



Geotechnical Engineering
Construction Observation/Testing
Environmental Services



**GEOTECHNICAL ENGINEERING STUDY
87TH AND 40TH PRD
4218, 4112, 4018, AND 3922 – 87TH AVENUE NORTHEAST
MARYSVILLE, WASHINGTON**

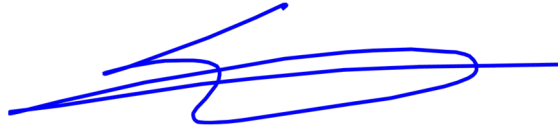
ES-7754

15365 N.E. 90th Street, Suite 100 Redmond, WA 98052
(425) 449-4704 Fax (425) 449-4711
www.earthsolutionsnw.com

PREPARED FOR

87TH & 40TH JV

September 2, 2022



**Stephen H. Avril
Project Manager**



09/08/2022

**Kyle R. Campbell, P.E.
Principal Engineer**

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**Earth Solutions NW, LLC
15365 Northeast 90th Street, Suite 100
Redmond, Washington 98052
Phone: 425-449-4704 | Fax: 425-449-4711
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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it.* A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

conspicuously that you’ve included the material for information purposes only. To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* **Confront the risk of moisture infiltration** by including building-envelope or mold specialists on the design team. **Geotechnical engineers are not building-envelope or mold specialists.**



Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org



September 2, 2022
ES-7754

Earth Solutions NW LLC

Geotechnical Engineering, Construction
Observation/Testing and Environmental Services

87th & 40th JV
P.O. Box 1930
Woodinville, Washington 98072

Attention: Mr. Mike Reid

Dear Mr. Reid:

Earth Solutions NW, LLC (ESNW) is pleased to present this report titled "Geotechnical Engineering Study, 87th and 40th PRD, 3922, 4018, 4112 & 4218 – 87th Avenue Northeast, Marysville, Washington".

In general, the native soil underlying the site consists of glacial till based on our observation of the subsurface conditions. In our opinion, the proposed residences can be supported on conventional continuous and spread footing foundations bearing on competent native soils, competent existing fill, or new structural fill. We anticipate suitable bearing soils will be encountered at depths below two feet at most locations on the site, except where fill was encountered to a depth of three feet. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of the soils to the specifications of structural fill, or overexcavation and replacement with a suitable structural fill material will be necessary.

Groundwater seepage was observed during our site investigation at depths between two to eight and one-half feet at several of the test sites. We interpret the groundwater as perched or present within a sand/gravel lens and not indicative of the static groundwater table. The client should anticipate perched groundwater seepage in excavations on the site, particularly at the contact between the weathered and unweathered glacial till. The maximum depth-of-exploration was nine and one-half feet below the existing surface elevations.

Recommendations for foundation design, site preparation, drainage, and other pertinent recommendations are provided in this study. We appreciate the opportunity to be of service to you on this project. If you have questions regarding the content of this geotechnical engineering study, please call.

Sincerely,

EARTH SOLUTIONS NW, LLC

Stephen H. Avril
Project Manager

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**GEOTECHNICAL ENGINEERING STUDY
87TH AND 40TH PRD
4218, 4112, 4018, AND 3922 – 87TH AVENUE NORTHEAST
MARYSVILLE, WASHINGTON**

ES-7754

INTRODUCTION

General

The project area consists of a site located on the west side of 87th Avenue Northeast, south of the intersection with East Sunnyside School Road in Marysville, Washington. The site is comprised of five separate properties totaling approximately 20 acres in size (parcel numbers 005907000-22000, 005907000-21201, 005907000-21202, 005907000-3600, and 005907000-21300). The parcels are currently developed with a single-family residences and outbuildings. Site redevelopment plans include the demolition of the existing structures that occupy the site, and construction of a new residential development.

The purpose of this study was to explore subsurface conditions across the site and develop geotechnical recommendations for the proposed redevelopment. Our scope of services for completing this geotechnical engineering study included the following:

- Site exploration consisting of test pits advanced across the property;
- Laboratory testing of soil samples obtained during subsurface exploration;
- Engineering analyses of data gathered during site exploration, and;
- Preparation of this report.

The following documents/maps were reviewed as part of our report preparation:

- Geologic Map of Washington, Northwest Quadrant, Dragovich, Logan, et al, 2002;
- Washington State USDA Soil Conservation Survey (SCS), and;
- Client Provided Site Plan.

Project Description

We understand the property will be redeveloped with a residential development and associated improvements, following the demolition of the existing single-family residences and outbuildings that occupied the subject site at the time of this report production.

Given the topographic change across the site (about 40 feet in total relief), we anticipate grading activities may involve cuts, retaining walls, and fills of up to 15 feet to establish the final design grades.

Building construction is anticipated to consist of relatively lightly loaded wood framing and slab-on-grade floors. Perimeter foundation loading is expected to range from approximately one to two kips per foot. Slab-on-grade loading is expected to be on the order of 150 pounds per square foot (psf).

If the above design assumptions are incorrect or change, ESNW should be contacted to review the recommendations in this report. ESNW should review the final design to confirm that the geotechnical recommendations included in this report have been incorporated into the project plans.

SITE CONDITIONS

Surface

The project area consists of a site located on the west side of 87th Avenue Northeast, south of the intersection with East Sunnyside School Road in Marysville, Washington. The site is comprised of five separate parcels. The site is comprised of pasture area, and is vegetated with field grass and sparsely treed.

The existing site topography is sloped in nature, with total elevation change on the order of 40 feet across the entirety of the site descending from southwest to northeast.

Subsurface

ESNW representatives observed, logged and sampled 11 test pits across accessible portions of the site. The test pits were advanced using an excavator and operator retained by ESNW, and advanced to a maximum depth of nine and one-half feet. The approximate location of the test pits is depicted on the Test Pit Location Plan (Plate 2). Please refer to the soil logs provided in Appendix A for a more detailed description of the subsurface conditions.

Topsoil

Topsoil was encountered at the test pit locations on the order of three to 16 inches in thickness. Where topsoil is encountered during site grading activities, it is not suitable for use as structural fill nor should it be mixed with material to be used as structural fill. Topsoil or otherwise unsuitable material can be used in landscaping areas if desired.

Fill

Fill soil was encountered at test locations TP-1, TP-7, TP-9 and TP-10. The fill extended to a maximum depth of three feet. The fill consisted of loose to medium dense silty sand and relic topsoil. Fill soil likely exists surrounding the existing buildings, roads, and utility alignments.

Native Soil

Underlying the topsoil and fill at the test pit locations, native soils consisting of silty sand (Unified Soil Classification, SM), poorly graded sand (SP), sandy silt (ML), and silty gravel with sand (GM) were encountered. The native soils were observed in a medium dense grading to very dense and cemented condition. These soil types were observed extending to the maximum exploration depth of nine and one-half feet below existing grades. The soil density was observed to increase with depth, and generally speaking became dense around three to four feet.

Geologic Setting

The referenced geologic map resource identifies glacial till deposits (Qvt) across the site and surrounding areas. The referenced SCS soil survey describes Tokul gravelly medial loam, 0 to 8 percent slopes (72) series soils for the majority of the site and surrounding area. Tokul gravelly medial loam series soils are typified by glacial till plains sometimes overlain by volcanic ash deposits. The native soil observed at the test locations are consistent with glacial till deposits, and are in-line with the geologic map descriptions for the area.

Groundwater

Groundwater seepage was observed at several of the test locations during the fieldwork (July 2022). The seepage was generally perched in nature, at the contact between the weathered and unweathered glacial till, and within sand and gravel lenses between two to eight feet in depth. Seepage should be expected in excavations at this site; particularly during the winter, spring, and early summer months. Groundwater seepage rates and elevations fluctuate depending on many factors, including precipitation duration and intensity, the time of year, and soil conditions. In general, groundwater flow rates are higher during the wetter, winter months. However, the groundwater table was not observed on the subject site.

GEOLOGIC CRITICAL AREA ASSESSMENT

As part of our report preparation, we assessed the site for potential critical areas utilizing the City of Marysville online geologic hazard map available on-line. The subject site is not described as possessing and geologic critical areas.

It is our opinion that there are no geologic hazards located on the subject site. We base this opinion on the subsurface data collected during our fieldwork, our review of the topographic survey for the subject site, and geologic hazard map. The glacial till soils appear to be uniform across the entirety of the subject site.

DISCUSSION AND RECOMMENDATIONS

General

In our opinion, construction of the proposed structures is feasible from a geotechnical standpoint. The proposed buildings can be supported on conventional continuous and spread footing foundations bearing on competent native soils, competent existing fill, or new structural fill. Slab-on-grade floors should be supported on competent native soil or structural fill. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of the soils to the specifications of structural fill, or overexcavation and replacement with a suitable structural fill material will be necessary. Recommendations for foundation design, site preparation, drainage, and other pertinent geotechnical recommendations are provided in the following sections of this study.

This study has been prepared for the exclusive use of 87th & 40th JV and their representatives. No warranty, expressed or implied, is made. This study has been prepared in a manner consistent with the level of care and skill ordinarily exercised by other members of the profession currently practicing under similar conditions in this area.

Site Preparation and Earthwork

Site preparation activities will involve demolition of the existing structures, site clearing and stripping, and implementation of temporary erosion control measures. The primary geotechnical considerations associated with site preparation activities include erosion control installation, building pad subgrade preparation, retaining wall construction, underground utility installations, and preparation of pavement subgrade areas.

Temporary construction entrances and drive lanes, consisting of at least six inches of quarry spalls (potentially placed over geotextile) can be considered in order to minimize off-site soil tracking and to provide a stable access entrance surface. Erosion control measures should consist of silt fencing placed along the down gradient side of the site. Soil stockpiles should be covered or otherwise protected to reduce soil erosion. Temporary sedimentation ponds or other approaches for controlling surface water runoff should be in place prior to beginning earthwork activities.

Where encountered, topsoil and organic-rich soil is not suitable for foundation support, nor is it suitable for use as structural fill. Topsoil or organic-rich soil can be used in non-structural areas if desired. Over-stripping of the site, however, should be avoided. A representative of ESNW should observe the initial stripping operations, to provide recommendations for stripping depths based on the soil conditions exposed during stripping.

Structural fill soils placed throughout foundation, slab, and pavement areas should be placed over a firm base. Loose or otherwise unsuitable areas of native soil exposed at subgrade elevations should be compacted to structural fill requirements or overexcavated and replaced with a suitable structural fill material. Where structural fill soils are used to construct foundation subgrade areas, the soil should be compacted to the requirements of structural fill described in the following section. Foundation subgrade areas should be protected from disturbance, construction traffic, and excessive moisture. Where instability develops below structural fill areas, use of a woven geotextile below the structural fill areas may be required. A representative of ESNW should observe structural fill placement in foundation, slab, and pavement areas.

The process of removing existing structures may produce voids where foundations and basements were present. Complete restoration of voids caused by the removal of existing structure must be executed as part of overall subgrade and building pad preparation activities, unless the excavation for the new building will be lower than existing basements. The following guidelines for preparing building subgrade areas should be incorporated into the final design:

- Removal of the existing stem walls to an elevation where a four-foot vertical separation between the bottom of new foundations is maintained, and demolition of the slab present in the existing basement, or;
- Complete removal of all foundation elements, stem walls, footing drains, sewer and storm drainage pipes, etc. within the footprint of the existing structure.
- Where voids and related demolition disturbances extend below planned subgrade elevations, restoration of these areas should be completed. Structural fill should be used to restore voids or unstable areas resulting from the removal of existing structural improvements.
- Where pipes for stormwater and sanitary sewer are encountered, they should be plugged and abandoned.
- Recompact, or overexcavate and replace, areas of existing fill, if present, exposed at building subgrade elevations. ESNW should confirm subgrade conditions and the required level of recompaction, or overexcavation and replacement, during site preparation activities. Overexcavations should extend into competent native soils, and structural fill should be used to restore subgrades areas.
- ESNW should confirm the overall suitability of prepared subgrade areas following site preparation activities.

In-situ Soils

The soils encountered at the test sites have a moderate to high sensitivity to moisture and were generally in a moist condition at the time of the exploration (July 2022). In this respect, the in-situ soils are not suitable for use as structural fill unless the soil moisture content is within the range that will allow the soil to be compacted to the levels specified below. In general, soils encountered during the site excavations that are excessively over the optimum moisture content will require moisture conditioning prior to placement and compaction. Conversely, soils that are below the optimum moisture content will require moisture conditioning through the addition of water prior to use as structural fill. If the in-situ soils are determined to not be suitable for use as structural fill, then use of a suitable imported soil may be necessary. In our opinion, a contingency should be included in the project budget for exporting unsuitable soil and importing structural fill; or moisture conditioning recommendations can be provided upon request based on field observations during the construction phase of on-site work.

Imported Soils

Imported soil intended for use as structural fill should consist of a well graded granular soil with a moisture content that is at or near the optimum level. During wet weather conditions, imported soil intended for use as structural fill should consist of a well graded granular soil with a fines content of 5 percent or less defined as the percent passing the #200 sieve, based on the minus three-quarter inch fraction.

Structural Fill

Structural fill is defined as compacted soil placed in foundation, slab-on-grade, and roadway areas. Fills placed to construct permanent slopes and throughout retaining wall and utility trench backfill areas are also considered structural fill. Soils placed in structural areas should be placed in loose lifts of 12 inches or less and compacted to a relative compaction of 95 percent, based on the laboratory maximum dry density as determined by the Modified Proctor Method (ASTM D-1557). Additionally, more stringent compaction specifications may be required for utility trench backfill zones, depending on the responsible utility district or jurisdiction. Structural fill should be placed and compacted at moisture contents slightly above the optimum moisture content.

Foundations

Based on the results of our study, the proposed residential structures can be supported on conventional spread and continuous footings bearing on competent native soils, competent existing fill or new structural fill. Based on the soil conditions encountered at the test sites, competent native soils suitable for support of foundations should be encountered at depths of one to two feet below existing surface elevations in most areas. Loose to medium dense fill was observed at several locations to a maximum depth of three feet. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of the soils to the specifications of structural fill, or overexcavation and replacement with structural fill, may be necessary.

Provided foundations will be supported as described above, the following parameters can be used for design of new foundations:

- Allowable soil bearing capacity 2,500 psf
- Passive earth pressure 300 pcf (equivalent fluid)
- Coefficient of friction 0.40

A one-third increase in the allowable soil bearing capacity can be assumed for short-term wind and seismic loading conditions. The above passive pressure and friction values include a factor-of-safety of 1.5. With structural loading as expected, total settlement in the range of one inch and differential settlement of about one-half inch is anticipated. The majority of the settlements should occur during construction, as dead loads are applied.

Seismic Design Considerations

The 2018 International Building Code (2018 IBC) recognizes the most recent edition of the Minimum Design Loads for Buildings and Other Structures manual (ASCE 7-16) for seismic design, specifically with respect to earthquake loads. Based on the soil conditions encountered at the test pit locations, the parameters and values provided below are recommended for seismic design per the 2018 IBC.

Parameter	Value
Site Class	D*
Mapped short period spectral response acceleration, S_s (g)	1.098
Mapped 1-second period spectral response acceleration, S_1 (g)	0.390
Short period site coefficient, F_a	1.061
Long period site coefficient, F_v	1.991
Adjusted short period spectral response acceleration, S_{MS} (g)	1.165
Adjusted 1-second period spectral response acceleration, S_{M1} (g)	0.776
Design short period spectral response acceleration, S_{DS} (g)	0.777
Design 1-second period spectral response acceleration, S_{D1} (g)	0.518

* Assumes very dense soil conditions, encountered to a maximum depth of 9.5 feet bgs during the July 2022 field exploration, remain very dense to at least 100 feet bgs. Based on our experience with the project geologic setting (glacial till) across the Puget Sound region, soil conditions are likely consistent with this assumption.

Further discussion between the project structural engineer, the project owner (or their representative), and ESNW may be prudent to determine the possible impacts to the structural design due to increased earthquake load requirements under the 2018 IBC. ESNW can provide additional consulting services to aid with design efforts, including supplementary geotechnical and geophysical investigation, upon request.

Liquefaction is a phenomenon where saturated or loose soil suddenly loses internal strength and behaves as a fluid. This behavior is in response to increased pore water pressures resulting from an earthquake or another intense ground shaking. In our opinion, site susceptibility to liquefaction may be considered negligible. The absence of a shallow groundwater table and the relative density of the native soil were the primary bases for this opinion.

Slab-on-Grade Floors

Slab-on-grade floors for the proposed buildings constructed at this site should be supported on a firm and unyielding subgrade. Where feasible, the soil exposed at the slab-on-grade subgrade level can be compacted in place to the specifications of structural fill. Unstable or yielding areas of the subgrade should be recompacted or overexcavated and replaced with suitable structural fill prior to construction of the slab. A capillary break consisting of a minimum of four inches of free draining crushed rock or gravel should be placed below the slab. The free draining material should have a fines content of 5 percent or less (percent passing the #200 sieve, based on the minus three-quarter inch fraction). In areas where slab moisture is undesirable, installation of a vapor barrier below the slab should be considered. If a vapor barrier is to be utilized, it should be a material specifically designed for use as a vapor barrier and should be installed in accordance with the manufacturer's specifications.

Retaining Walls

Retaining walls must be designed to resist earth pressures and applicable surcharge loads. The following parameters can be used for retaining wall design:

- Active earth pressure (yielding condition) 35 pcf (equivalent fluid)
- At-rest earth pressure (restrained condition) 55 pcf
- Traffic surcharge for passenger vehicles (where applicable) 70 psf (rectangular distribution)
- Passive earth pressure 300 pcf (equivalent fluid)
- Coefficient of friction 0.40
- Seismic surcharge (active condition) 8H (where H equals retained height)

Additional surcharge loading from adjacent foundations, sloped backfill, or other loads should be included in the retaining wall design. Drainage should be provided behind retaining walls such that hydrostatic pressures do not develop. If drainage is not provided, hydrostatic pressures should be included in the wall design.

Retaining walls should be backfilled with free draining material that extends along the height of the wall, and a distance of at least 18 inches behind the wall. The upper one foot of the wall backfill can consist of a less permeable soil, if desired. A perforated drain pipe should be placed along the base of the wall and connected to an approved discharge location. A typical retaining wall drainage detail is provided on Plate 3.

Drainage

Seepage will likely be encountered in excavations on the site, particularly during winter, spring, and early summer months. Temporary measures to control surface water runoff and groundwater during construction would likely involve interceptor trenches and sumps. ESNW should be consulted during preliminary grading to identify areas of seepage and to provide recommendations to reduce the potential for instability related to seepage effects.

Finish grades must slope away from the building at an inclination of at least 2 percent for a distance of at ten feet or as adjacent building setbacks allow. In addition, surface water should be controlled utilizing best management practices (BMP) during, and after, construction on the subject site.

Footing drains should be installed given the nature of the soils on the site. A typical foundation drain detail for footings not placed directly against shoring is provided as Plate 4.

Infiltration Evaluation

The subject site is underlain by glacial till deposits based on our observation of the subsurface conditions. The soil on the subject site consists primarily of cemented silty sand soils, which typically have a non-favorable infiltration capacity.

Infiltration testing was a part of our scope of services for this phase of the project. The infiltration testing consisted of small-scale Pilot Infiltration Testing at one of the test pit locations (TP-1 at a depth of five feet). The infiltration testing yielded no appreciable infiltration during the procedure. Full infiltration should be considered infeasible on the site due to the presence of a confining layer of soil within the upper three feet of the subsurface and our testing. However, based on our experience on similar sites it may be possible to utilize permeable pavements, provided a one-foot separation can be maintained from the unweathered till, and an underdrain with overflow provisions are part of the design.

Preliminary Stormwater Vault Design

Vault foundations should be supported on competent native, fill soil or clean crushed rock placed atop competent native soil. Final stormwater vault designs must incorporate adequate buffer space from property boundaries such that temporary excavations to construct the vault structure can be successfully completed. Perimeter drains should be installed around the vault and conveyed to an approved discharge point. The presence of perched groundwater seepage should be anticipated during excavation activities for the vault.

The following parameters can be used for preliminary stormwater vault design:

- Allowable soil bearing capacity (dense native soil) 5,000 psf
- Active earth pressure (unrestrained) 35 pcf
- Active earth pressure (unrestrained, hydrostatic) 80 pcf
- At-rest earth pressure (restrained) 55 pcf
- At-rest earth pressure (restrained, hydrostatic) 100 pcf
- Coefficient of friction 0.40
- Passive earth pressure (level grade) 300 pcf
- Seismic surcharge 8H*

* Where H equals the retained height.

Retaining walls should be backfilled with at least 18 inches of free-draining material or suitable sheet drainage that extends along the height of the walls. The upper one foot of the wall backfill can consist of a less permeable soil, if desired. A perforated drain pipe should be placed along the base of the vault wall and connected to an approved discharge location. If the elevation of the vault bottom is such that gravity flow to an outlet is not possible, the drain must be raised to a point at which it will gravity drain and the portion of the vault below the drain must be designed to include hydrostatic pressure. Design values accounting for hydrostatic pressure are included above.

ESNW should observe grading operations for the vault and the subgrade conditions prior to concrete forming and pouring to confirm conditions are as anticipated, and to provide supplemental recommendations as necessary. Additionally, ESNW should be contacted to review final vault designs to confirm that the above geotechnical design parameters and recommendations have been incorporated into the plans. Consideration should be given to vault placement and excavations. Where the allowable temporary slopes recommended below cannot be adhered to, shoring may be necessary to achieve safe excavations from a soil stability standpoint.

Excavations and Slopes

The Federal Occupation Safety and Health Administration (OSHA) and the Washington Industrial Safety and Health Act (WISHA) provide soil classification in terms of temporary slope inclinations. Based on the soil conditions encountered at the test locations, existing fill, loose native soil and any soil where groundwater seepage is exposed, are classified as Type C by OSHA/WISHA. Temporary slopes over four feet in height in Type C soils must be sloped no steeper than 1.5H:1V (Horizontal:Vertical). The presence of perched groundwater may cause caving of the temporary slopes due to hydrostatic pressure. The dense to very dense native silty sand soils observed are classified as Type A. Temporary slopes over four feet in height in Type A soils must be sloped no steeper than 0.75H:1V. Temporary excavations with inclinations steeper than those described may be acceptable from a geotechnical standpoint. ESNW should be consulted during the design phase to provide recommendations for steeper temporary excavations if necessary. ESNW should observe site excavations to confirm the soil type and allowable slope inclination. If the recommended temporary slope inclination cannot be achieved, temporary shoring may be necessary to support excavations.

Permanent slopes should maintain a gradient of 2H:1V, or flatter, and should be planted with vegetation to enhance stability and to minimize erosion. A representative of ESNW should observe temporary and permanent slopes to confirm the slope inclinations, and to provide additional excavation and slope recommendations, as necessary.

Preliminary Pavement Sections

The performance of site pavements is largely related to the condition of the underlying subgrade. To ensure adequate pavement performance, the subgrade should be in a firm and unyielding condition when subjected to proofrolling with a loaded dump truck. Structural fill in pavement areas should be compacted to the specifications detailed in the *Site Preparation and Earthwork* section of this report. It is possible that soft, wet, or otherwise unsuitable subgrade areas may still exist after base grading activities. Areas of unsuitable or yielding subgrade conditions may require remedial measures such as overexcavation and replacement with structural fill or thicker crushed rock sections prior to pavement.

For relatively lightly loaded pavements subjected to automobiles and occasional truck traffic, the following sections can be considered for preliminary design:

- Two inches of hot mix asphalt (HMA) placed over four inches of CRB, or;
- Two inches of HMA placed over three inches of asphalt treated base (ATB).

Heavier traffic areas generally require thicker pavement sections depending on site usage, pavement life expectancy, and site traffic. For preliminary design purposes, the following pavement sections can be considered for heavy traffic areas:

- Three inches of HMA placed over six inches of crushed rock base (CRB), or;
- Three inches of HMA placed over four-and-one-half inches of ATB.

Final pavement sections can be determined once traffic loads are defined. The HMA, CRB and ATB materials should conform to WSDOT specifications. The City of Marysville minimum pavement requirements may supersede our recommendations and may require thicker pavement sections.

Installation of pavement subgrade drainage should be considered in areas where inverted crown pavements are used and where unweathered glacial till is exposed at the pavement subgrade elevation. Such drainage measures can consist of finger drains at catch basin locations. A lack of subgrade drainage under the conditions described above will likely result in extremely accelerated distress to pavements in low areas.

Utility Support and Trench Backfill

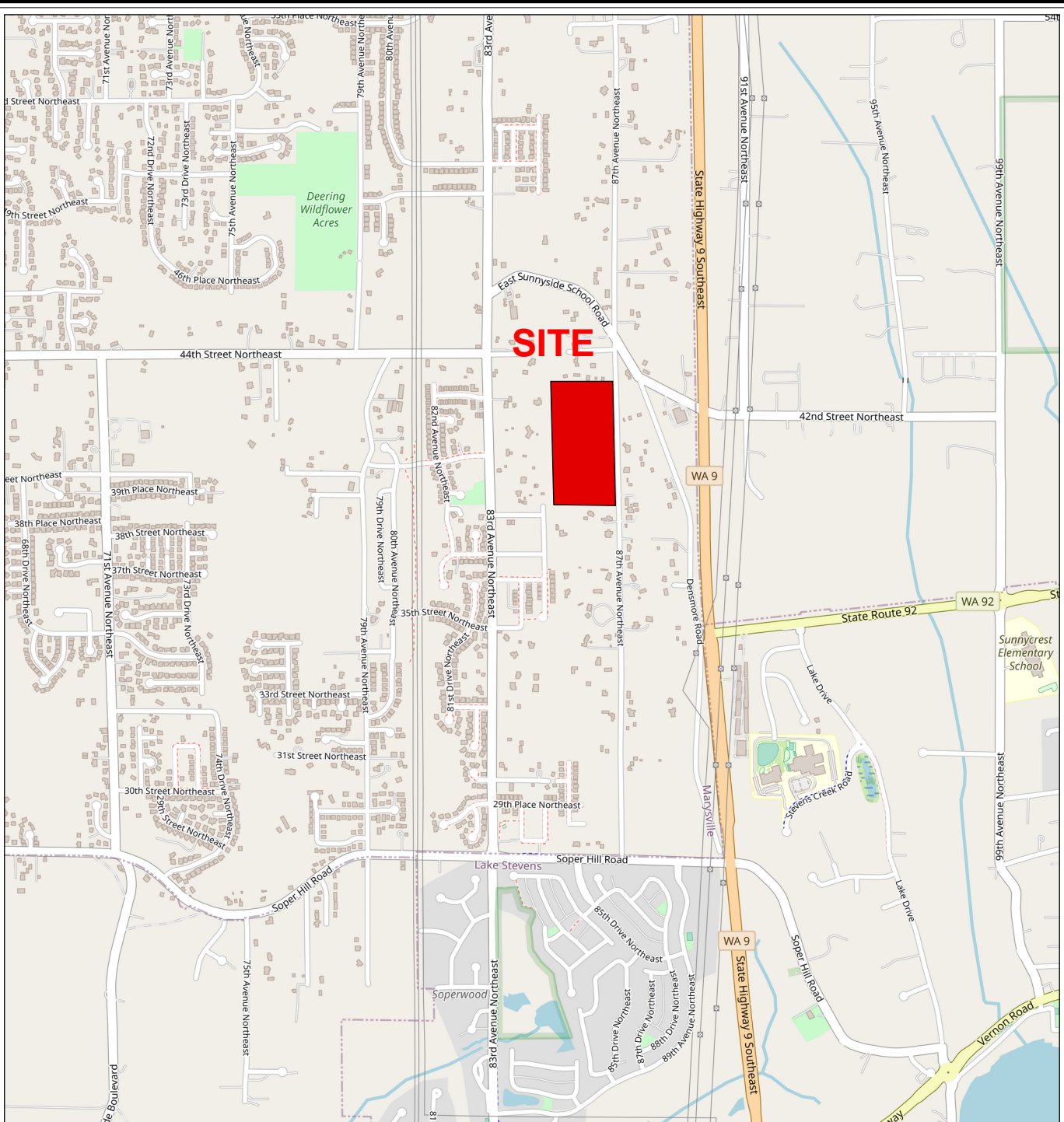
In our opinion, the soils anticipated to be exposed in utility excavations should generally be suitable for support of utilities. Organic or highly compressible soils encountered in the trench excavations should not be used for supporting utilities. The on-site soil may not be suitable for use as trench backfill if the soil moisture content is too high at the time of compaction. Utility trench backfill should be placed and compacted to the specifications of structural fill provided in this report, or to the applicable City of Marysville or Snohomish County specifications. Seepage should be anticipated within utility trench excavations. Caving of the trench sidewalls should also be anticipated where groundwater seepage is encountered.

LIMITATIONS

The recommendations and conclusions provided in this geotechnical engineering study are professional opinions consistent with the level of care and skill that is typical of other members in the profession currently practicing under similar conditions in this area. A warranty is not expressed or implied. Variations in the soil and groundwater conditions observed at the test locations may exist and may not become evident until construction. ESNW should reevaluate the conclusions in this geotechnical engineering study if variations are encountered.

Additional Services

ESNW should have an opportunity to review the final design with respect to the geotechnical recommendations provided in this report. ESNW should also be retained to provide testing and consultation services during construction.



Reference:
 Snohomish County, Washington
 OpenStreetMap.org



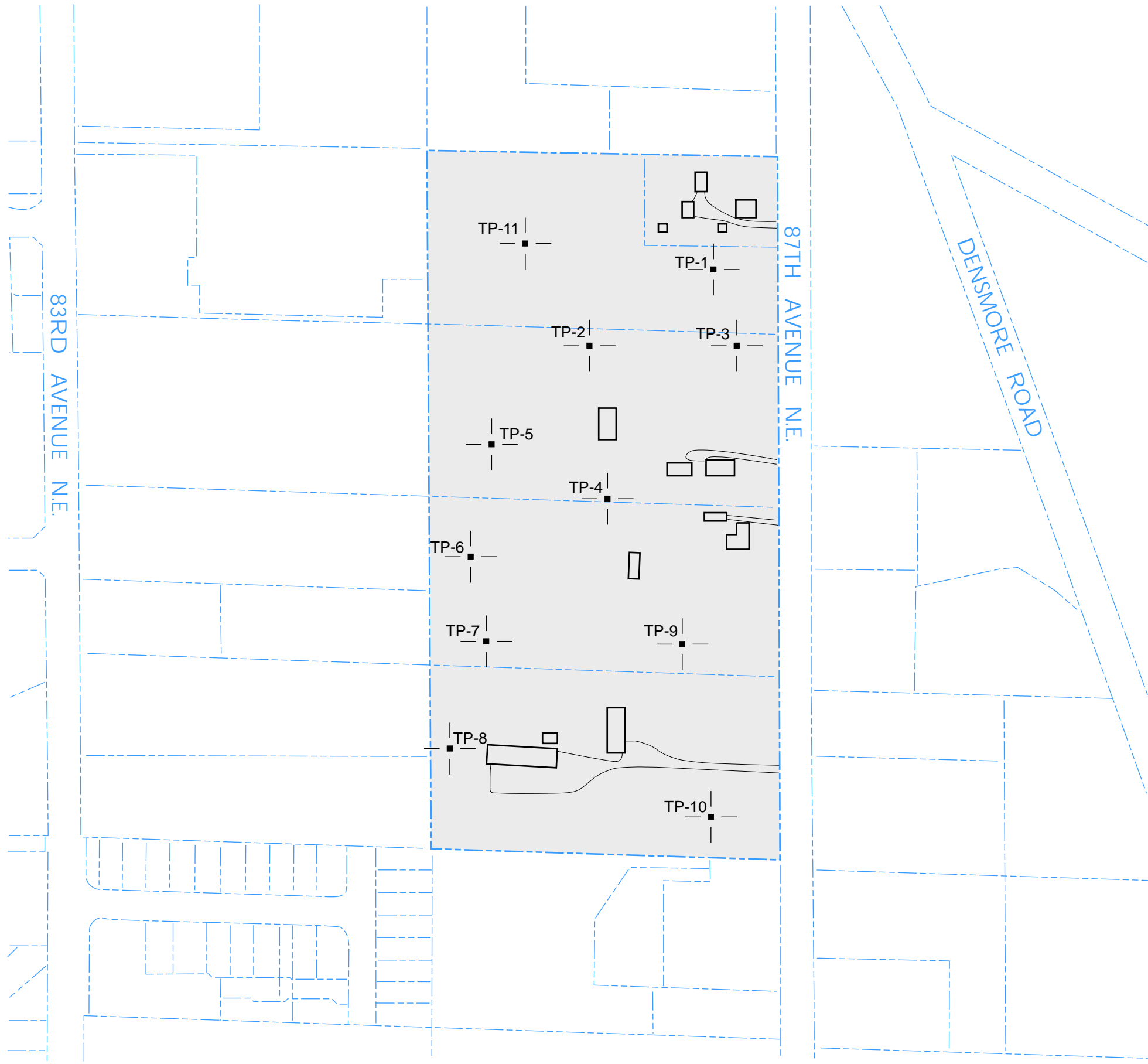
Earth Solutions NW LLC

Geotechnical Engineering, Construction
 Observation/Testing and Environmental Services

Vicinity Map
87th and 40th PRD
Marysville, Washington

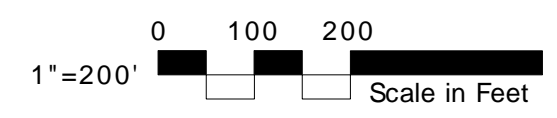
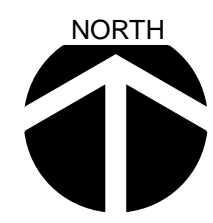
Drwn. MRS	Date 09/08/2022	Proj. No. 7754
Checked BCS	Date Sept. 2022	Plate 1

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.



LEGEND

- TP-1 | — Approximate Location of ESNW Test Pit, Proj. No. ES-7754, July 2022
- Subject Site
- Existing Building



NOTE: The graphics shown on this plate are not intended for design purposes or precise scale measurements, but only to illustrate the approximate test locations relative to the approximate locations of existing and / or proposed site features. The information illustrated is largely based on data provided by the client at the time of our study. ESNW cannot be responsible for subsequent design changes or interpretation of the data by others.

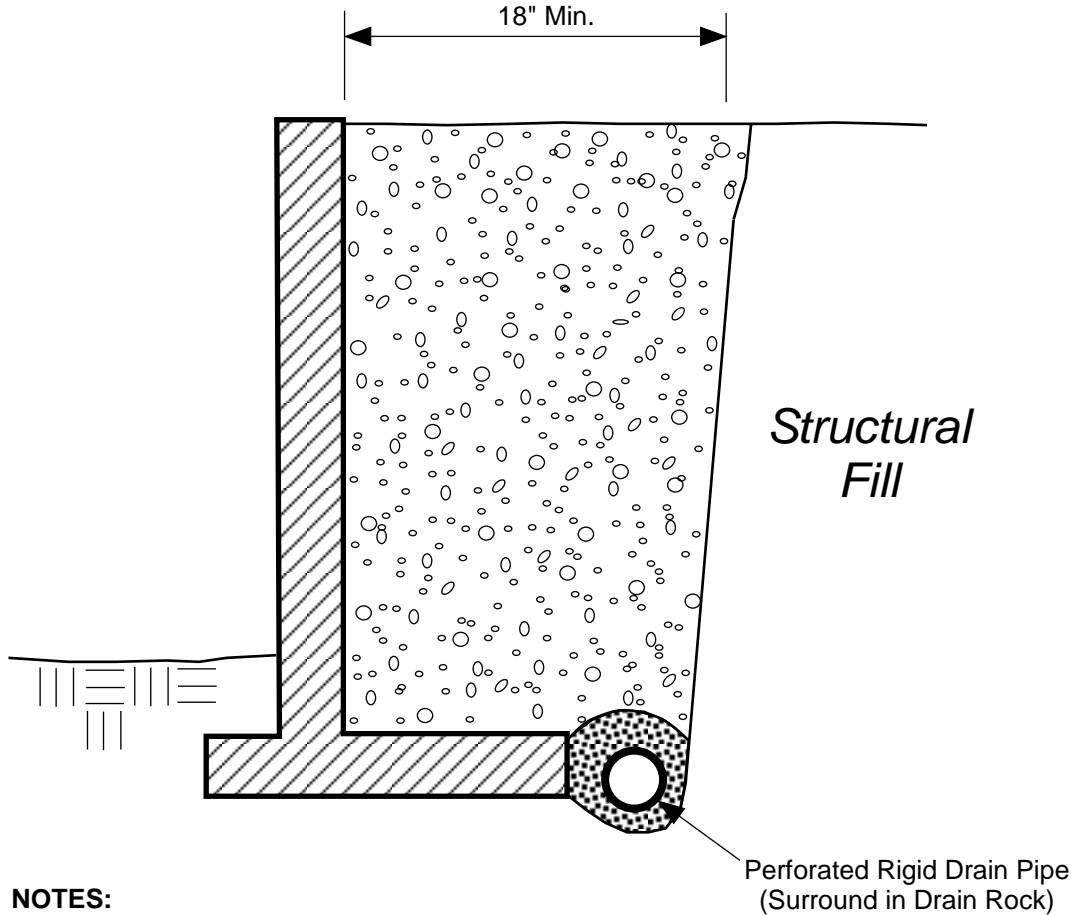
NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

Test Pit Location Plan
87th and 40th PRD
Marysville, Washington

Earth Solutions NW LLC
Geotechnical Engineering, Construction
Observation/Testing and Environmental Services



Drwn. By MRS
Checked By BCS
Date 09/08/2022
Proj. No. 7754
Plate 2

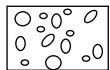


NOTES:

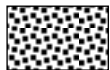
- Free-draining Backfill should consist of soil having less than 5 percent fines. Percent passing No. 4 sieve should be 25 to 75 percent.
- Sheet Drain may be feasible in lieu of Free-draining Backfill, per ESNW recommendations.
- Drain Pipe should consist of perforated, rigid PVC Pipe surrounded with 1-inch Drain Rock.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

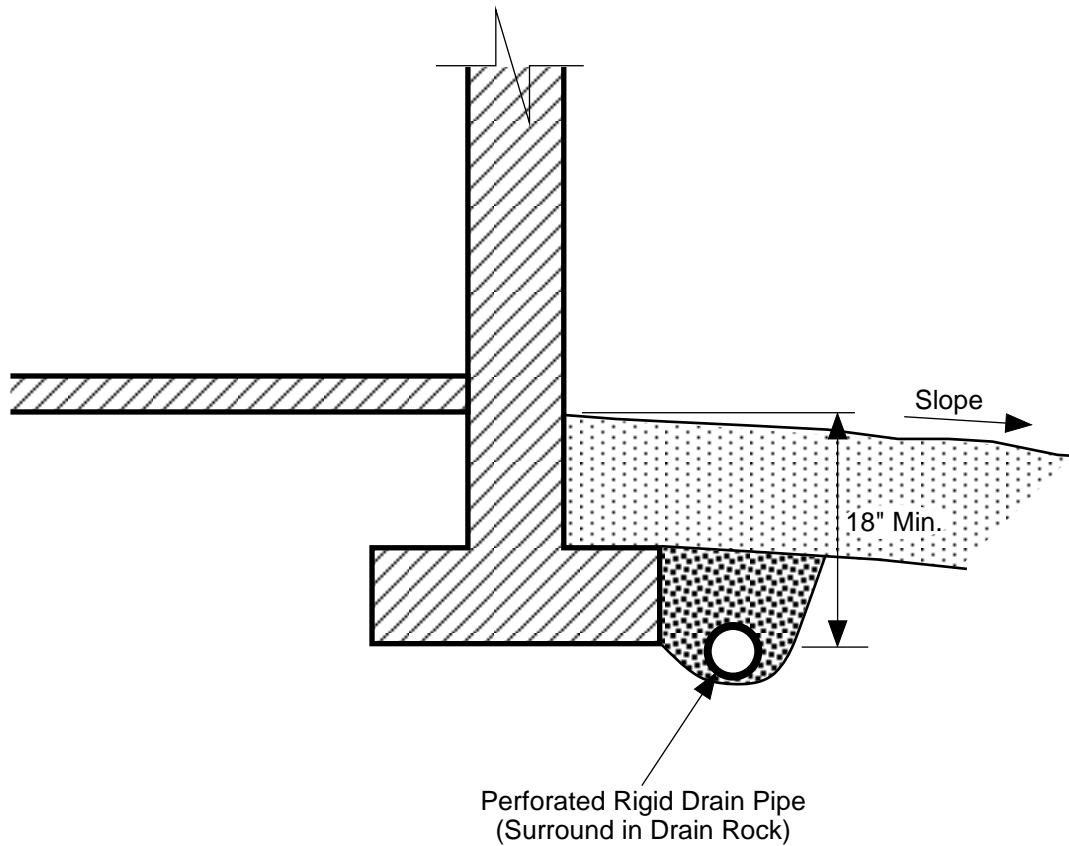


Free-draining Structural Backfill



1-inch Drain Rock

		Earth Solutions NW_{LLC} Geotechnical Engineering, Construction Observation/Testing and Environmental Services	
Retaining Wall Drainage Detail 87th and 40th PRD Marysville, Washington			
Drwn. MRS	Date 09/08/2022	Proj. No. 7754	
Checked BCS	Date Sept. 2022	Plate 3	

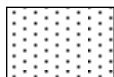



NOTES:

- Do NOT tie roof downspouts to Footing Drain.
- Surface Seal to consist of 12" of less permeable, suitable soil. Slope away from building.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

-  Surface Seal: native soil or other low-permeability material.
-  1-inch Drain Rock

	<p>Earth Solutions NW_{LLC}</p> <p>Geotechnical Engineering, Construction Observation/Testing and Environmental Services</p>	
<p>Footing Drain Detail 87th and 40th PRD Marysville, Washington</p>		
Drwn. MRS	Date 09/08/2022	Proj. No. 7754
Checked BCS	Date Sept. 2022	Plate 4

Appendix A



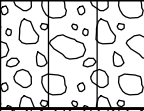
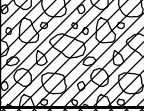

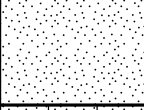
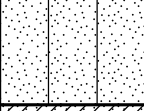
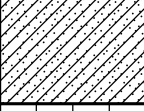
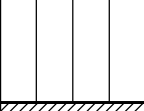
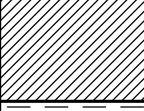
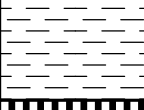


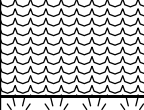


Subsurface Exploration Test Pit Logs

ES-7754

The subsurface conditions at the site were explored by excavating a total of 11 test pits across accessible portions of the property. The subsurface explorations were completed in July of 2022. The approximate test locations are illustrated on Plate 2 of this report. Logs of the test pits are provided in this Appendix. The test pits were excavated to a maximum depth of nine and one-half feet below existing grades.

Earth Solutions NW_{LLC}

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS (LITTLE OR NO FINES)	CLEAN GRAVELS		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		(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
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE (APPRECIABLE AMOUNT OF FINES)	GRAVELS WITH FINES		GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
		(APPRECIABLE AMOUNT OF FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		CLEAN SANDS		SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
	SAND AND SANDY SOILS (LITTLE OR NO FINES)	CLEAN SANDS		SM	SILTY SANDS, SAND - SILT MIXTURES
		(LITTLE OR NO FINES)		SC	CLAYEY SANDS, SAND - CLAY MIXTURES
		SANDS WITH FINES		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	(LITTLE OR NO FINES)		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
		(APPRECIABLE AMOUNT OF FINES)		OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
		SANDS WITH FINES		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	(LITTLE OR NO FINES)		CH	INORGANIC CLAYS OF HIGH PLASTICITY
		(APPRECIABLE AMOUNT OF FINES)		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
		SANDS WITH FINES		PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

DUAL SYMBOLS are used to indicate borderline soil classifications.
























The discussion in the text of this report is necessary for a proper understanding of the nature of the material presented in the attached logs.



Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-1

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03433 LONGITUDE -122.11473
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL: _____
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Blackberries AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			GP		Gray poorly graded GRAVEL, loose, dry (10" of 5/8" crushed rock) (Fill) -bricks, woven geotextile
			SM		Brown silty SAND, loose, moist (Fill)
			TPSL		Dark brown Relic TOPSOIL Horizon
2.5					Brown silty SAND, medium dense, moist
		MC = 13.5%			-becomes gray, dense, weakly cemented (unweathered till) -light iron oxide staining
5.0		MC = 15.0% Fines = 44.4%			-infiltration test
		MC = 15.8%	SM		[USDA Classification: gravelly LOAM]
7.5					
		MC = 11.3% Fines = 44.2%			[USDA Classification: slightly gravelly LOAM]
					
					
					
					
					
					
					
					
					
					
					
					
					
					

Test pit terminated at 9.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 7754.GPJ - GRAPHICS TEMPLATE WITH LAT AND LONG.GDT - 9/8/22



Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-2

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03396 LONGITUDE -122.11542
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL:
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Field Grass and Blackberries AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			TPSL		Dark brown TOPSOIL
2.5		MC = 15.7%			Orange silty SAND, medium dense, moist -becomes gray -moderate iron oxide staining to 3'
5.0			SM		-becomes very dense, weakly cemented (unweathered till)
		MC = 9.8%			

Test pit terminated at 6.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

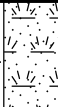



LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.



Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-3

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03398 LONGITUDE -122.11453
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL: _____
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Field Grass and Blackberries AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			TPSL		Dark brown TOPSOIL and grass clippings
2.5		MC = 21.4%			Tan silty SAND, medium dense, wet -moderate iron oxide staining
5.0		MC = 16.6% Fines = 49.8%	SM		-becomes gray, dense, moist, weakly cemented [USDA Classification: slightly gravelly LOAM]
7.5		MC = 11.9% Fines = 47.3%			-becomes very dense (unweathered till) [USDA Classification: slightly gravelly LOAM]

Test pit terminated at 8.0 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 7754.GPJ - GRAPHICS TEMPLATE WITH LAT AND LONG.GDT - 9/8/22



Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-4

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03323 LONGITUDE -122.11542
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL:
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Field Grass AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			TPSL		Dark brown TOPSOIL
2.5		MC = 15.4%	SM		Brown silty SAND, medium dense, moist -becomes gray, dense -scattered gravel -moderate iron oxide staining to 4'
5.0			ML		Gray sandy SILT, very dense, moist -weakly cemented (unweathered till)
7.5		MC = 11.7% Fines = 53.0%			[USDA Classification: slightly gravelly LOAM]

Test pit terminated at 8.5 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 7754.GPJ - GRAPHICS TEMPLATE WITH LAT AND LONG.GDT - 9/8/22



Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-5

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03354 LONGITUDE -122.11634
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL:
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Tall Grass AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			TPSL		Dark brown TOPSOIL
		MC = 16.7%		1.0	
2.5		MC = 16.7%	SM		Brown silty SAND, loose to medium dense, moist -light groundwater seepage -minor sand lensing -becomes gray, dense, weakly cemented -light to moderate groundwater seepage at 4'
				4.0	
5.0			GM		Gray silty GRAVEL with sand, dense, moist -moderately abundant large cobbles and small boulders -slight to moderate caving from 1' to 4'
		MC = 12.5%		7.0	

Test pit terminated at 7.0 feet below existing grade. Groundwater seepage encountered at 2.0 and 4.0 feet during excavation. Caving observed from 1.0 to 4.0 feet.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.



Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-6

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03289 LONGITUDE -122.11641
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL:
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Field Grass AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			TPSL		Dark brown TOPSOIL
		MC = 17.0%			Brown silty SAND, medium dense, moist
2.5					-becomes gray, dense to very dense, weakly cemented (unweathered till)
		MC = 16.7%	SM		-few large cobbles -variable cementation
5.0					-minor lensing of coarse sand
		MC = 15.3%			-light to moderate groundwater seepage 6' to 7'
7.5					-interbedded silt and coarse sand
		MC = 8.4%			

Test pit terminated at 8.0 feet below existing grade due to refusal in very dense cemented "hardpan" glacial till. Groundwater seepage encountered at 6.0 to 7.0 feet during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 7754.GPJ - GRAPHICS TEMPLATE WITH LAT AND LONG.GDT - 9/8/22







Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-7

PAGE 1 OF 1

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03251 LONGITUDE -122.11627
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL:
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Grass AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			SM		Gray silty SAND with gravel, loose to medium dense, damp (Fill)
			TPSL		Dark brown Relic TOPSOIL Horizon
2.5		MC = 31.0%	SM		Gray silty fine SAND, dense, wet -heavy iron oxide staining -scattered gravel above 4'
5.0					
7.5		MC = 14.3%	SP		Gray poorly graded SAND, dense, wet to water bearing -moderate to heavy groundwater seepage -very dense, cemented glacial till exposed at BOH

Test pit terminated at 9.5 feet below existing grade. Groundwater seepage encountered at 8.5 feet during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 7754.GPJ - GRAPHICS TEMPLATE WITH LAT AND LONG.GDT - 9/8/22



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 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-8

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03199 LONGITUDE -122.11657
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL:
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Manicured Grass AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			TPSL		Dark brown TOPSOIL
		MC = 13.1%			Brown silty SAND, medium dense, moist -scattered gravel
2.5					-becomes gray, dense
		MC = 12.5%	SM		-moderate abundant small to medium gravel -scattered zones of cohesion/weakly cemented
5.0					
7.5					
					8.0

Test pit terminated at 8.0 feet below existing grade due to refusal on boulder. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.




GENERAL BH / TP / WELL - 7754.GPJ - GRAPHICS TEMPLATE WITH LAT AND LONG.GDT - 9/8/22



Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-9

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03248 LONGITUDE -122.1149
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL:
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Grass AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			TPSL		Brown TOPSOIL with minor root intrusions (Fill)
				1.0	
		MC = 9.0%	SM		Brownish gray silty SAND, medium dense, moist (Fill)
2.5				3.0	
		MC = 15.7%	SM		Gray silty SAND, dense, moist -scattered gravel -moderate iron oxide staining
5.0					
		MC = 11.6%			-weakly cemented, very dense (unweathered till)
7.5				7.5	

Test pit terminated at 7.5 feet below existing grade. No groundwater encountered during excavation. No caving observed.









LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.



Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-10

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03167 LONGITUDE -122.11463
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL: _____
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Manicured Grass AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			TPSL		0.5 Dark brown TOPSOIL with minor root intrusions (Fill)
			SM		1.5 Brown silty SAND, loose, damp to moist (Fill)
2.5			TPSL		Dark brown to black TOPSOIL/organics (Fill)
		MC = 18.9%			3.0 Tan silty SAND, medium dense, moist to wet -light iron oxide staining to ~4' -becomes gray, dense
5.0			SM		-weakly cemented (unweathered till)
		MC = 14.2%			
7.5					7.5 -very light groundwater seepage
		MC = 13.7%			

Test pit terminated at 8.0 feet below existing grade. Groundwater seepage encountered at 7.0 feet during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.



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 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
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TEST PIT NUMBER TP-11

PROJECT NUMBER ES-7754 PROJECT NAME 87th and 40th PRD
 DATE STARTED 7/8/22 COMPLETED 7/8/22 GROUND ELEVATION _____
 EXCAVATION CONTRACTOR NW Excavating LATITUDE 48.03438 LONGITUDE -122.11617
 LOGGED BY BCS CHECKED BY SHA GROUND WATER LEVEL:
 NOTES _____ ∇ AT TIME OF EXCAVATION _____
 SURFACE CONDITIONS Forest Floor AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			TPSL		Dark brown TOPSOIL
2.5		MC = 13.2%			Gray silty SAND, dense, moist -weakly cemented (unweathered till) -scattered gravel -moderate iron oxide staining
5.0		MC = 10.1%	SM		-becomes very dense, moist
7.5		MC = 10.9%			

Test pit terminated at 7.5 feet below existing grade. No groundwater encountered during excavation. No caving observed.

LIMITATIONS: Ground elevation (if listed) is approximate; the test location was not surveyed. Coordinates are approximate and based on the WGS84 datum. Do not rely on this test log as a standalone document. Refer to the text of the geotechnical report for a complete understanding of subsurface conditions.

GENERAL BH / TP / WELL - 7754.GPJ - GRAPHICS TEMPLATE WITH LAT AND LONG.GDT - 9/8/22

Appendix B
Laboratory Test Results
ES-7754

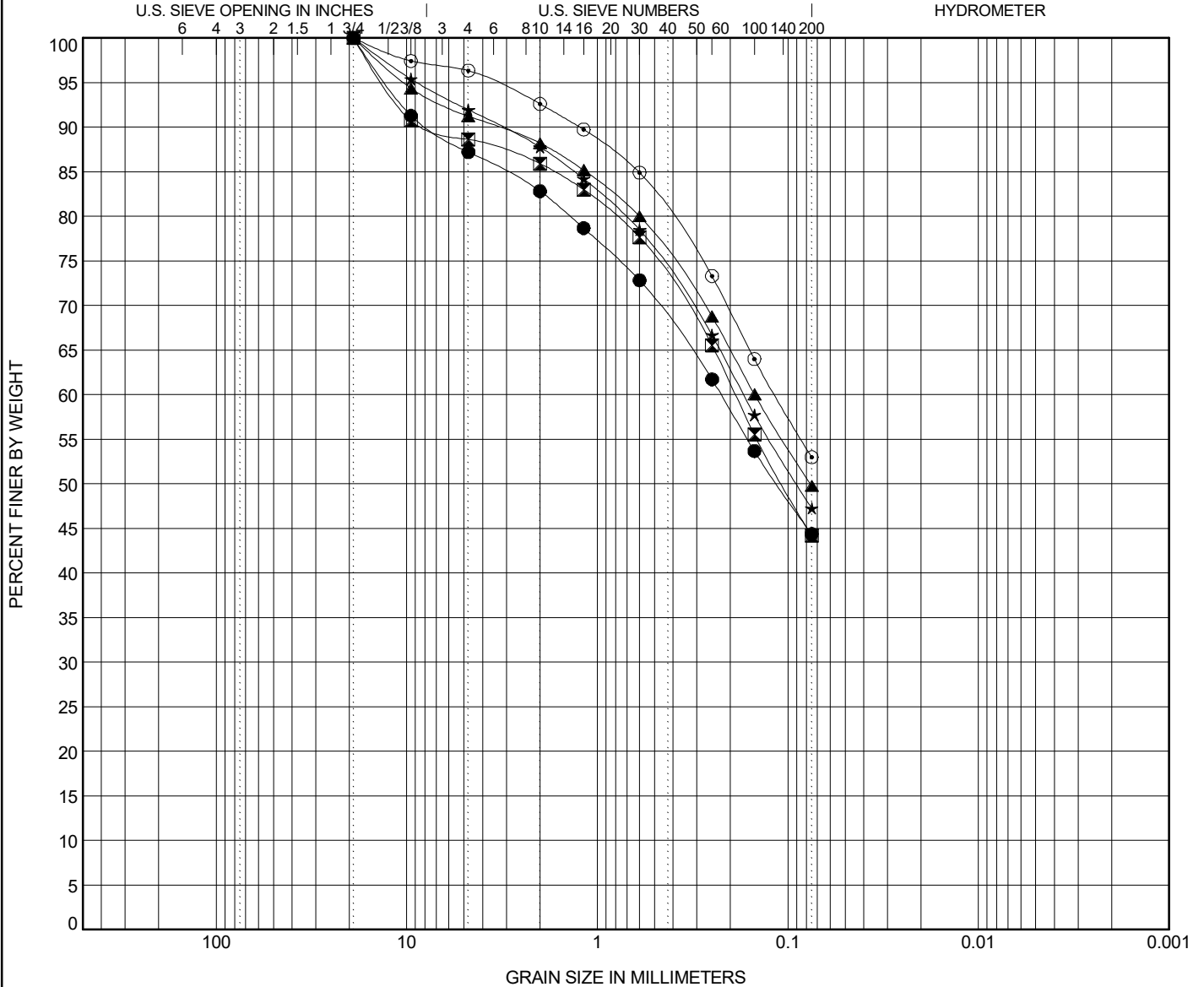


Earth Solutions NW, LLC
 15365 N.E. 90th Street, Suite 100
 Redmond, Washington 98052
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 Fax: 425-449-4711

GRAIN SIZE DISTRIBUTION

PROJECT NUMBER ES-7754

PROJECT NAME 87th and 40th PRD



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification	Classification						Cc	Cu	
● TP-01 5.00ft.	USDA: Gray Gravelly Loam. USCS: SM.								
☒ TP-01 9.00ft.	USDA: Gray Slightly Gravelly Loam. USCS: SM.								
▲ TP-03 4.50ft.	USDA: Gray Slightly Gravelly Loam. USCS: SM.								
★ TP-03 8.00ft.	USDA: Gray Slightly Gravelly Loam. USCS: SM.								
◎ TP-04 8.50ft.	USDA: Gray Slightly Gravelly Loam. USCS: Sandy ML.								
Specimen Identification	D100	D60	D30	D10	LL	PL	PI	%Silt	%Clay
● TP-01 5.0ft.	19	0.224						44.4	
☒ TP-01 9.0ft.	19	0.188						44.2	
▲ TP-03 4.5ft.	19	0.149						49.8	
★ TP-03 8.0ft.	19	0.171						47.3	
◎ TP-04 8.5ft.	19	0.117						53.0	

GRAIN SIZE USDA ES-7754 GUMKE PROPERTY.GPJ GINT US LAB.GDT 7/20/22

Report Distribution

ES-7754

EMAIL ONLY

**87th & 40th JV
P.O. Box 1930
Woodinville, Washington 98072**

Attention: Mr. Mike Reid