GEOTECHNICAL EVALUATION
PROPOSED COPPER RIVER APARTMENTS
2911 WEST FT. WRIGHT DRIVE
SPOKANE, WASHINGTON

Inland Pacific Engineering Company Project No. 16-230

March 17, 2016

IPEC

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Geotechnical Engineering and Consulting

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March 17, 2016
Project No. 16-230

Mr. John Fisher
Copper River Apartments, LLC
120 West Cataldo
Spokane, WA 99201

Re: **Geotechnical Evaluation**
Proposed Copper River Apartments
2911 West Ft. Wright Drive
Spokane, WA

Dear Mr. Fisher:

We have completed the geotechnical evaluation for the proposed residential development located at the above-referenced site in Spokane, Washington. The purpose of evaluation was to assess subsurface soil and groundwater conditions to assist in design and construction of foundations and slabs, pavements, and stormwater management facilities and in preparation of plans and specifications.

We appreciate the opportunity to provide our services to you on this project. If you have any questions or need additional information, please do not hesitate to call me at (509) 209-6262 at your convenience.

Sincerely,
Inland Pacific Engineering Company

Paul T. Nelson, P.E.
Principal Engineer

Attachment: Geotechnical Evaluation Report

P.O. Box 1566, Veradale, WA 99037
Phone 509-209-6262

GEOTECHNICAL EVALUATION
PROPOSED COPPER RIVER APARTMENTS
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SPOKANE, WASHINGTON

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March 17, 2016

Prepared for:

Copper River Apartments, LLC
Spokane, Washington

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TABLE OF CONTENTS

Project No. 16-230
Proposed Copper River Apartments
2911 West Ft. Wright Drive
Spokane, Washington

page

1.0 INTRODUCTION

1.1 Project Description

We understand that the proposed project will consist of constructing ten apartment structures, eight parking garages, six carports, and a clubhouse at the site. In addition, future buildings are proposed for the south and southwest portions of the site (CCS Family and CC S Senior). We understand that the apartments will consist of 3-story, slab-on-grade, wood-frame structures, the garages will consist of 1-story, slab-on-grade structures, and the clubhouse will consist of a 1.5-story, slab-on-grade structure with a swimming pool. We have assumed that wall loads will be on the order of 2 to3 kips per lineal foot and column loads will be 25 kips. We have assumed that traffic loads will consist primarily of light automobile traffic with occasional truck traffic. Stormwater runoff will be managed using infiltration swales with drywells.

1.2 Purpose

The purpose of the evaluation is to assess subsurface soil, bedrock and/or groundwater conditions to assist in design and construction of foundations, slabs, roadways, underground utilities, and stormwater management facilities, and in preparation of plans and specifications for construction.

1.3 Scope

Our services were requested by Mr. Alan Springer of Copper River Apartments, LLC. Mr. John Fisher of Copper River Apartments, LLC authorized us to proceed on January 15, 2016. The scope of work agreed upon consisted of the following:

- review of existing geotechnical data and reports for the development, if available
- observe the excavation of 9 test pits at the site to depths ranging from 5 to 15 feet,
- performing laboratory tests on samples obtained from the test pits, if necessary,
- classifying the soils and preparing test pit logs, and
- submitting a geotechnical report containing logs of the test pits, results of our field investigation, our analyses and our recommendations for design and construction.

Due to the cohesionless nature of the soils encountered, most of the test pits were terminated at depths above the desired termination depth due to caving soils.

1.4 Available Information

We were provided a site plan for the project. This plan showed the locations of the proposed buildings, parking and drive areas, existing roadways, and property lines. This plan was prepared by Nystrom Olson Architecture and was not dated.

1.5 Locations and Elevations

The test pits were excavated at or near locations selected by us and staked by others. The test pit locations are shown on the Test Pit Location Map in Appendix A. The test pits were excavated by a subcontracted excavator working under subcontract to Copper River Apartments, LLC.

2.0 RESULTS

2.1 Logs

Log of Test Pit sheets indicating the vertical sequence of soils and materials encountered and groundwater observations are included in Appendix B. The strata changes were measured during excavation of the test pits. Please note that the depths shown as changes between the strata are only approximate. The changes are likely transitions and the depths of changes vary between the test pits. Geologic origins for each stratum are based on the soil type, available geologic maps, previous geotechnical reports for this and adjacent sites, and available common knowledge of the depositional history of the site.

2.2 Site Conditions

The site is located at 2911 West Ft. Wright Drive in Spokane, Washington. The location of the site is shown on the Site Location Map in Appendix A. The site slopes gradually from the northwest to the southeast with approximately 10 feet of relief. The site is covered with mature pine trees with some open, grassy areas. The access road to the existing Sisters of the Holy Name building.

2.3 Soils

Geologic maps indicate the soils in this area consist primarily of glacially deposited sands and gravels. According to the Natural Resources Conservation Service (NRCS) Soil Survey of Spokane County, the site soils are classified as Springdale gravelly ashy coarse sandy loam (3140) and Spens very gravelly loamy coarse sand (3142). The native soils encountered in the test pits were consistent with the NRCS data.

The test pits encountered approximately 6 inches of topsoil at the surface. Below the topsoil, the test pits encountered glacially deposited poorly graded sands and gravels to their termination depths. Fine-grained soils were not encountered at the site.

2.4 Groundwater

Groundwater was not encountered in the test pits during or immediately after excavation. Groundwater is believed to currently exist at some depth below the termination or refusal depths of the test pits. Well log data in the vicinity of the site indicate that groundwater levels range from approximately 75 to 95 feet below the ground surface.

3.0 DESIGN DATA

We understand that the proposed project will consist of constructing ten apartment structures, eight parking garages, six carports, and a clubhouse at the site. We understand that the apartments will consist of 3-story, slab-on-grade, wood-frame structures, the garages will consist of 1-story, slab-on-grade structures, and the clubhouse will consist of a 1.5-story, slab-on-grade structure with a swimming pool. We have assumed that wall loads will be on the order of 2 to3 kips per lineal foot

and column loads will be 25 kips. We have assumed that traffic loads will consist primarily of light automobile traffic with occasional truck traffic.

If design loads or elevations change, we should be contacted. Additional analyses may be necessary.

4.0 ANALYSIS AND RECOMMENDATIONS

4.1 Discussion

Based on the data obtained from the test pits and laboratory tests, it is our opinion that the proposed buildings can then be supported on conventional spread footings bearing on the native soils or on compacted structural fill. The floor slabs can be placed over compacted structural fill placed over the native soils.

4.2 Site Preparation

We recommend that any existing fill or topsoil, if encountered, be excavated and removed from below the proposed building area and parking/drive areas. After these soils have been removed, we recommend surface compacting the exposed soils prior to placing structural fill or forms for footings.

Structural fill should be placed in 6- to 8-inch-thick loose lifts at or near optimum moisture content and compacted to a minimum of 95 percent of the maximum dry density determined in accordance with ASTM D 1557 (modified Proctor). Non-structural fill should be placed in twelve-inch-thick, loose lifts and compacted to at least 85 percent of the modified Proctor maximum dry density.

4.3 Foundations

We recommend that continuous foundations be placed at least 24 inches below the exposed ground surface for frost protection or as required by local building codes. Interior footings can be placed immediately below the slab. For unheated footings, we recommend that they be placed a minimum of 36 inches below the exposed ground surface.

We recommend that subgrades be evaluated by a geotechnical engineer for support of the proposed construction. Soils judged to be unsuitable should be subexcavated and replaced with compacted structural fill.

We recommend that any subexcavations be oversized (widened) 1 foot horizontally from the outside edges of the perimeter footings for each foot of excavation below bottom-of-footing grade (1:1 oversizing). All foundation bearing surfaces should be free of loose soil and debris. If the foundation bearing soils are disturbed by excavation, the exposed soil should be re-compacted to a minimum of 95 percent of the modified Proctor maximum dry density.

It is our opinion that the native soils encountered at the site would be suitable for support of isolated or continuous footings designed for a net allowable bearing pressure of 4,000 pounds per square foot (psf). Fill or backfill placed and compacted as previously recommended would be suitable for support of isolated or continuous footings designed for a net allowable bearing pressure of 4,000 pounds per square foot (psf). This recommended bearing capacity includes a safety factor of at least 3.0 against shear failure. The maximum net allowable bearing pressure values may be increased up to 30 percent to account for transient loads such as wind and seismic.

If the previous recommendations are implemented, it is our opinion that total settlement will be less than 1 inch. It is also our opinion that differential settlement will be less than ½ inch across a distance of 40 feet.

We recommend that all backfill placed on the exterior sides of the foundation walls be compacted to a minimum of 90 percent of the modified Proctor maximum dry density. Beneath slabs, steps, and pavements, it should be compacted to a minimum of 95 percent of the modified Proctor maximum dry density. Backfill should be brought up uniformly on both sides of the foundation walls to minimize displacement of the foundation walls.

4.4 Floor Slabs

After the construction of the building pad has been completed, the slab subgrades will consist of poorly graded sands or compacted structural fill. Interior footing and mechanical trenches should be compacted to a minimum of 95 percent of the modified Proctor maximum dry density.

We recommend placing a minimum of 6 inches of crushed aggregate having less than 5 percent by weight passing a 200 sieve immediately below the slab. This aggregate cushion will reduce moisture transmission to the floor slab from the subgrade soils by creating a capillary break. The aggregate cushion should be compacted to a minimum of 95 percent of the modified Proctor maximum dry density.

We recommend using a subgrade modulus of 200 pounds per cubic inch per inch of deflection (pci) to design the slab. If a minimum of 6 inches of crushed gravel road base is placed above the subgrade and below the aggregate cushion, a modulus of 250 pci could be used for design.

If moisture-sensitive floor coverings or coatings will be used, a vapor retarder beneath the slabs should be considered. The designer of the buildings is best suited to make the decision regarding use of a vapor retarder, placement, and location relative to the slab base. We would be available to discuss the methods available.

4.5 Exterior Slabs

The near-surface sands at the site are considered to be low to moderately frost-susceptible. If these soils become saturated and freeze, up to ½ inch of heave may occur. This heave may become a nuisance for slabs or steps in front of doors or at other critical grade areas adjacent to the building. One way to reduce this heave is to remove the frost-susceptible soils down to bottom-of-footing grade and replace them with non-frost-susceptible sand or sandy gravel. Sand

or sandy gravel having less than 5 percent of the particles by weight passing a 200 sieve is considered to be non-frost-susceptible.

4.6 Friction Coefficients

For mass concrete placed over the native sands or granular structural fill, we recommend using a coefficient of friction against sliding of 0.45. For mass concrete placed on a vapor retarder over the native soils or granular structural fill, we recommend using a coefficient of friction against sliding of 0.35.

4.7 Lateral Earth Pressures

Any below-grade or retaining walls will retain low to significant amounts of soil. To reduce the potential for hydrostatic pressures to develop against the walls, we recommend using a free-draining granular material with less than 5 percent passing a 200 sieve as backfill. The backfill material should consist of a sand or sandy gravel having 100 percent by weight passing a 1½ inch sieve and less than 5 percent passing a 200 sieve.

The equivalent fluid pressure used to design the walls will depend on the soil type used as backfill and whether the walls are designed to be flexible (allowed to move) or rigid (not allowed to move).

Assuming a sand or sandy gravel backfill with an internal friction angle of 34 degrees and a unit weight of 125 pound per cubic foot (pcf), we recommend using the following values for design:

A. Flexible Walls

Active Earth Pressure Coefficient, K_a:	0.28
Equivalent Fluid Pressure, pcf:	35

B. Rigid Walls

At-rest Earth Pressure Coefficient, K_0:	0.44
Equivalent Fluid Pressure, pcf:	55

For passive pressures, we recommend using a passive earth pressure coefficient K_P of 3.54 and an equivalent fluid pressure of 440 pcf for design.

4.8 Seismic Conditions

An S_S coefficient of 0.331g should be used for the project site per Figure 1613.3.1(1) in the 2012 edition of the International Building Code. An S_1 coefficient of 0.115g should be used for the project site per Figure 1613.3.1(2). The seismic coefficients should be modified for a soil site class D per Table 1613.3.5(1) of the International Building Code.

4.9 Utilities

Support soils for utilities will consist primarily of poorly graded sands or gravels. It is our opinion that the native soils will provide adequate support for utilities. Unsuitable soils (e.g., loose, soft, organic, etc.), if encountered, should be removed and replaced with structural fill.

For trench sidewall support, the site soils are considered Type C soils according to Occupational Safety and Health Administration (OSHA) guidelines.

Backfill placed over the utilities should consist of a debris-free mineral soil. Soils from the trench excavation can be used as backfill above the pipe. Backfill should be placed and compacted to a minimum of 95 percent of the modified Proctor maximum dry density. Compaction to 85 percent would be suitable in landscape areas.

4.10 Site Grading and Drainage

We recommend that the site be graded to provide positive runoff away from the proposed structure. We recommend that landscape areas be sloped a minimum of 6 inches within 10 feet of structures and that slabs be sloped a minimum of 2 percent.

4.11 Stormwater Recommendations

Based on the data obtained from the test pits and laboratory tests performed, it is our opinion that swales and drywells would be suitable for infiltration of stormwater. We estimated a design outflow rate for drywells using the Spokane 200 Method from the Spokane Regional Stormwater Manual (SRSM) for Test Pits TP-1, TP-6, TP-7, and TP-9. The following table summarizes the results of the analysis.

Test Pit	Depth (feet)	USCS Classification	Percent Fines	Normalized Outflow Rate (cfs/ft)	Recommended Design Drywell Outflow Rate (cfs)	
					Type 1	Type 2
TP-1	2.5 – 12	SP-SM	5.3	0.071	0.3	0.5
TP-6	3 – 10	SP	4.7	0.088	0.3	0.7
TP-7	3 – 12	GP	2.1	0.33	0.3	1.0
TP-9	4 – 12	SP	3.6	0.153	0.3	1.0

These recommended design outflow rates include safety factors of 1.3 and 1.5 as recommended by the SRSM. Higher design outflow rates may be possible if full-scale drywell tests are performed.

5.0 PAVEMENTS

5.1 Subgrade Preparation

After site grading, we anticipate that the pavement subgrades will consist of poorly graded sand, gravel, or granular structural fill. If there are areas that cannot be compacted, we recommend that the unstable soils be removed and replaced with soils similar to the surrounding subgrade soils.

We recommend that the subgrade surface be shaped to provide for positive drainage to minimize the potential for water to pond in the subgrade. Because the site soils are low to moderately frost-susceptible, it will be important to avoid creating "bathtubs" in the subgrade where water can pond and freeze, which could heave the pavement.

After preparing the subgrade, we anticipate that the subgrade will consist primarily of poorly graded sand or granular structural fill. The silty sand soils are moderately sensitive to disturbance, especially when wet. If these soils are wet, we recommend that construction traffic be minimized where these soils are exposed. If these soils become unstable, other measures, such as excavation and replacement or geotextile fabric may be necessary.

5.2 Test Rolling

Prior to placing the aggregate base, we recommend that all subgrade areas be proof-rolled with a loaded dump truck. This precautionary measure would assist in detecting any localized soft areas. Any soft areas discovered during the proof-rolling operation should be excavated and replaced with a suitable structural fill material. The structural fill should be similar to the existing subgrade soil type to provide a uniform subgrade. We recommend that the proof-rolling process be observed by an experienced geotechnical engineer to make the final evaluation of the subgrade.

5.3 Pavement Section Design

For the proposed street, we recommend a pavement section consisting of 3 inches of asphalt overlying 6 inches of crushed aggregate base. This is the minimum pavement section required according to the City of Spokane Design Standards. It is our opinion that this recommended pavement section will provide adequate support for emergency vehicles. For the parking and drive areas, we recommend a pavement section consisting of 2 inches of asphalt over 4 inches of crushed gravel base, provided the subgrade consists of coarse grained granular soil. If traffic data becomes available, we should be contacted to evaluate the recommended pavement sections.

5.4 Materials and Compaction

We recommend specifying crushed gravel base meeting the requirements of the Washington Department of Transportation (WSDOT) Standard Specification 9-03.9(3) for crushed gravel surfacing (base course and/or top course). We recommend that the asphalt concrete pavement meet the requirements of WSDOT Standard Specification for Class ½ inch HMA asphalt concrete pavements. We recommend that the crushed gravel surfacing be compacted to a minimum of 95 percent of the modified Proctor maximum dry density. We recommend that the asphaltic concrete surface be compacted to minimum of 92 percent of the Rice density.

6.0 CONSTRUCTION

6.1 Excavation

Based on our observations of the test pit excavations, it is our opinion the on-site soils can be excavated with standard soil excavation equipment. We recommend excavations greater than four feet deep be sloped no steeper than 1.5:1 (horizontal to vertical), or that deeper excavations be shored or braced in accordance with OSHA specifications and local codes. The soils present at the site are considered to be Type C soils by OSHA.

6.2 Observations

We recommend that a geotechnical engineer observe all subgrades prior to placing fill or forms for footings to evaluate if the soils are suitable for support of the proposed structure and to evaluate whether the subsurface conditions are consistent with the test pits.

6.3 Backfills and Fills

The site soils which will be reused as backfill or fill are likely to be dry of optimum moisture content. These soils may require wetting to achieve adequate compaction. Backfills and fills should be placed in thin lifts not exceeding 6 to 8 inches.

6.4 Testing

We recommend in-place density tests be performed on all fill placed. We recommend at least one test for every 2,500 square feet in the building area for each foot of fill placed. We recommend at least one test for every 100 cubic yards of fill placed in the parking and drive areas with at least one test for every 2 feet of fill placed. At least one density test should be taken for every 100 feet of trench at vertical intervals not exceeding 2 feet.

6.5 Cold Weather

If site grading and construction are anticipated during cold weather, we recommend that good winter construction practices be observed. All snow and ice should be removed from excavated and fill areas prior to additional earthwork or construction. No fill, footings, or slabs should be placed on soils which have frozen or contain frozen material. Frozen soils should not be used as backfill or fill.

Concrete delivered to the site should meet the temperature requirements of ASTM C 94. Concrete should not be placed upon frozen soils or soils which contain frozen material. Concrete should be protected from freezing until the necessary strength is achieved. Frost should not be permitted to penetrate below footings bearing on frost-susceptible soils since such freezing could heave and crack the footings and/or foundation walls.

6.6 Wet Weather

The sands and gravels encountered at the site are low to moderately sensitive to disturbance when wet. If these soils become wet and unstable, we recommend that construction traffic be minimized where these soils are exposed. Low ground pressure (tracked) equipment should be used to minimize disturbance. For high traffic areas, such as access or haul roads, we recommend placing a woven, water-permeable geotextile fabric (e.g., Mirafi 500X or 600X) and 12 to18 inches of crushed gravel to reduce disturbance. Specific options should be evaluated during construction in order to select the most cost-effective option.

7.0 PROCEDURES

7.1 Excavation and Sampling

The test pits were excavated on March 9, 2016 using a tracked backhoe operated by an independent firm working under subcontract to others. A geotechnical engineer from our firm continuously observed the test pit excavations and logged the surface and subsurface conditions. After we logged the test pits, the test pits were backfilled.

7.2 Soil Classification

The soils encountered in the test pits were visually and manually classified in the field by our field personnel in accordance with ASTM D 2488, "Description and Identification of Soils (Visual-Manual Procedures)".

8.0 GENERAL RECOMMENDATIONS

8.1 Basis of Recommendations

The analyses and recommendations submitted in this report are based on the data obtained from the test pits excavated at the locations indicated on the Test Pit Location Map in Appendix A. It should be recognized that the explorations performed for this evaluation reveal subsurface conditions only at discreet locations across the project site and that actual conditions in other areas could vary. Furthermore, the nature and extent of any such variations would not become evident until additional explorations are performed or until construction activities have begun. If significant variations are observed at that time, we may need to modify our conclusions and recommendations contained in this report to reflect the actual site conditions.

8.2 Groundwater Fluctuations

We made water level observations in the test pits at the times and conditions stated on the test pit logs. These data were interpreted in the text of this report. The period of observation was relatively short and fluctuation in the groundwater level may occur due to rainfall, flooding, irrigation, spring thaw and other seasonal and annual factors not evident at the time the observations were made. Design drawings and specifications and construction planning should recognize the possibility of fluctuations.

8.3 Use of Report

This report is for the exclusive use of the addressee and the copied parties to use in design of the proposed project and to prepare construction documents. In the absence of our written approval, we make no representations and assume no responsibility to other parties regarding this report. The data, analyses, and recommendations may not be appropriate for other structures or purposes. We recommend that parties contemplating other structures or purposes contact us.

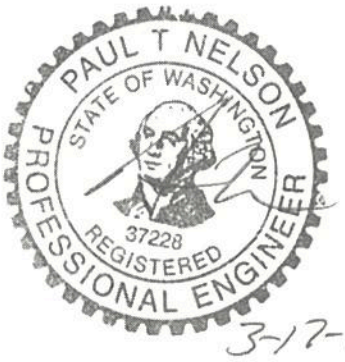
8.4 Level of Care

Services performed by the geotechnical engineers for this project have been conducted in a manner consistent with that level of care ordinarily exercised by members of the profession currently practicing in this area under similar budget and time restraints. No warranty, expressed or implied, is intended or made.

8.5 Professional Certification

This report was prepared by me or under my direct supervision and I am a duly registered engineer under the laws of the State of Washington.

Paul T. Nelson, P.E.
Principal Engineer



3-17-16

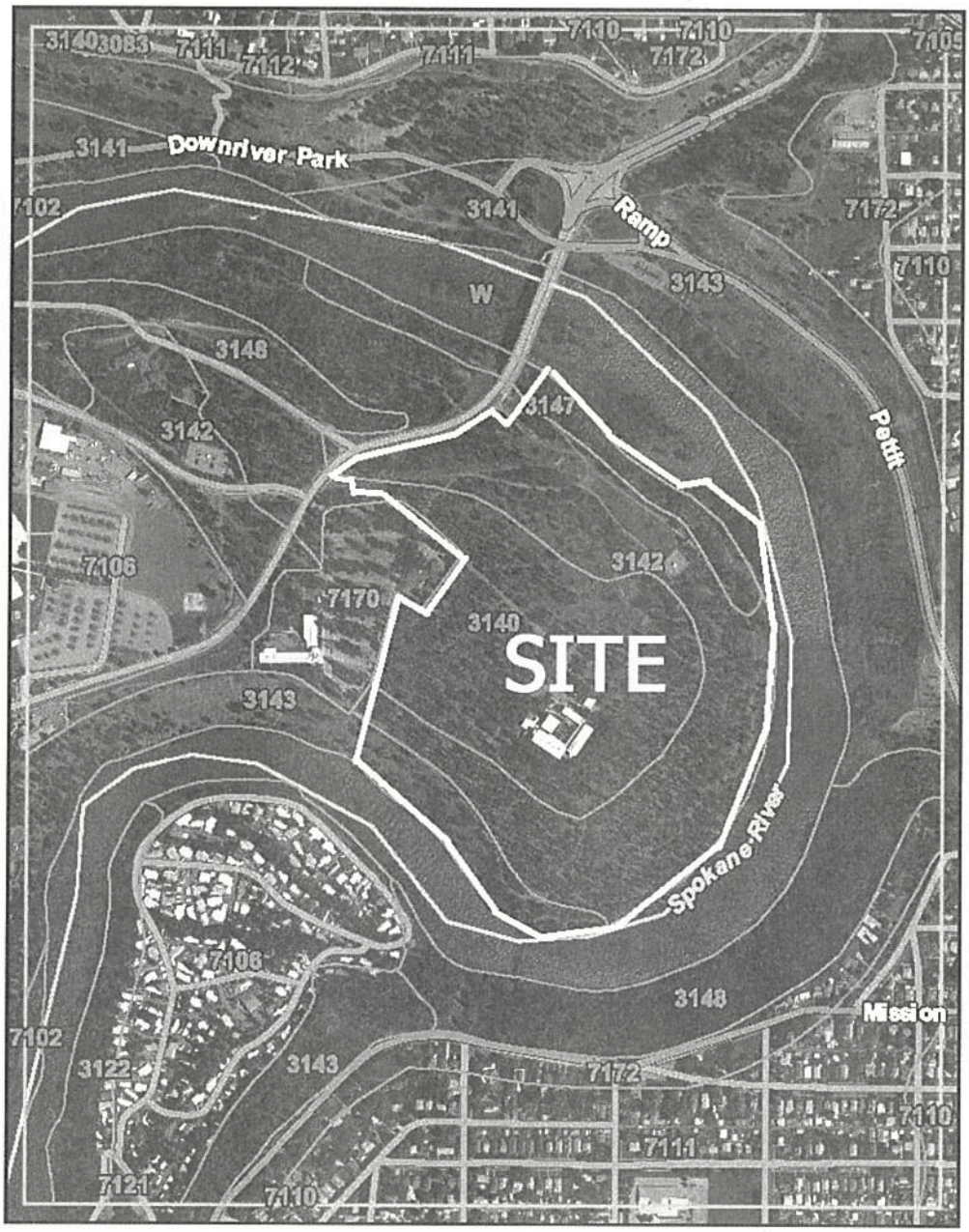
APPENDIX A

SITE LOCATION MAP, NRCS MAP, TEST PIT LOCATION MAP

FIGURE 1

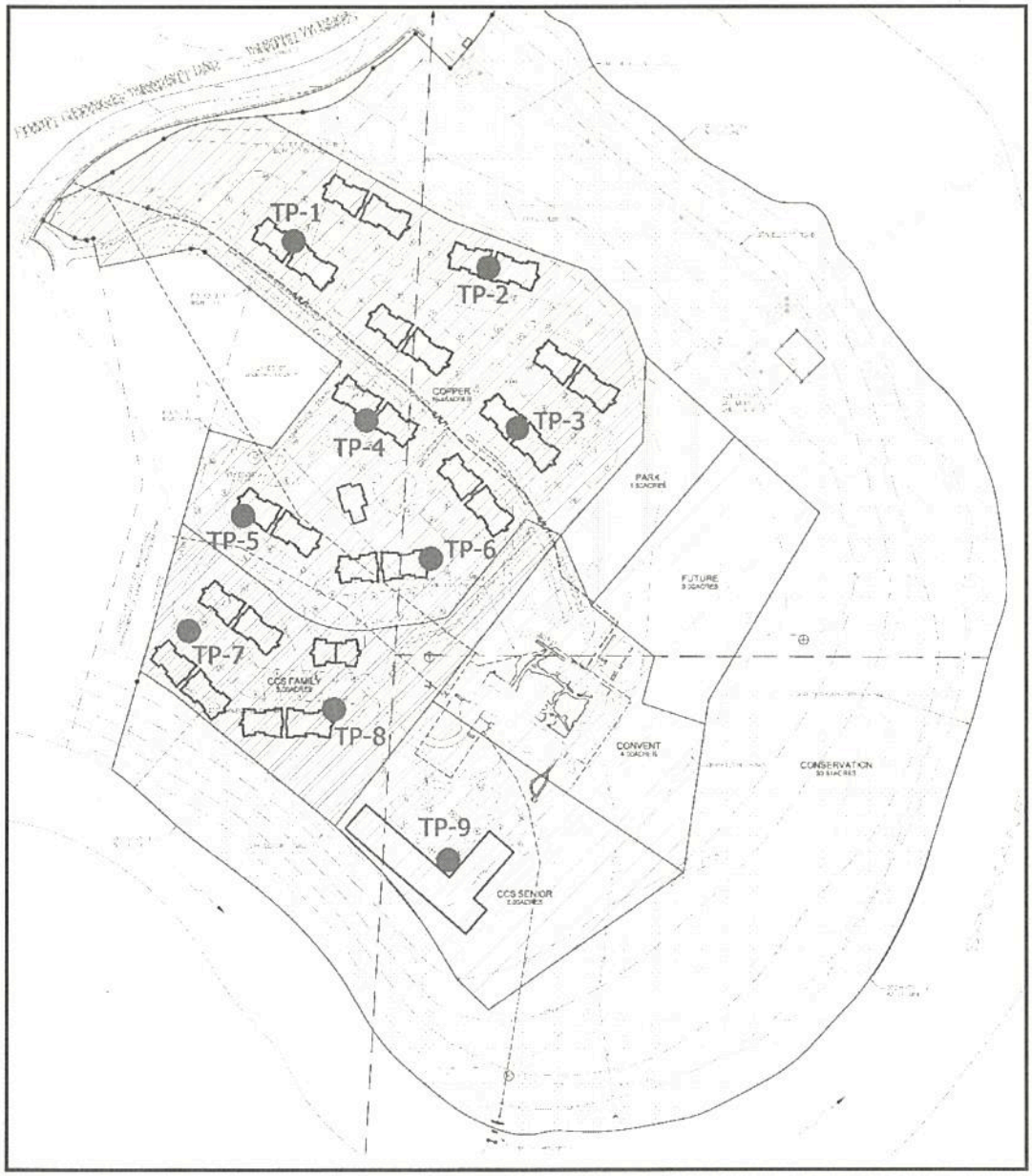
Site Location Map		
IPEC Inland Pacific Engineering Company Geotechnical Engineering and Consulting	Project No. 16-230 Proposed Copper River Apartments 2911 W. Ft. Wright Drive Spokane, WA	March 16, 2016

FIGURE 2



NRCS Map		
IPEC Inland Pacific Engineering Company Geotechnical Engineering and Consulting	Project No. 16-230 Proposed Copper River Apartments 2911 W. Ft. Wright Drive Spokane, WA	March 16, 2016

FIGURE 3



Test Pit Location Map		
IPEC Inland Pacific Engineering Company Geotechnical Engineering and Consulting	Project No. 16-230 Proposed Copper River Apartments 2911 W. Ft. Wright Drive Spokane, WA	March 16, 2016

APPENDIX B

LOGS OF TEST PITS, DECRIPTIVE TERMINOLOGY

IPEC
Inland Pacific Engineering Company
3012 North Sullivan Road, Suite C
Spokane Valley, WA 99216
Telephone: 509-209-6262
Fax: 509-290-5734

TEST PIT NUMBER TP-1

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive
DATE STARTED 3/9/16 **COMPLETED** 3/9/16
GROUND ELEVATION _____ **TEST PIT SIZE** 36 inches
EXCAVATION CONTRACTOR Client Supplied
GROUND WATER LEVELS:
EXCAVATION METHOD Trackhoe
AT TIME OF EXCAVATION --- Not encountered
LOGGED BY PTN **CHECKED BY** PTN
AT END OF EXCAVATION --- Not encountered
NOTES _____
AFTER EXCAVATION --- Not encountered

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			SM		(SM) SILTY SAND, fine to medium grained, with roots, dark brown, moist to wet. (Topsoil)
0.5			SP-SM		(SP-SM) POORLY GRADED SAND with SILT, medium to coarse grained, a trace of Gravel, brown, moist. (Glacial Outwash)
2.5			SP-SM		(SP-SM) POORLY GRADED SAND with SILT and GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
5					
10		Fines = 5%			
12.0					

End of test pit (due to caving).

Groundwater not encountered.

Test pit immediately backfilled.

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TEST PIT NUMBER TP-2

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive
DATE STARTED 3/9/16 **COMPLETED** 3/9/16
GROUND ELEVATION _____ **TEST PIT SIZE** 36 inches
EXCAVATION CONTRACTOR Client Supplied
GROUND WATER LEVELS:
EXCAVATION METHOD Trackhoe
AT TIME OF EXCAVATION --- Not encountered
LOGGED BY PTN **CHECKED BY** PTN
AT END OF EXCAVATION --- Not encountered
NOTES _____
AFTER EXCAVATION --- Not encountered

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0		SM		(SM) SILTY SAND, fine to medium grained, with roots, dark brown, moist to wet. (Topsoil)
0.5		SP-SM		(SP-SM) POORLY GRADED SAND with SILT and GRAVEL, medium to coarse grained, brown, moist. (Glacial Outwash)
3.0		SP		(SP) POORLY GRADED SAND with GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
5				
10				
15				
15.0				

End of test pit.

Groundwater not encountered.

Test pit immediately backfilled.

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Spokane Valley, WA 99216
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TEST PIT NUMBER TP-3

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive
DATE STARTED 3/9/16 **COMPLETED** 3/9/16
GROUND ELEVATION _____ **TEST PIT SIZE** 36 inches
EXCAVATION CONTRACTOR Client Supplied
GROUND WATER LEVELS:
EXCAVATION METHOD Trackhoe
AT TIME OF EXCAVATION --- Not encountered
LOGGED BY PTN **CHECKED BY** PTN
AT END OF EXCAVATION --- Not encountered
NOTES _____
AFTER EXCAVATION --- Not encountered

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0		SM		(SM) SILTY SAND, fine to medium grained, with roots, dark brown, moist to wet. (Topsoil)
		SP-SM	0.5	(SP-SM) POORLY GRADED SAND with SILT and GRAVEL, medium to coarse grained, brown, moist. (Glacial Outwash)
5		SP	2.5	(SP) POORLY GRADED SAND with GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
10			10.0	

End of test pit (due to caving).

Groundwater not encountered.

Test pit immediately backfilled.

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Fax: 509-290-5734

TEST PIT NUMBER TP-4

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive
DATE STARTED 3/9/16 **COMPLETED** 3/9/16
GROUND ELEVATION _____ **TEST PIT SIZE** 36 inches
EXCAVATION CONTRACTOR Client Supplied
GROUND WATER LEVELS:
EXCAVATION METHOD Trackhoe
AT TIME OF EXCAVATION --- Not encountered
LOGGED BY PTN **CHECKED BY** PTN
AT END OF EXCAVATION --- Not encountered
NOTES _____
AFTER EXCAVATION --- Not encountered

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0		SM		(SM) SILTY SAND, fine to medium grained, with roots, dark brown, moist to wet. (Topsoil)
0.5		SP-SM		(SP-SM) POORLY GRADED SAND with SILT and GRAVEL, medium to coarse grained, brown, moist. (Glacial Outwash)
2.5		SP		(SP) POORLY GRADED SAND with GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
5				
10				
10.0				

End of test pit (due to caving).

Groundwater not encountered.

Test pit immediately backfilled.

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Spokane Valley, WA 99216
Telephone: 509-209-6262
Fax: 509-290-5734

TEST PIT NUMBER TP-5

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive
DATE STARTED 3/9/16 **COMPLETED** 3/9/16
GROUND ELEVATION _____ **TEST PIT SIZE** 36 inches
EXCAVATION CONTRACTOR Client Supplied
GROUND WATER LEVELS:
EXCAVATION METHOD Trackhoe
AT TIME OF EXCAVATION --- Not encountered
LOGGED BY PTN **CHECKED BY** PTN
AT END OF EXCAVATION --- Not encountered
NOTES _____
AFTER EXCAVATION --- Not encountered

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0		SM		0.5 (SM) SILTY SAND, fine to medium grained, with roots, dark brown, moist to wet. (Topsoil)
		SP-SM		(SP-SM) POORLY GRADED SAND with SILT and GRAVEL, medium to coarse grained, with Cobbles and Boulders, brown, moist. (Glacial Outwash) 4.0
5		SP		(SP) POORLY GRADED SAND with GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
10				10.0

End of test pit (due to caving).

Groundwater not encountered.

Test pit immediately backfilled.

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TEST PIT NUMBER TP-6

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive
DATE STARTED 3/9/16 **COMPLETED** 3/9/16
GROUND ELEVATION _____ **TEST PIT SIZE** 36 inches
EXCAVATION CONTRACTOR Client Supplied
GROUND WATER LEVELS:
EXCAVATION METHOD Trackhoe
AT TIME OF EXCAVATION --- Not encountered
LOGGED BY PTN **CHECKED BY** PTN
AT END OF EXCAVATION --- Not encountered
NOTES _____
AFTER EXCAVATION --- Not encountered

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			SM		(SM) SILTY SAND, fine to medium grained, with roots, dark brown, moist to wet. (Topsoil)
0.5			SP-SM		(SP-SM) POORLY GRADED SAND with SILT and GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
3.0			SP		(SP) POORLY GRADED SAND with GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
5					
10		Fines = 5%			
10.0					End of test pit (due to caving).

Groundwater not encountered.

Test pit immediately backfilled.

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TEST PIT NUMBER TP-7

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive
DATE STARTED 3/9/16 **COMPLETED** 3/9/16
GROUND ELEVATION _____ **TEST PIT SIZE** 36 inches
EXCAVATION CONTRACTOR Client Supplied
GROUND WATER LEVELS:
EXCAVATION METHOD Trackhoe
AT TIME OF EXCAVATION --- Not encountered
LOGGED BY PTN **CHECKED BY** PTN
AT END OF EXCAVATION --- Not encountered
NOTES _____
AFTER EXCAVATION --- Not encountered

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			SM	0.5	(SM) SILTY SAND, fine to medium grained, with roots, dark brown, moist to wet. (Topsoil)
			SP-SM	3.0	(SP-SM) POORLY GRADED SAND with SILT and GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
5			GP		(GP) POORLY GRADED GRAVEL with Sand, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
10		Fines = 2%		12.0	

End of test pit (due to caving).

Groundwater not encountered.

Test pit immediately backfilled.

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Fax: 509-290-5734

TEST PIT NUMBER TP-8

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive
DATE STARTED 3/9/16 **COMPLETED** 3/9/16
GROUND ELEVATION _____ **TEST PIT SIZE** 36 inches
EXCAVATION CONTRACTOR Client Supplied
GROUND WATER LEVELS:
EXCAVATION METHOD Trackhoe
AT TIME OF EXCAVATION --- Not encountered
LOGGED BY PTN **CHECKED BY** PTN
AT END OF EXCAVATION --- Not encountered
NOTES _____
AFTER EXCAVATION --- Not encountered

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0		SM		(SM) SILTY SAND, fine to medium grained, with roots, dark brown, moist to wet. (Topsoil)
			0.5	
		SP-SM		(SP-SM) POORLY GRADED SAND with SILT and GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
			3.0	
5		SP		(SP) POORLY GRADED SAND with GRAVEL, medium to coarse grained, a trace of Cobbles and Boulders, brown, moist. (Glacial Outwash)
10				
			12.0	

End of test pit (due to caving).

Groundwater not encountered.

Test pit immediately backfilled.

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Fax: 509-290-5734

TEST PIT NUMBER TP-9

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive
DATE STARTED 3/9/16 **COMPLETED** 3/9/16
GROUND ELEVATION _____ **TEST PIT SIZE** 36 inches
EXCAVATION CONTRACTOR Client Supplied
GROUND WATER LEVELS:
EXCAVATION METHOD Trackhoe
AT TIME OF EXCAVATION --- Not encountered
LOGGED BY PTN **CHECKED BY** PTN
AT END OF EXCAVATION --- Not encountered
NOTES _____
AFTER EXCAVATION --- Not encountered

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0			SM		(SM) SILTY SAND, fine to medium grained, with roots, with Boulders, dark brown, moist to wet. (Topsoil)
				0.5	
			SP-SM		(SP-SM) POORLY GRADED SAND with SILT and GRAVEL, medium to coarse grained, with Cobbles and Boulders, brown, moist. (Glacial Outwash)
				4.0	
5			SP		(SP) POORLY GRADED SAND with GRAVEL, medium to coarse grained, with Cobbles and Boulders, brown, moist. (Glacial Outwash)
10		Fines = 4%			
				12.0	

End of test pit (due to caving).

Groundwater not encountered.

Test pit immediately backfilled.

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Inland Pacific Engineering Company
Geotechnical Engineering and Consulting

RELATIVE DENSITY OR CONSISTENCY VERSUS SPT N-VALVE			
COARSE-GRAINED SOILS		FINE-GRAINED SOILS	
DENSITY	N(BLOWS/FT)	CONSISTENCY	N(BLOWS/FT)
Very Loose	0 - 4	Very Soft	0 - 1
Loose	4 - 10	Soft	2 - 3
Medium-Dense	11 - 30	Rather Soft	4 - 5
		Medium	6 - 8
Dense	31 - 50	Rather Stiff	9 - 12
		Stiff	13 - 16
Very Dense	> 50	Very Stiff	17 - 30
		Hard	> 30

USCS SOIL CLASSIFICATION					
MAJOR DIVISIONS			GROUP DESCRIPTIONS		
Coarse-Grained Soils	Gravel and Gravelly Soils <50% coarse fraction passes #4 sieve	Gravel (with little or no fines)	GW	Well Graded Gravel	
			GP	Poorly Graded Gravel	
		Gravel (with >12% fines)	GM	Silty Gravel	
			GC	Clayey Gravel	
<50% passes #200 sieve	Sandy and Sandy Soils >50% coarse fraction passes #4 sieve	Sand (with little or no fines)	SW	Well Graded Sand	
			SP	Poorly Graded Sand	
		Sand (with >12% fines)	SM	Silty Sand	
			SC	Clayey Sand	
Fine-Grained Soils >50% passes #200 sieve	Silt and Clay Liquid Limit < 50		ML	Silt	
			CL	Lean Clay	
			OL	Organic Silt and Clay (low plasticity)	
	Salt and Clay Liquid Limit > 50		MH	Inorganic Silt	
			CH	Fat Clay	
			OH	Organic Clay and Silt (med to high plasticity)	
Highly Organic Soils			PT	Peat	Muck

MODIFIERS	
DESCRIPTION	RANGE
Occasional	<5%
Trace	5% - 12%
With	>12%

MOISTURE CONTENT	
DESCRIPTION	FIELD OBSERVATION
Dry	Absence of moisture, dusty, dry to the touch
Moist	Dry of optimum moisture content
Wet	Wet of optimum moisture content

MAJOR DIVISIONS WITH GRAIN SIZE							
SIEVE SIZE							
12"		3"	3/4"	4	10	40	200
GRAIN SIZE (INCHES)							
12		3	0.75	0.19	0.079	0.0171	0.0029
Boulders	Cobbles	Gravel		Sand			Silt and Clay
		Coarse	Fine	Coarse	Medium	Fine	

APPENDIX C

LABORATORY TEST RESULTS

IPEC
Inland Pacific Engineering Company
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Telephone: 509-209-6262
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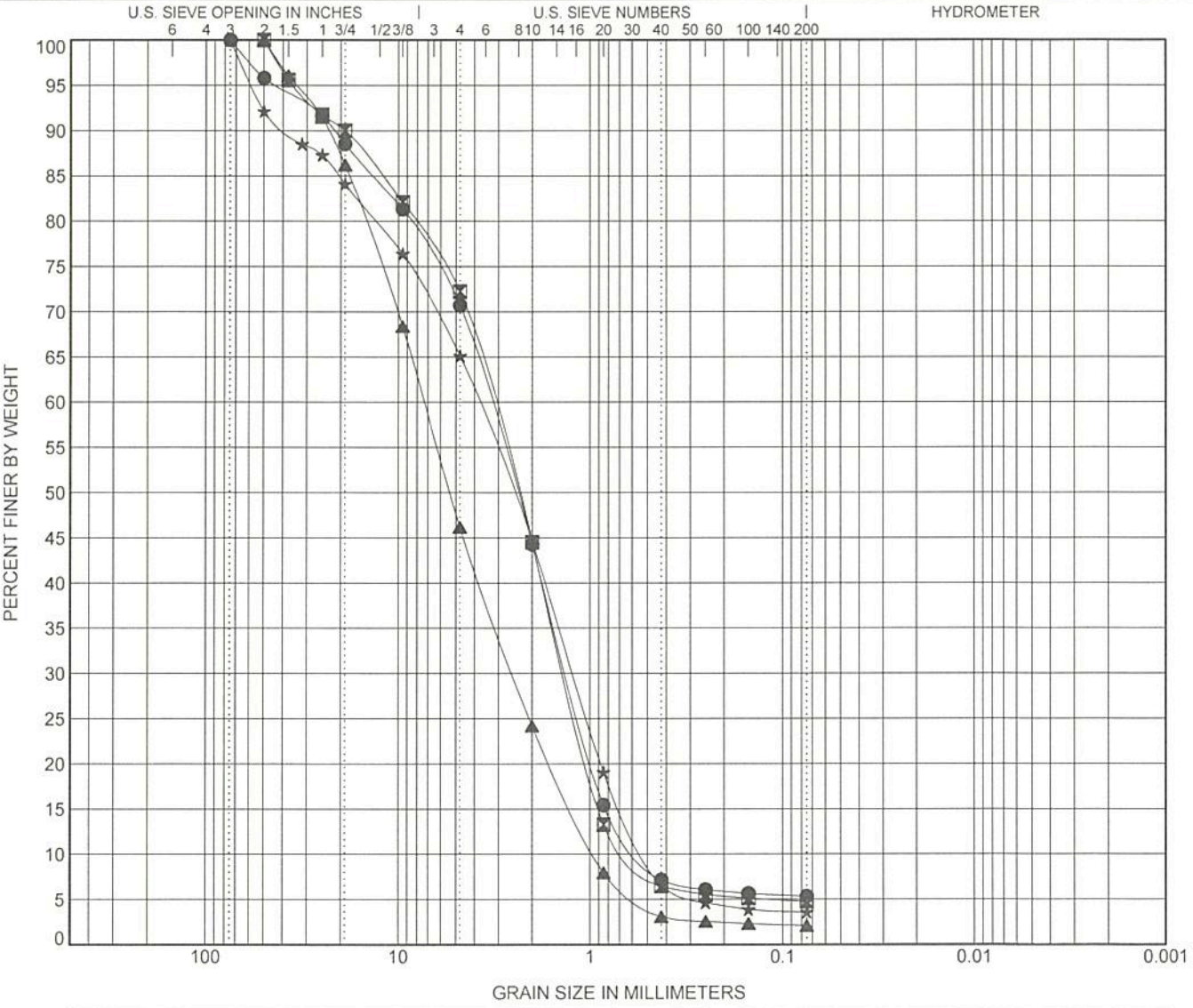
GRAIN SIZE DISTRIBUTION

CLIENT Copper River Apartments, LLC
PROJECT NAME Copper River Apartments
PROJECT NUMBER 16-230
PROJECT LOCATION 2911 West Ft. Wright Drive



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	BOREHOLE	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-1	10.0	SP-SM Poorly Graded Sand with Silt and Gravel				0.95	6.20
⊠	TP-6	10.0	SP Poorly Graded Sand with Gravel				0.92	5.33
▲	TP-7	10.0	GP Poorly Graded Gravel with Sand				0.91	7.72
★	TP-9	10.0	SP Poorly Graded Sand with Gravel				0.76	7.44

	BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-1	10.0	75	3.346	1.31	0.54	29.3	65.4	5.3	
⊠	TP-6	10.0	50	3.241	1.343	0.608	27.8	67.5	4.7	
▲	TP-7	10.0	50	7.315	2.516	0.948	53.8	44.1	2.1	
★	TP-9	10.0	75	3.826	1.226	0.514	34.9	61.5	3.6	