



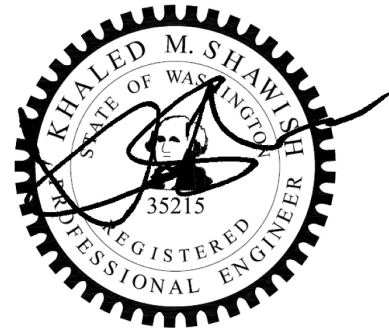
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M E M O R A N D U M

DATE: February 18, 2016
TO: Leif Anderson – Anderson Architecture
FROM: Khaled M. Shawish, PE
Lee S. Bellah, LG
RE: Geotechnical Consultation
Gibson Three Lot Short Plat
Mercer Island, Washington
NGA File No. 929615



Exp. July 28, 2017

This memo presents our updated opinions and recommendations regarding the proposed Gibson Three Lot Short Plat project located at 9740 SE 35th Place, on Mercer Island, Washington.

We had previously prepared a geotechnical engineering evaluation for this project dated August 12, 2015. We have been requested by Leif Anderson of Anderson Architecture to specifically address the proposed development in regards to the City of Mercer Island Code (MICC) 19.09.090. We understand that the proposed building locations as stated in our previous report are still current. Specifically, City of Mercer Island Code 19.09.090 is as follows:

19.09.090 Building pad.

A. Designation. New subdivisions must designate a building pad for each lot as follows:

1. The applicant must determine the location of a building pad by considering vegetation, topography, critical areas, and the relationship of the proposed building pad to existing/proposed homes. Access to the building pad must be consistent with the standards for driveway access contained in MICC 19.09.040.
2. Building pads shall not be located within yard setbacks, rights-of-way and critical areas or its buffers; provided, however, building pads may be located within landslide hazard areas when all of

the following are met: (a) a qualified professional determines that the criteria of MICC 19.07.060(D), Site Development, is satisfied; (b) building pads are sited to minimize impacts to the extent reasonably feasible; and (c) building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.

3. No cross-section dimension of a building pad shall be less than 20 feet in width.

B. No Designated Building Pad Area. On lots without a designated building pad area, development shall be located outside of critical areas unless otherwise allowed by Chapter 19.07 MICC. (Ord. 10C-07 § 4; Ord. 10C-06 § 3; Ord. 05C-12 § 8).

OPINION

Based on review of the plans, it appears that the planned building pads will be located within or within close proximity of mapped steep slope areas within the property. As discussed in our previous report, the slopes within the property are generally gentle to moderate with some localized steeper slopes within the property. We also discussed in this report that the site slopes appear to be stable with respect to deep-seated slope stability. It is our opinion that the competent glacial soils encountered within the site and interpreted to underlie the site slopes do not appear to be landslide prone and the proposed building pad locations within the property meet the requirements as described in MICC 19.09.090 and more specifically MICC 19.09.090.2.(c).

All of the recommendations presented in our previous report should be incorporated in the overall site design, and strictly followed during construction, to maintain the existing stability conditions within the site. We also recommend that NGA be retained to provide monitoring and consultation services during construction to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions revealed during the work differ from those anticipated, and to evaluate whether or not earthwork activities comply with contract plans and specifications.

We trust this memorandum should satisfy your needs at this time. Please contact us if you have any questions or require additional services.

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