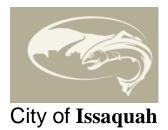
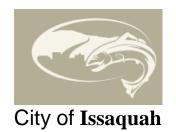


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Bergs Revie		erty Peer	 Critical Areas Evaluation and Geotechnical Engineering Report, Bergsma Property Southeast Newport Way and 17th Avenue Northwest Issaquah, Washington, The Riley Group, Inc. December 7, 2017 						
	Date Received: Januaty 4, 2018 Reviewed By: Amec Foster Todd Wentwo				Phone: 425-368-1000	Date: January 24, 20	18	Sheet 1 of 12	2
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1	Section 4.4	no well complet boring logs or ir which the wells	s were installed in B-201 and B-202, but ion records are provided. Provide on the the text the depth and geologic unit in were screened. Also, provide any other ents that have been made.	R					А
2	Section 4.4		show water levels at 16' in B-201 and 7 Please include the date of the water level	R					А
3	Section 4.4	shown on a site wetlands on-site perennial or inte wetlands or spri as it also relates	t the location of streams and springs be plan. Streams are noted draining e, please state if you think are they ermittent. Are the streams fed by the ings or both? The answer is important is to the critical areas designation on the ar if springs are present.	R					А
4	Section 4.4	The description in a wetland near	of the North stream states that it starts ar the center of the site near lot 31. The b Lot 31 is a steep slope at the head of a	R					А



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	2018 Todd V		Wheeler orth, PE, LG; Konrad Moeller, LEG		Phone: 425-368-1000			Sheet 2 of 12	2
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		the slope then it water is a spring origin of the wat implications on	If the wetland is located in the ravine on seems logical that the source of the g. Please provide clarification on the er in the North Ravine and its site development plans if spring fed.						
5	Section 4.5	in part to a "dee not substantiate Section 4.4 or o	tes that liquefaction risk is minimal due p groundwater table". This statement is d by groundwater descriptions in n boring logs. Please correct or clarify stifying the conclusion that seismic is low.	R					Α
6	Section 4.6	for a Critical Are requires the app critical areas de abandoned coa steep slope haz not present at th	ntend to address the City's requirement as Study, Section 18.10.410 which blicant to submit a CAS that includes all fined in the chapter, including I mines, erosion, landslide, seismic and ards. Even if some of these hazards are ne site, they should be included in the d their absence substantiated.	R					A, C



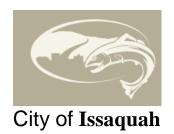
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		landslide and s requirement in the location of a (landslide and s contour interval requirement. The report note landslide hazar Hazard Area in slope areas; for underlain by Ma Section 4.2 on	states that the site meets criteria for teep slope hazards. There is a the code to include a site plan showing all critical slopes on the project site, steep slopes) at a specified scale and I. Please include a site plan meeting this state only 40% or greater slopes are ds. Note that the definition of Landslide 18.10.390 Definitions includes other rexample any area of the site that is ass Wasting Deposits (as described in the west portion of the property) would tion of Landslide Hazard regardless of	other slope	example, it appears tha s on the site that are lar e to impermeable soils a	ndslide	
		slope steepnes to sloping portion discussed in the Reservoir Land	s. Other definitions also seem to apply ons of the site. Existing landslides e report on adjacent parcels (Westside slide, Goode Place Landslide) should on the critical areas site plan.				



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7	Section 4.6.1	reconnaissance include the west deposits are mathematic projection intended for opthis and showing providing justification impact the conserved" implication impact the this sentence to the s	hat area of the site the geologic field was performed. It did not appear to be portion of the site where mass wasting apped. The CAS is required to address control site. Since the west portion is en space you might consider discussing any the boundaries on the site plan and coation why site development plans will control areas located there. No additional seeps or springs were es that some were observed. Please e springs or seeps are located or re-word of state that no springs or seeps are comments for Section 4.4 above)	R	surface feat	ding a site plan displa ures and noting where s were made during th nce.	specific	ficant A, C	
8	Section 4.6.1	be stable in cur exception of the statement lacks	ntains the statement "slopes appear to rent configuration and conditions with the previous mining activity". This specificity and is vague. For example, the western parcel slopes that are	R		signating specific slopen describing each of t		ite A,	



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		imply that the m the buffers and 4.6.4 apply to th more detail be i	ss wasting deposits? It also seems to nine cut slopes are unstable? If so, do setback recommendations in Section ne mine cut slopes? We recommend that included in this section or other sections ificity to statements on the site slope						
9	Section 4.6.2	nearby landslide of historical rep Landslide that a sections for the landslides shou how the geolog site and what if prevent similar	including a summary of information about es. Golder provided the City with copies orts for the Westside Reservoir are available for your review. The Goode Place and Westside Reservior ald be revised and include a discussion of y of those landslide relates to the project any mitigations are being considered to instability at Bergsma.	R					А



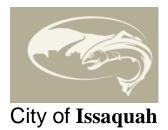
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		geohazard data Tiger Watershe King County Wa 2007 (The lands includes the Be	d, Landslide Hazard Zonation Project, ashington, Walsh & Sirikhan, August slide hazard mapping done for this report						
10	Section 4.6.3	weakest soil unindicate friction degrees (peak stability analyse appropriate to uthe peak value,	of the slope will be governed by the it present in the slope. Laboratory tests angle for the lean clay of 18 or 22 strength) but 22 degrees was used in the is. Also, in our opinion, it is probably se the residual friction angle instead of given the previous instability around the voir immediately adjacent to the site.	R	It also important to be very cautious with cohesion. For long term static stability, cohesion should not be used for granular soils and a low value should be used for the clay.				
11	Section 4.6.3	Several of the S shear strength p soil units. Pleas run figure.	SLIDE run figures do not indicate what parameters were used for the various soil e include this information on each slide appears that the water table is not	R				F	

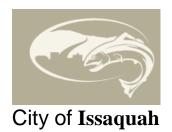


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			lyses of the post-construction condition. calculations with the water table						
12	Section 4.6.3	Seismic" SLIDE modeled. It is u	ction – Static" and "Post-Construction – i runs, horizontal supporting forces are nclear what these forces represent. why these forces are included in the	R					A
13	Section 4.6.4	setbacks". Buil changed (15 fee buffer from the landslide hazare engineer provid to support a record appropriate buffsteep slope and accordance with	ging the title of this section to "buffers and ding setbacks, by code, cannot be et minimum), the 50' wide minimum crest and toe of steep slopes and ds may be reduced if the geotechnical les adequate justification to City officials duction. If or assessing critical site slopes for fers is generally as follows: Map all d landslide hazard areas on the site in the definitions for such slopes in CMC ween steep slopes and landslide hazard	С					A



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Project 7			Documents Reviewed :		F	Permit Number :		
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		different for ear Next, apply the sides of each in needed to accordance ach of those a reductions. All for all site slope area should be representative and geologic so analysis of the conditions shouthe analysis, the abuffer reduction meaccordance with that "the reduction the proposed	ch slope type). I minimum 50' buffers to the top toe and lazard area. If buffer reductions are sommodate the site development proposal, areas should be evaluated for specific blanket buffer reduction recommendation less is not appropriate. Each specific slope evaluated independently. For each section of critical slopes, a topographic ection should be prepared and stability pre and post-development slope all dbe completed. Based on results of the engineer should provide justification for on from top or toe of slope. The each seans that the applicant must in the Section 18.10.580, A, 2 demonstrate the section will not reduce the level of protection and development and the critical area as the fiffty (50) foot buffer".					

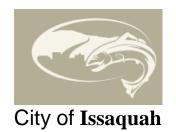


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		of the existing s representative s cross section to modify the cros conditions (part re-run the stabi no net decrease grading condition then one could mitigations if ne	e engineer could run a stability analysis ite conditions for the crest or toe of a steep slope or landslide hazard area determine existing slope FS, and then is section to reflect the proposed grading icularly in the reduced buffer area) and lity analysis. If the analysis results show it in slope stability in the proposed on compared to the existing condition use that information (and additional meded) to provide adequate justification dibuffer offers the same protection as the uffer.					
14	Section 4.6.4	10' for all areas comment a blar appropriate. Pl	ccommends a buffer reduction from 50' to of 40% slopes. As noted in previous aket buffer reduction statement is not ease provide the buffer reduction cussed above. For example, does this	R				А



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		landslide hazar parcel slopes m the slope below landslide; Cut s along Newport Explain how thi entrance acces through in the r including a disc 18.10.560 Land mechanisms ar alteration of a control slope	n how it applies to the following areas: d slopes and steep slope areas; western apped as Mass Wasting Deposits; toe of a or adjacent to the Westside Reservoir slopes in the abandoned gravel mine Way. s recommendation would apply to the s road which is proposed to be located middle of a steep slope. Consider cussion of how the provisions of Section also defined alterations permits the critical area and what mitigations will be in slope stability for the proposed entry						
15	Section 4.6.4	is located in are	es that "the proposed development area eas of slopes with inclinations of 10% to er, Lots 50-57 appear to be located	R				А	



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			ope. This may be relic text from the port that did not include these lots.						
16	Section 5.2.5	soils are recom- clarify. There a structural fill ne- and clayey soils Table 5 in the re no. Please clar	this text if the native silty and clayey mended for use as structural fill. Please ppears to be a large quantity of eded at and below lots 50 to 57. Are silty intended to be used to fill this area? eport appears to indicate the answer is ify and consider how the fill type used stability analysis for this area.	R					A
17	Section 5.2.7	conveyance of s relates to slope being done acro	nendations for handling, storage and stormwater during construction as it d critical areas. All site development is loss or at the crest of steep slopes. ment of construction stormwater runoff at this site.	R					А



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18	Section 5.4	follow. For exan zone conflict with which are not do dimensions and	ure diagrams are unclear and difficult to nple, some dimensions for the no-load th each other, and symbols are used efined. Please properly label all ensure that consistent labels are being imension throughout the diagram.	R	For final design, consider providing earth pressure diagrams for specific wall locations that are easier to interpret because specific dimensions/values can be provided.				A, C