

Sean LeRoy

From: TChilelli@aol.com
Sent: Friday, August 08, 2014 10:12 AM
To: Sean LeRoy
Subject: Re: Permit # SUB14-01017 & SAR14-01018 Weber Short Plat

RE: Permit # SUB14-01017 & SAR14-01018 Weber Short Plat

August 7, 2014

To Whom It May Concern:

We are at a loss as to why the wetland buffer needs to be reduced? If it is just to accommodate getting more lots from the site or placing the road exactly where they want it, then we are opposed to reducing the buffer. There are many developers that have to comply with the rules as they are written. We suggest that this developer do the same.

It is baffling that real estate developers believe that their investment should make the maximum possible. Real Estate is no different than the stock market. It is a risk.

We feel that the City is often too willing to help the developer get what they want, instead of the actual Kirkland residents, tax payers and voters. Once the development is done, the residents will still live there, but the developer will be gone. Often leaving the residents with water problems they never had before, even though the engineers say things won't change, they often do. We have had this happen to us several times as developments go in. If I could afford to hire my own engineer to review this and dispute the buffer, I would. Unfortunately, we are not Bills Gates and we rely on the City to do that for us.

Please say no to the Wetland buffer reduction. Thank you for your consideration.

Sincerely,
Bruce White
Teresa Chilelli-White

Property owners
12713 NE 90th
Kirkland, WA 98033

Mailing address:
11724 80th Ave NE
Kirkland, WA 98034

While we do not oppose the development, we do oppose any reduction of the wetland buffer.

In a message dated 8/7/2014 2:08:40 P.M. Pacific Daylight Time, SLeRoy@kirklandwa.gov writes:

Hi Teresa,

Here are the plans, or some of them. Hope this helps. Let me know.

Thanks!

Sean LeRoy

PLANNER

sleroy@kirklandwa.gov

425.587.3260

From: TChilelli@aol.com [mailto:TChilelli@aol.com]
Sent: Thursday, August 07, 2014 11:28 AM
To: Sean LeRoy
Subject: Permit # SUB14-01017 & SAR14-01018 Weber Short Plat

RE: Permit # SUB14-01017 & SAR14-01018 Weber Short Plat

Hello Sean:

I have not been able to get any information from my buildingpermt.com regarding the wetland buffer modification that the Weber short plat is requesting. I would like to comment on the wetland buffer, but am unable to do so because I do not know what is happening. Could you please let me know what they are requesting.

Thank you,

Teresa Chilelli-White

11724 80th Ave NE

Kirkland, WA 98034

Property owner of 12713 Ne 90th St. Kirkland.

tchilelli@aol.com

425-501-4693



TERRA ASSOCIATES, Inc.

Consultants in Geotechnical Engineering, Geology
and
Environmental Earth Sciences

March 27, 2014
Project No. T-7024

Mr. Del Webber
12833 NE 90th Street
Kirkland, Washington 98033

Subject: Geotechnical Assessment/Infiltration Study
Webber Short Plat
12833 NE 90th Street
Kirkland, Washington

Date: 2014.06.1
8 12:29:36
-07'00'

RE/MAX
NORTHWEST
Courtesy of:
T. Emmett McLaulin
425-214-3602
emmett@emclaulin.com

Dear Mr. Webber:

As requested, we performed a geotechnical assessment to evaluate the feasibility for discharge of stormwater using infiltration at the subject site. Our work was completed in accordance with our authorized proposal dated March 3, 2014 revised March 4, 2014. The approximate site location is shown on Figure 1.

Our field work consisted of excavating four test pits at the approximate locations shown on attached Figure 2. The test pits were excavated to a depth of eight feet below existing surface grades using a miniho. An engineering geologist from our firm observed the field exploration, classified the soils observed in the test pits, maintained a log of each test pit, collected representative soil samples, and performed a site reconnaissance. All soil samples were visually classified in the field in accordance with the Unified Soil Classification System (USCS) shown on attached Figure 3. The Test Pit Logs are attached as Figures 4 through 7. Laboratory grain size analyses were performed on select samples. The results of the analysis are shown on Figures 8 through 10.

SITE CONDITIONS

Surface

The project site is located at 12833 NE 90th Street in Kirkland, Washington and consists of a single tax parcel totaling approximately 1.5 acres. The site is currently developed with a single-family home and three small outbuildings including a large tree house structure. There is a gravel driveway in the northern portion that spans the entire length of the parcel. The western portion of the site is a large mapped wetland buffer that covers approximately one-third of the parcel. A small orchard and garden are located at the center of the property along with several small rock and concrete walls. Mature trees and developed forest border along the north and south edges of the parcel with a multi-family home development to the east. The site is generally flat but slopes gently to the west.

Mr. Del Webber
March 27, 2014

Soils

In general, soil conditions observed at the site consisted of 6 to 12 inches of topsoil overlying medium dense to dense silty sand with gravel (weathered and unweathered till and till-like) to the termination of the test pits.

The *Geologic Map of the Kirkland Quadrangle*, by J.P. Minard (1983), maps the site as Vashon Till (Qvt). The soils observed in the test pits are consistent with this geologic mapping.

Detailed descriptions of the subsurface conditions observed in the test pits are presented on the attached Test Pit Logs.

Groundwater

We observed minor to moderate groundwater between 1 and 5 feet below current site grades in all four test pits. We would expect that shallow groundwater seepage develops during the normally wet winter months along the contact between the upper silty sand layer and underlying unweathered glacial till.

This occurs as a result of rainfall that infiltrates through the upper weathered soil zone and becomes perched on the underlying dense cemented till. The cemented till has a relatively low permeability that impedes the continued downward migration of the infiltrated rainfall. As a result, groundwater seepage will develop and tend to flow laterally along the contact. Locally, such seepage is referred to as interflow.

The occurrence of interflow will fluctuate seasonally with the highest seepage levels occurring during the normally wet winter to late spring months (November to June).

DISCUSSION

As we understand, infiltration of development stormwater would be considered if site conditions are suitable. Throughout the site we observed primarily silty sand with gravel, till, and till-like materials. Due to the high soil fines content and degree of consolidation, these soils exhibit relatively low permeability. This coupled with groundwater seepage conditions observed in the test pits would preclude the use of retention facilities for discharge of development stormwater by infiltration, in our opinion. Stormwater management using conventional water quality/detention and controlled release design will be required.

The sandy till-like soils observed would support the use of low impact development (LID) techniques such as permeable pavement or rain gardens to reduce the volume of water conveyed to the conventional detention facilities. We used Method 2 outlined in Volume III, Section 3.3.6 of Ecology's 2005 *Stormwater Management Manual for Western Washington* to determine a preliminary infiltration rate. Based on grain size analysis results, using this Ecology method, on a preliminary basis, an infiltration rate of 0.2 inches per hour could be used to evaluate the LID elements and determine their effectiveness in reducing runoff volumes.

Mr. Del Webber
March 27, 2014

LIMITATION

We prepared this report in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made. This report is the copyrighted property of Terra Associates, Inc. and is intended for specific application to the Webber Short Plat project in Kirkland, Washington. This report is for the exclusive use of the Mr. Del Webber and his authorized representatives.

The analyses and recommendations present in this report are based on data obtained from the test pits done on-site. Variations in soil conditions can occur, the nature and extent of which may not become evident until construction. If variations appear evident, Terra Associates, Inc. should be requested to reevaluate the recommendations in this report prior to proceeding with construction.

We trust the information presented is sufficient for your current needs. If you have any questions or require additional information, please call.

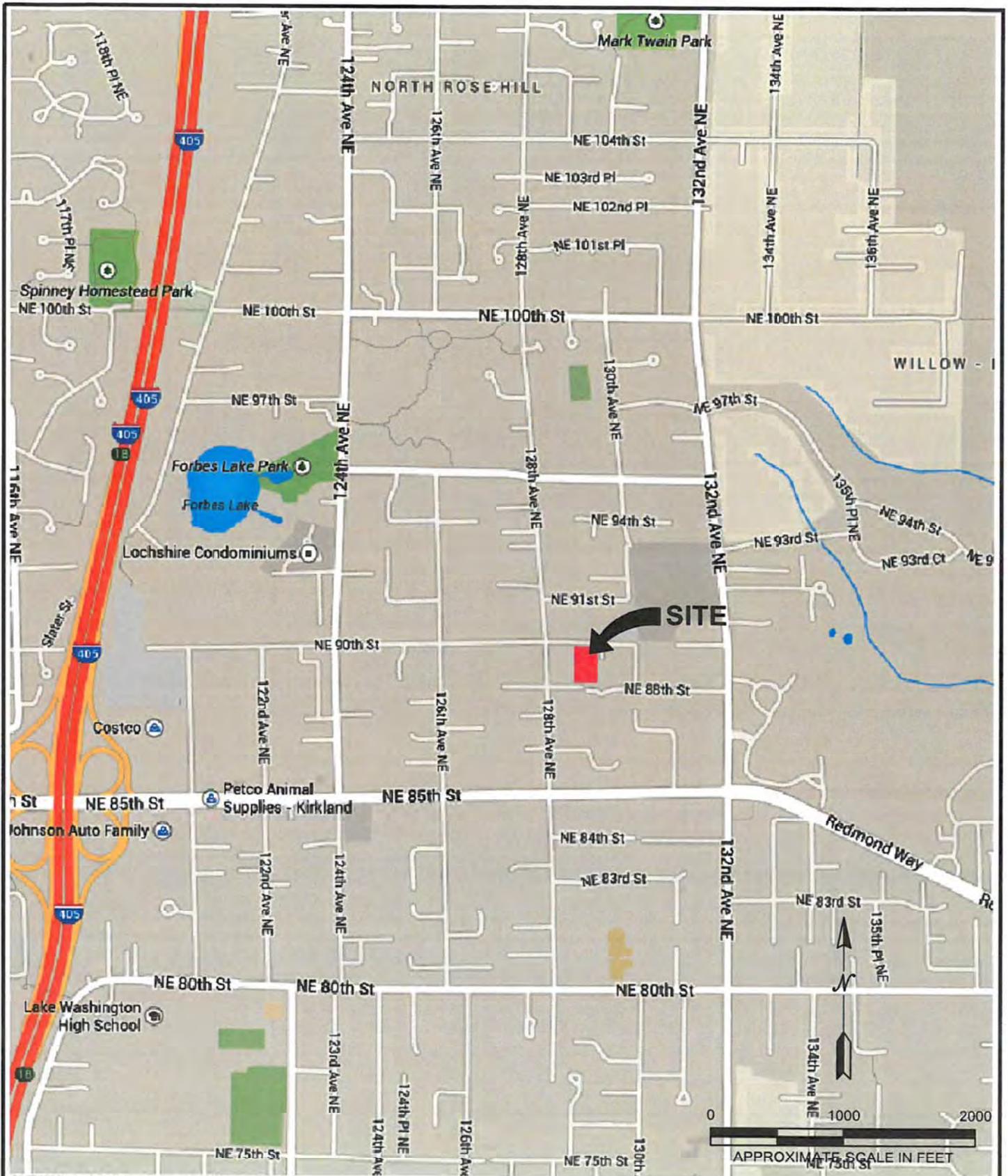
Sincerely yours,

TERRA ASSOCIATES, INC.

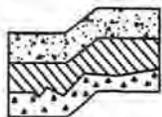
 3/27/14
Carolyn S. Decker, P.E.
Project Engineer

Encl: Figure 1 – Vicinity Map
Figure 2 – Exploration Location Plan
Figure 3 – Unified Soil Classification System
Figures 4 through 7 – Test Pit Logs
Figures 8 through 10 – Grain Size Analyses

cc: Mr. Craig Kruger, Community Land Planning



REFERENCE: Google Maps 2014



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 Consultants in Geotechnical Engineering
 Geology and
 Environmental Earth Sciences

VICINITY MAP
 WEBBER SHORT PLAT
 KIRKLAND, WASHINGTON

Proj. No. T-7024

Date MAR 2014

Figure 1



NOTE:
 THIS SITE PLAN IS SCHEMATIC. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE. IT IS INTENDED FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.
REFERENCE: SITE PLAN PROVIDED BY CPH CONSULTANTS.

LEGEND:
 APPROXIMATE TEST PIT LOCATION

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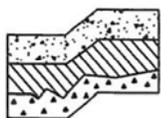
**EXPLORATION LOCATION PLAN
 WEBBER SHORT PLAT
 KIRKLAND, WASHINGTON**

Proj. No. T-7024	Date MAR 2014	Figure 2
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MAJOR DIVISIONS			LETTER SYMBOL	TYPICAL DESCRIPTION
COARSE GRAINED SOILS	GRAVELS More than 50% of coarse fraction is larger than No. 4 sieve	Clean Gravels (less than 5% fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines.
		Gravels with fines	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS More than 50% of coarse fraction is smaller than No. 4 sieve	Clean Sands (less than 5% fines)	SW	Well-graded sands, sands with gravel, little or no fines.
			SP	Poorly-graded sands, sands with gravel, little or no fines.
		Sands with fines	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS	SILTS AND CLAYS Liquid Limit is less than 50%		ML	Inorganic silts, rock flour, clayey silts with slight plasticity.
			CL	Inorganic clays of low to medium plasticity. (Lean clay)
			OL	Organic silts and organic clays of low plasticity.
	SILTS AND CLAYS Liquid Limit is greater than 50%		MH	Inorganic silts, elastic.
			CH	Inorganic clays of high plasticity. (Fat clay)
			OH	Organic clays of high plasticity.
		HIGHLY ORGANIC SOILS		PT

DEFINITION OF TERMS AND SYMBOLS

COHESIONLESS	<u>Density</u>	<u>Standard Penetration Resistance in Blows/Foot</u>	 2" OUTSIDE DIAMETER SPILT SPOON SAMPLER
	Very Loose	0-4	 2.4" INSIDE DIAMETER RING SAMPLER OR SHELBY TUBE SAMPLER
	Loose	4-10	
	Medium Dense	10-30	 WATER LEVEL (Date)
	Dense	30-50	Tr TORVANE READINGS, tsf
Very Dense	>50	Pp PENETROMETER READING, tsf	
COHESIVE	<u>Consistency</u>	<u>Standard Penetration Resistance in Blows/Foot</u>	DD DRY DENSITY, pounds per cubic foot
	Very Soft	0-2	LL LIQUID LIMIT, percent
	Soft	2-4	PI PLASTIC INDEX
	Medium Stiff	4-8	N STANDARD PENETRATION, blows per foot
	Stiff	8-16	
	Very Stiff	16-32	
	Hard	>32	



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**UNIFIED SOIL CLASSIFICATION SYSTEM
 WEBBER SHORT PLAT
 KIRKLAND, WASHINGTON**

Proj. No.T-7024

Date MAR 2014

Figure 3

LOG OF TEST PIT NO. 1

FIGURE 4

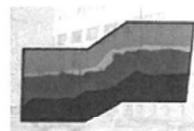
PROJECT NAME: Webber Short Plat PROJ. NO: T-7024 LOGGED BY: BS

LOCATION: Kirkland, Washington SURFACE CONDS: Grass/Tree Orchard APPROX. ELEV: _____

DATE LOGGED: March 21, 2014 DEPTH TO GROUNDWATER: 1.5 Feet DEPTH TO CAVING: N/A

DEPTH (FT.)	SAMPLE NO.	DESCRIPTION	CONSISTENCY/ RELATIVE DENSITY	W (%)	POCKET PEN. (TSF)	REMARKS
1		FILL: brown silty sand with gravel, fine to medium grained, trace organics. (SM) (Topsoil)	Loose			
2	1	Gray silty SAND with gravel, fine to medium grained, moist. (SM) (Glacial till)	Dense	11.9		
4	2			13.1		
6	3			12.1		
7	4			13.4		
8		Test pit terminated at approximately 7.5 feet. Minor groundwater seepage observed at approximately 1.5 feet. No caving observed.				
9						
10						

NOTE: This subsurface information pertains only to this test pit location and should not be interpreted as being indicative of other locations at the site.



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LOG OF TEST PIT NO. 2

FIGURE 5

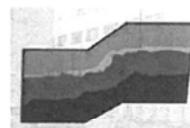
PROJECT NAME: Webber Short Plat PROJ. NO: T-7024 LOGGED BY: BS

LOCATION: Kirkland, Washington SURFACE CONDS: Forest Floor APPROX. ELEV: _____

DATE LOGGED: March 21, 2014 DEPTH TO GROUNDWATER: 16 Inches DEPTH TO CAVING: 1 to 3 Feet

DEPTH (FT.)	SAMPLE NO.	DESCRIPTION	CONSISTENCY/ RELATIVE DENSITY	W (%)	POCKET PEN. (TSF)	REMARKS
1		Brown silty SAND with gravel, fine to medium grained, moist, moderate organics. (SM) (Topsoil)	Loose			
2	1	Gray silty SAND with gravel, fine to medium grained, saturated 1 to 2 feet, moist at 3 feet. (Till-like)	Medium Dense	17.9		
4	2	Gray/tan silty SAND with gravel, fine to medium grained, wet. (SM) (Till-like)	Dense	17.9		
7	3	Gray silty SAND with gravel, medium to coarse grained, moist. (SM) (Glacial till)	Dense	11.2		
8		Test pit terminated at approximately 7.5 feet. Moderate groundwater seepage observed at approximately 16 inches. Minor caving observed 1 to 3 feet.				
9						
10						

NOTE: This subsurface information pertains only to this test pit location and should not be interpreted as being indicative of other locations at the site.



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LOG OF TEST PIT NO. 3

FIGURE 6

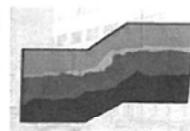
PROJECT NAME: Webber Short Plat PROJ. NO: T-7024 LOGGED BY: BS

LOCATION: Kirkland, Washington SURFACE CONDS: Short Grass APPROX. ELEV: _____

DATE LOGGED: March 21, 2014 DEPTH TO GROUNDWATER: 3.5 Feet DEPTH TO CAVING: N/A

DEPTH (FT.)	SAMPLE NO.	DESCRIPTION	CONSISTENCY/ RELATIVE DENSITY	W (%)	POCKET PEN. (TSF)	REMARKS
1		Brown silty SAND with gravel, fine to medium grained, moist, trace organics. (SM) (Topsoil)	Loose			
		Tan silty SAND with gravel, fine to medium grained, moist, trace organics. (SM)	Medium Dense			
2	1	Gray/tan silty SAND with gravel, fine to medium grained, moist. (SM) (Till-like)	Dense	14.7		
3						
4						
5	2	Gray silty SAND with gravel, fine to medium grained, wet. (SM) (Till-like)	Dense	15.8		
6						
7	3			17.0		
8		Test pit terminated at approximately 7 feet. Moderate groundwater seepage observed at approximately 3.5 feet. No caving observed.				
9						
10						

NOTE: This subsurface information pertains only to this test pit location and should not be interpreted as being indicative of other locations at the site.



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LOG OF TEST PIT NO. 4

FIGURE 7

PROJECT NAME: Webber Short Plat PROJ. NO: T-7024 LOGGED BY: BS

LOCATION: Kirkland, Washington SURFACE CONDS: Forest Floor APPROX. ELEV: _____

DATE LOGGED: March 21, 2014 DEPTH TO GROUNDWATER: 5 Feet DEPTH TO CAVING: N/A

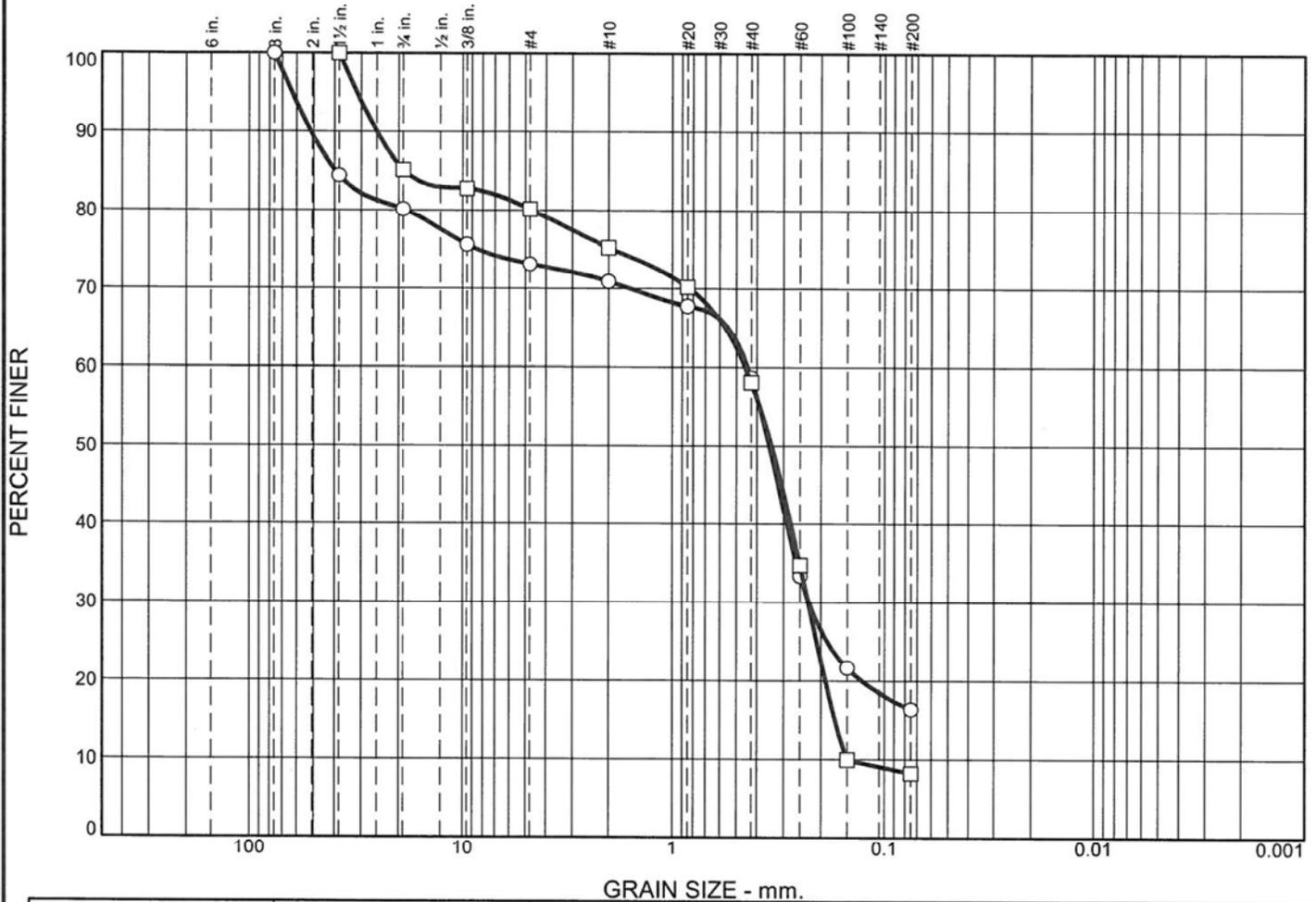
DEPTH (FT.)	SAMPLE NO.	DESCRIPTION	CONSISTENCY/ RELATIVE DENSITY	W (%)	POCKET PEN. (TSF)	REMARKS
1		Brown silty SAND with gravel, fine to medium grained, moist, moderate organics. (SM)	Loose			
2	1	Tan silty SAND with gravel, fine to medium grained, trace organics. (SM) (Weathered till)	Medium Dense	20.3		
3						
4	2	Gray/tan SAND with silt and gravel, fine to medium grained, moist. (SP-SM)	Dense	16.8		
5						
6	3	Gray silty SAND with gravel, fine to medium grained, moist. (SM) (Glacial till)	Dense	14.2		
7						
8	4			15.5		
9		Test pit terminated at approximately 8 feet. Minor groundwater seepage observed at approximately 5 feet. No caving observed.				
10						

NOTE: This subsurface information pertains only to this test pit location and should not be interpreted as being indicative of other locations at the site.



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Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○ 0.0	19.9	7.0	2.2	12.2	42.3	16.4	
□ 0.0	14.9	5.0	4.9	17.1	49.9	8.2	

LL	PL	D85	D60	D50	D30	D15	D10	Cc	Cu
○		39.7192	0.4410	0.3504	0.2276				
□		18.8879	0.4530	0.3417	0.2291	0.1716	0.1505	0.77	3.01

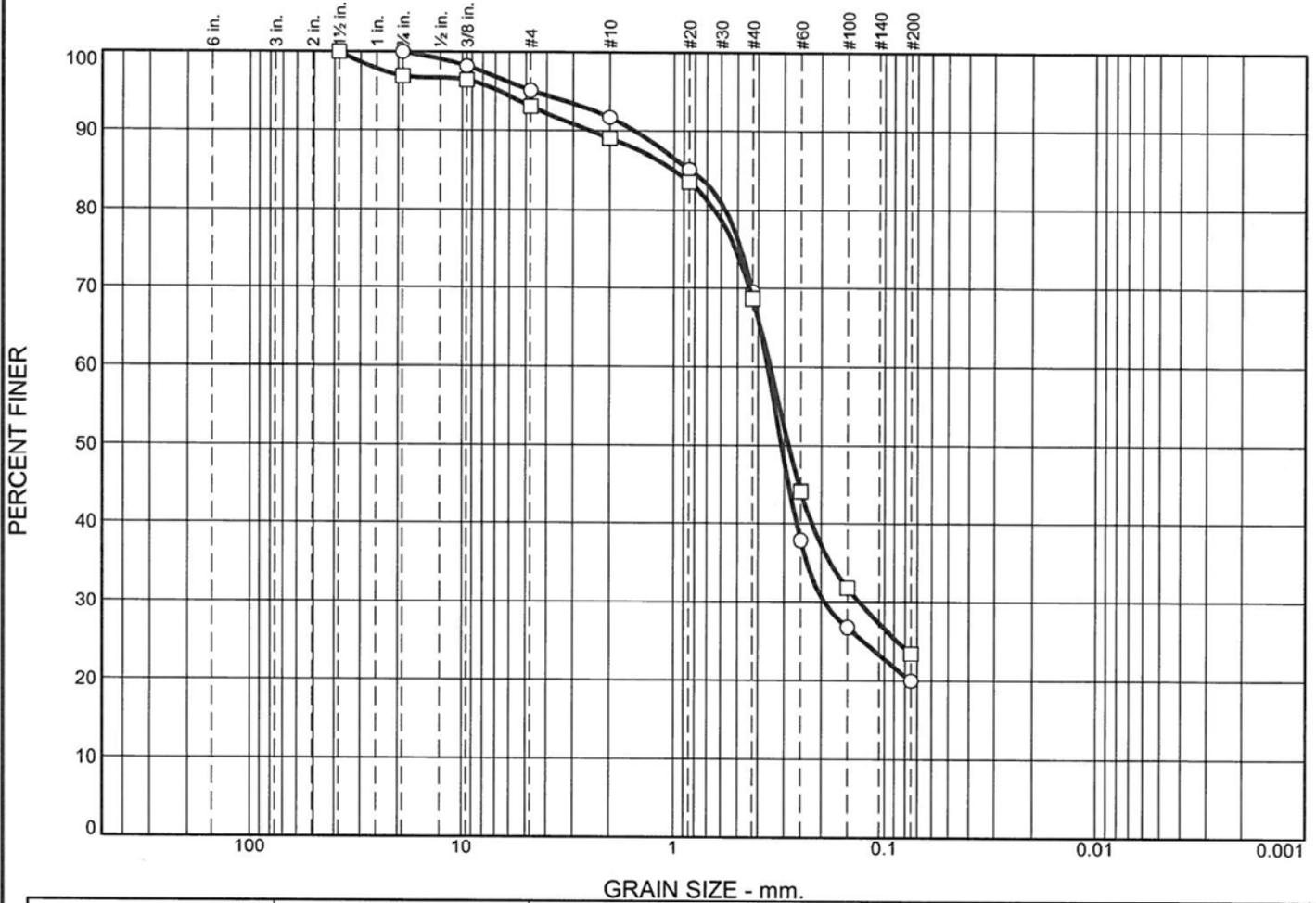
Material Description	USCS	AASHTO
○ Silty SAND with gravel	SM	
□ Poorly graded SAND with silt and gravel	SP-SM	

Project No. T-7024 Project: Webber Short Plat Kirkland, Washington ○ Location: Test Pit TP-3 □ Location: Test Pit TP-4	Client: Mr. Del Webber Depth: -7' Sample Number: 3 Depth: -4' Sample Number: 2	Remarks: ○ Tested on 3/25/14 □ Tested on 3/25/14
Terra Associates, Inc. Kirkland, WA		

Figure 9

Tested By: FQ

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	4.9	3.4	22.2	49.5	20.0	
□	0.0	3.1	3.8	4.1	20.3	45.2	23.5	

	LL	PL	D ₈₅	D ₆₀	D ₅₀	D ₃₀	D ₁₅	D ₁₀	C _c	C _u
○			0.8402	0.3610	0.3094	0.1929				
□			1.0039	0.3508	0.2859	0.1313				

Material Description							USCS	AASHTO
○ Silty SAND							SM	
□ Silty SAND							SM	

Project No. T-7024 Project: Webber Short Plat Kirkland, Washington ○ Location: Test Pit TP-4 □ Location: Test Pit TP-4	Client: Mr. Del Webber Depth: -6' Depth: -8'	Sample Number: 3 Sample Number: 4	Remarks: ○ Tested on 3/25/14 □ Tested in 3/25/14
Terra Associates, Inc. Kirkland, WA			

Figure 10

Tested By: FQ

