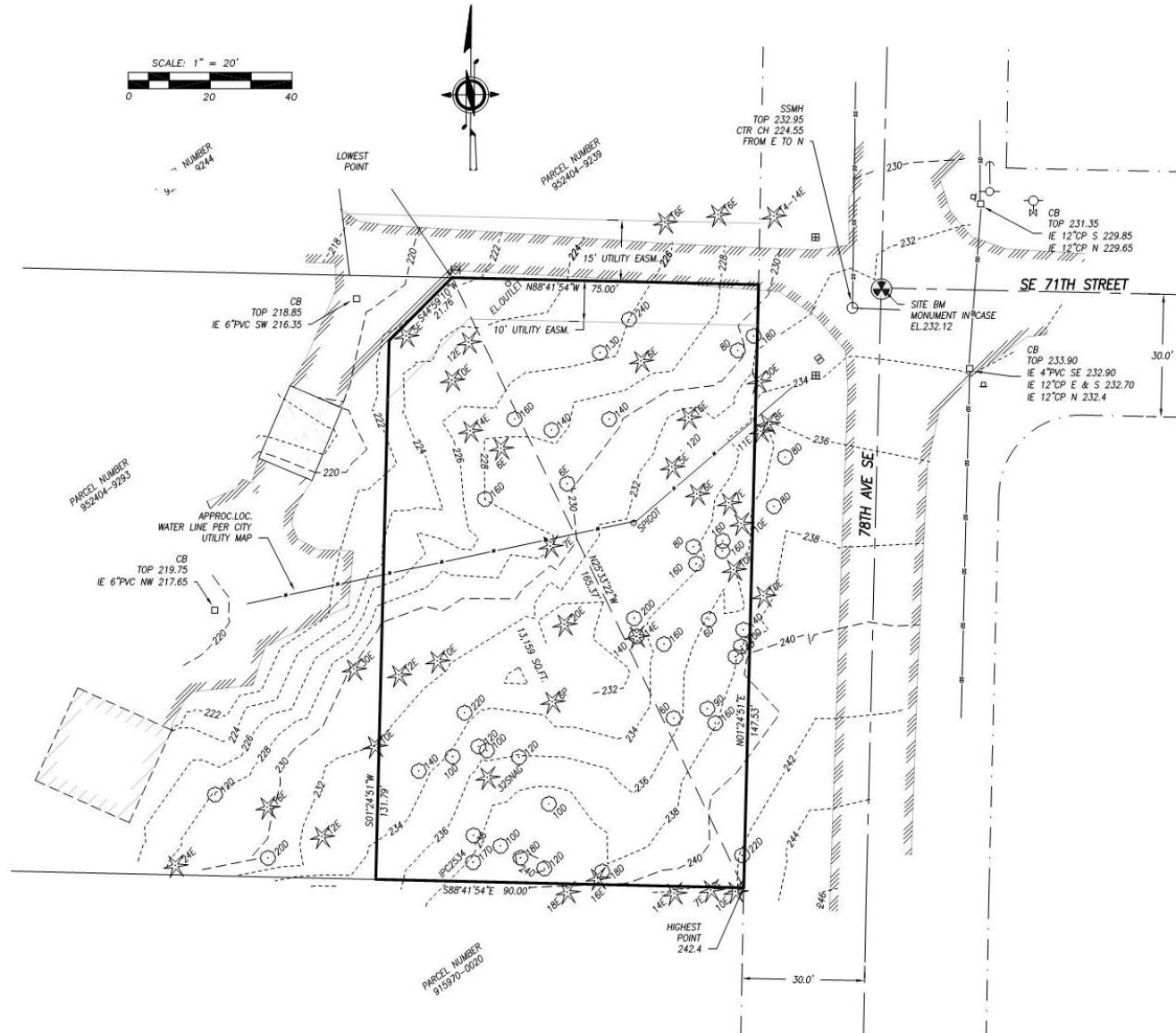


Figure 1.1 Existing Conditions Exhibit

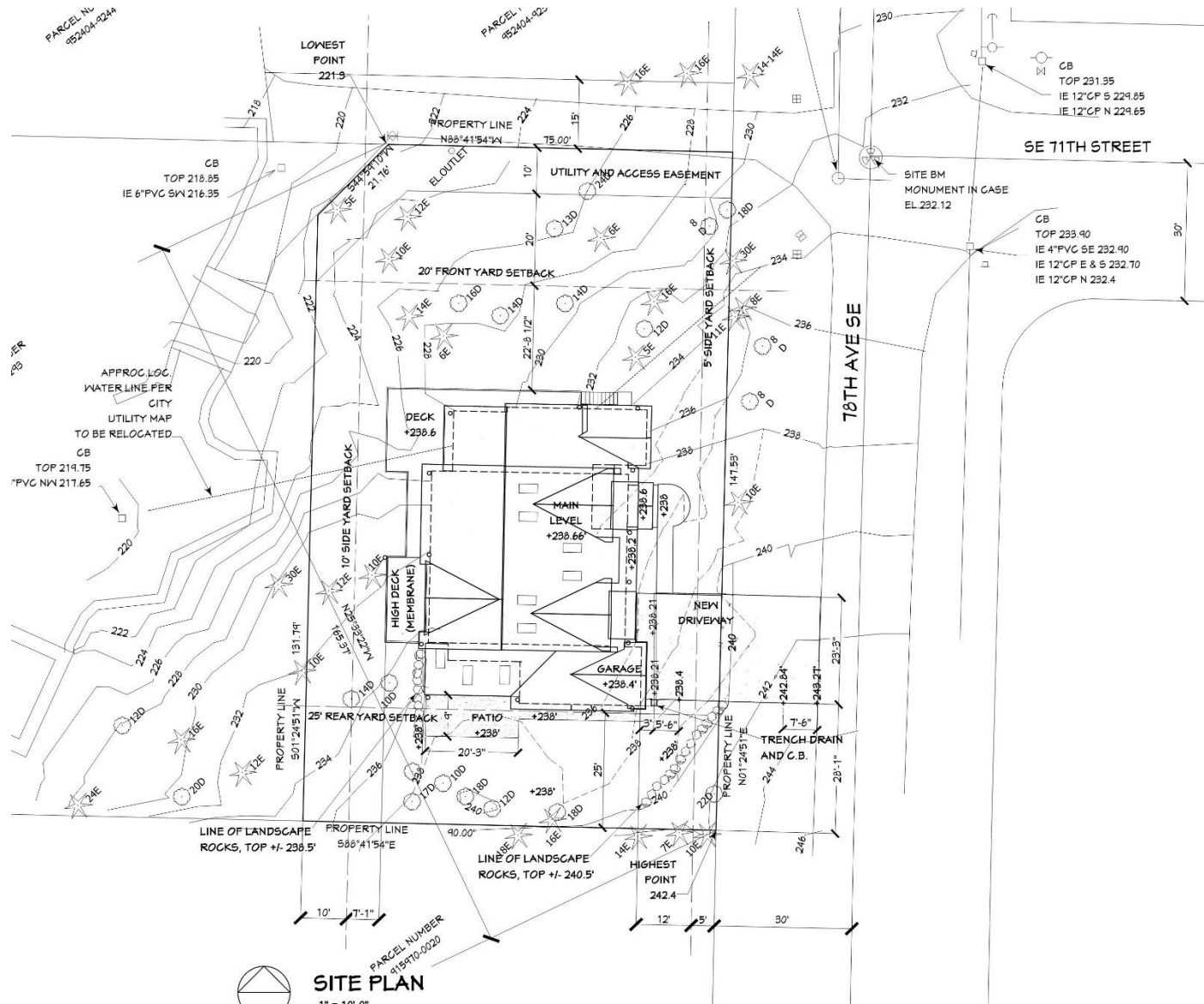


Figure 1.2 Developed Conditions Exhibit

MINIMUM STORMWATER REQUIREMENTS

1.4 MINIMUM REQUIREMENTS (MR)

Lot development will contain 3,913 square feet of new impervious surfaces and therefore the project must comply with minimum requirements MR1 through MR5. (See Figure I-2.4.1)

1.4.1 MR #1 – PREPARATION OF STORMWATER SITE PLANS

A stormwater site plan detailing the collection, conveyance, and discharge of stormwater from the site has been prepared and will be included in the building permit submittal. The stormwater site plan was prepared per the City of Mercer Island Development Services Standards.

1.4.2 MR #2 – SMALL PROJECT STORMWATER SITE/PLAN REPORT

A Small Project Stormwater Site/Plan Report and a Temporary Erosion Sediment Control Plan have been prepared and will be included in the building permit submittal. The Small Project Stormwater Site/Plan Report addresses the five (5) Minimum Requirements (MR).

1.4.3 MR #3 – SOURCE CONTROL OF POLLUTION

Source control BMP's are included in the SWPP Worksheet and are shown on the Temporary Erosion Sediment Control Plan. The source control BMPs are intended to prevent stormwater from coming in contact with pollutants.

1.4.4 MR #4 – PRESERVATION OF NATURAL DRAINAGE SYSTEMS AND OUTFALLS

The natural drainage direction is to the northwest to the storm drain system in West Mercer Way and has been retained. Discharge leaving the property will enter the West Mercer Way roadway drainage system which connects to an existing storm drain system in S.E 71st Street with eventual outfall into Lake Washington. A Downstream Level One Analysis was not required for this project.

1.4.5 MR #5 – ONSITE STORMWATER MANAGEMENT

This project triggers Minimum Requirements #1 through #5 and must meet the requirements in Figure I-2.5.1. No low impact development BMPs will be used on this site. City mapping designates this site infeasible for onsite infiltration. The site Geotechnical Report states this site not appropriate for dispersion. (See Appendix E, Geotechnical Report, Page 3, Paragraph 4)

Figure I-2.4.1 Flow Chart for Determining Requirements for New Development

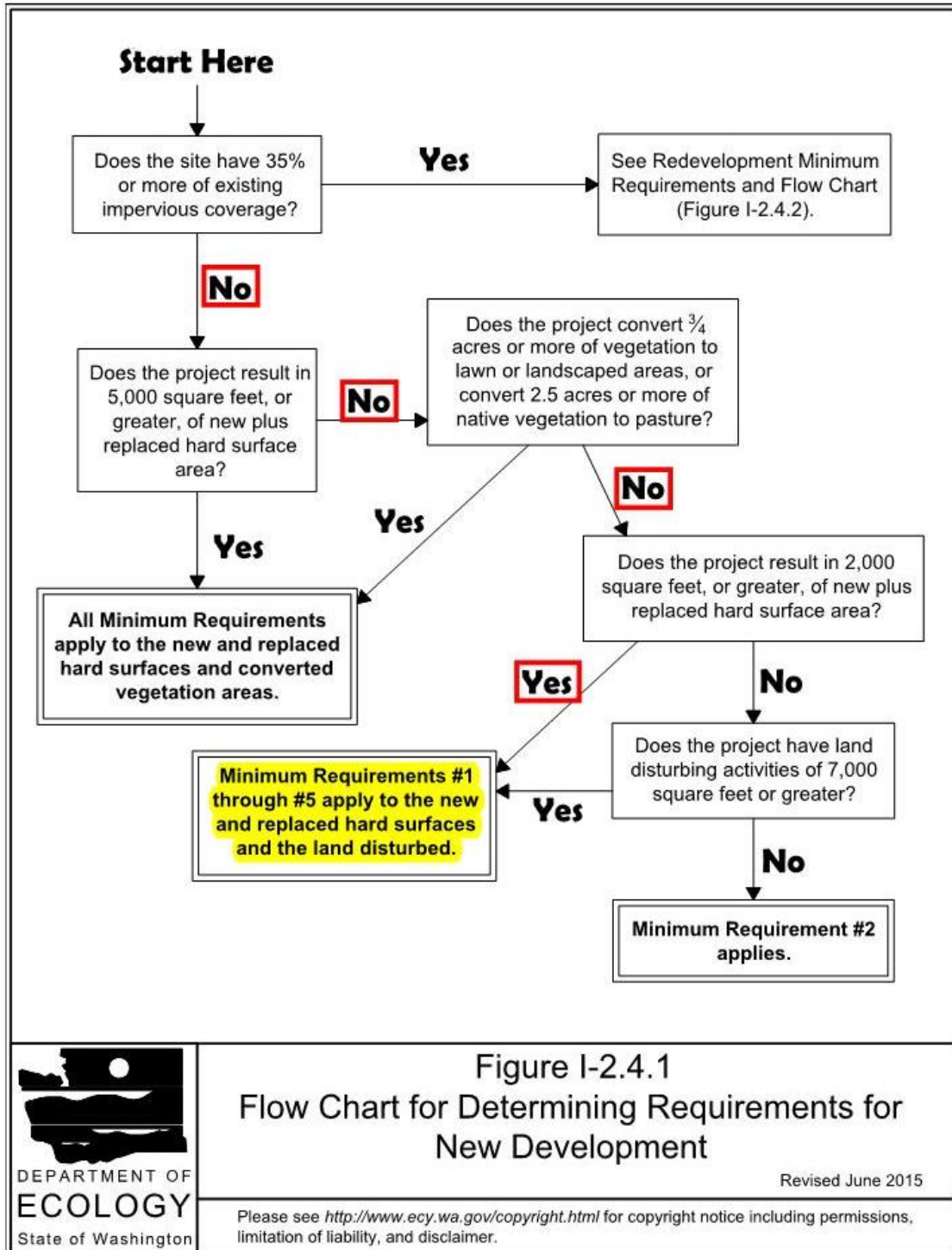


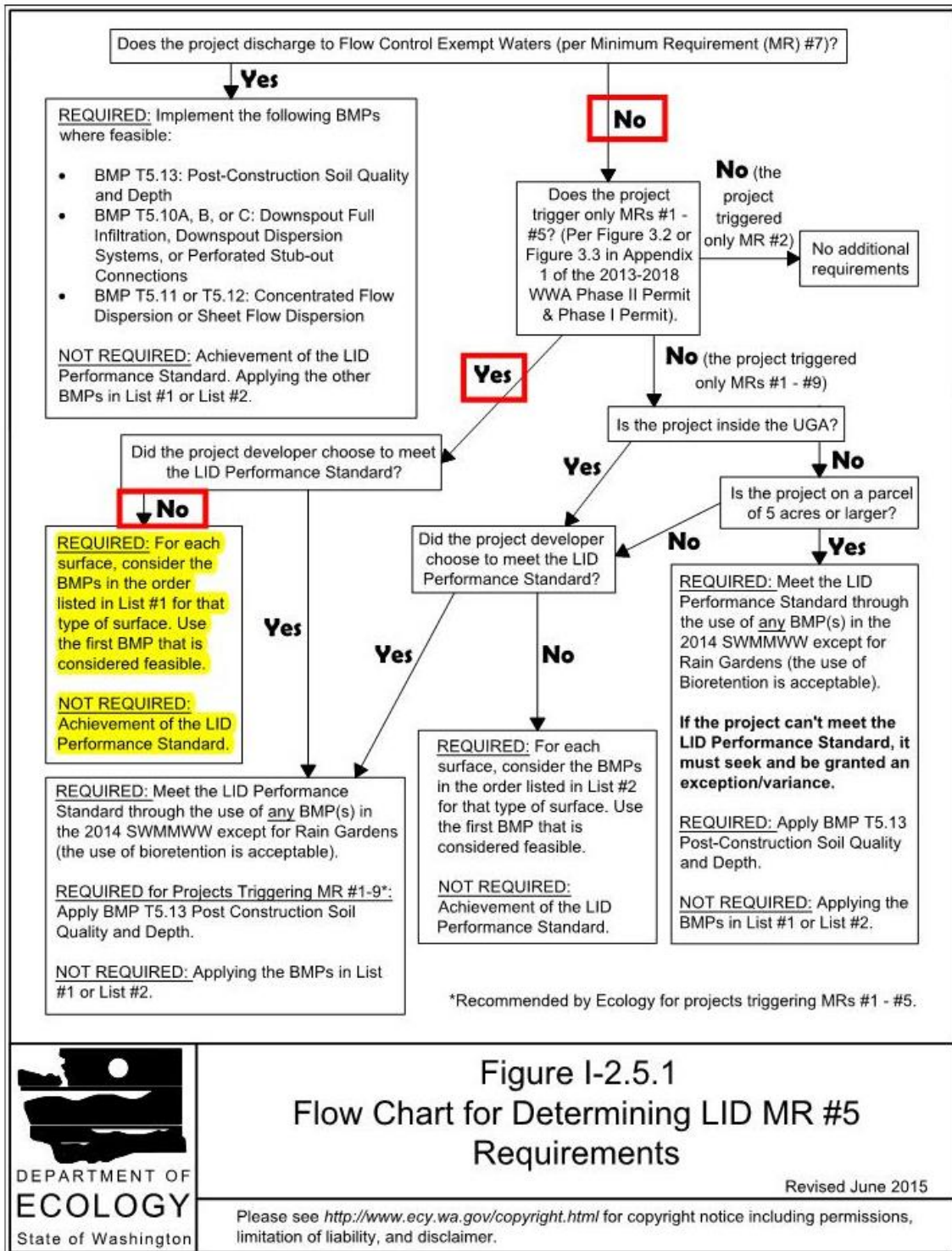
Figure I-2.4.1
Flow Chart for Determining Requirements for
New Development



Revised June 2015

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Figure I-2.5.1 Flow Chart for Determining LID MR #5 Requirements



**Figure I-2.5.1
Flow Chart for Determining LID MR #5
Requirements**

Revised June 2015

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ONSITE STORMWATER MANAGEMENT

1.5 TIER 1: MINIMIZE RUNOFF GENERATION

1.5.1 SMART SITE DESIGN

The site development has been laid out to create minimum impact. The total impervious surface area for roofs, patios, walks, and driveway is 3,913 square feet.

1.5.2 PRESERVE NATIVE VEGETATION

With the exception of existing trees, there is no significant native vegetation outside the building areas. Selected existing trees will be preserved and maintained during construction.

Lawn and Landscape Areas: The site will provide Post-Construction Soil Quality and Depth in accordance with BMP T5.13 (See the TESC Plan and TESC Detail sheets). The topsoil layer shall have a minimum depth of 8-inches, mulching planting beds shall have 2-inches of organic material. The undisturbed areas will be maintained and protected during construction.

1.5.3 FULL DISPERSION AND FULL INFILTRATION

Full dispersion or infiltration is not feasible due to soil conditions.

The site soil is Arents, Alderwood soil. City mapping shows the site is infeasible for onsite infiltration. The site Geotechnical Report states this site not appropriate for dispersion. (See Appendix E, Geotechnical Report, Page 3, Paragraph 4)

- Full Dispersion is not feasible per the Geotechnical Report.
- Full Infiltration is not feasible as the City mapping shows the site is infeasible for onsite infiltration.
- Rain Gardens: The site is not suitable for rain gardens as City mapping shows the site is infeasible for onsite infiltration.
- Downspout Dispersion is not feasible per Geotechnical Report.
- Perforated Stub-out Connection cannot be utilized as City mapping shows the site is infeasible for onsite infiltration.

1.5.4 AMENDED SOILS

Amended soil will be used over the disturbed areas that will be landscaped per Post-Construction Soil Quality and Depth in accordance with BMP T5.13, see the TESC plan and TESC detail sheets.

1.6 TIER 2: RETAIN RUNOFF ON SITE

As discussed in FULL DISPERSION and FULL INFILTRATION above, retention of runoff onsite is not a feasible option. Infiltration or dispersion will not be used.

Bioretention will not be used for the same reasons listed for the Rain Gardens under Section 1.5.3 above.

Pervious pavement for the driveway will not be used for the same reasons listed above for Perforated Stub-out Connection under Section 1.5.3 above.

Rain Harvesting will not be used.

Vegetated roof is not a practical system due to the roof design and slope.

1.7 TIER 3: INFILTRATE OR DISPERSE RUNOFF PRIOR TO DISCHARGE

As discussed above in Section 1.5.3 dispersion and infiltration are not feasible on this site per the Geotechnical Report.

Appendix A: Operations and Maintenance Manual

Table V-4.5.2(16) Maintenance Standards - Oil/Water Separators

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Monitoring	Inspection of discharge water for obvious signs of poor water quality.	Effluent discharge from vault should be clear with out thick visible sheen.
	Sediment Accumulation	Sediment depth in bottom of vault exceeds 6-inches in depth.	No sediment deposits on vault bottom that would impede flow through the vault and reduce separation efficiency.
	Trash and Debris Accumulation	Trash and debris accumulation in vault, or pipe inlet/outlet, floatables and non-floatables.	Trash and debris removed from vault, and inlet/outlet piping.
	Oil Accumulation	Oil accumulations that exceed 1-inch, at the surface of the water.	Extract oil from vault by vactoring. Disposal in accordance with state and local rules and regulations.
Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
	Damaged Pipes	Inlet or outlet piping damaged or broken and in need of repair.	Pipe repaired or replaced.
	Access Cover Damaged/Not Working	Cover cannot be opened, corrosion/deformation of cover.	Cover repaired to proper working specifications or replaced.
	Vault Structure Damage - Includes Cracks in Walls Bottom, Damage to Frame and/or Top Slab	See "Catch Basins" (No. 5) Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound. Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.

Table V-4.5.2(5) Maintenance Standards - Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	Trash & Debris	<p>Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.</p> <p>Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.</p> <p>Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.</p> <p>Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).</p>	<p>No Trash or debris located immediately in front of catch basin or on grate opening.</p> <p>No trash or debris in the catch basin.</p> <p>Inlet and outlet pipes free of trash or debris.</p> <p>No dead animals or vegetation present within the catch basin.</p>
	Sediment	<p>Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.</p>	<p>No sediment in the catch basin</p>
	Structure Damage to Frame and/or Top Slab	<p>Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into basin).</p>	<p>Top slab is free of holes and cracks.</p> <p>Frame is sit-</p>

Table V-4.5.2(5) Maintenance Standards - Catch Basins (continued)

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached	ting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound. Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Basin replaced or repaired to design standards. Pipe is regouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
	Vegetation	Vegetation growing across and blocking more than 10% of the basin opening. Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation blocking opening to basin. No vegetation or root growth present.
	Contamination and Pollution	See "Detention Ponds" (No. 1).	No pollution present.
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed
	Locking Mechanism Not	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into	Mechanism opens with

Table V-4.5.2(5) Maintenance Standards - Catch Basins (continued)

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
	Working	frame have less than 1/2 inch of thread.	proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (If Applicable)	Grate opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.

Appendix B: Soils Map



Soil Map—King County Area, Washington

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King County Area, Washington
 Survey Area Data: Version 14, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 31, 2013—Oct 6, 2013

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

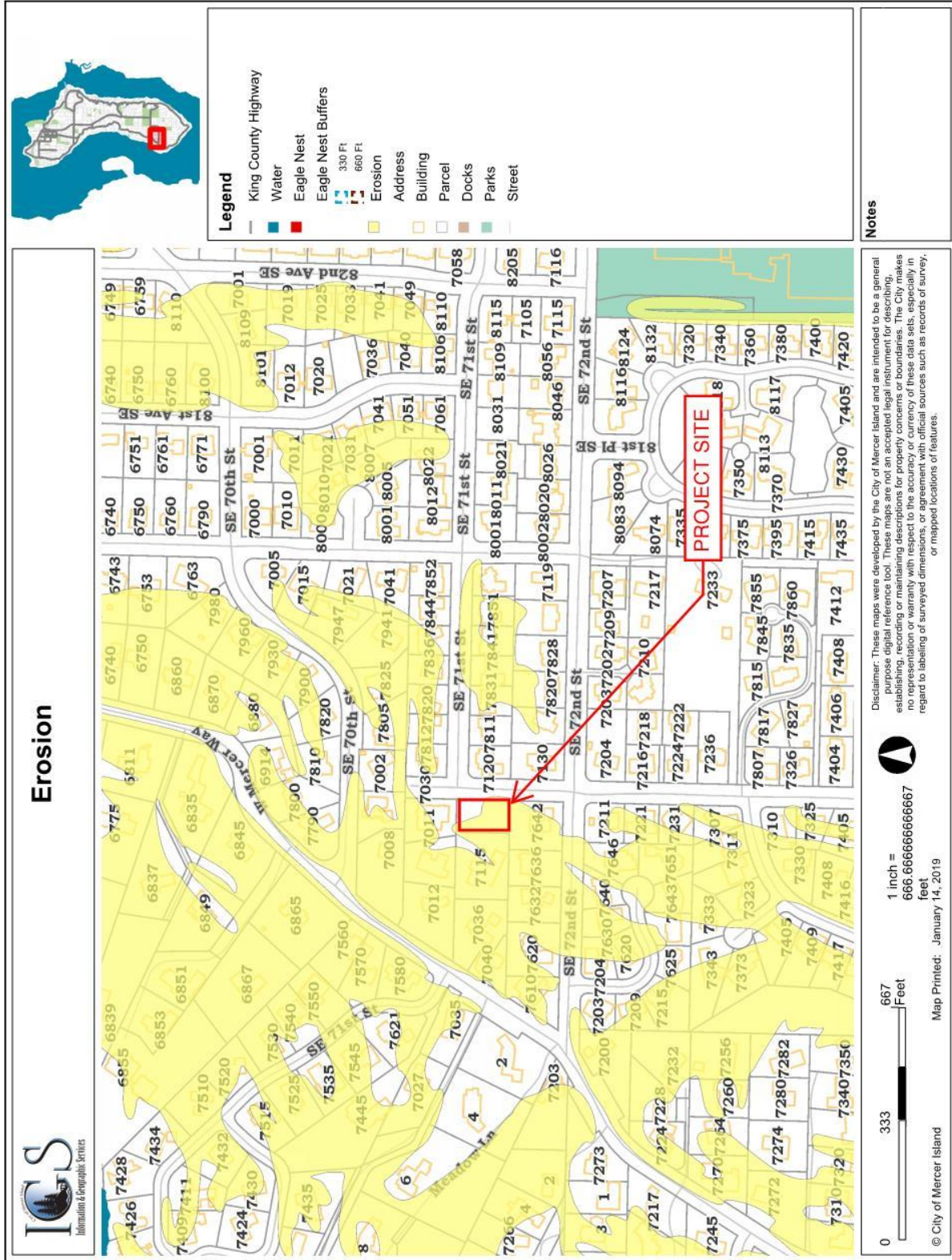
Map Unit Legend

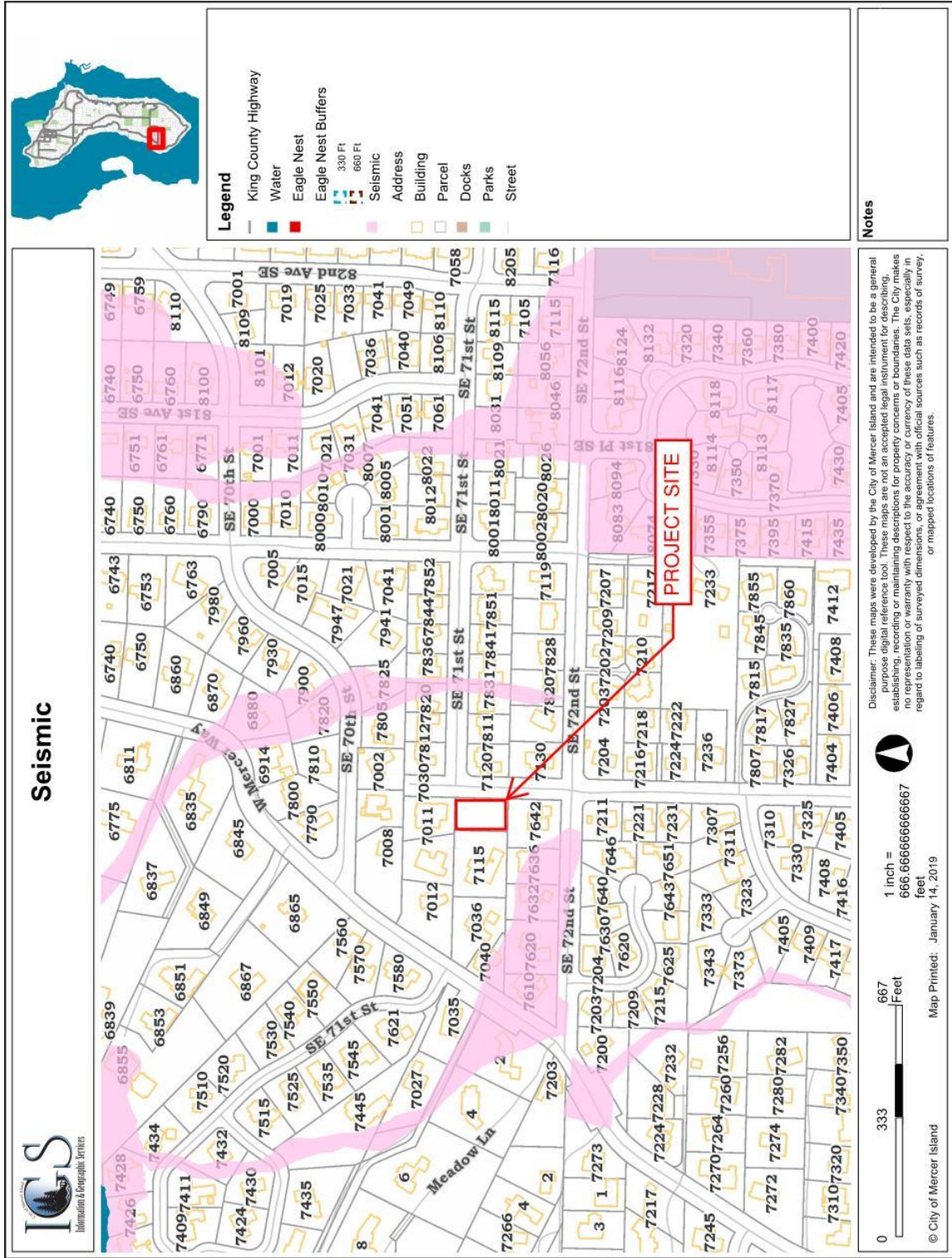
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmC	Arents, Alderwood material, 6 to 15 percent slopes	7.9	91.4%
KpB	Kitsap silt loam, 2 to 8 percent slopes	0.7	8.6%
Totals for Area of Interest		8.6	100.0%

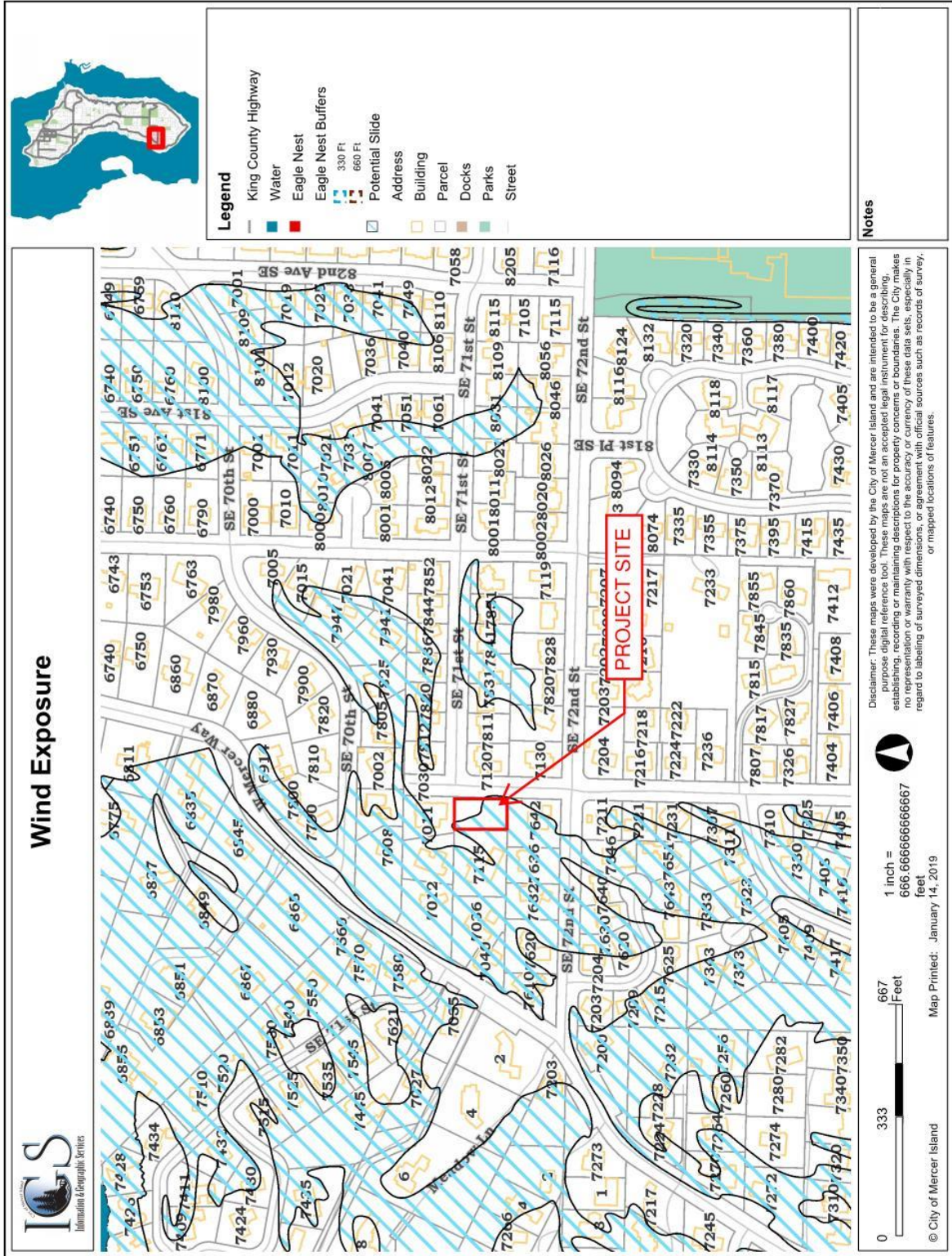
Appendix C: Downstream Level One Analysis

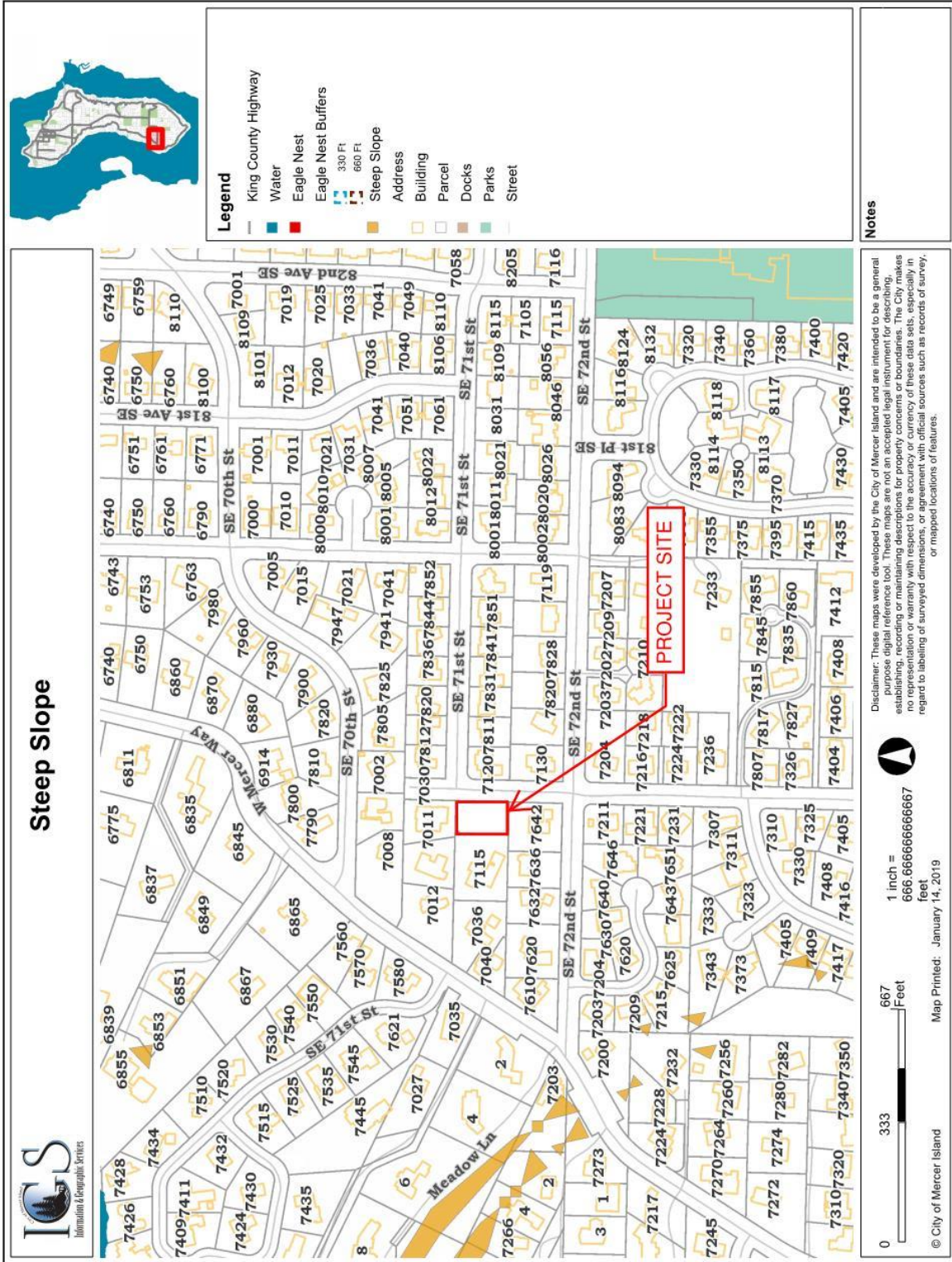
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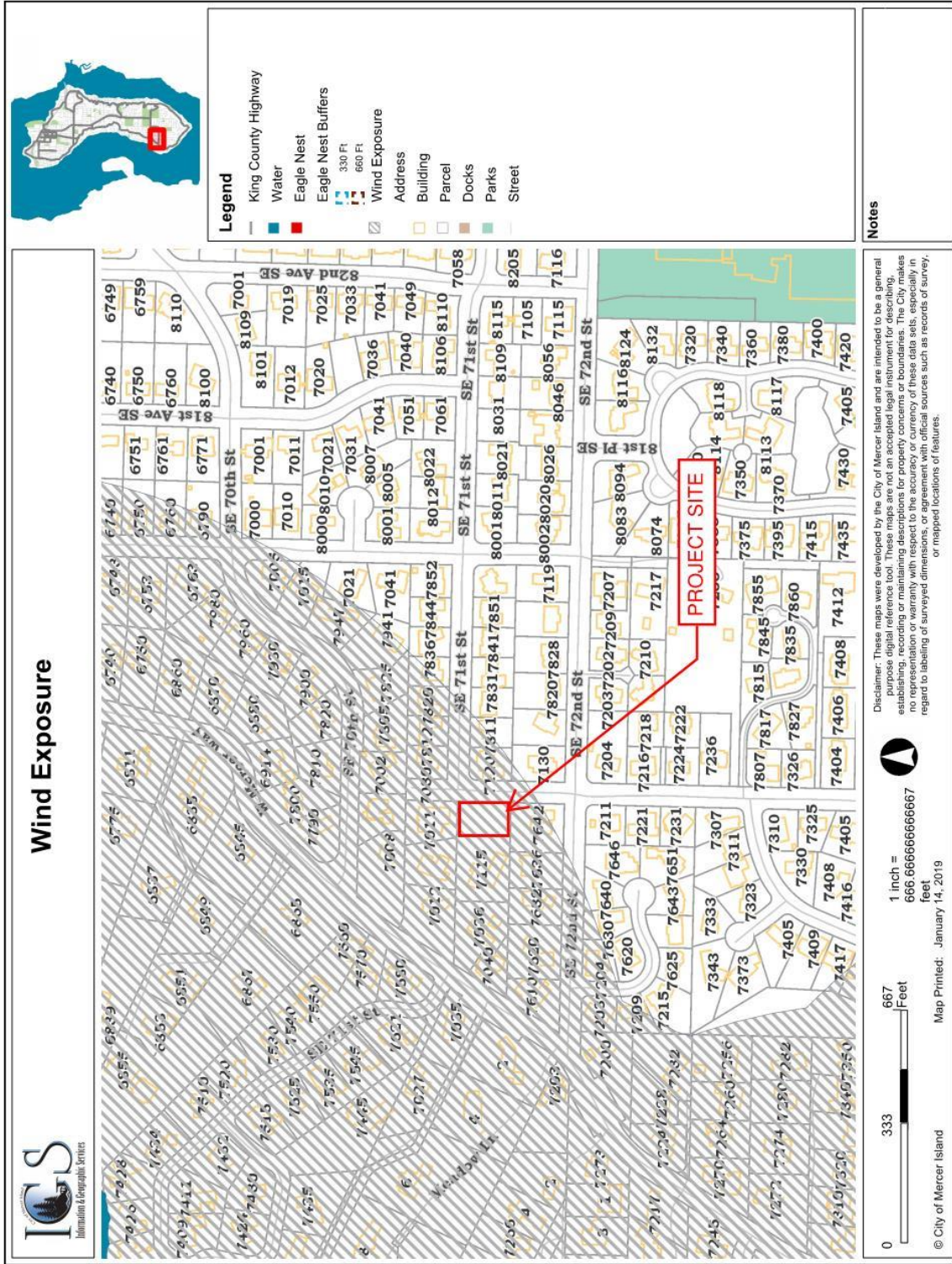
Appendix D: City of Mercer Island Hazard Maps











Appendix E: Geotechnical Report

September 27, 2018

JN 18362

David Pfleeger
7627 Southeast 29th Street
Mercer Island, Washington 98040
via email: dwpfleeger@yahoo.com

Subject: **Transmittal Letter – Geotechnical Engineering Study**
Proposed Single-Family Residence
71XX – 78th Avenue Southeast
Mercer Island, Washington

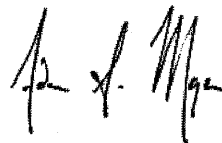
Dear Mr. Pfleeger:

Attached to this transmittal letter is our geotechnical engineering report for the proposed single-family residence to be constructed in Mercer Island, Washington. The scope of our services consisted of exploring site surface and subsurface conditions, and then developing this report to provide recommendations for general earthwork, stormwater infiltration considerations, and design considerations for foundations, retaining walls, subsurface drainage, and temporary excavations. This work was authorized by your acceptance of our proposal, P-10133, dated July 13, 2018.

The attached report contains a discussion of the study and our recommendations. Please contact us if there are any questions regarding this report, or for further assistance during the design and construction phases of this project.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



Adam S. Moyer
Geotechnical Engineer

cc: **Bassett Larsen Design LLC** – Cindy Larsen
via email: cindylar@comcast.net

ASM/DRW:kg

GEOTECHNICAL ENGINEERING STUDY
Proposed Single-Family Residence
71XX – 78th Avenue Southeast
Mercer Island, Washington

This report presents the findings and recommendations of our geotechnical engineering study for the site of the proposed single-family residence to be located in Mercer Island.

Development of the property is in the planning stage, and detailed plans were not available to us at the time of this study. We were provided with a preliminary site plan and an undated topographic map. The site plan was developed by Bassett Larsen Design LLC. Based on the provided site plan and conversations with Bassett Larsen Design LLC, we understand that the vacant lot will be developed with a single-family residence located near its center. The proposed residence will have approximate building setbacks of 35, 20, 40, and 25 feet from the northern, eastern, southern, and western property lines respectively. We anticipate that the main floor will have an elevation of approximately 232 feet (near the existing site grade). A basement is proposed beneath the northern half of the residence with an approximate finished floor elevation of 226 feet. The northern end of the basement will include a garage that daylights to the north and driveway will extend from it to the northeast corner of the property. With an assumed basement bottom-of-excavation elevation of 224 feet, cuts in the order of 6 to 8 feet will be necessary below the existing ground surface along the basement's eastern upslope side. Cuts of 3 to 5 feet would necessary to reach an assumed bottom-of-excavation elevation of 230 feet for the main floor in the southeastern portion of the residence. A deck and patio are proposed off the southwest corner and southern end of the residence respectively.

If the scope of the project changes from what we have described above, we should be provided with revised plans in order to determine if modifications to the recommendations and conclusions of this report are warranted.

SITE CONDITIONS

SURFACE

The Vicinity Map, Plate 1, illustrates the general location of the site on the southwestern portion of Mercer Island. The subject site has 147.5 feet of frontage along the western side of 78th Avenue Southeast and has a depth of 90 feet. Mature evergreen and deciduous trees with underbrush cover the vacant property. The ground surface drops 20 feet from the southeast to the northwest corners of the property at an overall inclination of 13 percent. A shallow depression runs southeast to northwest through the site as well. It is unclear as to exactly how the depression got there; possibly there was a former stream at depression, but there were no indications of surface water during our visit.

As stated above, the site is bordered by 78th Avenue Southeast to the east. Residential properties containing single family residences with large offsets from the subject site border the site to the north, west, and south. A shared driveway borders the subject site's northern property line, which provides access to the western and northwestern adjacent residences.

SUBSURFACE

The subsurface conditions were explored by excavating four test pits at the approximate locations shown on the Site Exploration Plan, Plate 2. Our exploration program was based on the proposed construction, anticipated subsurface conditions and those encountered during exploration, and the scope of work outlined in our proposal.

The test pits were excavated on September 4, 2018 with a rubber-tracked excavator. A geotechnical engineer from our staff observed the excavation process, logged the test pits, and obtained representative samples of the soil encountered. "Grab" samples of selected subsurface soil were collected from the backhoe bucket. The Test Pit Logs are attached to this report as Plates 3 and 4.

Soil Conditions

The four test pits conducted on the site encountered consistent conditions across the site. A layer of topsoil and forest duff was encountered beneath the ground surface overlying loose, native, silty sand with gravel and roots. The native silty sand became medium-dense to dense with a reduced root content at depths of 2.5 to 3 feet. Below 3.5 to 4 feet, the silty sand became cemented and dense. The dense underlying silty sand was deposited and compressed by glaciers thousands of years ago and is referred to geologically as glacial till.

Test Pit 4 was halted at a depth of 3 feet after an unmarked buried cable line was encountered. It appears this buried utility cut through the northeast corner of the subject site to the adjacent residence to the west. In addition to this cable line, which appeared to have been bored beneath the site, the provided topographic map indicates that the western adjacent residence's water line also crosses through the subject site from the water meter along 78th Avenue Southeast.

Groundwater Conditions

No groundwater seepage was observed in our subsurface explorations. The test pits were left open for only a short time period. Therefore, the seepage levels on the logs represent the location of transient water seepage and may not indicate the static groundwater level.

It should be noted that groundwater levels vary seasonally with rainfall and other factors. It is possible that groundwater could be found in the looser near-surface soil perched above the underlying denser glacial till. This commonly occurs during the winter and spring months in the Puget Sound area.

The stratification lines on the logs represent the approximate boundaries between soil types at the exploration locations. The actual transition between soil types may be gradual, and subsurface conditions can vary between exploration locations. The logs provide specific subsurface information only at the locations tested. The relative densities and moisture descriptions indicated on the test pit logs are interpretive descriptions based on the conditions observed during excavation.

The compaction of test pit backfill was not in the scope of our services. The test pits were backfilled with excavated soil that was lightly tamped into place. Loose soil will therefore be found in the area of the test pits. If this presents a problem, the backfill will need to be removed and replaced with structural fill during construction.

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

THIS SECTION CONTAINS A SUMMARY OF OUR STUDY AND FINDINGS FOR THE PURPOSES OF A GENERAL OVERVIEW ONLY. MORE SPECIFIC RECOMMENDATIONS AND CONCLUSIONS ARE CONTAINED IN THE REMAINDER OF THIS REPORT. ANY PARTY RELYING ON THIS REPORT SHOULD READ THE ENTIRE DOCUMENT.

The test pits conducted for this study encountered medium-dense to dense below depths of 2.5 to 3 feet and cemented glacial till was encountered 3.5 to 4 feet below grade. Loose, native soil and roots were revealed at the ground surface over these competent soils. Conventional footings can be used as the residence foundations provide they bear on the medium-dense silty sand without organics or on adequately compacted structural fill placed on top of the competent, medium-dense or dense soils. Excavation using a toothed bucket usually leaves several inches of disturbed soils. The loosened soil must be entirely scraped out of the base of the footing excavations. This should be accomplished with a flat-bladed bucket, a grade bar that is dragged with the bucket, or by hand-shoveling the loose soil out of the excavation. The native silty sand is very moisture sensitive; thus, if the footing subgrade soil is wet, or becomes wet at the time of foundation construction, we recommend covering the bearing surfaces with several inches clean crushed rock immediately after the excavation is completed. This is intended to protect the footing subgrade soils from becoming softened by foot traffic during the footing forms and rebar placement, which will be a particular concern during wet conditions. The onsite silty sand without organics could be used as structural fill, provided it can be placed and compacted at or near its optimum moisture content. This will likely not be possible during the wetter winter months.

Based on the provided site plan, it appears the excavation for the proposed residence can be completed using temporary open cut slopes. Temporary excavations in the loose to medium-dense upper soils should be inclined no steeper than 1:1 (Horizontal:Vertical) continuously from the top to bottom of the cut slope. Excavations in the underlying dense glacial till should be inclined no steeper than 0.75:1 (Horizontal:Vertical). Anticipated excavation depths will be up to 6 to 8 feet below grade for the daylight basement and 3 to 5 feet for the main floor in the southeast corner of the residence. We understand that the proposed residence will have setbacks of at least 20 feet from the property lines. Considering this, it should be easily possible to maintain temporary open cut slopes within the property.

We anticipate that onsite infiltration of collected stormwater will be considered for the project. The underlying glacial till is essentially impervious and will stop downward percolation of large volumes of water infiltrated above it. A 1997 study published by U.S. Geologic Survey (USGS) in cooperation with the Washington Department of Ecology (WDOE) determined the infiltration capacity of various Washington till soils to vary between 0.0005 and 0.005 inches/hour. We have found similar extremely low infiltration rates in Pilot Infiltration Tests our firm has conducted in glacial till soils. Glacial till is very dense and is comprised of fine-grained sand, with a high silt (fines) content. As a result, there are no large or continuous pore spaces in the soil that can transmit water. Often, the impermeable nature of the glacial till causes a shallow seasonal perched water table to form where the ground surface is not covered by an impervious layer. This is a common problem in the wet season throughout the Pacific Northwest. Therefore, it is our opinion that onsite dispersion or concentrated infiltration of collected stormwater is not appropriate for the subject site. All collected stormwater should be tightlined to an approved off-site stormwater discharge system. If a stormwater detention tank is required for the project, it will be important to review the **Excavations and Slopes** section of the report for allowable temporary cut slope

inclinations. Stormwater detention tanks can be substantial in size and require deep excavations. If temporary cut slopes cannot be maintained within the property, temporary excavation shoring will be required.

The erosion control measures needed during the site development will depend heavily on the weather conditions that are encountered. We anticipate that a silt fence will be needed around the downslope sides of any cleared areas. Existing pavements, ground cover, and landscaping should be left in place wherever possible to minimize the amount of exposed soil. Rocked staging areas and construction access roads should be provided to reduce the amount of soil or mud carried off the property by trucks and equipment. Wherever possible, the access roads should follow the alignment of planned pavements. Trucks should not be allowed to drive off of the rock-covered areas. Cut slopes and soil stockpiles should be covered with plastic during wet weather. Following clearing or rough grading, it may be necessary to mulch or hydroseed bare areas that will not be immediately covered with landscaping or an impervious surface. On most construction projects, it is necessary to periodically maintain or modify temporary erosion control measures to address specific site and weather conditions.

The drainage and/or waterproofing recommendations presented in this report are intended only to prevent active seepage from flowing through concrete walls or slabs. Even in the absence of active seepage into and beneath structures, water vapor can migrate through walls, slabs, and floors from the surrounding soil, and can even be transmitted from slabs and foundation walls due to the concrete curing process. Water vapor also results from occupant uses, such as cooking, cleaning, and bathing. Excessive water vapor trapped within structures can result in a variety of undesirable conditions, including, but not limited to, moisture problems with flooring systems, excessively moist air within occupied areas, and the growth of molds, fungi, and other biological organisms that may be harmful to the health of the occupants. The designer or architect must consider the potential vapor sources and likely occupant uses, and provide sufficient ventilation, either passive or mechanical, to prevent a build up of excessive water vapor within the planned structure.

Geotech Consultants, Inc. should be allowed to review the final development plans to verify that the recommendations presented in this report are adequately addressed in the design. Such a plan review would be additional work beyond the current scope of work for this study, and it may include revisions to our recommendations to accommodate site, development, and geotechnical constraints that become more evident during the review process.

We recommend including this report, in its entirety, in the project contract documents. This report should also be provided to any future property owners so they will be aware of our findings and recommendations.

SEISMIC CONSIDERATIONS

In accordance with the International Building Code (IBC), the site class within 100 feet of the ground surface is best represented by Site Class Type D (Stiff Soil). As noted in the USGS website, the mapped spectral acceleration value for a 0.2 second (S_s) and 1.0 second period (S_1) equals 1.47g and 0.56g, respectively.

The IBC and ASCE 7 require that the potential for liquefaction (soil strength loss) during an earthquake be evaluated for the peak ground acceleration of the Maximum Considered Earthquake (MCE), which has a probability of occurring once in 2,475 years (2 percent probability of occurring in a 50-year period). The MCE peak ground acceleration adjusted for site class effects (F_{PGA})

equals 0.61g. The soils beneath the site are not susceptible to/have a low potential for seismic liquefaction under the ground motions of the MCE because of their dense nature and the absence of near-surface groundwater.

Sections 1803.5 of the IBC and 11.8 of ASCE 7 require that other seismic-related geotechnical design parameters (seismic surcharge for retaining wall design and slope stability) include the potential effects of the Design Earthquake. The peak ground acceleration for the Design Earthquake is defined in Section 11.2 of ASCE 7 as two-thirds (2/3) of the MCE peak ground acceleration, or 0.41g.

CONVENTIONAL FOUNDATIONS

The proposed structure can be supported on conventional continuous and spread footings bearing on undisturbed, native, competent, medium-dense or denser silty sand soil. We recommend that continuous and individual spread footings have minimum widths of 12 to 16 inches, respectively. Exterior footings should also be bottomed at least 18 inches below the lowest adjacent finish ground surface for protection against frost and erosion. The local building codes should be reviewed to determine if different footing widths or embedment depths are required. Footing subgrades must be cleaned of loose or disturbed soil prior to pouring concrete. Depending upon site and equipment constraints, this may require removing the disturbed soil by hand.

An allowable bearing pressure of 3,000 pounds per square foot (psf) is appropriate for footings supported on competent, soils. A one-third increase in this design bearing pressure may be used when considering short-term wind or seismic loads. For the above design criteria, it is anticipated that the total post-construction settlement of footings founded on competent native soil, will be about one-half inch, with differential settlements on the order of one-half inch over a distance of 50 feet along a continuous footing with a uniform load.

Lateral loads due to wind or seismic forces may be resisted by friction between the foundation and the bearing soil, or by passive earth pressure acting on the vertical, embedded portions of the foundation. For the latter condition, the foundation must be either poured directly against relatively level, undisturbed soil or be surrounded by level, well-compacted fill. We recommend using the following ultimate values for the foundation's resistance to lateral loading:

PARAMETER	ULTIMATE VALUE
Coefficient of Friction	0.50
Passive Earth Pressure	300 pcf

Where: pcf is Pounds per Cubic Foot, and Passive Earth Pressure is computed using the Equivalent Fluid Density.

If the ground in front of a foundation is loose or sloping, the passive earth pressure given above will not be appropriate. The above ultimate values for passive earth pressure and coefficient of friction do not include a safety factor.

FOUNDATION AND RETAINING WALLS

Retaining walls backfilled on only one side should be designed to resist the lateral earth pressures imposed by the soil they retain. The following recommended parameters are for walls that restrain level backfill:

PARAMETER	VALUE
Active Earth Pressure *	35 pcf
Passive Earth Pressure	300 pcf
Coefficient of Friction	0.50
Soil Unit Weight	130 pcf

Where: pcf is Pounds per Cubic Foot, and Active and Passive Earth Pressures are computed using the Equivalent Fluid Pressures.

* For a restrained wall that cannot deflect at least 0.002 times its height, a uniform lateral pressure equal to 10 psf times the height of the wall should be added to the above active equivalent fluid pressure. This applies only to walls with level backfill.

The design values given above do not include the effects of any hydrostatic pressures behind the walls and assume that no surcharges, such as those caused by slopes, vehicles, or adjacent foundations will be exerted on the walls. If these conditions exist, those pressures should be added to the above lateral soil pressures. Where sloping backfill is desired behind the walls, we will need to be given the wall dimensions and the slope of the backfill in order to provide the appropriate design earth pressures. The surcharge due to traffic loads behind a wall can typically be accounted for by adding a uniform pressure equal to 2 feet multiplied by the above active fluid density. Heavy construction equipment should not be operated behind retaining and foundation walls within a distance equal to the height of a wall, unless the walls are designed for the additional lateral pressures resulting from the equipment.

The values given above are to be used to design only permanent foundation and retaining walls that are to be backfilled, such as conventional walls constructed of reinforced concrete or masonry. It is not appropriate to use the above earth pressures and soil unit weight to back-calculate soil strength parameters for design of other types of retaining walls, such as soldier pile, reinforced earth, modular or soil nail walls. We can assist with design of these types of walls, if desired.

The passive pressure given is appropriate only for a shear key poured directly against undisturbed native soil, or for the depth of level, well-compacted fill placed in front of a retaining or foundation wall. The values for friction and passive resistance are ultimate values and do not include a safety factor. Restrained wall soil parameters should be utilized the wall and reinforcing design for a distance of 1.5 times the wall height from corners or bends in the walls, or from other points of restraint. This is intended to reduce the amount of cracking that can occur where a wall is restrained by a corner.

Wall Pressures Due to Seismic Forces

The surcharge wall loads that could be imposed by the design earthquake can be modeled by adding a uniform lateral pressure to the above-recommended active pressure. The recommended surcharge pressure is $7H$ pounds per square foot (psf), where H is the

design retention height of the wall. Using this increased pressure, the safety factor against sliding and overturning can be reduced to 1.2 for the seismic analysis.

Retaining Wall Backfill and Waterproofing

Backfill placed behind retaining or foundation walls should be coarse, free-draining structural fill containing no organics. This backfill should contain no more than 5 percent silt or clay particles and have no gravel greater than 4 inches in diameter. The percentage of particles passing the No. 4 sieve should be between 25 and 70 percent. Drainage composite similar to Miradrain 6000 should be placed against the backfilled retaining walls. The drainage composites should be hydraulically connected to the foundation drain system. Free-draining backfill should be used for the entire width of the backfill where seepage is encountered. For increased protection, drainage composites should be placed along cut slope faces, and the walls should be backfilled entirely with free-draining soil. The later section entitled ***Drainage Considerations*** should also be reviewed for recommendations related to subsurface drainage behind foundation and retaining walls.

The purpose of these backfill requirements is to ensure that the design criteria for a retaining wall are not exceeded because of a build-up of hydrostatic pressure behind the wall. Also, subsurface drainage systems are not intended to handle large volumes of water from surface runoff. The top 12 to 18 inches of the backfill should consist of a compacted, relatively impermeable soil or topsoil, or the surface should be paved. The ground surface must also slope away from backfilled walls at one to 2 percent to reduce the potential for surface water to percolate into the backfill.

Water percolating through pervious surfaces (pavers, gravel, permeable pavement, etc.) must also be prevented from flowing toward walls or into the backfill zone. Foundation drainage and waterproofing systems are not intended to handle large volumes of infiltrated water. The compacted subgrade below pervious surfaces and any associated drainage layer should therefore be sloped away. Alternatively, a membrane and subsurface collection system could be provided below a pervious surface.

It is critical that the wall backfill be placed in lifts and be properly compacted, in order for the above-recommended design earth pressures to be appropriate. The recommended wall design criteria assume that the backfill will be well-compacted in lifts no thicker than 12 inches. The compaction of backfill near the walls should be accomplished with hand-operated equipment to prevent the walls from being overloaded by the higher soil forces that occur during compaction. The section entitled ***General Earthwork and Structural Fill*** contains additional recommendations regarding the placement and compaction of structural fill behind retaining and foundation walls.

The above recommendations are not intended to waterproof below-grade walls, or to prevent the formation of mold, mildew or fungi in interior spaces. Over time, the performance of subsurface drainage systems can degrade, subsurface groundwater flow patterns can change, and utilities can break or develop leaks. Therefore, waterproofing should be provided where future seepage through the walls is not acceptable. This typically includes limiting cold-joints and wall penetrations, and using bentonite panels or membranes on the outside of the walls. There are a variety of different waterproofing materials and systems, which should be installed by an experienced contractor familiar with the anticipated construction and subsurface conditions. Applying a thin coat of asphalt emulsion to the outside face of a wall is not considered waterproofing, and will only help to

reduce moisture generated from water vapor or capillary action from seeping through the concrete. As with any project, adequate ventilation of basement and crawl space areas is important to prevent a buildup of water vapor that is commonly transmitted through concrete walls from the surrounding soil, even when seepage is not present. This is appropriate even when waterproofing is applied to the outside of foundation and retaining walls. We recommend that you contact an experienced envelope consultant if detailed recommendations or specifications related to waterproofing design, or minimizing the potential for infestations of mold and mildew are desired.

The **General**, **Slabs-On-Grade**, and **Drainage Considerations** sections should be reviewed for additional recommendations related to the control of groundwater and excess water vapor for the anticipated construction.

SLABS-ON-GRADE

The building floors can be constructed as slabs-on-grade atop non-organic native soil, or on structural fill. The subgrade soil must be in a firm, non-yielding condition at the time of slab construction or underslab fill placement. Any soft areas encountered should be excavated and replaced with select, imported structural fill.

Even where the exposed soils appear dry, water vapor will tend to naturally migrate upward through the soil to the new constructed space above it. This can affect moisture-sensitive flooring, cause imperfections or damage to the slab, or simply allow excessive water vapor into the space above the slab. All interior slabs-on-grade should be underlain by a capillary break drainage layer consisting of a minimum 4-inch thickness of clean gravel or crushed rock that has a fines content (percent passing the No. 200 sieve) of less than 3 percent and a sand content (percent passing the No. 4 sieve) of no more than 10 percent. Pea gravel or crushed rock are typically used for this layer.

As noted by the American Concrete Institute (ACI) in the *Guides for Concrete Floor and Slab Structures*, proper moisture protection is desirable immediately below any on-grade slab that will be covered by tile, wood, carpet, impermeable floor coverings, or any moisture-sensitive equipment or products. ACI recommends a minimum 10-mil thickness vapor retarder for better durability and long term performance than is provided by 6-mil plastic sheeting that has historically been used. A vapor retarder is defined as a material with a permeance of less than 0.3 perms, as determined by ASTM E 96. It is possible that concrete admixtures may meet this specification, although the manufacturers of the admixtures should be consulted. Where vapor retarders are used under slabs, their edges should overlap by at least 6 inches and be sealed with adhesive tape. The sheeting should extend to the foundation walls for maximum vapor protection.

If no potential for vapor passage through the slab is desired, a vapor *barrier* should be used. A vapor barrier, as defined by ACI, is a product with a water transmission rate of 0.01 perms when tested in accordance with ASTM E 96. Reinforced membranes having sealed overlaps can meet this requirement.

We recommend that the contractor, the project materials engineer, and the owner discuss these issues and review recent ACI literature and ASTM E-1643 for installation guidelines and guidance on the use of the protection/blotter material.

The **General, Permanent Foundation and Retaining Walls**, and **Drainage Considerations** sections should be reviewed for additional recommendations related to the control of groundwater and excess water vapor for the anticipated construction.

EXCAVATIONS AND SLOPES

Temporary excavation slopes should not exceed the limits specified in local, state, and national government safety regulations. Also, temporary cuts should be planned to provide a minimum 2 to 3 feet of space for construction of foundations, walls, and drainage. Temporary cuts to a maximum overall depth of about 4 feet may be attempted vertically in unsaturated soil, if there are no indications of slope instability. However, vertical cuts should not be made near property boundaries, or existing utilities and structures. Unless approved by the geotechnical engineer of record, it is important that vertical cuts not be made at the base of sloped cuts. Based upon Washington Administrative Code (WAC) 296, Part N, the loose upper soil at the subject site would generally be classified as Type B. Therefore, temporary cut slopes greater than 4 feet in height should not be excavated at an inclination steeper than 1:1 (Horizontal:Vertical), extending continuously between the top and the bottom of a cut. The underlying dense glacial till would be classified as Type A soil. Temporary cut slopes in the underlying dense glacial till should not be excavated at an inclination steeper than 0.75:1 (Horizontal:Vertical), extending continuously between the top and the bottom of a cut.

The above-recommended temporary slope inclinations are based on the conditions exposed in our explorations, and on what has been successful at other sites with similar soil conditions. It is possible that variations in soil and groundwater conditions will require modifications to the inclination at which temporary slopes can stand. Temporary cuts are those that will remain unsupported for a relatively short duration to allow for the construction of foundations, retaining walls, or utilities. Temporary cut slopes should be protected with plastic sheeting during wet weather. It is also important that surface runoff be directed away from the top of temporary slope cuts. Cut slopes should also be backfilled or retained as soon as possible to reduce the potential for instability. Please note that loose soil can cave suddenly and without warning. Excavation, foundation, and utility contractors should be made especially aware of this potential danger. These recommendations may need to be modified if the area near the potential cuts has been disturbed in the past by utility installation, or if settlement-sensitive utilities are located nearby.

All permanent cuts into native soil should be inclined no steeper than 2:1 (H:V). Fill slopes should not be constructed with an inclination greater than 2.5:1 (H:V). To reduce the potential for shallow sloughing, fill must be compacted to the face of these slopes. This can be accomplished by overbuilding the compacted fill and then trimming it back to its final inclination. Adequate compaction of the slope face is important for long-term stability and is necessary to prevent excessive settlement of patios, slabs, foundations, or other improvements that may be placed near the edge of the slope.

Water should not be allowed to flow uncontrolled over the top of any temporary or permanent slope. All permanently exposed slopes should be seeded with an appropriate species of vegetation to reduce erosion and improve the stability of the surficial layer of soil.

DRAINAGE CONSIDERATIONS

Footing drains should be used where: (1) crawl spaces or basements will be below a structure; (2) a slab is below the outside grade; or, (3) the outside grade does not slope downward from a building. Drains should also be placed at the base of all earth-retaining walls. These drains should be surrounded by at least 6 inches of 1-inch-minus, washed rock that is encircled with non-woven, geotextile filter fabric (Mirafi 140N, Supac 4NP, or similar material). At its highest point, a perforated pipe invert should be at least 6 inches below the bottom of a slab floor or the level of a crawl space. The discharge pipe for subsurface drains should be sloped for flow to the outlet point. Roof and surface water drains must not discharge into the foundation drain system. A typical footing drain detail is attached to this report as Plate 5. For the best long-term performance, perforated PVC pipe is recommended for all subsurface drains. Clean-outs should be provided for potential future flushing or cleaning of footing drains.

As a minimum, a vapor retarder, as defined in the **Slabs-On-Grade** section, should be provided in any crawl space area to limit the transmission of water vapor from the underlying soils. Crawl space grades are sometimes left near the elevation of the bottom of the footings. As a result, an outlet drain is recommended for all crawl spaces to prevent an accumulation of any water that may bypass the footing drains. Providing a few inches of free draining gravel underneath the vapor retarder is also prudent to limit the potential for seepage to build up on top of the vapor retarder.

No groundwater was observed during our field work. If seepage is encountered in an excavation, it should be drained from the site by directing it through drainage ditches, perforated pipe, or French drains, or by pumping it from sumps interconnected by shallow connector trenches at the bottom of the excavation.

The excavation and site should be graded so that surface water is directed off the site and away from the tops of slopes. Water should not be allowed to stand in any area where foundations, slabs, or pavements are to be constructed. Final site grading in areas adjacent to a building should slope away at least one to 2 percent, except where the area is paved. Surface drains should be provided where necessary to prevent ponding of water behind foundation or retaining walls. A discussion of grading and drainage related to pervious surfaces near walls and structures is contained in the **Foundation and Retaining Walls** section.

GENERAL EARTHWORK AND STRUCTURAL FILL

All building and pavement areas should be stripped of surface vegetation, topsoil, organic soil, and other deleterious material. The stripped or removed materials should not be mixed with any materials to be used as structural fill, but they could be used in non-structural areas, such as landscape beds.

Structural fill is defined as any fill, including utility backfill, placed under, or close to, a building, or in other areas where the underlying soil needs to support loads. All structural fill should be placed in horizontal lifts with a moisture content at, or near, the optimum moisture content. The optimum moisture content is that moisture content that results in the greatest compacted dry density. The moisture content of fill is very important and must be closely controlled during the filling and compaction process.

The allowable thickness of the fill lift will depend on the material type selected, the compaction equipment used, and the number of passes made to compact the lift. The loose lift thickness

should not exceed 12 inches, but should be thinner if small, hand-operated compactors are used. We recommend testing structural fill as it is placed. If the fill is not sufficiently compacted, it should be recompacted before another lift is placed. This eliminates the need to remove the fill to achieve the required compaction. The following table presents recommended levels of relative compaction for compacted fill:

LOCATION OF FILL PLACEMENT	MINIMUM RELATIVE COMPACTION
Beneath slabs or walkways	95%
Filled slopes and behind retaining walls	90%
Beneath pavements	95% for upper 12 inches of subgrade; 90% below that level

Where: Minimum Relative Compaction is the ratio, expressed in percentages, of the compacted dry density to the maximum dry density, as determined in accordance with ASTM Test Designation D 1557-91 (Modified Proctor).

Structural fill that will be placed in wet weather should consist of a coarse, granular soil with a silt or clay content of no more than 5 percent. The percentage of particles passing the No. 200 sieve should be measured from that portion of soil passing the three-quarter-inch sieve.

LIMITATIONS

The conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our exploration and assume that the soil and groundwater conditions encountered in the test pits are representative of subsurface conditions on the site. If the subsurface conditions encountered during construction are significantly different from those observed in our explorations, we should be advised at once so that we can review these conditions and reconsider our recommendations where necessary. Unanticipated conditions are commonly encountered on construction sites and cannot be fully anticipated by merely taking samples in test pits. Subsurface conditions can also vary between exploration locations. Such unexpected conditions frequently require making additional expenditures to attain a properly constructed project. It is recommended that the owner consider providing a contingency fund to accommodate such potential extra costs and risks. This is a standard recommendation for all projects.

This report has been prepared for the exclusive use of David Pfleeger and his representatives, for specific application to this project and site. Our conclusions and recommendations are professional opinions derived in accordance with our understanding of current local standards of practice, and within the scope of our services. No warranty is expressed or implied. The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design. Our services also do not include assessing or minimizing the potential for biological hazards, such as mold, bacteria, mildew and fungi in either the existing or proposed site development.

ADDITIONAL SERVICES

In addition to reviewing the final plans, Geotech Consultants, Inc. should be retained to provide geotechnical consultation, testing, and observation services during construction. This is to confirm that subsurface conditions are consistent with those indicated by our exploration, to evaluate whether earthwork and foundation construction activities comply with the general intent of the recommendations presented in this report, and to provide suggestions for design changes in the event subsurface conditions differ from those anticipated prior to the start of construction. However, our work would not include the supervision or direction of the actual work of the contractor and its employees or agents. Also, job and site safety, and dimensional measurements, will be the responsibility of the contractor.

During the construction phase, we will provide geotechnical observation and testing services when requested by you or your representatives. Please be aware that we can only document site work we actually observe. It is still the responsibility of your contractor or on-site construction team to verify that our recommendations are being followed, whether we are present at the site or not.

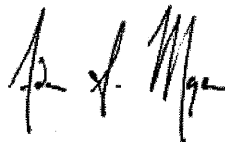
The following plates are attached to complete this report:

Plate 1	Vicinity Map
Plate 2	Site Exploration Plan
Plates 3 - 4	Test Pit Logs
Plate 5	Typical Footing Drain Detail

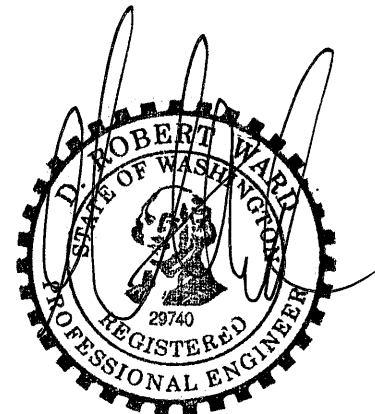
We appreciate the opportunity to be of service on this project. Please contact us if you have any questions, or if we can be of further assistance.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



Adam S. Moyer
Geotechnical Engineer

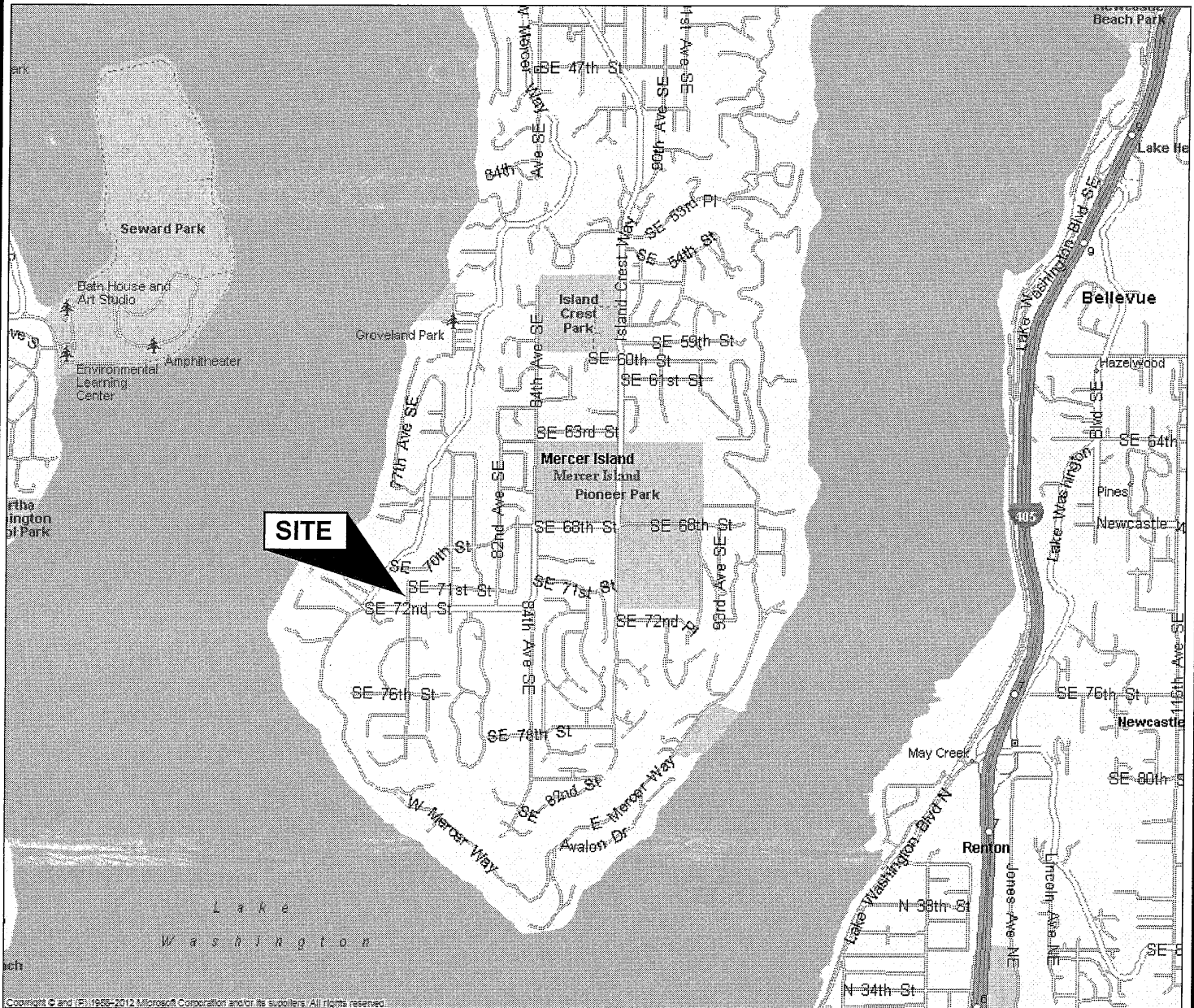
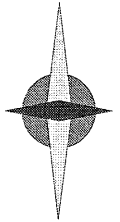


09/27/18

D. Robert Ward, P.E.
Principal

ASM/DRW:kg

NORTH



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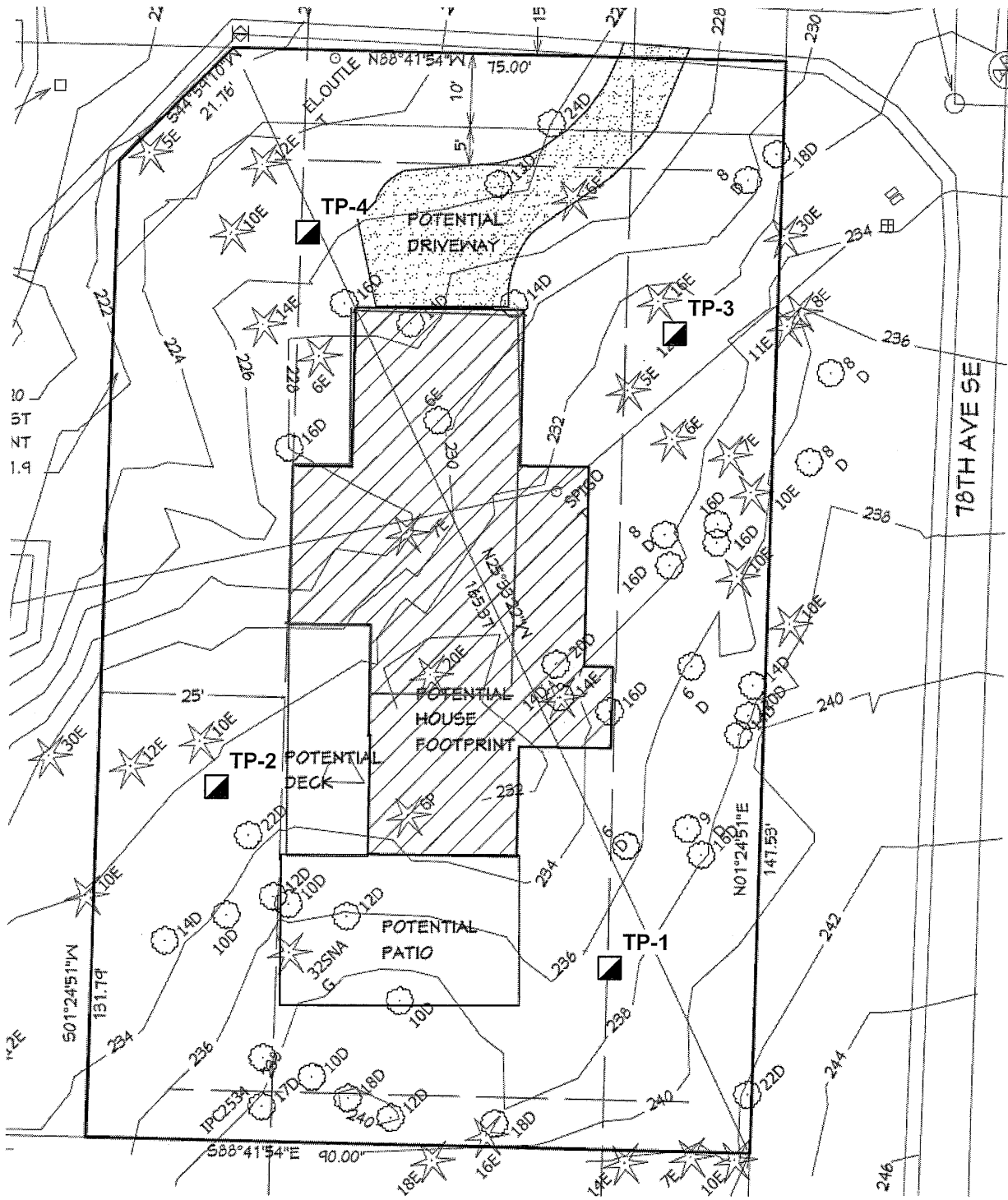
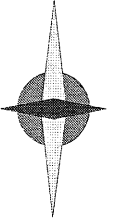
(Source: Microsoft MapPoint, 2013)



VICINITY MAP
71XX - 78th Avenue Southeast
Mercer Island, Washington

Job No: 18362	Date: Sept. 2018	Plate: 1
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NORTH



Legend:

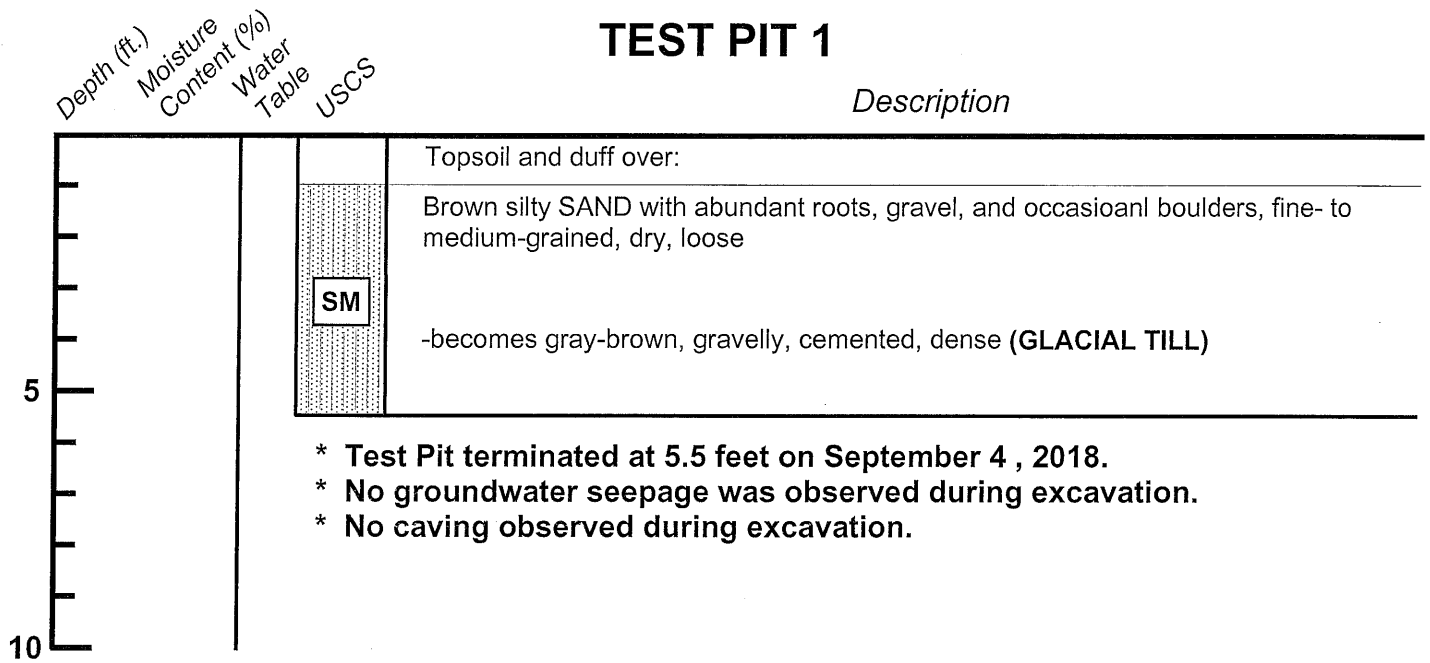
■ Test Pit Location



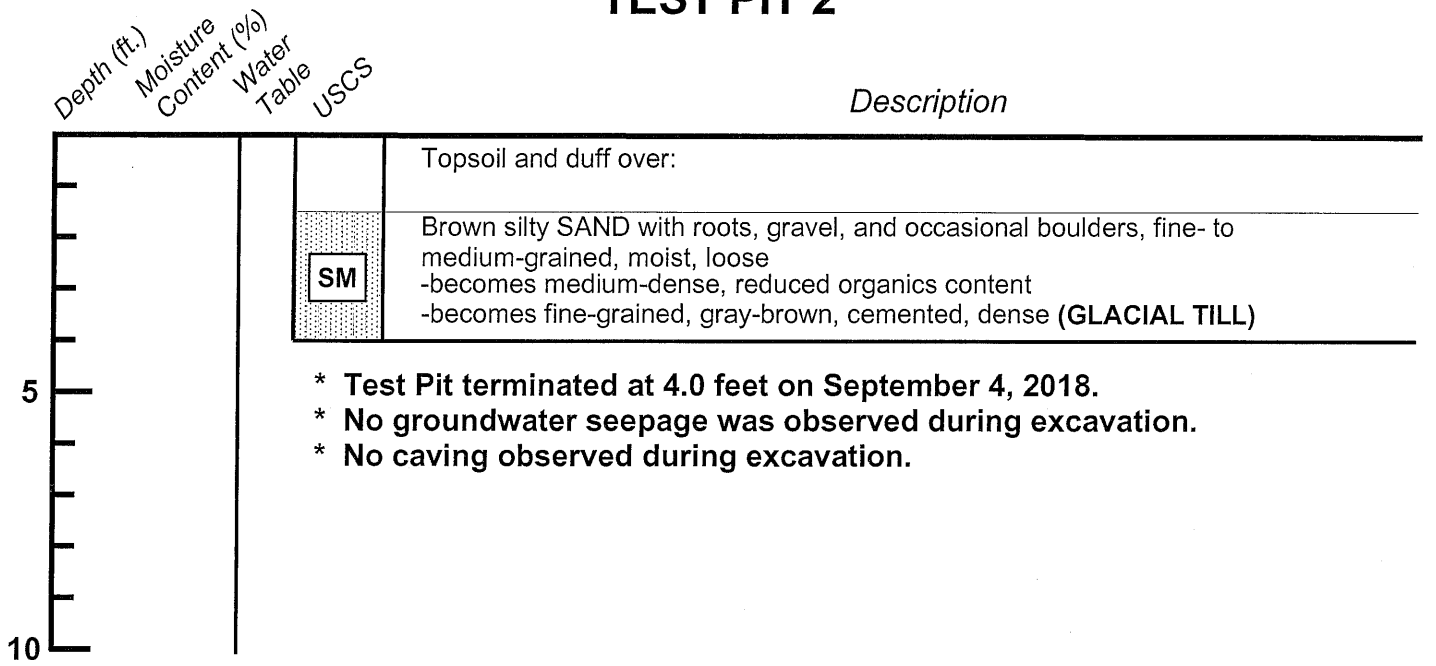
SITE EXPLORATION PLAN
71XX - 78th Avenue Southeast
Mercer Island, Washington

Job No: 18362	Date: Sept. 2018	No Scale	Plate: 2
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TEST PIT 1



TEST PIT 2



TEST PIT LOG
71XX - 78th Avenue Southeast
Mercer Island, Washington

Job 18362	Date: Sept. 2018	Logged by: ASM	Plate: 3
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TEST PIT 3

Depth (ft.)
 Moisture
 Content (%)
 Water
 Table
 USCS

Description

			<p>Topsoil over:</p> <p>Brown very silty gravelly SAND with roots, cobbles and boulders, fine-grained, dry, loose</p> <p>-becomes medium-dense to dense, reduced roots content</p> <p>-becomes gray-brown, fine-grained, cemented, moist, dense to very dense (GLACIAL TILL)</p>
<p>* Test Pit terminated at 4.5 feet on September 4, 2018.</p> <p>* No groundwater seepage was observed during excavation.</p> <p>* No caving observed during excavation.</p>			

TEST PIT 4

Depth (ft.)
 Moisture
 Content (%)
 Water
 Table
 USCS

Description

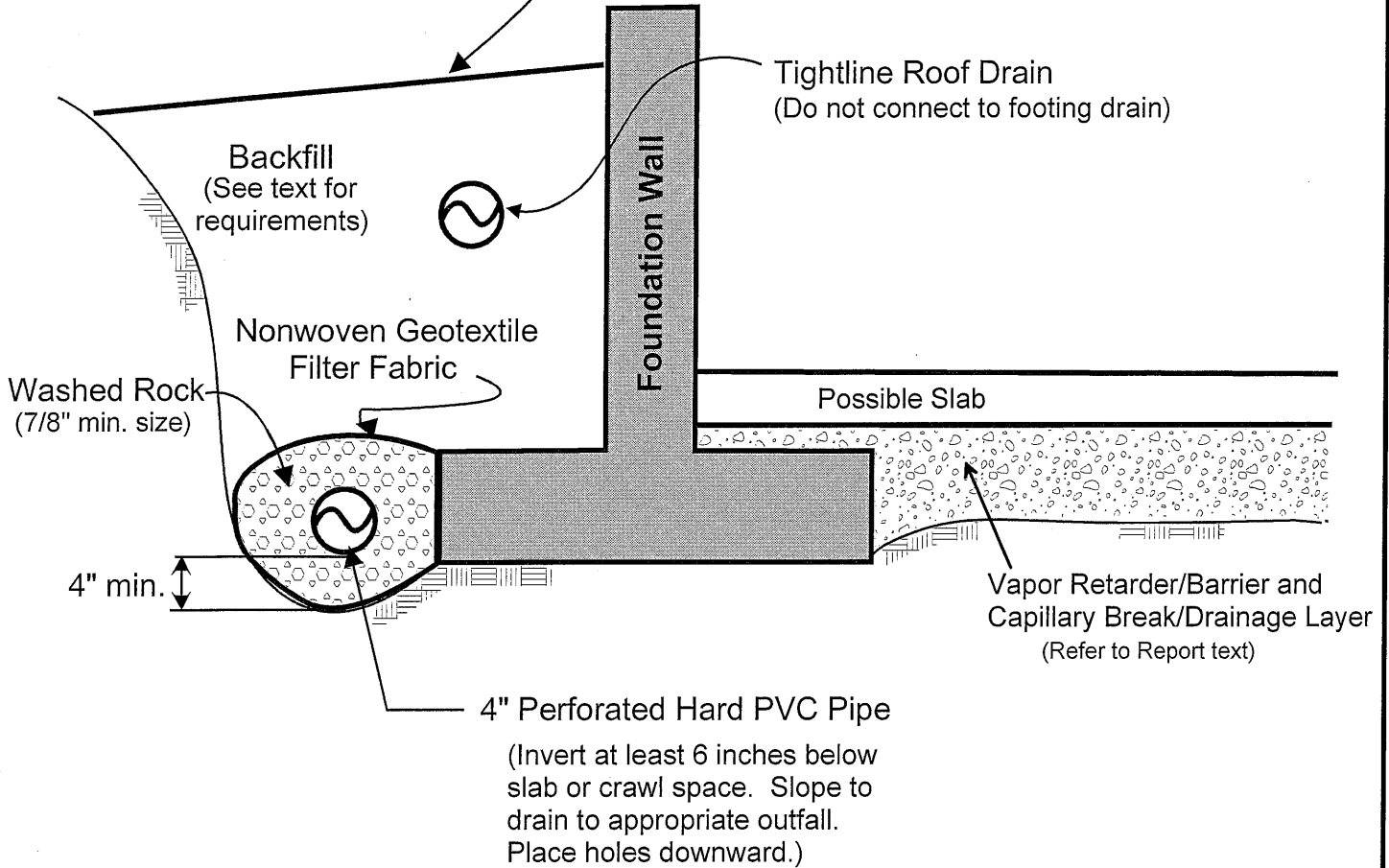
			<p>Topsoil over:</p> <p>Brown silty gravelly SAND with roots and cobbles, fine to medium-grained, dry, loose (POTENTIAL FILL)</p> <p> Brown silty gravelly SAND with cobbles, fine to medium-grained, moist, medium-dense</p>
<p>* Test Pit terminated at 3.0 feet on September 4, 2018.</p> <p>* No groundwater seepage was observed during excavation.</p> <p>* No caving observed during excavation.</p>			



TEST PIT LOG
 71XX - 78th Avenue Southeast
 Mercer Island, Washington

Job	Date:	Logged by:	Plate:
18362	Sept. 2018	ASM	4

Slope backfill away from foundation. Provide surface drains where necessary.



NOTES:

- (1) In crawl spaces, provide an outlet drain to prevent buildup of water that bypasses the perimeter footing drains.
- (2) Refer to report text for additional drainage, waterproofing, and slab considerations.



FOOTING DRAIN DETAIL
 71XX - 78th Avenue Southeast
 Mercer Island, Washington

Job No: 18362	Date: Sept. 2018	Plate: 5
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