Received 8-8-2023

BARGHAUSEN

STORMWATER SITE PLAN

DuPont 243
DuPont, Washington

Prepared for:
Avenue 55, LLC
601 Union Street, Suite 2930
Seattle, WA 98101

2023-08-04

August 04, 2023
Our Job No. 18666

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425-251-6222 F) 425-251-8782
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EXECUTIVE SUMMARY

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This 19.65 acre site is located within a portion of the Northwest quarter of Section 26, Township 19 North, Range 1 East, Willamette Meridian, Pierce County, Washington. Of these 19.65 acres, 15.18 acres will be cleared, graded, and developed into a commercial building site and new public roadway. There are no known wetlands on the project site.

All Minimum Requirements apply to this project site and the following pages of this report describe how those Minimum Requirements will be met with this development. Flow control will be provided by an infiltration pond which has been sized to serve the proposed development of Lots 1 and 2 under this permit as well as any potential future development of Lot 3. Water quality will be provided by two Modular Wetland Systems which have General Use Level Designation for Enhanced, Phosphorus, and Basic Water Quality treatment per the Department of Ecology.

According to the topographic survey, there are no upstream basins that contribute runoff to this site.

A new infiltration pond will be constructed to provide stormwater flow control for the proposed development. This pond has been sized to serve the proposed development of Lots 1 and 2 under this permit as well as any potential future development of Lot 3. Per Pierce County requirements, the pond has been sized to infiltrate all stormwater runoff from the site up to the 100-year storm event. The conveyance system for this project has been sized using Santa Barbara Urban Hydrograph (SBUH) methodology to convey the 25-year storm event in all conveyance elements without surcharging any manholes or catch basins. Please see the following pages of this report for stormwater facility details and sizing calculations.

1.0 ANALYSIS OF THE MINIMUM REQUIREMENTS

1.0 ANALYSIS OF THE MINIMUM REQUIREMENTS

Per Figure 1.1, the Flow Chart for Determining the Minimum Requirements for New Developments, all Minimum Requirements 1 through 9 apply to this project. The following is a list of each of the Minimum Requirements and how this Stormwater Site Plan and site development project meet those requirements.

Minimum Requirement No. 1: Preparation of Stormwater Site Plan.

Response: This document meets the requirements for preparation of a Stormwater Site Plan.

Minimum Requirement No. 2: Stormwater Pollution Prevention Plan.

Response: Please see Section 6.0 of this report for the Stormwater Pollution Prevention Plan prepared for this project.

Minimum Requirement No. 3: Source Control of Pollution.

Response: All known, available, and reasonable Source Control BMPs will be applied to this project. At a minimum the owner will be educated about the proper use of pesticides and fertilizers, the parking lot will be swept on a regular basis, and the trash enclosure will be covered.

Minimum Requirement No. 4: Preservation of Natural Drainage Systems and Outfalls.

Response: Under existing conditions, all stormwater onsite infiltrates into the ground. Because the development proposes to infiltrate all stormwater runoff onsite, the existing drainage system will be preserved.

Minimum Requirement No. 5: On-Site Stormwater Management.

Response: Per the attached geotechnical report in section 7.0, soils on site will provide a minimum infiltration rate of 15 inches per hour. For this reason, an infiltration pond is proposed to provide onsite stormwater management.

Minimum Requirement No. 6: Runoff Treatment.

Response: Two Modular Wetland Systems are proposed to provide water quality treatment for all runoff from this project. This system has General Use Level Designation (GULD) from the Department of Ecology for enhanced water quality treatment.

Minimum Requirement No. 7: Flow Control.

Response: Flow control will be provided for this site by an onsite stormwater infiltration pond. Per Pierce County Requirements, this pond has been designed to infiltrate 100% of runoff from the project site up to and including the 100-year storm event.

Minimum Requirement No. 8: Wetlands Protection.

Response: There are no known wetlands on or adjacent to this site.

Minimum Requirement No. 9: Operation and Maintenance.

Response: An Operations and Maintenance Manual is included in this report and meets the requirements of the Pierce County stormwater manual.

FIGURE 1.1 - MINIMUM REQUIREMENTS SUMMARY

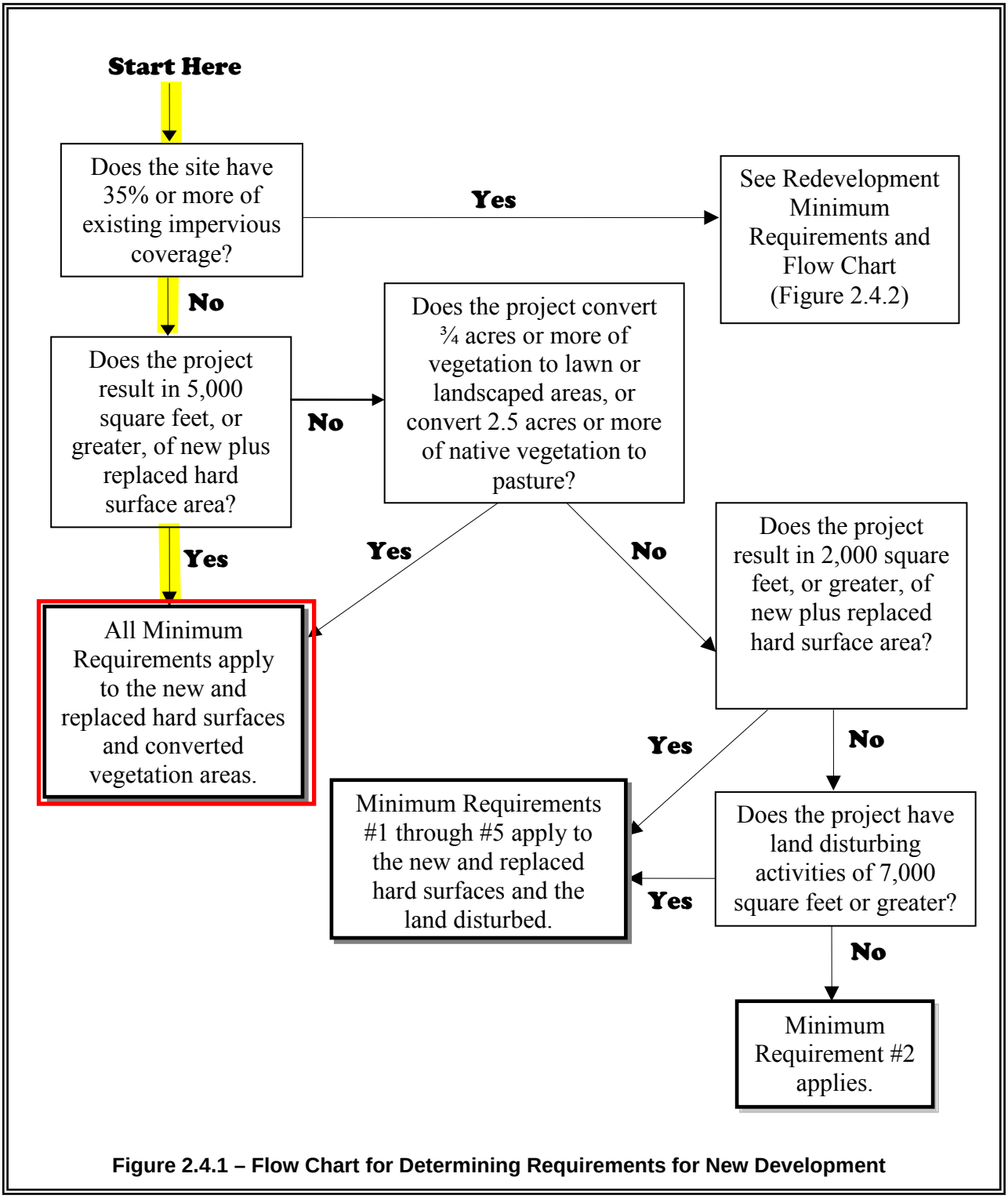


Figure 2.4.1 – Flow Chart for Determining Requirements for New Development

2.0 PROJECT OVERVIEW

2.0 PROJECT OVERVIEW

The site is located within a portion of the Northwest quarter of section 26, Township 19 North, Range 1 East, Willamette Meridian, Pierce County, Washington. The address of this site is 1700 Center Drive DuPont, WA 98327

The proposal of this project is to construct one new warehouse building approximately 243,180 SF in size along with a loading dock, paved drive aisles, and new utilities. Half street construction is also proposed to connect into the existing portion of Sequalitchew road to the southeast of the site. The remaining eastern side of Sequalitchew road will be constructed when Lot 3 is developed. Improvements under this permit include 13.20 acres of impervious surfaces while the remaining site area will consist of pervious surfaces in the form of landscaping and undisturbed land, which total 5.78 acres.

For stormwater flow control, a new infiltration pond is proposed. This pond has been sized to handle the 100-year storm event for this development as well as future runoff from any potential development of Lot 3. Stormwater quality treatment will be provided by two Modular Wetland Units which have General Use Level Designation (GULD) from the Department of Ecology for enhanced water quality treatment. Please see the following pages of this report for sizing of these facilities.

3.0 EXISTING CONDITIONS SUMMARY

3.0 EXISTING CONDITIONS SUMMARY

Under existing conditions the eastern and western portions of the site are thickly forested. The center of the site is an open area of gravel with downward slopes of approximately 3:1. To the west of the gravel area, the site is relatively flat, other than a few areas of moderate slopes. On the east of the gravel area, the site is moderately steep, where it generally slopes downward to the southwest at a minimum of 7% and at most 30% on the far east side of the site. Overall, the site slopes downward to the southwest.

Per the geotechnical report, groundwater levels in the area are at an elevation of roughly 140' and none is expected to be encountered during construction. A minimum infiltration rate of 15 inches per hour can be used to size the proposed infiltration pond.

4.0 OFF-SITE ANALYSIS REPORT

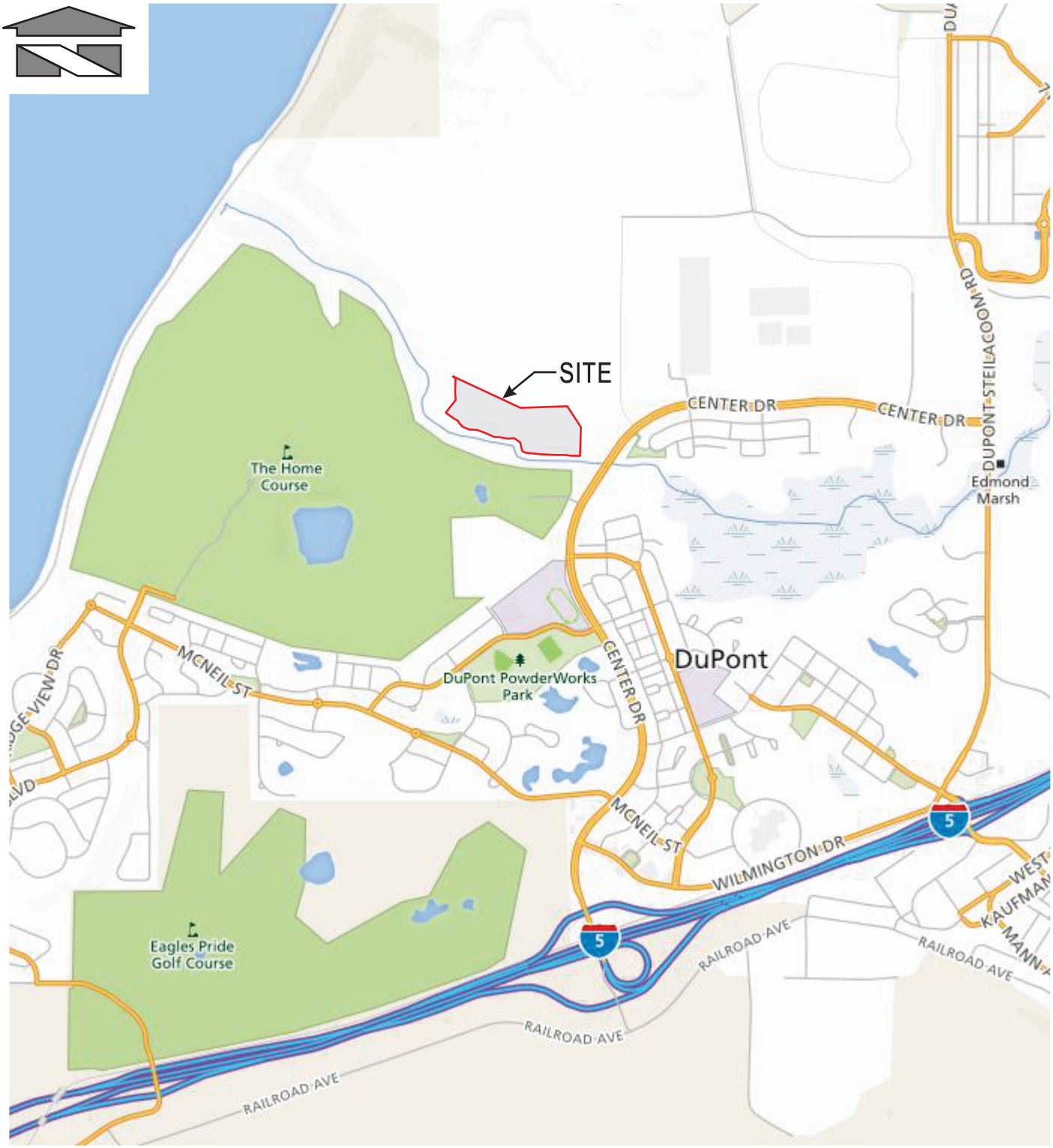
4.0 OFF-SITE ANALYSIS REPORT

An Off-Site Analysis Report will be included with the final Stormwater Site Plan.

Upstream Basin Analysis

There do not appear to be any upstream basins that contribute runoff to this project.

VICINITY MAP



REFERENCE: Rand McNally (2017)

Scale:
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For:
Dupont Industrial Warehouse
Dupont, Washington

Title:
VICINITY MAP

Job Number
18666

DATE: 12/19/17

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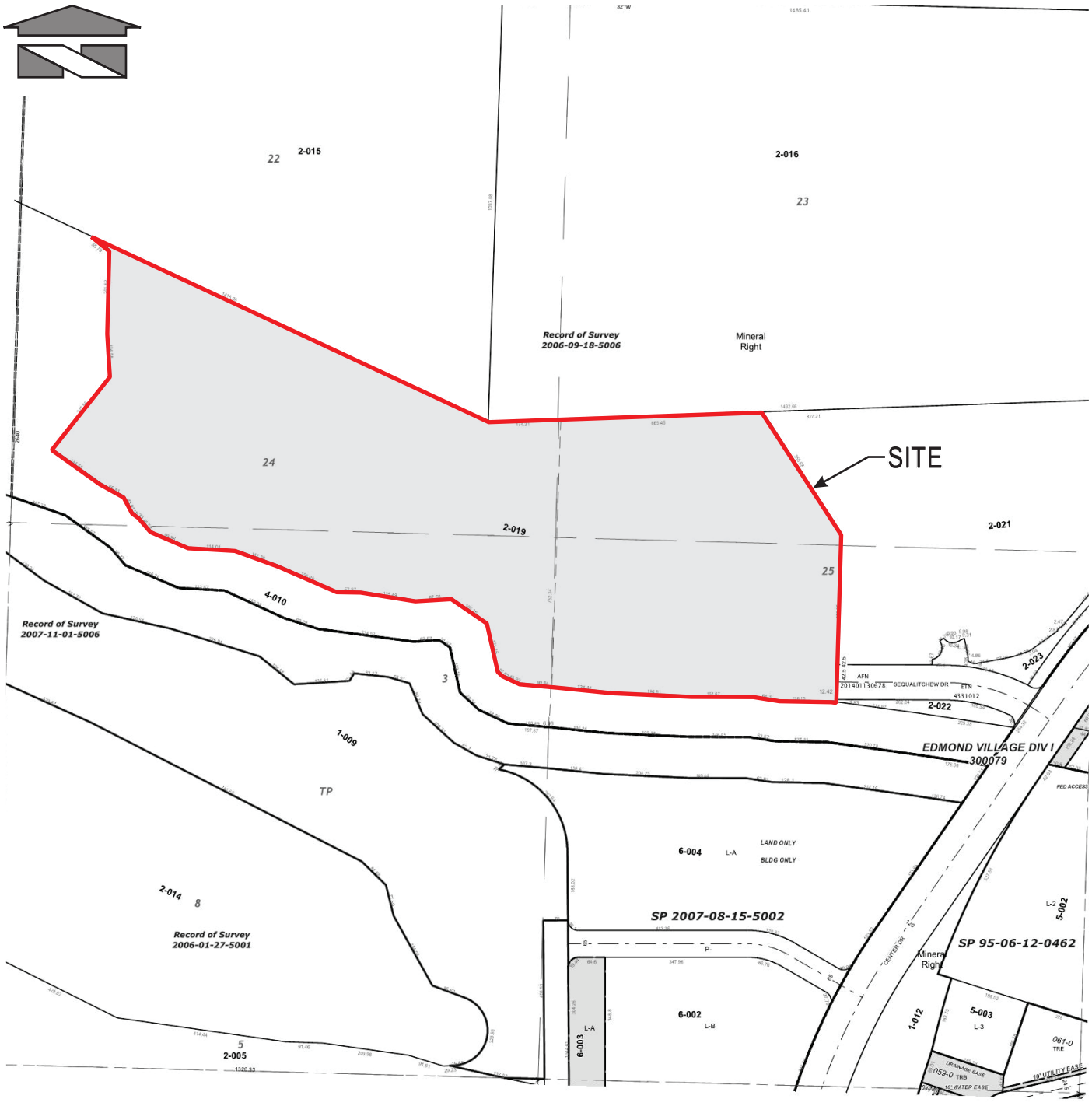
ASSESSOR'S MAP



REFERENCE: Pierce County Department of Assessments (Dec. 2015)

Scale: Horizontal: **N.T.S.** Vertical: **N/A**	*For:* Dupont Industrial Warehouse Dupont, Washington	Job Number 18666
BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	*Title:* ASSESSOR MAP	DATE: 12/19/17

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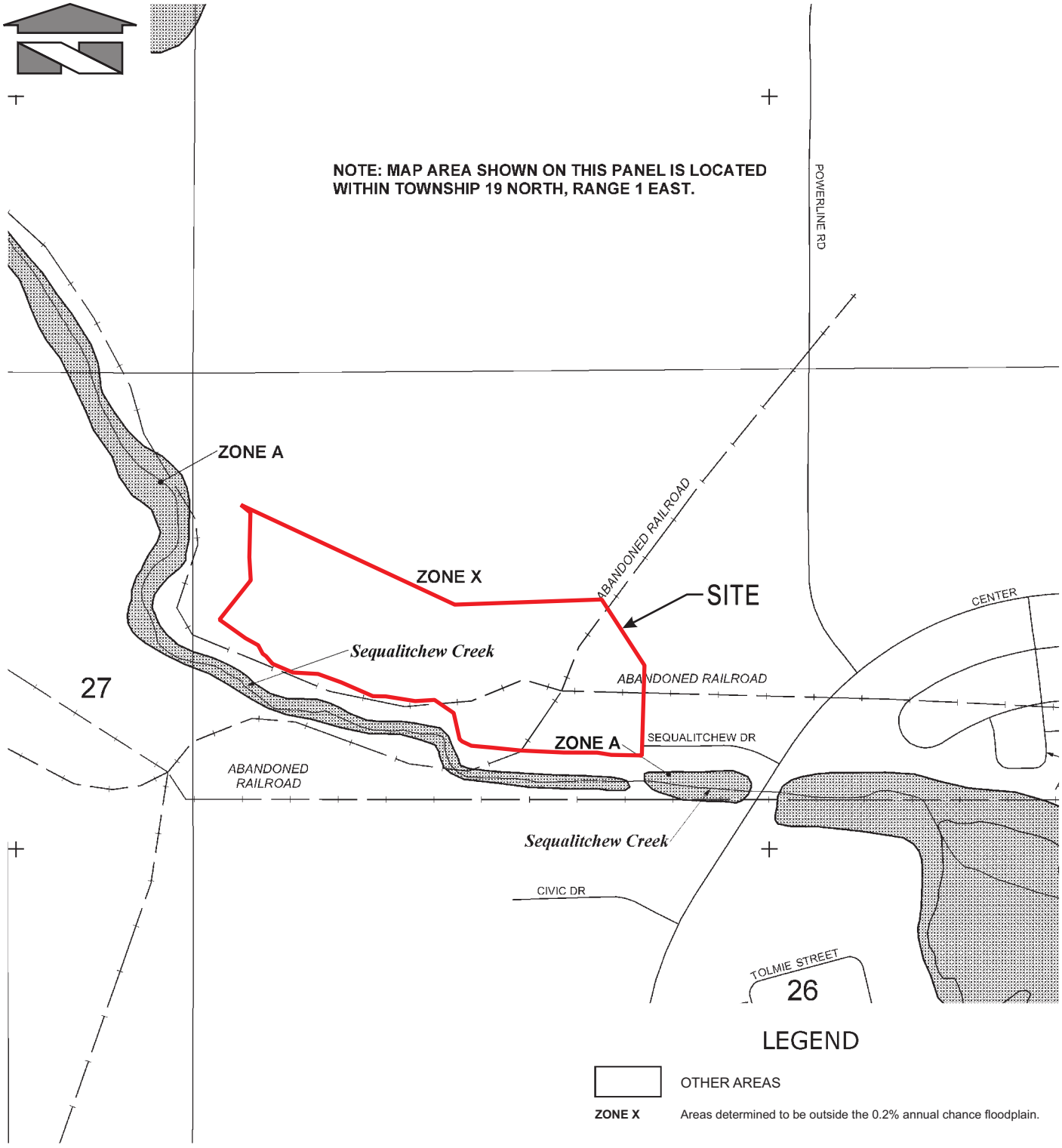
FEMA MAP



REFERENCE: Federal Emergency Management Agency (Portion of Map 53053C0507E, March 2017)

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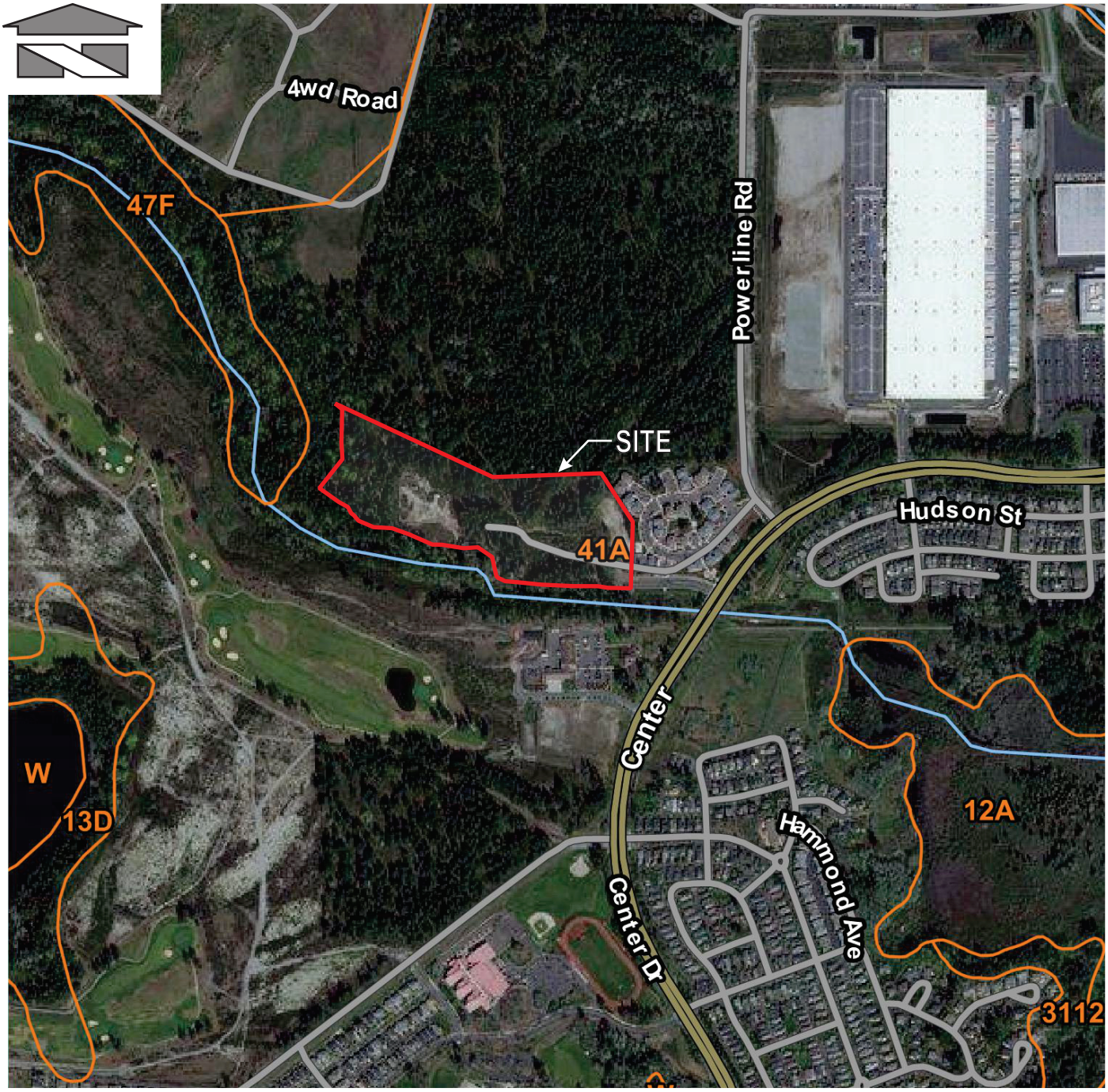
SOILS MAP



REFERENCE: USDA, Natural Resources Conservation Service

LEGEND:

41A = Spanaway gravelly sandy loam

Scale:

Horizontal: **N.T.S.** Vertical: **N/A**

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SOIL SURVEY MAP

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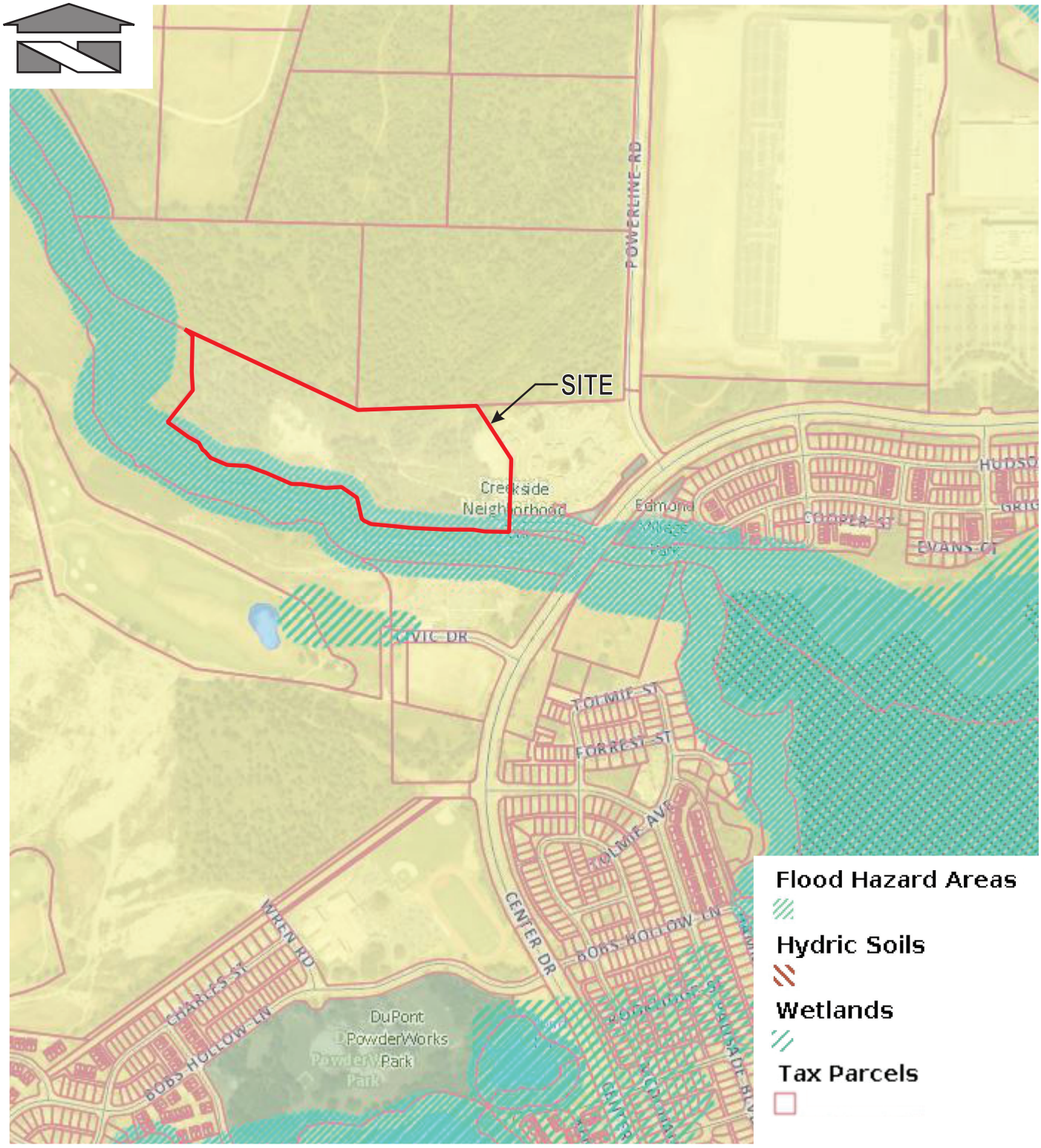
SENSITIVE AREAS MAP



REFERENCE: Pierce County PublicGIS

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Title:
SENSITIVE AREAS MAP

DATE: 12/19/17

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5.0 PERMANENT STORMWATER CONTROL PLAN

5.0 PERMANENT STORMWATER CONTROL PLAN

Part A Existing Site Hydrology

The existing project site consists of approximately 19.65 acres of forested land. There is an existing gravel area near the center of the site, which depresses at a slopes ranging from 30% to 45%. There are existing 1:1 slopes to the south of the property. The majority of the site is moderately steep, with slopes ranging from 2% to 20%. The east side of the site has slopes ranging from 13% to 70%. The site generally slopes southwest. This site lies within Spanaway gravelly sandy loam, according to the USDA Web Soil survey.

Under existing conditions, all stormwater onsite infiltrates into the ground. Full infiltration is also the proposed means of stormwater flow control for the project, preserving the natural site discharge.

Part B Developed Site Hydrology

The developed site will include approximately 13.20 acres of impervious surfaces and 5.78 acres of pervious landscaped and undeveloped areas. Of the impervious areas, the proposed building roof area will be approximately 5.58 acres while the remaining 6.16 acres will consist of asphalt and concrete paving. In addition to the development of Lots 1 and 2 under this permit, the infiltration pond and water quality units have been sized to handle any additional runoff that would potentially be generated from the future development of Lot 3. Because roof area is a non-pollution generating surface, roof runoff will be discharged directly into the infiltration pond, bypassing the water quality system.

As required by the Pierce County Stormwater Management and Site Development Manual, the infiltration pond was sized using WWHM 2012 to handle runoff from the 100-year storm event.

Part C Performance Standards and Goals

The flow control standard for this project is 100% infiltration of all stormwater runoff up to and including the 100-year storm event. The water quality devices have been sized to treat 91% of total stormwater volume across all modeled storm events. The Santa Barbara Urban Hydrograph (SBUH) methodology will be used in the final report to size all conveyance elements for the 25-year storm event.

Part D Low Impact Development Features

Flow control for this site will be provided by a new infiltration pond which will infiltrate 100% of stormwater runoff from the project onsite, eliminating any discharge from the property.

Part E Flow Control System

Flow control for the site will be provided by a new infiltration pond which has been sized sing WWHM 2012 to process 100% of stormwater runoff from the development of Lots 1 and 2 proposed under this permit as well as any runoff from the potential future development of Lot 3.

Part F Water Quality System

Water quality for this site will be provided by two Modular Wetland Systems which have General use Level Designation (GULD) for enhanced water quality treatment from the Department of Ecology. These units have been sized using WWHM 2012 to treat 91% of the total runoff volume across all storm events per the Pierce County Stormwater Management and Site Development Manual.

Part G Conveyance System Analysis and Design

The conveyance system for this project has been sized to convey the 25-year storm event per the requirements of the Pierce County stormwater manual using a 5-minute time of concentration and a Manning's 'n' value of 0.013 for all pipes. Conveyance calculations will be provided in the final storm report.

FLOW CONTROL AND WATER QUALITY SIZING CRITERIA

FLOW CONTROL AND WATER QUALITY SIZING CRITERIA

Lot 1

Roof Tops	=	5.58 Acres
Pavement	=	6.16 Acres
Pond	=	0.67 Acres
Landscape	=	5.31 Acres
Total	=	17.72 Acres

Lot 2 (Sequalitchew Road)

Pavement	=	1.46 Acres
Landscape	=	0.47 Acre
Total	=	1.93 Acres

Lot 3 (Future development under separate permit)

Roof Tops	=	1.30 Acres
Pavement	=	2.26 Acres
Landscape	=	2.08 Acres
Total	=	5.64 Acres

BASIN MAP

Pipe Conveyance Calculations will be included in the final Stormwater Site Plan.

GRADING PLAN

PRELIMINARY GRADING AND STORM DRAINAGE PLAN-WEST

FOR

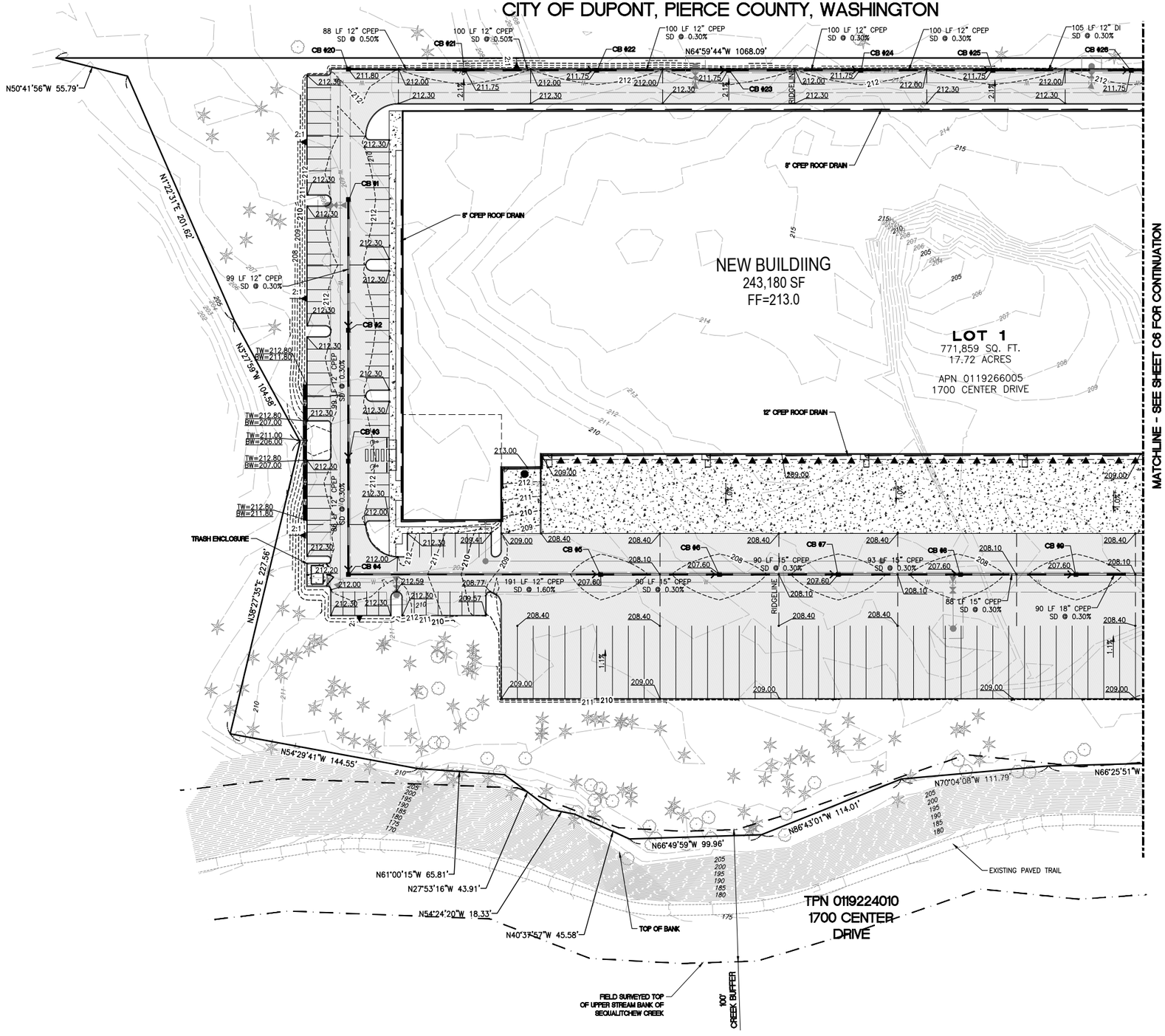
DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

1"=40'

0 20 40 80



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BY: _____ DATE: _____
CITY OF DUPONT

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NOTE:
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No.	Date	By	Ckd.	Appr.	Revision
1	08/04/23	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: PRELIMINARY GRADING AND STORM DRAINAGE PLAN-WEST FOR DUPONT 243

For: AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER
08/04/2023

Scale: Horizontal 1"=40' Vertical N/A

Designed JAT Drawn JAT Checked DKB Approved DKB Date 08/04/23

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Job Number 18666

Sheet C5 of 13

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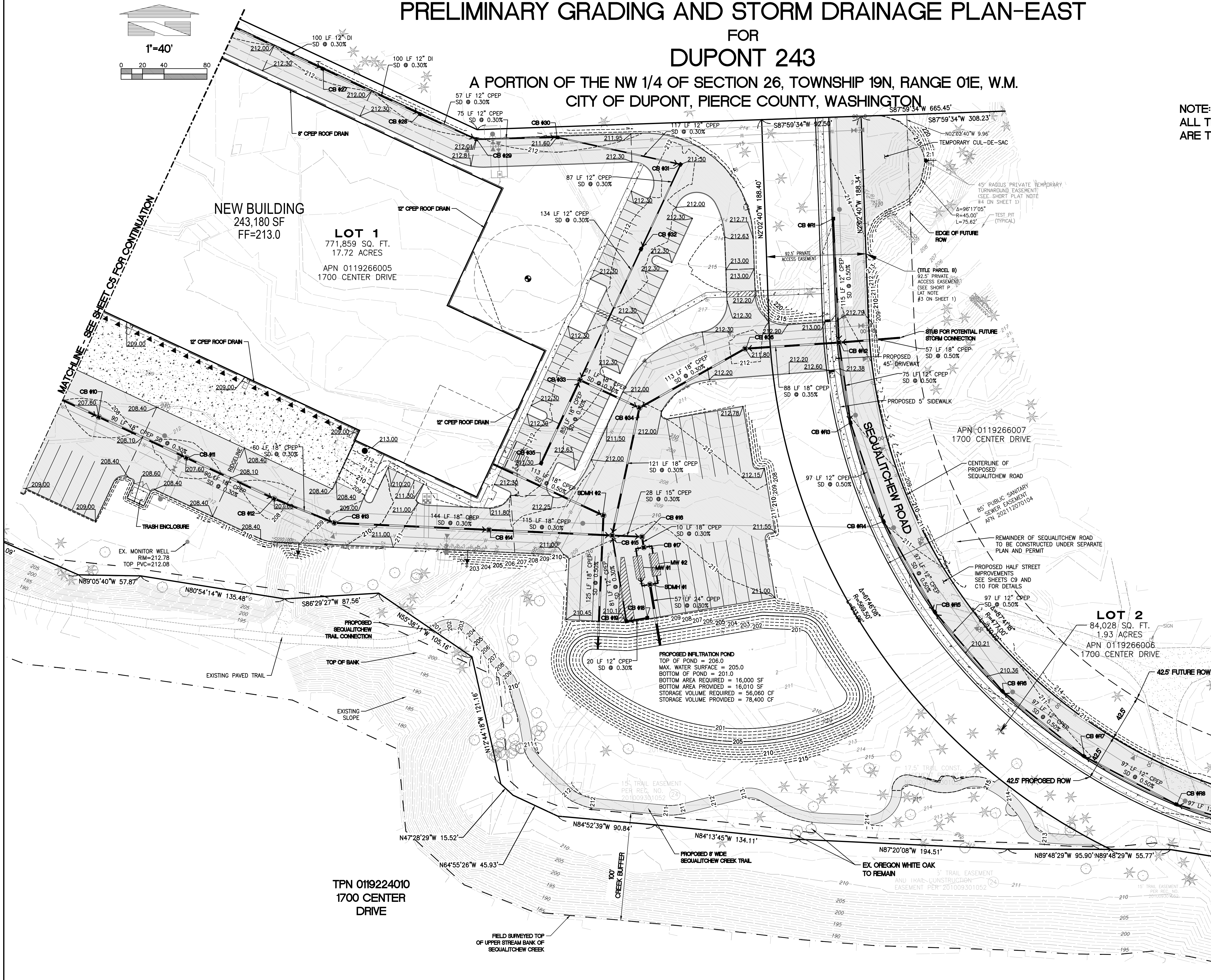
PRELIMINARY GRADING AND STORM DRAINAGE PLAN-EAST
FOR
DUPONT 243
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



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For: AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
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DANIEL K. BALMELLI, STATE OF WASHINGTON, 25672, REGISTERED PROFESSIONAL ENGINEER, 08/04/2023

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Job Number 18666
Sheet C6 of 13

FLOW CONTROL CALCULATIONS

WWHM2012

PROJECT REPORT

18666 - DuPont 243
Infiltration Calculations

General Model Information

Project Name:	18666 FC Pond2
Site Name:	
Site Address:	
City:	
Report Date:	8/4/2023
Gage:	40 IN WEST
Data Start:	10/01/1901
Data End:	09/30/2059
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2019/09/13
Version:	4.2.17

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Landuse Basin Data

Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Forest, Flat	25.29
Pervious Total	25.29
Impervious Land Use	acre
Impervious Total	0
Basin Total	25.29

Element Flows To:

Surface	Interflow	Groundwater

Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	7.86
Pervious Total	7.86

Impervious Land Use	acre
ROOF TOPS FLAT	6.88
PARKING FLAT	9.88
POND	0.67
Impervious Total	17.43
Basin Total	25.29

Element Flows To:

Surface	Interflow	Groundwater
Trapezoidal Pond 1	Trapezoidal Pond 1	

Mitigated Routing

Trapezoidal Pond 1

Bottom Length:	100.00 ft.	- Infiltrating area required = 16,000 SF
Bottom Width:	160.00 ft.	
Depth:	7 ft.	
Volume at riser head:	1.2866 acre-feet.	- Storage volume required = 56,050 CF
Infiltration On		
Infiltration rate:	15	
Infiltration safety factor:	1	
Total Volume Infiltrated (ac-ft.):		7488.52
Total Volume Through Riser (ac-ft.):		0
Total Volume Through Facility (ac-ft.):		7488.52
Percent Infiltrated:		100
Total Precip Applied to Facility:		0
Total Evap From Facility:		0
Side slope 1:	3 To 1	
Side slope 2:	3 To 1	
Side slope 3:	3 To 1	
Side slope 4:	3 To 1	
Discharge Structure		
Riser Height:	3 ft.	
Riser Diameter:	18 in.	
Element Flows To:		
Outlet 1	Outlet 2	

Pond Hydraulic Table

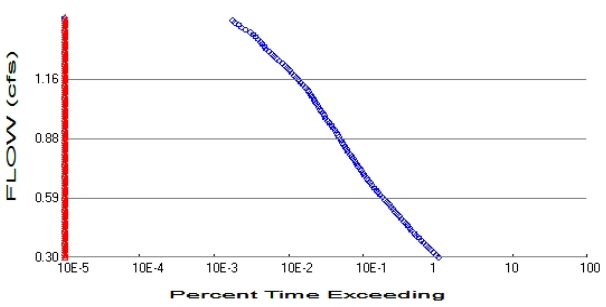
Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.367	0.000	0.000	0.000
0.0778	0.370	0.028	0.000	5.555
0.1556	0.372	0.057	0.000	5.555
0.2333	0.375	0.086	0.000	5.555
0.3111	0.378	0.116	0.000	5.555
0.3889	0.381	0.145	0.000	5.555
0.4667	0.384	0.175	0.000	5.555
0.5444	0.387	0.205	0.000	5.555
0.6222	0.389	0.235	0.000	5.555
0.7000	0.392	0.266	0.000	5.555
0.7778	0.395	0.296	0.000	5.555
0.8556	0.398	0.327	0.000	5.555
0.9333	0.401	0.358	0.000	5.555
1.0111	0.404	0.390	0.000	5.555
1.0889	0.407	0.421	0.000	5.555
1.1667	0.410	0.453	0.000	5.555
1.2444	0.413	0.485	0.000	5.555
1.3222	0.416	0.517	0.000	5.555
1.4000	0.419	0.550	0.000	5.555
1.4778	0.422	0.582	0.000	5.555
1.5556	0.425	0.615	0.000	5.555
1.6333	0.428	0.648	0.000	5.555
1.7111	0.431	0.682	0.000	5.555
1.7889	0.434	0.716	0.000	5.555
1.8667	0.437	0.749	0.000	5.555
1.9444	0.440	0.783	0.000	5.555
2.0222	0.443	0.818	0.000	5.555

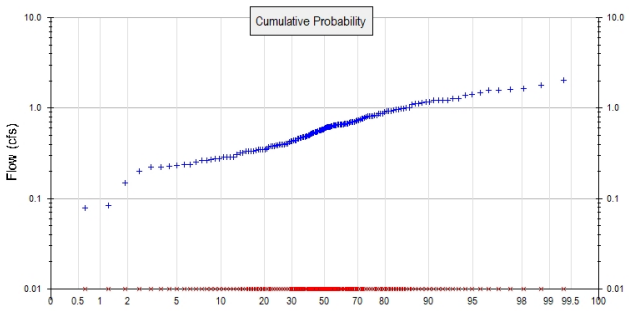
2.1000	0.446	0.852	0.000	5.555
2.1778	0.449	0.887	0.000	5.555
2.2556	0.452	0.922	0.000	5.555
2.3333	0.455	0.958	0.000	5.555
2.4111	0.458	0.993	0.000	5.555
2.4889	0.461	1.029	0.000	5.555
2.5667	0.464	1.065	0.000	5.555
2.6444	0.467	1.101	0.000	5.555
2.7222	0.470	1.138	0.000	5.555
2.8000	0.474	1.174	0.000	5.555
2.8778	0.477	1.211	0.000	5.555
2.9556	0.480	1.249	0.000	5.555
3.0333	0.483	1.286	0.096	5.555
3.1111	0.486	1.324	0.587	5.555
3.1889	0.489	1.362	1.291	5.555
3.2667	0.493	1.400	2.123	5.555
3.3444	0.496	1.439	3.009	5.555
3.4222	0.499	1.477	3.871	5.555
3.5000	0.502	1.516	4.639	5.555
3.5778	0.506	1.556	5.256	5.555
3.6556	0.509	1.595	5.703	5.555
3.7333	0.512	1.635	6.014	5.555
3.8111	0.515	1.675	6.382	5.555
3.8889	0.519	1.715	6.681	5.555
3.9667	0.522	1.755	6.967	5.555
4.0444	0.525	1.796	7.242	5.555
4.1222	0.529	1.837	7.507	5.555
4.2000	0.532	1.879	7.763	5.555
4.2778	0.535	1.920	8.010	5.555
4.3556	0.539	1.962	8.250	5.555
4.4333	0.542	2.004	8.484	5.555
4.5111	0.545	2.046	8.711	5.555
4.5889	0.549	2.089	8.932	5.555
4.6667	0.552	2.132	9.148	5.555
4.7444	0.555	2.175	9.359	5.555
4.8222	0.559	2.218	9.566	5.555
4.9000	0.562	2.262	9.768	5.555
4.9778	0.566	2.306	9.966	5.555
5.0556	0.569	2.350	10.16	5.555
5.1333	0.572	2.394	10.35	5.555
5.2111	0.576	2.439	10.53	5.555
5.2889	0.579	2.484	10.72	5.555
5.3667	0.583	2.529	10.90	5.555
5.4444	0.586	2.575	11.08	5.555
5.5222	0.590	2.620	11.25	5.555
5.6000	0.593	2.666	11.42	5.555
5.6778	0.597	2.713	11.59	5.555
5.7556	0.600	2.759	11.76	5.555
5.8333	0.604	2.806	11.92	5.555
5.9111	0.607	2.853	12.09	5.555
5.9889	0.611	2.901	12.25	5.555
6.0667	0.615	2.948	12.41	5.555
6.1444	0.618	2.996	12.56	5.555
6.2222	0.622	3.045	12.72	5.555
6.3000	0.625	3.093	12.87	5.555
6.3778	0.629	3.142	13.02	5.555
6.4556	0.632	3.191	13.17	5.555
6.5333	0.636	3.240	13.32	5.555

6.6111	0.640	3.290	13.46	5.555
6.6889	0.643	3.340	13.61	5.555
6.7667	0.647	3.390	13.75	5.555
6.8444	0.651	3.441	13.89	5.555
6.9222	0.654	3.492	14.03	5.555
7.0000	0.658	3.543	14.17	5.555
7.0778	0.662	3.594	14.31	5.555

Analysis Results

POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 25.29
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 7.86
Total Impervious Area: 17.43

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.603392
5 year	0.928695
10 year	1.116774
25 year	1.320514
50 year	1.451587
100 year	1.565325

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	**Predeveloped**	**Mitigated**
1902	0.425	0.000
1903	0.398	0.000
1904	0.648	0.000
1905	0.322	0.000
1906	0.148	0.000
1907	0.925	0.000
1908	0.677	0.000
1909	0.660	0.000
1910	0.916	0.000
1911	0.622	0.000

1912	2.022	0.000
1913	0.940	0.000
1914	0.238	0.000
1915	0.408	0.000
1916	0.618	0.000
1917	0.230	0.000
1918	0.651	0.000
1919	0.508	0.000
1920	0.617	0.000
1921	0.662	0.000
1922	0.665	0.000
1923	0.551	0.000
1924	0.266	0.000
1925	0.337	0.000
1926	0.581	0.000
1927	0.383	0.000
1928	0.461	0.000
1929	0.922	0.000
1930	0.595	0.000
1931	0.565	0.000
1932	0.432	0.000
1933	0.471	0.000
1934	1.211	0.000
1935	0.571	0.000
1936	0.528	0.000
1937	0.817	0.000
1938	0.524	0.000
1939	0.042	0.000
1940	0.547	0.000
1941	0.305	0.000
1942	0.835	0.000
1943	0.435	0.000
1944	0.872	0.000
1945	0.699	0.000
1946	0.402	0.000
1947	0.278	0.000
1948	1.277	0.000
1949	1.130	0.000
1950	0.333	0.000
1951	0.370	0.000
1952	1.642	0.000
1953	1.494	0.000
1954	0.548	0.000
1955	0.445	0.000
1956	0.221	0.000
1957	0.815	0.000
1958	1.592	0.000
1959	0.978	0.000
1960	0.286	0.000
1961	0.988	0.000
1962	0.567	0.000
1963	0.289	0.000
1964	0.285	0.000
1965	1.131	0.000
1966	0.333	0.000
1967	0.493	0.000
1968	0.503	0.000
1969	0.505	0.000

1970	0.792	0.000
1971	1.172	0.000
1972	0.772	0.000
1973	1.017	0.000
1974	0.557	0.000
1975	1.229	0.000
1976	0.675	0.000
1977	0.268	0.000
1978	1.100	0.000
1979	0.319	0.000
1980	0.643	0.000
1981	0.626	0.000
1982	0.266	0.000
1983	0.997	0.000
1984	0.475	0.000
1985	0.726	0.000
1986	0.616	0.000
1987	1.155	0.000
1988	0.731	0.000
1989	0.663	0.000
1990	0.771	0.000
1991	0.605	0.000
1992	0.783	0.000
1993	0.810	0.000
1994	1.179	0.000
1995	0.253	0.000
1996	1.289	0.000
1997	0.481	0.000
1998	0.654	0.000
1999	0.079	0.000
2000	0.480	0.000
2001	0.227	0.000
2002	0.870	0.000
2003	0.757	0.000
2004	0.662	0.000
2005	1.235	0.000
2006	0.382	0.000
2007	0.339	0.000
2008	0.645	0.000
2009	0.444	0.000
2010	0.391	0.000
2011	0.290	0.000
2012	0.519	0.000
2013	0.345	0.000
2014	0.279	0.000
2015	0.529	0.000
2016	0.221	0.000
2017	0.867	0.000
2018	1.627	0.000
2019	1.585	0.000
2020	0.489	0.000
2021	0.817	0.000
2022	0.349	0.000
2023	0.703	0.000
2024	1.810	0.000
2025	0.636	0.000
2026	1.000	0.000
2027	0.399	0.000

2028	0.348	0.000
2029	0.666	0.000
2030	1.223	0.000
2031	0.397	0.000
2032	0.238	0.000
2033	0.379	0.000
2034	0.353	0.000
2035	1.411	0.000
2036	0.729	0.000
2037	0.200	0.000
2038	0.578	0.000
2039	0.083	0.000
2040	0.384	0.000
2041	0.444	0.000
2042	1.378	0.000
2043	0.691	0.000
2044	0.925	0.000
2045	0.605	0.000
2046	0.704	0.000
2047	0.540	0.000
2048	0.706	0.000
2049	0.624	0.000
2050	0.458	0.000
2051	0.671	0.000
2052	0.395	0.000
2053	0.673	0.000
2054	0.837	0.000
2055	0.348	0.000
2056	0.337	0.000
2057	0.467	0.000
2058	0.578	0.000
2059	0.969	0.000

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

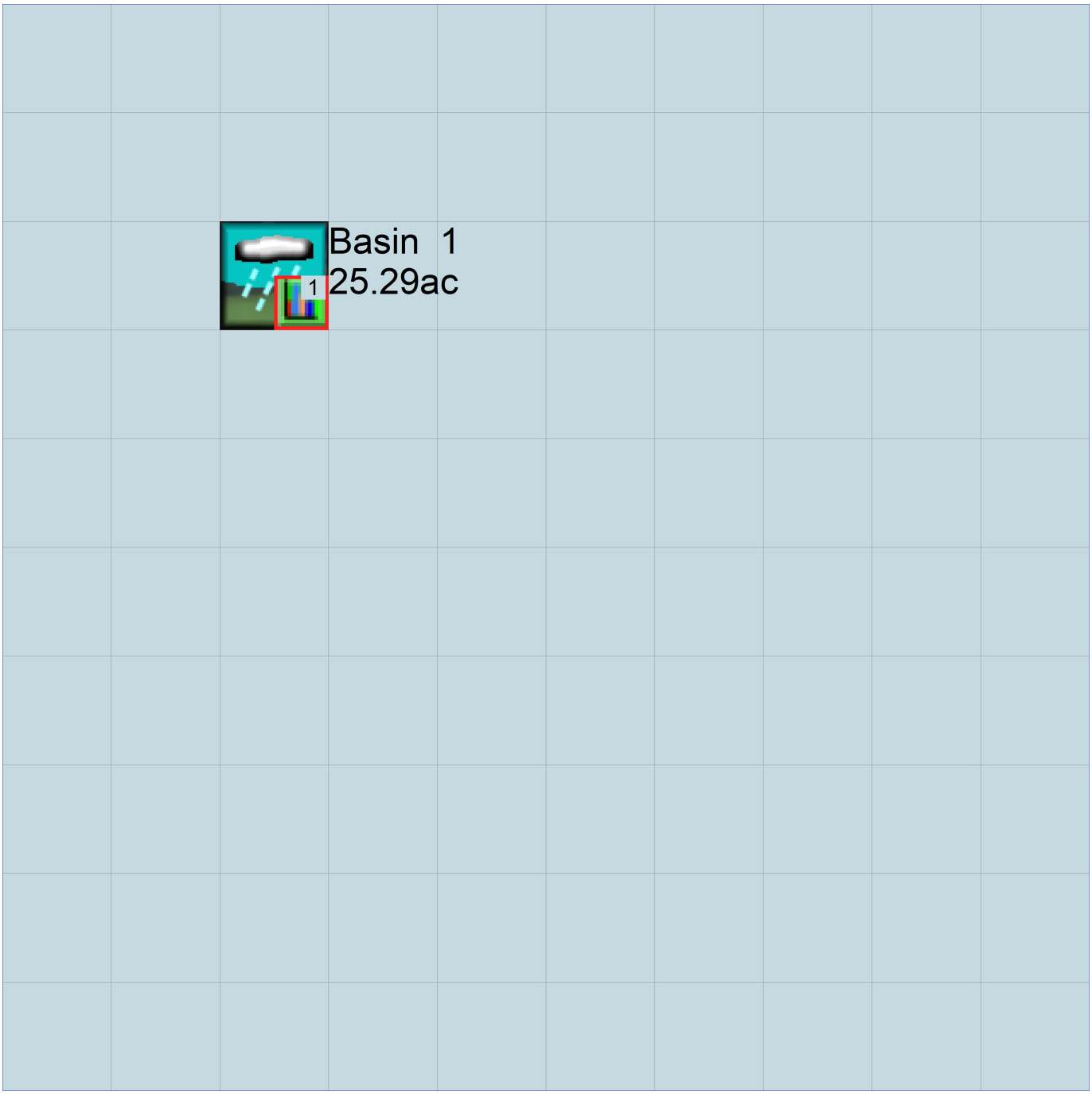
Rank	Predeveloped	Mitigated
1	2.0225	0.0000
2	1.8101	0.0000
3	1.6419	0.0000
4	1.6272	0.0000
5	1.5923	0.0000
6	1.5850	0.0000
7	1.4944	0.0000
8	1.4107	0.0000
9	1.3781	0.0000
10	1.2890	0.0000
11	1.2770	0.0000
12	1.2348	0.0000
13	1.2287	0.0000
14	1.2234	0.0000
15	1.2113	0.0000
16	1.1790	0.0000
17	1.1724	0.0000
18	1.1549	0.0000
19	1.1306	0.0000
20	1.1297	0.0000
21	1.1001	0.0000
22	1.0165	0.0000

23	1.0003	0.0000
24	0.9967	0.0000
25	0.9880	0.0000
26	0.9777	0.0000
27	0.9689	0.0000
28	0.9399	0.0000
29	0.9249	0.0000
30	0.9247	0.0000
31	0.9222	0.0000
32	0.9160	0.0000
33	0.8716	0.0000
34	0.8701	0.0000
35	0.8675	0.0000
36	0.8374	0.0000
37	0.8355	0.0000
38	0.8171	0.0000
39	0.8171	0.0000
40	0.8147	0.0000
41	0.8103	0.0000
42	0.7916	0.0000
43	0.7827	0.0000
44	0.7721	0.0000
45	0.7715	0.0000
46	0.7568	0.0000
47	0.7314	0.0000
48	0.7289	0.0000
49	0.7258	0.0000
50	0.7063	0.0000
51	0.7036	0.0000
52	0.7027	0.0000
53	0.6988	0.0000
54	0.6911	0.0000
55	0.6772	0.0000
56	0.6747	0.0000
57	0.6733	0.0000
58	0.6705	0.0000
59	0.6655	0.0000
60	0.6647	0.0000
61	0.6627	0.0000
62	0.6620	0.0000
63	0.6619	0.0000
64	0.6595	0.0000
65	0.6543	0.0000
66	0.6514	0.0000
67	0.6475	0.0000
68	0.6453	0.0000
69	0.6428	0.0000
70	0.6363	0.0000
71	0.6255	0.0000
72	0.6236	0.0000
73	0.6223	0.0000
74	0.6177	0.0000
75	0.6168	0.0000
76	0.6163	0.0000
77	0.6051	0.0000
78	0.6051	0.0000
79	0.5949	0.0000
80	0.5811	0.0000

81	0.5782	0.0000
82	0.5776	0.0000
83	0.5715	0.0000
84	0.5672	0.0000
85	0.5645	0.0000
86	0.5572	0.0000
87	0.5506	0.0000
88	0.5477	0.0000
89	0.5469	0.0000
90	0.5402	0.0000
91	0.5292	0.0000
92	0.5282	0.0000
93	0.5239	0.0000
94	0.5186	0.0000
95	0.5082	0.0000
96	0.5047	0.0000
97	0.5029	0.0000
98	0.4928	0.0000
99	0.4888	0.0000
100	0.4805	0.0000
101	0.4799	0.0000
102	0.4745	0.0000
103	0.4715	0.0000
104	0.4673	0.0000
105	0.4606	0.0000
106	0.4581	0.0000
107	0.4446	0.0000
108	0.4445	0.0000
109	0.4436	0.0000
110	0.4345	0.0000
111	0.4321	0.0000
112	0.4250	0.0000
113	0.4083	0.0000
114	0.4023	0.0000
115	0.3986	0.0000
116	0.3976	0.0000
117	0.3968	0.0000
118	0.3953	0.0000
119	0.3914	0.0000
120	0.3842	0.0000
121	0.3828	0.0000
122	0.3817	0.0000
123	0.3786	0.0000
124	0.3703	0.0000
125	0.3531	0.0000
126	0.3493	0.0000
127	0.3482	0.0000
128	0.3477	0.0000
129	0.3451	0.0000
130	0.3385	0.0000
131	0.3374	0.0000
132	0.3365	0.0000
133	0.3334	0.0000
134	0.3329	0.0000
135	0.3225	0.0000
136	0.3187	0.0000
137	0.3054	0.0000
138	0.2897	0.0000

139	0.2890	0.0000
140	0.2864	0.0000
141	0.2851	0.0000
142	0.2785	0.0000
143	0.2784	0.0000
144	0.2685	0.0000
145	0.2656	0.0000
146	0.2656	0.0000
147	0.2527	0.0000
148	0.2385	0.0000
149	0.2381	0.0000
150	0.2302	0.0000
151	0.2274	0.0000
152	0.2214	0.0000
153	0.2211	0.0000
154	0.2003	0.0000
155	0.1485	0.0000
156	0.0829	0.0000
157	0.0793	0.0000
158	0.0420	0.0000

Appendix
Predeveloped Schematic



Mitigated Schematic

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WWHM2012

PROJECT REPORT

18666 - DuPont 243
Water Quality Calculations

Landuse Basin Data

Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C, Forest, Flat	25.29
Pervious Total	25.29
Impervious Land Use	acre
Impervious Total	0
Basin Total	25.29

Element Flows To:

Surface	Interflow	Groundwater

Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	7.86
Pervious Total	7.86

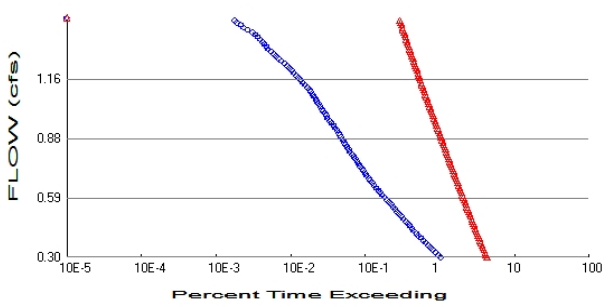
Impervious Land Use	acre
ROOF TOPS FLAT	1.3
PARKING FLAT	9.88
Impervious Total	11.18
Basin Total	19.04

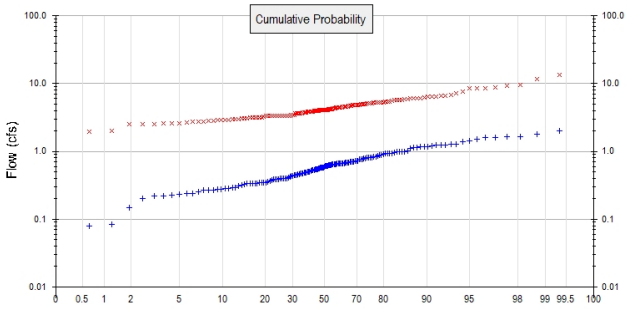
Element Flows To:

Surface	Interflow	Groundwater

Analysis Results

POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 25.29
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 7.86
Total Impervious Area: 11.18

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.603392
5 year	0.928695
10 year	1.116774
25 year	1.320514
50 year	1.451587
100 year	1.565325

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	4.096076
5 year	5.501768
10 year	6.523936
25 year	7.923466
50 year	9.047074
100 year	10.242376

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	**Predeveloped**	**Mitigated**
1902	0.425	4.823
1903	0.398	5.314
1904	0.648	6.037
1905	0.322	2.722
1906	0.148	2.972
1907	0.925	4.049
1908	0.677	3.336
1909	0.660	4.115
1910	0.916	3.923
1911	0.622	4.412

1912	2.022	8.800
1913	0.940	3.201
1914	0.238	13.410
1915	0.408	2.763
1916	0.618	5.108
1917	0.230	1.912
1918	0.651	4.117
1919	0.508	2.578
1920	0.617	3.374
1921	0.662	2.867
1922	0.665	4.561
1923	0.551	3.155
1924	0.266	5.720
1925	0.337	2.501
1926	0.581	4.711
1927	0.383	4.009
1928	0.461	2.913
1929	0.922	5.806
1930	0.595	6.017
1931	0.565	2.990
1932	0.432	3.205
1933	0.471	3.153
1934	1.211	5.096
1935	0.571	2.649
1936	0.528	3.818
1937	0.817	5.112
1938	0.524	2.783
1939	0.042	3.339
1940	0.547	6.145
1941	0.305	6.682
1942	0.835	4.535
1943	0.435	4.480
1944	0.872	6.453
1945	0.699	4.881
1946	0.402	3.788
1947	0.278	2.977
1948	1.277	4.095
1949	1.130	6.272
1950	0.333	3.610
1951	0.370	5.471
1952	1.642	6.514
1953	1.494	5.643
1954	0.548	3.318
1955	0.445	3.155
1956	0.221	3.084
1957	0.815	3.301
1958	1.592	4.389
1959	0.978	4.354
1960	0.286	3.361
1961	0.988	9.196
1962	0.567	4.003
1963	0.289	2.922
1964	0.285	8.542
1965	1.131	4.002
1966	0.333	3.227
1967	0.493	4.512
1968	0.503	3.800
1969	0.505	3.423

1970	0.792	3.862
1971	1.172	3.789
1972	0.772	11.631
1973	1.017	7.165
1974	0.557	5.225
1975	1.229	5.444
1976	0.675	5.743
1977	0.268	2.520
1978	1.100	4.529
1979	0.319	4.550
1980	0.643	4.378
1981	0.626	4.227
1982	0.266	3.348
1983	0.997	4.492
1984	0.475	4.454
1985	0.726	5.100
1986	0.616	2.594
1987	1.155	4.223
1988	0.731	2.720
1989	0.663	2.535
1990	0.771	3.317
1991	0.605	4.949
1992	0.783	4.720
1993	0.810	5.268
1994	1.179	3.657
1995	0.253	2.832
1996	1.289	3.817
1997	0.481	3.408
1998	0.654	4.049
1999	0.079	4.672
2000	0.480	3.822
2001	0.227	3.101
2002	0.870	5.658
2003	0.757	3.427
2004	0.662	4.874
2005	1.235	9.574
2006	0.382	4.420
2007	0.339	4.932
2008	0.645	4.090
2009	0.444	3.115
2010	0.391	3.959
2011	0.290	4.083
2012	0.519	3.889
2013	0.345	3.634
2014	0.279	3.631
2015	0.529	5.955
2016	0.221	3.717
2017	0.867	5.930
2018	1.627	3.955
2019	1.585	5.319
2020	0.489	4.321
2021	0.817	3.647
2022	0.349	6.148
2023	0.703	7.689
2024	1.810	8.581
2025	0.636	4.033
2026	1.000	4.873
2027	0.399	4.878

2028	0.348	1.929
2029	0.666	3.167
2030	1.223	6.410
2031	0.397	2.029
2032	0.238	3.333
2033	0.379	4.209
2034	0.353	3.298
2035	1.411	4.066
2036	0.729	3.316
2037	0.200	4.449
2038	0.578	4.193
2039	0.083	8.553
2040	0.384	3.322
2041	0.444	4.197
2042	1.378	4.821
2043	0.691	5.343
2044	0.925	3.682
2045	0.605	2.939
2046	0.704	3.304
2047	0.540	4.047
2048	0.706	3.353
2049	0.624	4.965
2050	0.458	3.736
2051	0.671	5.204
2052	0.395	4.051
2053	0.673	3.383
2054	0.837	6.735
2055	0.348	3.818
2056	0.337	5.283
2057	0.467	2.624
2058	0.578	5.031
2059	0.969	6.388

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	2.0225	13.4102
2	1.8101	11.6314
3	1.6419	9.5738
4	1.6272	9.1960
5	1.5923	8.8002
6	1.5850	8.5809
7	1.4944	8.5527
8	1.4107	8.5418
9	1.3781	7.6892
10	1.2890	7.1649
11	1.2770	6.7347
12	1.2348	6.6818
13	1.2287	6.5143
14	1.2234	6.4531
15	1.2113	6.4105
16	1.1790	6.3880
17	1.1724	6.2723
18	1.1549	6.1477
19	1.1306	6.1447
20	1.1297	6.0371
21	1.1001	6.0173
22	1.0165	5.9550

23	1.0003	5.9296
24	0.9967	5.8060
25	0.9880	5.7434
26	0.9777	5.7200
27	0.9689	5.6582
28	0.9399	5.6432
29	0.9249	5.4710
30	0.9247	5.4440
31	0.9222	5.3429
32	0.9160	5.3194
33	0.8716	5.3142
34	0.8701	5.2825
35	0.8675	5.2683
36	0.8374	5.2250
37	0.8355	5.2042
38	0.8171	5.1123
39	0.8171	5.1081
40	0.8147	5.0997
41	0.8103	5.0964
42	0.7916	5.0315
43	0.7827	4.9652
44	0.7721	4.9489
45	0.7715	4.9322
46	0.7568	4.8805
47	0.7314	4.8779
48	0.7289	4.8740
49	0.7258	4.8727
50	0.7063	4.8235
51	0.7036	4.8214
52	0.7027	4.7200
53	0.6988	4.7112
54	0.6911	4.6716
55	0.6772	4.5608
56	0.6747	4.5505
57	0.6733	4.5351
58	0.6705	4.5291
59	0.6655	4.5116
60	0.6647	4.4923
61	0.6627	4.4798
62	0.6620	4.4542
63	0.6619	4.4488
64	0.6595	4.4199
65	0.6543	4.4122
66	0.6514	4.3892
67	0.6475	4.3782
68	0.6453	4.3538
69	0.6428	4.3211
70	0.6363	4.2271
71	0.6255	4.2226
72	0.6236	4.2092
73	0.6223	4.1975
74	0.6177	4.1928
75	0.6168	4.1165
76	0.6163	4.1149
77	0.6051	4.0952
78	0.6051	4.0903
79	0.5949	4.0834
80	0.5811	4.0661

81	0.5782	4.0508
82	0.5776	4.0491
83	0.5715	4.0490
84	0.5672	4.0474
85	0.5645	4.0325
86	0.5572	4.0093
87	0.5506	4.0035
88	0.5477	4.0018
89	0.5469	3.9594
90	0.5402	3.9553
91	0.5292	3.9233
92	0.5282	3.8886
93	0.5239	3.8624
94	0.5186	3.8221
95	0.5082	3.8179
96	0.5047	3.8178
97	0.5029	3.8167
98	0.4928	3.8001
99	0.4888	3.7894
100	0.4805	3.7882
101	0.4799	3.7364
102	0.4745	3.7173
103	0.4715	3.6818
104	0.4673	3.6573
105	0.4606	3.6473
106	0.4581	3.6335
107	0.4446	3.6309
108	0.4445	3.6102
109	0.4436	3.4271
110	0.4345	3.4233
111	0.4321	3.4085
112	0.4250	3.3832
113	0.4083	3.3741
114	0.4023	3.3610
115	0.3986	3.3534
116	0.3976	3.3483
117	0.3968	3.3391
118	0.3953	3.3362
119	0.3914	3.3334
120	0.3842	3.3216
121	0.3828	3.3180
122	0.3817	3.3170
123	0.3786	3.3155
124	0.3703	3.3037
125	0.3531	3.3007
126	0.3493	3.2978
127	0.3482	3.2273
128	0.3477	3.2050
129	0.3451	3.2005
130	0.3385	3.1669
131	0.3374	3.1547
132	0.3365	3.1546
133	0.3334	3.1527
134	0.3329	3.1152
135	0.3225	3.1014
136	0.3187	3.0836
137	0.3054	2.9900
138	0.2897	2.9775

139	0.2890	2.9719
140	0.2864	2.9388
141	0.2851	2.9216
142	0.2785	2.9127
143	0.2784	2.8673
144	0.2685	2.8322
145	0.2656	2.7828
146	0.2656	2.7626
147	0.2527	2.7222
148	0.2385	2.7198
149	0.2381	2.6494
150	0.2302	2.6241
151	0.2274	2.5942
152	0.2214	2.5781
153	0.2211	2.5353
154	0.2003	2.5200
155	0.1485	2.5006
156	0.0829	2.0294
157	0.0793	1.9289
158	0.0420	1.9122

General Model Information

Project Name:	18666 WQ Pond2
Site Name:	
Site Address:	
City:	
Report Date:	8/4/2023
Gage:	40 IN WEST
Data Start:	10/01/1901
Data End:	09/30/2059
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2019/09/13
Version:	4.2.17

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume:	1.2849 acre-feet
On-line facility target flow:	1.7371 cfs.
Adjusted for 15 min:	1.7371 cfs.
Off-line facility target flow:	1.0068 cfs.
Adjusted for 15 min:	1.0068 cfs.

- WQ flowrate

Disclaimer

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PIPE CONVEYANCE BASIN MAP

Pipe Conveyance Calculations will be included in the final Stormwater Site Plan.

PIPE CONVEYANCE CALCULATIONS

Pipe Conveyance Calculations will be included in the final Stormwater Site Plan.

6.0 STORMWATER POLLUTION PREVENTION PLAN

Construction Stormwater General Permit

Stormwater Pollution Prevention Plan (SWPPP)

for

Proposed DuPont 243

Prepared for:

The Washington State Department of Ecology

Southwest Regional Office

Permittee / Owner	Developer	Operator / Contractor
Avenue 55, LLC 601 Union Street, Suite 2930 Seattle, WA 98101	Avenue 55, LLC 601 Union Street, Suite 2930 Seattle, WA 98101	TBD

Certified Erosion and Sediment Control Lead (CESCL)

Name	Organization	Contact Phone Number
TBD by contractor	TBD	TBD

SWPPP Prepared By

Name	Organization	Contact Phone Number
Josh Towne	Barghausen Consulting Engineers, Inc.	(425) 251-6222

SWPPP Preparation Date

08/04/2023

Project Construction Dates

Activity / Phase	Start Date	End Date
Phase 1	May 2024	May 2025

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Appendix/Glossary

List of Acronyms and Abbreviations

Acronym / Abbreviation	Explanation
303(d)	Section of the Clean Water Act pertaining to Impaired Waterbodies
BFO	Bellingham Field Office of the Department of Ecology
BMP(s)	Best Management Practice(s)
CESCL	Certified Erosion and Sediment Control Lead
CO_2	Carbon Dioxide
CRO	Central Regional Office of the Department of Ecology
CSWGP	Construction Stormwater General Permit
CWA	Clean Water Act
DMR	Discharge Monitoring Report
DO	Dissolved Oxygen
Ecology	Washington State Department of Ecology
EPA	United States Environmental Protection Agency
ERO	Eastern Regional Office of the Department of Ecology
ERTS	Environmental Report Tracking System
ESC	Erosion and Sediment Control
GULD	General Use Level Designation
NPDES	National Pollutant Discharge Elimination System
NTU	Nephelometric Turbidity Units
NWRO	Northwest Regional Office of the Department of Ecology
pH	Power of Hydrogen
RCW	Revised Code of Washington
SPCC	Spill Prevention, Control, and Countermeasure
su	Standard Units
SWMMEW	Stormwater Management Manual for Eastern Washington
SWMMWW	Stormwater Management Manual for Western Washington
SWPPP	Stormwater Pollution Prevention Plan
TESC	Temporary Erosion and Sediment Control
SWRO	Southwest Regional Office of the Department of Ecology
TMDL	Total Maximum Daily Load
VFO	Vancouver Field Office of the Department of Ecology
WAC	Washington Administrative Code
WSDOT	Washington Department of Transportation
WWHM	Western Washington Hydrology Model

1 Project Information

Project/Site Name: DuPont 243
Street/Location: 1700 Center Drive
City: DuPont State: WA Zip code: 98327
Subdivision: N/A
Receiving waterbody: N/A

1.1 Existing Conditions

Total acreage (including support activities such as off-site equipment staging yards, material storage areas, borrow areas).

Total acreage:	19.65
Disturbed acreage:	15.18
Existing structures:	0
Landscape topography:	The existing site is approximately 19.65 acres of forested land. There is an existing gravel area near the center of the site, which depresses at a slopes ranging from 30% to 45%. There are existing1:1 slopes to the south of the property. The majority of the site is moderately steep, with slopes ranging from 2% to 20%. The east side of the site has slopes ranging from 13% to 70%. The site generally slopes southwest. This site lies within Spanaway gravelly sandy loam, according to the USDA Web Soil survey.
Drainage patterns:	The site currently infiltrates, as it is undeveloped land.
Existing Vegetation:	The site is grassy with numerous trees.
Critical Areas (wetlands, streams, high erosion risk, steep or difficult to stabilize slopes):	There are no known sensitive areas on this site, according to Pierce County PublicGIS.

List of known impairments for 303(d) listed or Total Maximum Daily Load (TMDL) for the receiving waterbody: This does not apply to this project

Table 1 includes a list of suspected and/or known contaminants associated with the construction activity.

Table 1 – Summary of Site Pollutant Constituents

Constituent (Pollutant)	Location	Depth	Concentration
Hydraulic Fluid	Spill from equipment maintenance	Surface	

1.2 Proposed Construction Activities

Description of site development (example: subdivision):
The proposed conditions for this site will include two warehouse buildings with impervious paving, utilities, and an infiltration gallery.

Description of construction activities (example: site preparation, demolition, excavation):
This project is proposing to construct one warehouse building of approximately 243,180 square feet. A half street is also proposed to connect into the existing portion of Sequalitchew road to the southeast of the site. This project also proposes sidewalks, asphalt and concrete pavement, utilities, landscaping, and a retaining wall. These improvements will include a total of 13.20 acres of impervious surfaces. The remaining site area will consist of pervious surfaces in the form of landscaping and undisturbed land, which total 5.78 acres.

Description of site drainage including flow from and onto adjacent properties. Must be consistent with Site Map in Appendix A:
The existing sites surrounding this project are undeveloped, so they are expected to infiltrate all stormwater. The surrounding properties also generally slope away from this site, so there are no upstream basins that contribute runoff to this site.

Description of final stabilization (example: extent of revegetation, paving, landscaping):
At the completion of construction the proposed site will be approximately 67% impervious surfaces and 33% pervious areas. The building will be approximately 28% of the site area while roughly 34% of the site will be paved.

Contaminated Site Information:
Proposed activities regarding contaminated soils or groundwater (example: on-site treatment system, authorized sanitary sewer discharge):
No contaminated groundwater is anticipated to be encountered during construction. If contaminated groundwater is encountered, the groundwater will be pumped to a Baker Tank where it will be treated and discharged to sanitary sewer.

2 Construction Stormwater Best Management Practices (BMPs)

The SWPPP is a living document reflecting current conditions and changes throughout the life of the project. These changes may be informal (i.e., hand-written notes and deletions). Update the SWPPP when the CESCL has noted a deficiency in BMPs or deviation from original design.

2.1 The 13 Elements

2.1.1 Element 1: Preserve Vegetation / Mark Clearing Limits

To protect adjacent properties and to reduce the area of soil exposed to construction, the limits of construction will be clearly marked before land-disturbing activities begin. Areas that are to be preserved, as well as all sensitive areas and their buffers, shall be clearly delineated, both in the field and on the plans. A silt fence will be installed around the perimeter of the project site to mark the limits of construction as well as protect surrounding properties from any possible sediment laden runoff. As this site has contaminated soils present, the existing topsoils will be left in place with imported clean fill placed on top.

List and describe BMPs:

- High Visibility Plastic or Metal Fence (BMP C103)

Installation Schedules: TBD

Inspection and Maintenance plan:

Silt Fence Maintenance

- Repair any damage immediately.
- Intercept and convey all evident concentrated flows uphill of the silt fence to a sediment pond.
- Check the uphill side of the fence for signs of the fence clogging and acting as a barrier to flow and then causing channelization of flows parallel to the fence. If this occurs, replace the fence or remove the trapped sediment.
- Remove sediment deposits when the deposit reaches approximately one-third the height of the silt fence, or install a second silt fence.
- Replace filter fabric that has deteriorated due to ultraviolet breakdown.

Responsible Staff: Contractor/CESL

2.1.2 Element 2: Establish Construction Access

Construction access or activities occurring on unpaved areas shall be minimized, yet where necessary, access points shall be stabilized to minimize the tracking of sediment onto public roads, street sweeping, and street cleaning shall be employed to prevent sediment from entering state waters. A temporary construction entrance will be installed at the southeast corner of the site from Sequalitchew Road. Wheel washing will occur onsite if necessary in order to prevent sediment from leaving the site. Street sweeping and street cleaning may be necessary if the stabilized construction access is not effective. Roads shall be swept daily if any sediment collects on them. All wheel wash wastewater shall be controlled on-site and will not be discharged into waters of the State.

List and describe BMPs:

- Stabilized Construction Entrance/ Exit (BMP C105)

Installation Schedules: TBD

Inspection and Maintenance plan:

Stabilized Construction Entrance Maintenance

- Quarry spalls shall be added if the pad is no longer in accordance with the specifications.
- If the entrance is not preventing sediment from being tracked onto pavement, then alternative measures to keep the streets free of sediment shall be used. This may include replacement/cleaning of the existing quarry spalls, street sweeping, an increase in the dimensions of the entrance, or the installation of a wheel wash.
- Any sediment that is tracked onto pavement shall be removed by shoveling or street sweeping. The sediment collected by sweeping shall be removed or stabilized on site. The pavement shall not be cleaned by washing down the street, except when high efficiency sweeping is ineffective and there is a threat to public safety. If it is necessary to wash the streets, the construction of a small sump to contain the wash water shall be considered. The sediment would then be washed into the sump where it can be controlled.
- Perform street sweeping by hand or with a high efficiency sweeper. Do not use a non-high efficiency mechanical sweeper because this creates dust and throws soils into storm systems or conveyance ditches.
- Any quarry spalls that are loosened from the pad, which end up on the roadway shall be removed immediately.
- If vehicles are entering or exiting the site at points other than the construction entrance(s), fencing (see BMP C103) shall be installed to control traffic.
- Upon project completion and site stabilization, all construction accesses intended as permanent access for maintenance shall be permanently stabilized.

Responsible Staff: Contractor/CESL

2.1.3 Element 3: Control Flow Rates

In order to protect the properties and waterways downstream of the project site, stormwater discharges from the site will be controlled by construction of a sediment pond as one of the first items of construction as well as a silt fence around the property boundary. Stormwater during construction will be captured through v-ditches with rock check dams in order to control the flow of stormwater runoff before reaching the sediment pond. The sediment pond has been sized with adequate surface area for sediment settlement per the DOE requirements from BMP C240 and C241.

Detention facilities must be functioning property before construction of site improvements.

Will you construct stormwater retention and/or detention facilities?
☒ Yes ☐ No

Will you use permanent infiltration ponds or other low impact development (example: rain gardens, bio-retention, porous pavement) to control flow during construction?
☐ Yes ☒ No

List and describe BMPs:

- Sediment Pond (BMP C241)
- Check Dams (BMP C207)

Installation Schedules: TBD

Inspection and Maintenance plan:

Sediment Pond/Trap Maintenance

- Sediment shall be removed from the pond when it reaches 1-foot in depth.
- Any damage to the pond embankments or slopes shall be repaired.

Check Dam Maintenance

- Check dams shall be monitored for performance and sediment accumulation during and after each runoff producing rainfall.
- Sediment shall be removed when it reaches one half the sump depth.
- Anticipate submergence and deposition above the check dam and erosion from high flows around the edges of the dam.
- If significant erosion occurs between dams, install a protective riprap liner in that portion of the channel

Responsible Staff: Contractor/CESL

2.1.4 Element 4: Install Sediment Controls

All stormwater runoff from disturbed areas shall pass through an appropriate sediment removal BMP before leaving the construction site or prior to being discharged to the downstream drainage course. Constructing the sediment control pond is one of the first steps of grading and must be done before other land disturbing activities take place. Rock check dams and v-ditches will be used to convey stormwater runoff into the sediment pond to settle out sediment as well. There are no juvenile Salmonids attempting to enter off-channel areas or drainages within the vicinity. The surface area requirements for the TESC pond are met with the designed TESC plan and it is not expected that further treatment or other sediment controlling measures are necessary.

However, if the proposed sediment controls are ineffective as determined by the CESCL, they will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix B.

List and describe BMPs:

- Silt Fence (BMP C233)
- Temporary Sediment Pond (BMP C241)
- Check Dams (BMP C207)

Installation Schedules: TBD

Inspection and Maintenance plan:

Silt Fence Maintenance

- Repair any damage immediately.
- Intercept and convey all evident concentrated flows uphill of the silt fence to a sediment pond.
- Check the uphill side of the fence for signs of the fence clogging and acting as a barrier to flow and then causing channelization of flows parallel to the fence. If this occurs, replace the fence or remove the trapped sediment.
- Remove sediment deposits when the deposit reaches approximately one-third the height of the silt fence, or install a second silt fence.
- Replace filter fabric that has deteriorated due to ultraviolet breakdown.

Sediment Pond/Trap Maintenance

- Sediment shall be removed from the pond when it reaches 1-foot in depth.
- Any damage to the pond embankments or slopes shall be repaired.

Check Dam Maintenance

- Check dams shall be monitored for performance and sediment accumulation during and after each runoff producing rainfall.
- Sediment shall be removed when it reaches one half the sump depth.

- Anticipate submergence and deposition above the check dam and erosion from high flows around the edges of the dam.
- If significant erosion occurs between dams, install a protective riprap liner in that portion of the channel.

Responsible Staff: Contractor/CESL

2.1.5 Element 5: Stabilize Soils

Exposed and unworked soils shall be stabilized with the application of effective BMPs to prevent erosion throughout the life of the project. Temporary seeding shall occur on all areas to remain unworked pursuant to below. In general, cut and fill slopes will be stabilized as soon as possible and soil stockpiles will be temporarily covered with plastic sheeting. All stockpiled soils shall be stabilized from erosion, protected with sediment trapping measures, and where possible, be located away from storm drain inlets, waterways, and drainage channels. To the northwest of the site, there is an area that will be used for stockpiling any contaminated soils uncovered during the project. These stockpiles will be covered with plastic sheeting while being stored and waiting for testing to determine any present contaminants before disposal or reuse depending on the testing outcome. To minimize the amount of soil exposed through the life of the project, grading will be completed within a reasonable time frame after the preloading of the building footprints is completed. To minimize soil compaction, a construction entrance will be used as well as keeping heavy equipment and machinery off unpaved areas as much as possible.

West of the Cascade Mountains Crest

Season	Dates	Number of Days Soils Can be Left Exposed
During the Dry Season	May 1 – September 30	7 days
During the Wet Season	October 1 – April 30	2 days

Soils must be stabilized at the end of the shift before a holiday or weekend if needed based on the weather forecast.

Anticipated project dates: Start date: October 2017 End date: October 2018

Will you construct during the wet season?
☒ Yes ☐ No

List and describe BMPs:

- Temporary and Permanent Seeding (BMP C120)
- Mulching (BMP C121)
- Dust Control (BMP C140)

Installation Schedules: TBD

Inspection and Maintenance plan: Temporary and Permanent Seeding Maintenance

- Reseed any seeded areas that fail to establish at least 80 percent cover (100 percent cover for areas that receive sheet or concentrated flows). If reseeding is ineffective, use an alternate method such as sodding, mulching, or nets/blankets. If winter weather prevents adequate grass growth, this time limit may be relaxed at the discretion of the local authority when sensitive areas would otherwise be protected.
- Reseed and protect by mulch any areas that experience erosion after achieving adequate cover. Reseed and protect by mulch any eroded area.
- Supply seeded areas with adequate moisture, but do not water to the extent that it causes runoff.

Mulching Maintenance

- The thickness of the cover must be maintained.
- Any areas that experience erosion shall be remulched and/or protected with a net or blanket. If the erosion problem is drainage related, then the problem shall be fixed and the eroded area remulched.

Dust Control Maintenance

- Respray area as necessary to keep dust to a minimum.

Responsible Staff: Contractor/CESL

2.1.6 Element 6: Protect Slopes

All cut and fill slopes will be designed, constructed, and protected in a manner that minimizes erosion. It is required that any temporary pipe slope drains must handle the peak 10-minute flow rate from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, 1-hour flow rate predicted by an approved continuous runoff model, increased by a factor of 1.6, may be used. The hydrologic analysis must use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis must use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. For modeling the condition with the Western Washington Hydrology Model (WWHM) to predict flows, bare soil areas have been modeled as “landscaped area”. Scouring will be reduced by using v-ditches with rock check dams to convey stormwater to the sediment pond and trap on site. However, if the proposed BMPs to protect slopes are ineffective as determined by the CESCL, they will promptly initiate the implementation of one or more of the alternative BMPs listed in Appendix B.

Will steep slopes be present at the site during construction?
☒ Yes ☐ No

List and describe BMPs:

- Temporary and Permanent Seeding (BMP C120)

Installation Schedules: TBD

Inspection and Maintenance plan:

Temporary and Permanent Seeding Maintenance

- Reseed any seeded areas that fail to establish at least 80 percent cover (100 percent cover for areas that receive sheet or concentrated flows). If reseeding is ineffective, use an alternate method such as sodding, mulching, or nets/blankets. If winter weather prevents adequate grass growth, this time limit may be relaxed at the discretion of the local authority when sensitive areas would otherwise be protected.
- Reseed and protect by mulch any areas that experience erosion after achieving adequate cover. Reseed and protect by mulch any eroded area.
- Supply seeded areas with adequate moisture, but do not water to the extent that it causes runoff.

Check Dam Maintenance

- Check dams shall be monitored for performance and sediment accumulation during and after each runoff producing rainfall.
- Sediment shall be removed when it reaches one half the sump depth.
- Anticipate submergence and deposition above the check dam and erosion from high flows around the edges of the dam.

- If significant erosion occurs between dams, install a protective riprap liner in that portion of the channel.

Responsible Staff: Contractor/CESL

2.1.7 Element 7: Protect Drain Inlets

All storm drain inlets and culverts made operable during construction shall be protected to prevent unfiltered or untreated water from entering the drainage conveyance system. However, the first priority is to keep all access roads clean of sediment and keep wash water separate from entering storm drains until treatment can be provided. Storm Drain Inlet Protection (BMP C220) will be implemented for all drainage inlets and culverts that could potentially be impacted by sediment-laden runoff on and near the project site. The temporary sediment pond and trap on site will function to settle out sediment particles before discharge to the existing storm system in order to prevent sediment from entering the system. If this is deemed ineffective by the CESCL, additional BMPs may be necessary, as listed in Appendix B. Inlet protection is the last component of a treatment train and protection of drain inlets include additional sediment and erosion control measures. Inlet protection devices will be cleaned (or removed and replaced), when sediment has filled the device by one third (1/3) or as specified by the manufacturer.

List and describe BMPs:

- Storm Drain Inlet Protection (BMP C220)

Installation Schedules: TBD

Inspection and Maintenance plan:

Storm Drain Inlet Protection Maintenance

- Inspect catch basin filters frequently, especially after storm events. Clean and replace clogged inserts. For systems with clogged stone filters: pull away the stones from the inlet and clean or replace. An alternative approach would be to use the clogged stone as fill and put fresh stone around the inlet.
- Do not wash sediment into storm drains while cleaning. Spread all excavated material evenly over the surrounding land area or stockpile and stabilize as appropriate.
- Inlets to be inspected weekly and a minimum of daily during storm events

Responsible Staff: Contractor/CESL

2.1.8 Element 8: Stabilize Channels and Outlets

Where site runoff is to be conveyed in channels, or discharged to a stream or some other natural drainage point, efforts will be taken to prevent downstream erosion. For construction stormwater conveyance, v-ditches with rock check dams will be installed to stabilize channels. Stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent streambanks, slopes, and downstream reaches shall be provided at the outlets of all conveyance systems. The project site is located west of the Cascade Mountain Crest. As such, all temporary on-site conveyance channels shall be designed, constructed, and stabilized to prevent erosion from the expected peak 10 minute velocity of flow from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, 1-hour flow rate predicted by an approved continuous runoff model, increased by a factor of 1.6, may be used. The hydrologic analysis must use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis must use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. If using the WWHM to predict flows, bare soil areas should be modeled as "landscaped area".

Provide stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent stream banks, slopes, and downstream reaches, will be installed at the outlets of all conveyance systems.

List and describe BMPs:

- Check Dams (BMP C207)

Installation Schedules: TBD

Inspection and Maintenance plan:

Check Dam Maintenance

- Check dams shall be monitored for performance and sediment accumulation during and after each runoff producing rainfall. Sediment shall be removed when it reaches one half the sump depth.
- Anticipate submergence and deposition above the check dam and erosion from high flows around the edges of the dam.
- If significant erosion occurs between dams, install a protective riprap liner in that portion of the channel.

Responsible Staff: Contractor/CESL

2.1.9 Element 9: Control Pollutants

The following pollutants are anticipated to be present on-site:

Table 2 – Pollutants

Pollutant (List pollutants and source, if applicable)
Hydraulic fluid- May be present on sie with construct ion equipment.
Diesel – May be present on site with construction equipment.
Motor Oil – May be presne on site with construction equipment.

All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater. Good housekeeping and preventative measures will be taken to ensure that the site will be kept clean, well organized, and free of debris. If required, BMPs to be implemented to control specific sources of pollutants are discussed below. Vehicles, construction equipment, and/or petroleum product storage/dispensing:

- All vehicles, equipment, and petroleum product storage/dispensing areas will be inspected regularly to detect any leaks or spills, and to identify maintenance needs to prevent leaks or spills.
- On-site fueling tanks and petroleum product storage containers shall include secondary containment.
- Spill prevention measures, such as drip pans, will be used when conducting maintenance and repair of vehicles or equipment.
- In order to perform emergency repairs on site, temporary plastic will be placed beneath and, if raining, over the vehicle.
- Contaminated surfaces shall be cleaned immediately following any discharge or spill incident.

Demolition:

- Dust released from demolished sidewalks, buildings, or structures will be controlled using Dust Control measures (BMP C140).
- Storm drain inlets vulnerable to stormwater discharge carrying dust, soil, or debris will be protected using Storm Drain Inlet Protection (BMP C220 as described above for Element 7).
- Process water and slurry resulting from sawcutting and surfacing operations will be prevented from entering the waters of the State by implementing Sawcutting and Surfacing Pollution Prevention measures (BMP C152).

Concrete and grout:

- Process water and slurry resulting from concrete work will be prevented from entering the waters of the State by implementing Concrete Handling measures (BMP C151).

List and describe BMPs:

- Concrete Handling (BMP C151)

Installation Schedules: TBD

Inspection and Maintenance plan:

Concrete Handling Maintenance

- Check containers for holes in the liner daily during concrete pours and repair the same day.

Responsible Staff: Contractor/CESL

Will maintenance, fueling, and/or repair of heavy equipment and vehicles occur on-site?
☒ Yes ☐ No

In order to prevent spills and minimize risk, the following list should be applied

- Temporary storage area should be located away from vehicular traffic, near the construction entrance(s), and away from waterways or storm drains.
- Material Safety Data Sheets (MSDS) should be supplied for all materials stored. Chemicals should be kept in their original labeled containers.
- Hazardous material storage on-site should be minimized.
- Hazardous materials should be handled as infrequently as possible.
- During the wet weather season (Oct 1 – April 30), consider storing materials in a covered area.
- Materials should be stored in secondary containments, such as earthen dike, horse trough, or even a children's wading pool for non-reactive materials such as detergents, oil, grease, and paints. Small amounts of material may be secondarily contained in "bus boy" trays or concrete mixing trays.
- Do not store chemicals, drums, or bagged materials directly on the ground. Place these items on a pallet and, when possible, and within secondary containment.
- If drums must be kept uncovered, store them at a slight angle to reduce ponding of rainwater on the lids to reduce corrosion. Domed plastic covers are inexpensive and snap to the top of drums, preventing water from collecting.

Liquids, petroleum products, and substances listed in 40 CFR Parts 110, 117, or 302 shall be stored in approved containers and drums and shall not be overfilled. Containers and drums shall be stored in temporary secondary containment facilities.

List and describe BMPs:

- Material Delivery, Storage and Containment (BMP C153)

Installation Schedules: TBD

Inspection and Maintenance plan: The spill kit should include, at a minimum:

- 1-Water Resistant Nylon Bag
- 3-Oil Absorbent Socks 3”x 4’
- 2-Oil Absorbent Socks 3”x 10’
- 12-Oil Absorbent Pads 17”x19”
- 1-Pair Splash Resistant Goggles
- 3-Pair Nitrile Gloves
- 10-Disposable Bags with Ties
- Instructions

Responsible Staff: Contractor/CESL

Will wheel wash or tire bath system BMPs be used during construction?
☐ Yes ☒ No

If yes, provide disposal methods for wastewater generated by BMPs.

If discharging to the sanitary sewer, include the approval letter from your local sewer district under Correspondence in Appendix C.

List and describe BMPs: N/A

Installation Schedules: N/A

Inspection and Maintenance plan: N/A

Responsible Staff: N/A

Will pH-modifying sources be present on-site?
☐ Yes ☒ No

Table 3 – pH-Modifying Sources

☒	None
☐	Bulk cement
☐	Cement kiln dust
☐	Fly ash
☐	Other cementitious materials
☐	New concrete washing or curing waters
☐	Waste streams generated from concrete grinding and sawing
☐	Exposed aggregate processes
☐	Dewatering concrete vaults

☐	Concrete pumping and mixer washout waters
☐	Recycled concrete
☐	Recycled concrete stockpiles
☐	Other (i.e., calcium lignosulfate) [please describe:]

Describe BMPs you will use to prevent pH-modifying sources from contaminating stormwater.

List and describe BMPs: N/A

Installation Schedules: N/A

Inspection and Maintenance plan: N/A

Responsible Staff: N/A

Concrete trucks must not be washed out onto the ground, or into storm drains, open ditches, streets, or streams. Excess concrete must not be dumped on-site, except in designated concrete washout areas with appropriate BMPs installed.

Will uncontaminated water from water-only based shaft drilling for construction of building, road, and bridge foundations be infiltrated provided the wastewater is managed in a way that prohibits discharge to surface waters?
☐ Yes ☒ No

List and describe BMPs: N/A

Installation Schedules: N/A

Inspection and Maintenance plan: N/A

Responsible Staff: N/A

2.1.10 Element 10: Control Dewatering

Because soils onsite are highly infiltrative and no groundwater was encountered during geotechnical investigations, no construction dewatering is anticipated for this project.

If BMP C250: Construction Stormwater Chemical Treatment and BMP C251: Construction Stormwater Filtration are required for treatment, approval from Ecology is required prior.

Table 4 – Dewatering BMPs

☒	Infiltration
☐	Transport off-site in a vehicle (vacuum truck for legal disposal)
☐	Ecology-approved on-site chemical treatment or other suitable treatment technologies
☐	Sanitary or combined sewer discharge with local sewer district approval (last resort)
☐	Use of sedimentation bag with discharge to ditch or swale (small volumes of localized dewatering)

List and describe BMPs:

- Construciton Stormwater Chemical Treatement (BMP C250)
- Construction Stormwater Filtration (BMP C251)

Installation Schedules: TBD

Inspection and Maintenance plan:

Construction Stormwater Chemical Treatment Maintenance

Monitoring: At a minimum, the following monitoring shall be conducted. Test results shall be recorded on a daily log kept on site. Additional testing may be required by the NPDES permit based on site conditions.

Operational Monitoring:

- Total volume treated and discharged.
- Flow must be continuously monitored and recorded at not greater than 15-minute intervals.
- Type and amount of chemical used for pH adjustment.
- Amount of polymer used for treatment.
- Settling time.

Compliance Monitoring:

- Influent and effluent pH, flocculent chemical concentration, and turbidity must be continuously monitored and recorded at not greater than 15-minute intervals. pH and turbidity of the receiving water.
-

Biomonitoring:

Treated stormwater must be non-toxic to aquatic organisms. Treated stormwater must be tested for aquatic toxicity or residual chemicals. Frequency of biomonitoring will be determined by Ecology.

Residual chemical tests must be approved by Ecology prior to their use.

If testing treated stormwater for aquatic toxicity, you must test for acute (lethal) toxicity. Bioassays shall be conducted by a laboratory accredited by Ecology, unless otherwise approved by Ecology. Acute toxicity tests shall be conducted per the CTAPE protocol.

Discharge Compliance: Prior to discharge, treated stormwater must be sampled and tested for compliance with pH, flocculent chemical concentration, and turbidity limits. These limits may be established by the Construction Stormwater General Permit or a site-specific discharge permit. Sampling and testing for other pollutants may also be necessary at some sites. pH must be within the range of 6.5 to 8.5 standard units and not cause a change in the pH of the receiving water of more than 0.2 standard units. Treated stormwater samples and measurements shall be taken from the discharge pipe or another location representative of the nature of the treated stormwater discharge. Samples used for determining compliance with the water quality standards in the receiving water shall not be taken from the treatment pond prior to decanting. Compliance with the water quality standards is determined in the receiving water.

Operator Training: Each contractor who intends to use chemical treatment shall be trained by an experienced contractor . Each site using chemical treatment must have an operator trained and certified by an organization approved by Ecology.

Standard BMPs: Surface stabilization BMPs should be implemented on site to prevent significant erosion. All sites shall use a truck wheel wash to prevent tracking of sediment off site.

Sediment Removal and Disposal:

- Sediment shall be removed from the storage or treatment cells as necessary. Typically, sediment removal is required at least once during a wet season and at the decommissioning of the cells. Sediment remaining in the cells between batches may enhance the settling process and reduce the required chemical dosage.
- Sediment that is known to be non-toxic may be incorporated into the site away from drainages.

Construction Stormwater Filtration Maintenance

Rapid sand filters typically have automatic backwash systems that are triggered by a pre-set pressure drop across the filter. If the backwash water volume is not large or substantially more turbid than the untreated stormwater stored in the holding pond or tank, backwash return to the untreated stormwater pond or tank may be appropriate. However, other means of treatment and disposal may be necessary.

- Screen, bag, and fiber filters must be cleaned and/or replaced when they become clogged.
- Sediment shall be removed from the storage and/or treatment ponds as necessary. Typically, sediment removal is required once or twice during a wet season and at the decommissioning of the ponds.

Responsible Staff: Contractor/CESL

2.1.11 Element 11: Maintain BMPs

All temporary and permanent Erosion and Sediment Control (ESC) BMPs shall be maintained and repaired as needed to ensure continued performance of their intended function.

Maintenance and repair shall be conducted in accordance with each particular BMP specification (see *Volume II of the SWMMWW or Chapter 7 of the SWMMEW*).

Visual monitoring of all BMPs installed at the site will be conducted at least once every calendar week and within 24 hours of any stormwater or non-stormwater discharge from the site. If the site becomes inactive and is temporarily stabilized, the inspection frequency may be reduced to once every calendar month.

All temporary ESC BMPs shall be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed.

Trapped sediment shall be stabilized on-site or removed. Disturbed soil resulting from removal of either BMPs or vegetation shall be permanently stabilized.

Additionally, protection must be provided for all BMPs installed for the permanent control of stormwater from sediment and compaction. BMPs that are to remain in place following completion of construction shall be examined and restored to full operating condition. If sediment enters these BMPs during construction, the sediment shall be removed and the facility shall be returned to conditions specified in the construction documents.

2.1.12 Element 12: Manage the Project

The project will be managed based on the following principles:

- Projects will be phased to the maximum extent practicable and seasonal work limitations will be taken into account.
- Inspection and monitoring:
    - Inspection, maintenance and repair of all BMPs will occur as needed to ensure performance of their intended function.
    - Site inspections and monitoring will be conducted in accordance with Special Condition S4 of the CSWGP. Sampling locations are indicated on the Site Map. Sampling station(s) are located in accordance with applicable requirements of the CSWGP.
- Maintain an updated SWPPP.
    - The SWPPP will be updated, maintained, and implemented in accordance with Special Conditions S3, S4, and S9 of the CSWGP.

As site work progresses the SWPPP will be modified routinely to reflect changing site conditions. The SWPPP will be reviewed monthly to ensure the content is current.

Table 5 – Management

☒	Design the project to fit the existing topography, soils, and drainage patterns
☒	Emphasize erosion control rather than sediment control
☒	Minimize the extent and duration of the area exposed
☒	Keep runoff velocities low
☒	Retain sediment on-site
☒	Thoroughly monitor site and maintain all ESC measures
☒	Schedule major earthwork during the dry season
☐	Other (please describe)

Table 6 – BMP Implementation Schedule

Phase of Construction Project	Stormwater BMPs	Date	Wet/Dry Season
TBD			

2.1.13 Element 13: Protect Low Impact Development (LID) BMPs

Low Impact Developed (LID) BMPs are practices that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration integrated into project design. The idea behind these is to emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff. At this time, there are no LID BMPs in place, however the following shall apply in the event of additional LID BMPs added to the project:

- Permittees must protect all Bioretention and Rain Garden facilities from sedimentation through installation and maintenance of erosion and sediment control BMPs on portions of the site that drain into the Bioretention and/or Rain Garden facilities. Restore the facilities to their fully functioning condition if they accumulate sediment during construction. Restoring the facility must include removal of sediment and any sediment-laden Bioretention/Rain Garden soils, and replacing the removed soils with soils meeting the design specification.
- Permittees must maintain the infiltration capabilities of Bioretention and Rain Garden facilities by protecting against compaction by construction equipment and foot traffic. Protect completed lawn and landscaped areas from compaction due to construction equipment.
- Permittees must control erosion and avoid introducing sediment from surrounding land uses onto permeable pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment-laden runoff onto permeable pavements.
- Permittees must clean permeable pavements fouled with sediments or no longer passing an initial infiltration test using local stormwater manual methodology or the manufacturer's procedures.
- Permittees must keep all heavy equipment off existing soils under LID facilities that have been excavated to final grade to retain the infiltration rate of the soils.

3 Pollution Prevention Team

Table 7 – Team Information

Title	Name(s)	Phone Number
Certified Erosion and Sediment Control Lead (CESCL)	TBD	
Resident Engineer	Dan Balmelli	(425) 251-6222
Emergency Ecology Contact	TBD	TBD
Emergency Permittee/ Owner Contact	TBD	TBD
Non-Emergency Owner Contact	TBD	TBD
Monitoring Personnel	TBD	TBD
Ecology Regional Office	Northwest Regional Office	425-649-7000

4 Monitoring and Sampling Requirements

Monitoring includes visual inspection, sampling for water quality parameters of concern, and documentation of the inspection and sampling findings in a site log book. A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements
- Site inspections
- Stormwater sampling data

File a blank form under Appendix D.

The site log book must be maintained on-site within reasonable access to the site and be made available upon request to Ecology or the local jurisdiction.

Numeric effluent limits may be required for certain discharges to 303(d) listed waterbodies. See CSWGP Special Condition S8 and Section 5 of this template.

4.1 Site Inspection

Site inspections will be conducted at least once every calendar week and within 24 hours following any discharge from the site. For sites that are temporarily stabilized and inactive, the required frequency is reduced to once per calendar month.

The discharge point(s) are indicated on the Site Map (see Appendix A) and in accordance with the applicable requirements of the CSWGP.

4.2 Stormwater Quality Sampling

4.2.1 Turbidity Sampling

Requirements include calibrated turbidity meter or transparency tube to sample site discharges for compliance with the CSWGP. Sampling will be conducted at all discharge points at least once per calendar week.

Method for sampling turbidity:

Table 8 – Turbidity Sampling Method

☒	Turbidity Meter/Turbidimeter (required for disturbances 5 acres or greater in size)
☐	Transparency Tube (option for disturbances less than 1 acre and up to 5 acres in size)

The benchmark for turbidity value is 25 nephelometric turbidity units (NTU) and a transparency less than 33 centimeters.

If the discharge's turbidity is 26 to 249 NTU **or** the transparency is less than 33 cm but equal to or greater than 6 cm, the following steps will be conducted:

1. Review the SWPPP for compliance with Special Condition S9. Make appropriate revisions within 7 days of the date the discharge exceeded the benchmark.

2. Immediately begin the process to fully implement and maintain appropriate source control and/or treatment BMPs as soon as possible. Address the problems within 10 days of the date the discharge exceeded the benchmark. If installation of necessary treatment BMPs is not feasible within 10 days, Ecology may approve additional time when the Permittee requests an extension within the initial 10-day response period.
3. Document BMP implementation and maintenance in the site log book.

If the turbidity exceeds 250 NTU **or** the transparency is 6 cm or less at any time, the following steps will be conducted:

1. Telephone or submit an electronic report to the applicable Ecology Region's Environmental Report Tracking System (ERTS) within 24 hours.
    - **Central Region** (Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima): (509) 575-2490 or http://www.ecy.wa.gov/programs/spills/forms/nerts_online/CRO_nerts_online.html
    - **Eastern Region** (Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman): (509) 329-3400 or http://www.ecy.wa.gov/programs/spills/forms/nerts_online/ERO_nerts_online.html
    - **Northwest Region** (King, Kitsap, Island, San Juan, Skagit, Snohomish, Whatcom): (425) 649-7000 or http://www.ecy.wa.gov/programs/spills/forms/nerts_online/NWRO_nerts_online.html
    - **Southwest Region** (Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, Wahkiakum,): (360) 407-6300 or http://www.ecy.wa.gov/programs/spills/forms/nerts_online/SWRO_nerts_online.html
2. Immediately begin the process to fully implement and maintain appropriate source control and/or treatment BMPs as soon as possible. Address the problems within 10 days of the date the discharge exceeded the benchmark. If installation of necessary treatment BMPs is not feasible within 10 days, Ecology may approve additional time when the Permittee requests an extension within the initial 10-day response period
3. Document BMP implementation and maintenance in the site log book.
4. Continue to sample discharges daily until one of the following is true:
    - Turbidity is 25 NTU (or lower).
    - Transparency is 33 cm (or greater).
    - Compliance with the water quality limit for turbidity is achieved.
        - 1 - 5 NTU over background turbidity, if background is less than 50 NTU
        - 1% - 10% over background turbidity, if background is 50 NTU or greater
    - The discharge stops or is eliminated.

4.2.2 pH Sampling

pH monitoring is required for "Significant concrete work" (i.e., greater than 1000 cubic yards poured concrete over the life of the project). The use of recycled concrete or engineered soils (soil amendments including but not limited to Portland cement-treated base [CTB], cement kiln dust [CKD] or fly ash) also requires pH monitoring.

For significant concrete work, pH sampling will start the first day concrete is poured and continue until it is cured, typically three (3) weeks after the last pour.

For engineered soils and recycled concrete, pH sampling begins when engineered soils or recycled concrete are first exposed to precipitation and continues until the area is fully stabilized.

If the measured pH is 8.5 or greater, the following measures will be taken:

1. Prevent high pH water from entering storm sewer systems or surface water.
2. Adjust or neutralize the high pH water to the range of 6.5 to 8.5 su using appropriate technology such as carbon dioxide (CO_2) sparging (liquid or dry ice).
3. Written approval will be obtained from Ecology prior to the use of chemical treatment other than CO_2 sparging or dry ice.

Method for sampling pH:

Table 9 – pH Sampling Method

☒	pH meter
☐	pH test kit
☐	Wide range pH indicator paper

5 Discharges to 303(d) or Total Maximum Daily Load (TMDL) Waterbodies

5.1 303(d) Listed Waterbodies

Is the receiving water 303(d) (Category 5) listed for turbidity, fine sediment, phosphorus, or pH?

☐ Yes ☒ No

List the impairment(s):

N/A

5.2 TMDL Waterbodies

Waste Load Allocation for CWSGP discharges:

N/A

List and describe BMPs:

N/A

Discharges to TMDL receiving waterbodies will meet in-stream water quality criteria at the point of discharge.

The Construction Stormwater General Permit Proposed New Discharge to an Impaired Water Body form is included in Appendix F.

6 Reporting and Record Keeping

6.1 Record Keeping

6.1.1 Site Log Book

A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements
- Site inspections
- Sample logs

6.1.2 Records Retention

Records will be retained during the life of the project and for a minimum of three (3) years following the termination of permit coverage in accordance with Special Condition S5.C of the CSWGP.

Permit documentation to be retained on-site:

- CSWGP
- Permit Coverage Letter
- SWPPP
- Site Log Book

Permit documentation will be provided within 14 days of receipt of a written request from Ecology. A copy of the SWPPP or access to the SWPPP will be provided to the public when requested in writing in accordance with Special Condition S5.G.2.b of the CSWGP.

6.1.3 Updating the SWPPP

The SWPPP will be modified if:

- Found ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site.
- There is a change in design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the State.

The SWPPP will be modified within seven (7) days if inspection(s) or investigation(s) determine additional or modified BMPs are necessary for compliance. An updated timeline for BMP implementation will be prepared.

6.2 Reporting

6.2.1 Discharge Monitoring Reports

Cumulative soil disturbance is less than one (1) acre; therefore, Discharge Monitoring Reports (DMRs) will not be submitted to Ecology because water quality sampling is not being conducted at the site.

6.2.2 Notification of Noncompliance

If any of the terms and conditions of the permit is not met, and the resulting noncompliance may cause a threat to human health or the environment, the following actions will be taken:

1. Ecology will be notified within 24-hours of the failure to comply by calling the applicable Regional office ERTS phone number (Regional office numbers listed below).
2. Immediate action will be taken to prevent the discharge/pollution or otherwise stop or correct the noncompliance. If applicable, sampling and analysis of any noncompliance will be repeated immediately and the results submitted to Ecology within five (5) days of becoming aware of the violation.
3. A detailed written report describing the noncompliance will be submitted to Ecology within five (5) days, unless requested earlier by Ecology.

Anytime turbidity sampling indicates turbidity is 250 NTUs or greater, or water transparency is 6 cm or less, the Ecology Regional office will be notified by phone within 24 hours of analysis as required by Special Condition S5.A of the CSWGP.

- **Central Region** at (509) 575-2490 for Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, or Yakima County
- **Eastern Region** at (509) 329-3400 for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, or Whitman County
- **Northwest Region** at (425) 649-7000 for Island, King, Kitsap, San Juan, Skagit, Snohomish, or Whatcom County
- **Southwest Region** at (360) 407-6300 for Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, or Wahkiakum

Include the following information:

1. Your name and / Phone number
2. Permit number
3. City / County of project
4. Sample results
5. Date / Time of call
6. Date / Time of sample
7. Project name

In accordance with Special Condition S4.D.5.b of the CSWGP, the Ecology Regional office will be notified if chemical treatment other than CO_2 sparging is planned for adjustment of high pH water.

A. Site Map

PRELIMINARY TESC AND DEMOLITION PLAN-WEST

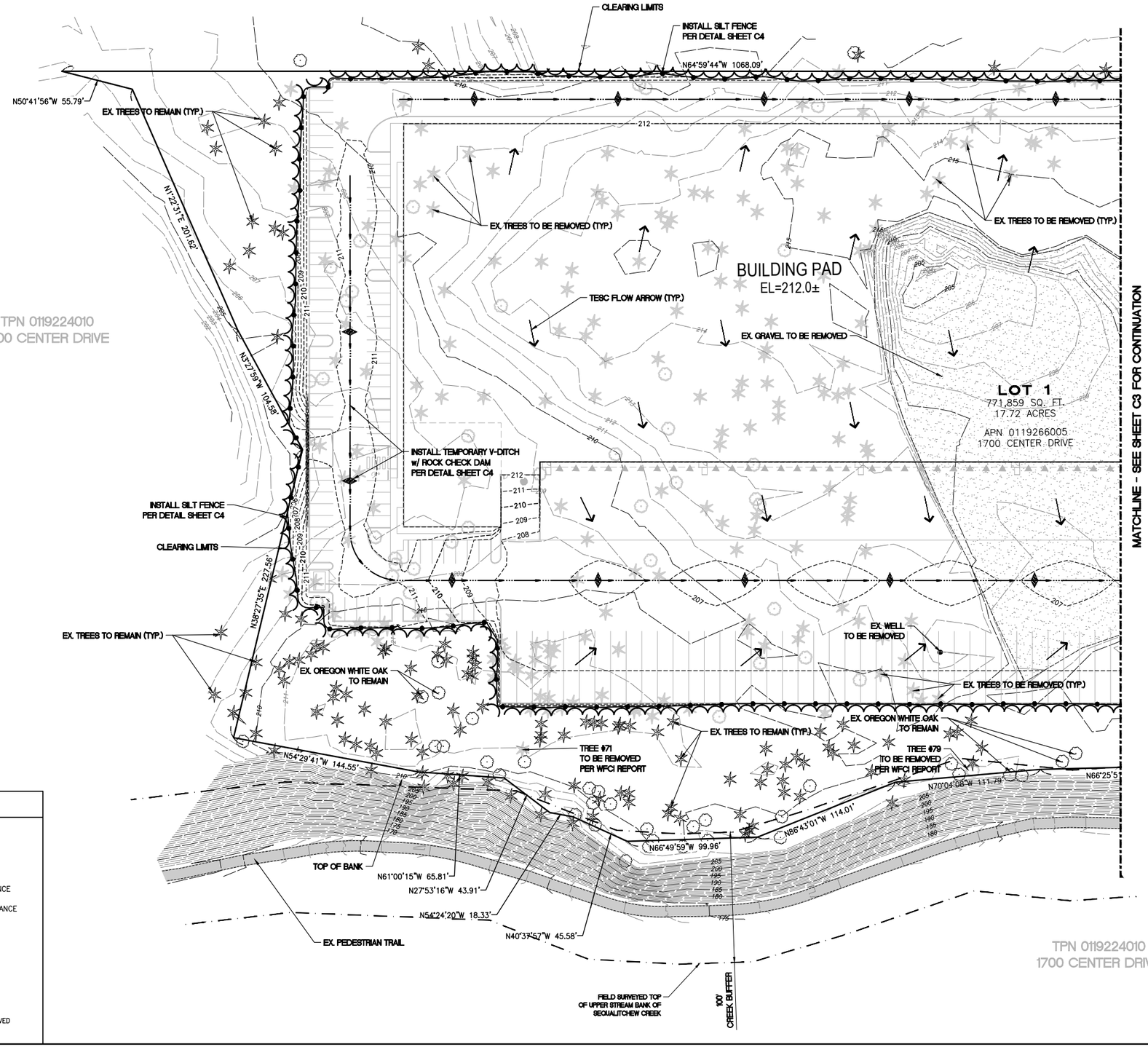
FOR

DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

1"=40'

0 20 40 80



TESC LEGEND:

- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- TEMPORARY V-DITCH
- ROCK CHECK DAM
- EX. TREE TO REMAIN
- EX. TREE TO BE REMOVED

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF DUPONT

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

No.	Date	By	Ckd.	Appr.	Revision
1	08/04/23	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title:
PRELIMINARY
TESC AND DEMOLITION PLAN-WEST
FOR
DUPONT 243

For:
AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

DANIEL K. BALMELLI
STATE OF WASHINGTON
25672
REGISTERED
PROFESSIONAL ENGINEER
08/04/2023

Scale: Horizontal 1"=40' Vertical N/A

Designed JAT Drawn JAT Checked DKB Approved DKB Date 08/04/23

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 18666

Sheet C2 of 13

P:\18000s\18666\preliminary\18666-pd.dwg 8/4/2023 10:10 AM JTOWNE

PRELIMINARY TESC AND DEMOLITION PLAN-EAST
FOR
DUPONT 243
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

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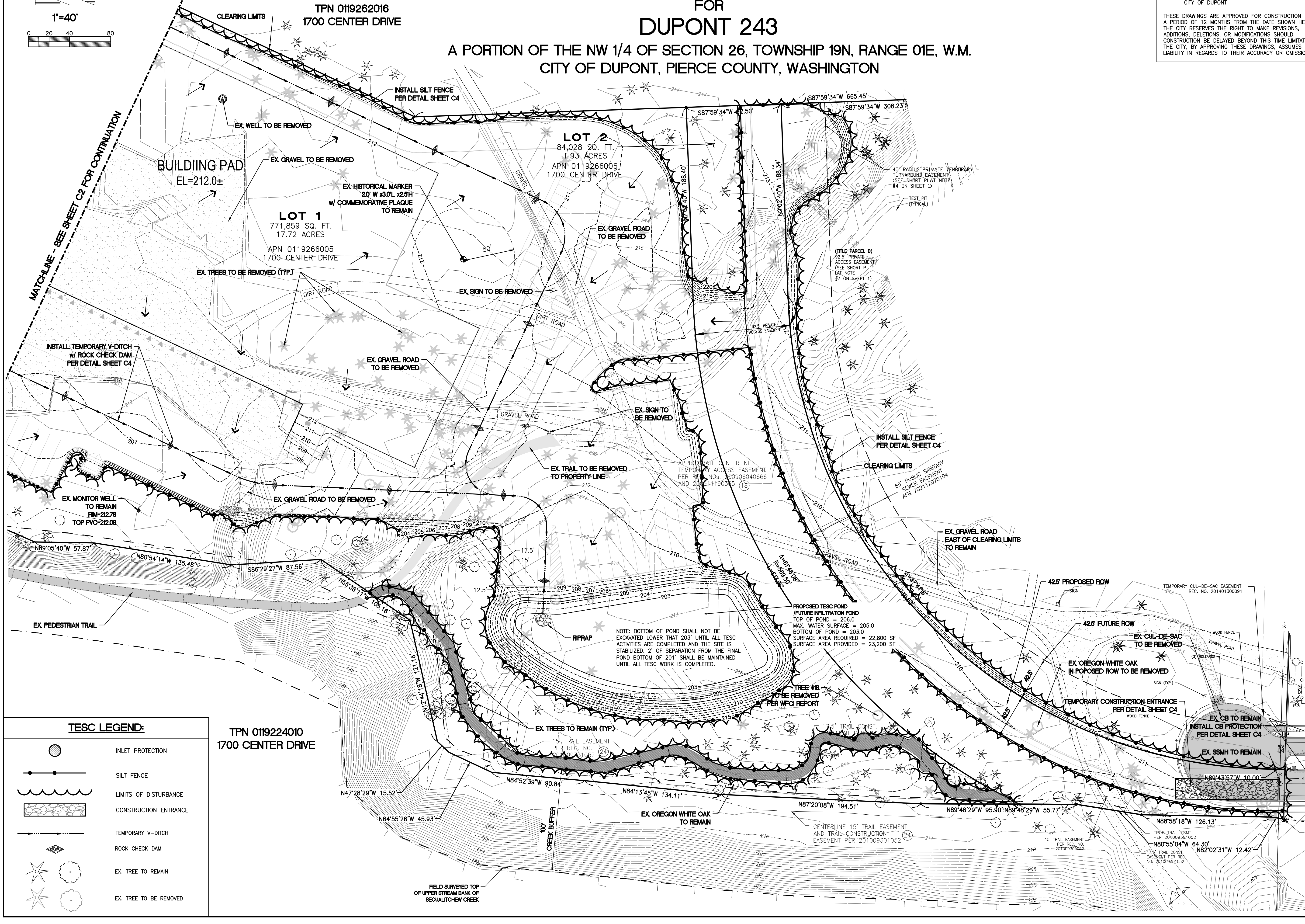


1"=40'
0 20 40 80
CLEARING LIMITS
TPN 0119262016
1700 CENTER DRIVE
INSTALL SILT FENCE PER DETAIL SHEET C4
EX. WELL TO BE REMOVED
EX. GRAVEL TO BE REMOVED
BUILDIING PAD
EL=212.0±
MATCHLINE - SEE SHEET C2 FOR CONTINUATION
LOT 1
771,859 SQ. FT.
17.72 ACRES
APN 0119266005
1700 CENTER DRIVE
LOT 2
84,028 SQ. FT.
1.93 ACRES
APN 0119266006
1700 CENTER DRIVE
EX. HISTORICAL MARKER 2.0' W x3.0'L x2.5'H w/ COMMEMORATIVE PLAQUE TO REMAIN
EX. GRAVEL ROAD TO BE REMOVED
EX. TREES TO BE REMOVED (TYP.)
EX. SIGN TO BE REMOVED
INSTALL TEMPORARY V-DITCH w/ ROCK CHECK DAM PER DETAIL SHEET C4
EX. SIGN TO BE REMOVED
EX. TRAIL TO BE REMOVED TO PROPERTY LINE
APPROXIMATE CENTERLINE TEMPORARY ACCESS EASEMENT PER REC. Nos. 200906040666 AND 201211190355
EX. MONITOR WELL TO REMAIN RIM=212.78 TOP PVC=212.08
EX. GRAVEL ROAD TO BE REMOVED
S87°59'34"W 665.45'
S87°59'34"W 308.23'
S87°59'34"W 42.50'
N2°02'40"W 188.40'
N2°02'40"W 188.34'
45' RADIUS PRIVATE TEMPORARY TURNAROUND EASEMENT (SEE SHORT PLAT NOTE #4 ON SHEET 1)
TEST PIT (TYPICAL)
(TITLE PARCEL B) 92.5' PRIVATE ACCESS EASEMENT (SEE SHORT PLAT NOTE #3 ON SHEET 1)
92.5' PRIVATE ACCESS EASEMENT
INSTALL SILT FENCE PER DETAIL SHEET C4
CLEARING LIMITS
85' PUBLIC SANITARY SEWER EASEMENT AFN 202112070104
EX. GRAVEL ROAD EAST OF CLEARING LIMITS TO REMAIN
N89°05'40"W 57.87'
N80°54'14"W 135.48'
S86°29'27"W 87.56'
N55°38'11"W 105.16'
EX. PEDESTRIAN TRAIL
PROPOSED TESC POND /FUTURE INFILTRATION POND
TOP OF POND = 206.0
MAX. WATER SURFACE = 205.0
BOTTOM OF POND = 203.0
SURFACE AREA REQUIRED = 22,800 SF
SURFACE AREA PROVIDED = 23,200 SF
NOTE: BOTTOM OF POND SHALL NOT BE EXCAVATED LOWER THAT 203' UNTIL ALL TESC ACTIVITIES ARE COMPLETED AND THE SITE IS STABILIZED. 2' OF SEPARATION FROM THE FINAL POND BOTTOM OF 201' SHALL BE MAINTAINED UNTIL ALL TESC WORK IS COMPLETED.
RIPRAP
42.5' PROPOSED ROW
TEMPORARY CUL-DE-SAC EASEMENT REC. NO. 201401300091
42.5' FUTURE ROW
EX. CUL-DE-SAC TO BE REMOVED
EX. OREGON WHITE OAK IN POPOSED ROW TO BE REMOVED
TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL SHEET C4
EX. CB TO REMAIN INSTALL CB PROTECTION PER DETAIL SHEET C4
EX. SSMH TO REMAIN
TREE #18 TO BE REMOVED PER WFCI REPORT
EX. TREES TO REMAIN (TYP.)
N12°44'18"W 121.16'
TPN 0119224010
1700 CENTER DRIVE
15' TRAIL EASEMENT PER REC. NO. 201009301052
N47°28'29"W 15.52'
N84°52'39"W 90.84'
N84°13'45"W 134.11'
N87°20'08"W 194.51'
N89°48'29"W 95.90'
N89°48'29"W 55.77'
N89°43'57"W 10.00'
N88°58'18"W 126.13'
N64°55'26"W 45.93'
100' CREEK BUFFER
EX. OREGON WHITE OAK TO REMAIN
CENTERLINE 15' TRAIL EASEMENT AND TRAIL CONSTRUCTION EASEMENT PER 201009301052
N80°55'04"W 64.30'
N82°02'31"W 12.42'
FIELD SURVEYED TOP OF UPPER STREAM BANK OF SEQUALITCHEW CREEK

TESC LEGEND:

Symbol	Description
	INLET PROTECTION
	SILT FENCE
	LIMITS OF DISTURBANCE
	CONSTRUCTION ENTRANCE
	TEMPORARY V-DITCH
	ROCK CHECK DAM
	EX. TREE TO REMAIN
	EX. TREE TO BE REMOVED

No.	Date	By	Ckd.	Appr.	Revision
1	08/04/23	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: PRELIMINARY TESC AND DEMOLITION PLAN-EAST FOR DUPONT 243

For: AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

DANIEL K. BALMELLI, STATE OF WASHINGTON, 25672, REGISTERED PROFESSIONAL ENGINEER, 08/04/2023

Scale: Horizontal 1"=40'; Vertical N/A

Designed JAT | Drawn JAT | Checked DKB | Approved DKB | Date 08/04/23

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 18666

Sheet C3 of 13

P:\18000s\18666\preliminary\18666-pe.dwg 8/4/2023 10:10 AM JTOWNE

B. BMP Detail

Please see following pages for appropriate BMP details.

Below is a list of Alternative BMPs the be used if the BMPs listed in the body of this document are deemed ineffective by the CESCL.

Element #1 - Mark Clearing Limits
BMP C101: Preserving Natural Vegetation
BMP C102: Buffer Zones
BMP C103: High Visibility Fence

Element #2 - Establish Construction Access
BMP C107: Construction Road/Parking Area Stabilization

Element #3 - Control Flow Rates
BMP C203: Water Bars
BMP C209: Outlet Protection
BMP C235: Wattles

Element #4 - Install Sediment Controls
BMP C231: Brush Barrier
BMP C232: Gravel Filter Berm
BMP C234: Vegetated Strip
BMP C235: Wattles
BMP C250: Construction Stormwater Chemical Treatment
BMP C251: Construction Stormwater Filtration
Other Proprietary Sediment Control Technologies

Element #5 - Stabilize Soils
BMP C122: Nets and Blankets
BMP C124: Sodding
BMP C125 Compost
BMP C126: Topsoiling
BMP C127: Polyacrylamide for Soil Erosion Protection
BMP C130: Surface Roughening
BMP C131: Gradient Terraces

Element #6 - Protect Slopes
BMP C121: Mulching
BMP C122: Nets and Blankets
BMP C131: Gradient Terraces
BMP C200: Interceptor Dike and Swale
BMP C201: Grass-Lined Channels
BMP C203: Water Bars
BMP C204: Pipe Slope Drains
BMP C205: Subsurface Drains
BMP C206: Level Spreader
BMP C208: Triangular Silt Dike (Geotextile-Encased Check Dam)

Element #7 - Protect Drain Inlets
BMP C220: Storm Drain Inlet Protection

Element #8 - Stabilize Channels and Outlets
BMP C122: Nets and Blankets
BMP C202: Channel Lining
BMP C209: Outlet Protection

Element #9 - Control Pollutants
BMP C152: Sawcutting and Surface Pollution Prevention
BMP C153: Material Delivery, Storage, Containment
BMP C154: Concrete Washout Area
BMP C250: Construction Stormwater Chemical Treatment
BMP C251: Construction Stormwater Filtration
BMP C252: High pH Neutralization Using Co_2
BMP C253: pH Control for High pH Water
Source Control BMPs As Appropriate

Element #10 - Control Dewatering
BMP C203: Water Bars
BMP C226: Vegetative Filtration

Element #11 - Maintain BMPs
BMP C150: Materials on Hand
BMP C160 Erosion and Sedimentation Control Lead

Element #12 - Manage the Project
BMP C150: Materials on Hand
BMP C160: Erosion and Sediment Control Lead
BMP C162: Scheduling

Element #13: Protect Low Impact Development
BMP C102: Buffer Zone
BMP C103: High Visibility Fence
BMP C200: Interceptor Dike and Swale
BMP C201: Grass-Lined Channels
BMP C207: Check Dams
BMP C208: Triangular Silt Dike (TSD) (Geotextile-Encased Check Dam)
BMP C231: Brush Barrier
BMP C233: Silt Fence
BMP C234: Vegetated Strip

C. Correspondence

Any pertinent correspondence regarding this project will be included in this section.

D. Site Inspection Form

Please see the following pages for the site intspection form.

E. Construction Stormwater General Permit (CSWGP)

The CSWGP will be included in the final SWPPP.

F. 303(d) List Waterbodies / TMDL Waterbodies Information

There are no 303(d) List Waterbodies in this project, so this section is not required.

G. Contaminated Site Information

There is no contaminated site at this time.

H. Engineering Calculations

Please see the following for calculations.

WWHM2012

PROJECT REPORT

18666 - DuPont 243
TESC Calculations

General Model Information

Project Name:	18666 ESC
Site Name:	
Site Address:	
City:	
Report Date:	3/10/2023
Gage:	38 IN CENTRAL
Data Start:	10/01/1901
Data End:	09/30/2059
Timestep:	15 Minute
Precip Scale:	1.000
Version Date:	2019/09/13
Version:	4.2.17

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Mitigated Land Use

Basin 1

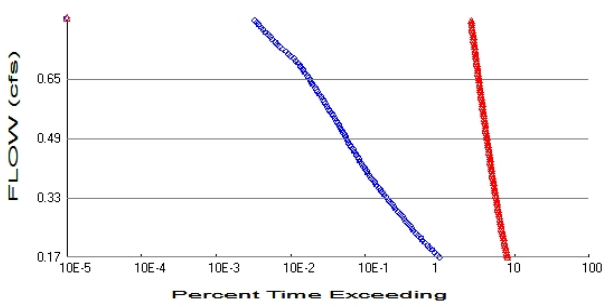
Bypass:	No
GroundWater:	No
Pervious Land Use	acre
Pervious Total	0
Impervious Land Use	acre
PARKING FLAT	19.65
Impervious Total	19.65
Basin Total	19.65

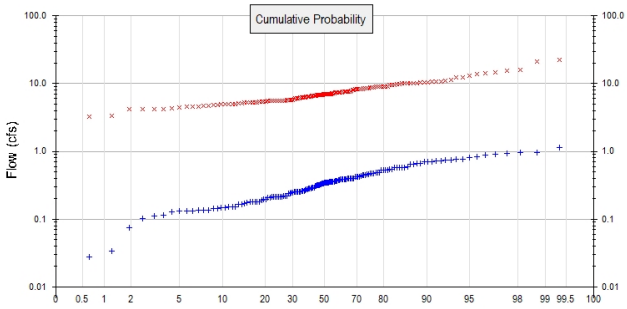
Element Flows To:

Surface	Interflow	Groundwater

Analysis Results

POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 16.37
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0
Total Impervious Area: 19.65

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.344962
5 year	0.536659
10 year	0.64082
25 year	0.746836
50 year	0.80985
100 year	0.861666

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	6.886359
5 year	9.243738
10 year	10.957095
25 year	13.302061
50 year	15.184052
100 year	17.185574

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	**Predeveloped**	**Mitigated**
1902	0.253	8.143
1903	0.210	9.026
1904	0.344	10.217
1905	0.166	4.580
1906	0.074	5.122
1907	0.529	6.852
1908	0.392	5.634
1909	0.388	6.951
1910	0.535	6.642
1911	0.348	7.454

1912	1.148	12.353
1913	0.550	5.383
1914	0.134	22.596
1915	0.222	4.634
1916	0.344	8.669
1917	0.115	3.274
1918	0.369	6.942
1919	0.272	4.247
1920	0.351	5.651
1921	0.392	4.847
1922	0.394	7.603
1923	0.316	5.298
1924	0.145	10.026
1925	0.179	4.185
1926	0.334	8.168
1927	0.217	6.654
1928	0.267	4.935
1929	0.548	9.849
1930	0.352	10.310
1931	0.326	4.968
1932	0.255	5.363
1933	0.246	5.318
1934	0.722	8.639
1935	0.335	4.579
1936	0.291	6.409
1937	0.465	9.532
1938	0.284	4.659
1939	0.018	5.859
1940	0.314	10.339
1941	0.150	10.215
1942	0.473	7.684
1943	0.244	7.609
1944	0.446	10.939
1945	0.394	8.290
1946	0.213	6.433
1947	0.135	5.017
1948	0.742	6.902
1949	0.636	10.660
1950	0.180	6.031
1951	0.222	9.124
1952	0.968	10.227
1953	0.873	9.465
1954	0.315	5.605
1955	0.257	5.211
1956	0.126	5.140
1957	0.447	5.556
1958	0.934	6.893
1959	0.577	6.906
1960	0.154	5.483
1961	0.580	15.646
1962	0.312	6.727
1963	0.149	4.997
1964	0.164	14.487
1965	0.650	6.499
1966	0.182	5.437
1967	0.279	7.619
1968	0.285	6.422
1969	0.284	5.791

1970	0.445	6.583
1971	0.701	6.378
1972	0.454	21.093
1973	0.579	12.252
1974	0.313	8.867
1975	0.735	9.150
1976	0.389	9.759
1977	0.131	4.191
1978	0.655	7.067
1979	0.180	7.429
1980	0.371	7.326
1981	0.355	6.894
1982	0.145	5.617
1983	0.581	7.617
1984	0.237	7.573
1985	0.385	8.615
1986	0.345	4.375
1987	0.659	7.683
1988	0.418	4.582
1989	0.375	4.192
1990	0.425	5.537
1991	0.333	8.275
1992	0.476	7.868
1993	0.461	8.991
1994	0.692	6.150
1995	0.133	4.780
1996	0.758	6.407
1997	0.291	5.744
1998	0.346	6.825
1999	0.028	7.417
2000	0.263	6.520
2001	0.135	5.229
2002	0.481	9.493
2003	0.419	5.540
2004	0.385	8.311
2005	0.709	15.879
2006	0.214	7.450
2007	0.215	8.335
2008	0.366	6.868
2009	0.251	5.241
2010	0.214	6.728
2011	0.173	7.079
2012	0.251	6.570
2013	0.196	6.197
2014	0.146	5.994
2015	0.279	10.075
2016	0.111	6.295
2017	0.532	10.103
2018	0.967	6.052
2019	0.902	8.958
2020	0.294	7.333
2021	0.479	6.183
2022	0.198	10.513
2023	0.403	12.989
2024	0.757	13.888
2025	0.355	6.761
2026	0.580	7.425
2027	0.209	8.283

2028	0.181	3.242
2029	0.393	5.322
2030	0.729	10.669
2031	0.241	3.352
2032	0.131	5.679
2033	0.211	7.134
2034	0.208	5.585
2035	0.823	6.873
2036	0.427	5.576
2037	0.102	7.501
2038	0.341	7.118
2039	0.034	14.305
2040	0.189	5.599
2041	0.255	7.104
2042	0.801	8.197
2043	0.387	9.065
2044	0.522	6.228
2045	0.355	5.040
2046	0.416	5.590
2047	0.306	6.900
2048	0.396	5.689
2049	0.354	8.441
2050	0.254	6.287
2051	0.369	8.860
2052	0.212	6.768
2053	0.380	5.751
2054	0.483	11.415
2055	0.150	6.990
2056	0.168	9.018
2057	0.261	4.434
2058	0.330	8.489
2059	0.584	10.585

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	1.1483	22.5964
2	0.9676	21.0934
3	0.9666	15.8792
4	0.9338	15.6458
5	0.9016	14.4866
6	0.8729	14.3048
7	0.8229	13.8879
8	0.8006	12.9886
9	0.7581	12.3531
10	0.7570	12.2518
11	0.7421	11.4151
12	0.7352	10.9387
13	0.7295	10.6685
14	0.7223	10.6600
15	0.7092	10.5854
16	0.7005	10.5126
17	0.6918	10.3387
18	0.6585	10.3100
19	0.6546	10.2265
20	0.6496	10.2165
21	0.6358	10.2154
22	0.5836	10.1029

23	0.5805	10.0745
24	0.5804	10.0257
25	0.5803	9.8493
26	0.5789	9.7594
27	0.5773	9.5322
28	0.5502	9.4932
29	0.5479	9.4649
30	0.5346	9.1501
31	0.5316	9.1244
32	0.5294	9.0649
33	0.5216	9.0259
34	0.4831	9.0178
35	0.4809	8.9909
36	0.4787	8.9579
37	0.4758	8.8667
38	0.4734	8.8599
39	0.4653	8.6694
40	0.4612	8.6394
41	0.4542	8.6149
42	0.4470	8.4888
43	0.4461	8.4408
44	0.4449	8.3347
45	0.4273	8.3110
46	0.4249	8.2901
47	0.4187	8.2831
48	0.4175	8.2747
49	0.4161	8.1969
50	0.4026	8.1677
51	0.3964	8.1427
52	0.3943	7.8681
53	0.3935	7.6836
54	0.3933	7.6828
55	0.3924	7.6190
56	0.3921	7.6173
57	0.3893	7.6085
58	0.3878	7.6035
59	0.3866	7.5729
60	0.3852	7.5012
61	0.3849	7.4541
62	0.3801	7.4497
63	0.3754	7.4295
64	0.3707	7.4250
65	0.3694	7.4171
66	0.3686	7.3328
67	0.3664	7.3256
68	0.3554	7.1336
69	0.3552	7.1179
70	0.3549	7.1043
71	0.3544	7.0789
72	0.3521	7.0670
73	0.3508	6.9896
74	0.3481	6.9511
75	0.3460	6.9418
76	0.3452	6.9065
77	0.3444	6.9021
78	0.3442	6.8998
79	0.3408	6.8939
80	0.3353	6.8934

81	0.3341	6.8731
82	0.3327	6.8680
83	0.3305	6.8517
84	0.3257	6.8249
85	0.3163	6.7684
86	0.3150	6.7612
87	0.3142	6.7280
88	0.3134	6.7272
89	0.3117	6.6541
90	0.3063	6.6425
91	0.2941	6.5829
92	0.2915	6.5705
93	0.2908	6.5200
94	0.2847	6.4988
95	0.2841	6.4334
96	0.2836	6.4218
97	0.2795	6.4095
98	0.2790	6.4065
99	0.2725	6.3782
100	0.2674	6.2948
101	0.2632	6.2874
102	0.2610	6.2278
103	0.2574	6.1970
104	0.2554	6.1833
105	0.2550	6.1495
106	0.2544	6.0525
107	0.2530	6.0311
108	0.2514	5.9938
109	0.2508	5.8594
110	0.2460	5.7907
111	0.2435	5.7513
112	0.2410	5.7439
113	0.2365	5.6888
114	0.2217	5.6787
115	0.2217	5.6508
116	0.2167	5.6336
117	0.2151	5.6174
118	0.2145	5.6051
119	0.2140	5.5988
120	0.2132	5.5900
121	0.2125	5.5850
122	0.2110	5.5758
123	0.2104	5.5559
124	0.2085	5.5404
125	0.2076	5.5370
126	0.1982	5.4834
127	0.1958	5.4371
128	0.1894	5.3826
129	0.1821	5.3634
130	0.1807	5.3220
131	0.1802	5.3180
132	0.1795	5.2976
133	0.1794	5.2407
134	0.1729	5.2294
135	0.1679	5.2114
136	0.1656	5.1397
137	0.1643	5.1220
138	0.1536	5.0405

139	0.1497	5.0167
140	0.1497	4.9968
141	0.1494	4.9679
142	0.1459	4.9349
143	0.1450	4.8465
144	0.1445	4.7804
145	0.1347	4.6595
146	0.1347	4.6341
147	0.1344	4.5818
148	0.1327	4.5803
149	0.1312	4.5793
150	0.1311	4.4336
151	0.1262	4.3751
152	0.1149	4.2468
153	0.1112	4.1922
154	0.1021	4.1905
155	0.0741	4.1848
156	0.0342	3.3516
157	0.0279	3.2742
158	0.0177	3.2422

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Olympia, WA. 98501
Toll Free 1(866)943-0304
Local (360)943-0304

www.clearcreeksolutions.com

TESC Calculations

Project: DuPont Industrial

BCE #: 18666

REQUIRED SURFACE AREA

$SA = (2{,}080)(Q_{10})$	=	**22797**	SF

Flow	cfs
Q2*	**6.89**
Q10	**10.96**
Q100	**17.19**

PRINCIPAL SPILLWAY SIZING

$D = [(Q_{10}) / (3.782)(H)^{0.5}]^{0.5}$	=	1.702	FT
	=	**20.43**	IN
**H MIN (DEFAULT 1)*	=	*1*	*FT*

∴ USE RISER DIAMETER 12 INCHES

KEY

INPUT
OUTPUT
CHECK

EMERGENCY OVERFLOW SPILLWAY

$L = [Q_{100} / (3.21)(H)^{1.5}] - 2.4H$	=	13.95	FT
**H MIN (DEFAULT .5)*	=	*0.5*	*FT*

∴ USE SPILLWAY LENGTH 5 FEET

DEWATERING ORIFICE

$A_0 = (S.A.)(2H)^{0.5}/(0.6)(3{,}600)(T)(g)^{0.5}$	=	0.205	SF
$DIAM. = 13.54\ (A_0)^{0.5}$	=	**6.13**	IN
**H MIN (DEFAULT 3.5')*	=	*3.5*	*FT*

∴ USE ORIFICE DIAMETER 1"

*IF CONSTRUCTION TAKES PLACE OUTSIDE THE WET SEASON IN SUMMER MONTHS, Q2 IS ALLOWED TO SIZE POND S.A.

7.0 SPECIAL REPORTS AND STUDIES

7.0 SPECIAL REPORTS AND STUDIES

- Geotechnical Report by GeoEngineers dated October 10, 2011
- Geotechnical Report Addendum by GeoEngineers dated May 11, 2018
- Geotechnical Report Addendum 2 by GeoEngineers dated August 1, 2023

Geotechnical Engineering Services

DuPont Apartment Complex/Lot X
DuPont, Washington

for
Creekside DuPont Partners, LLC

May 10, 2011

GeoEngineers
Earth Science + Technology

Geotechnical Engineering Services

DuPont Apartment Complex/Lot X
DuPont, Washington

for
Creekside DuPont Partners, LLC

May 10, 2011

GeoEngineers

1101 South Fawcett Avenue, Suite 200
Tacoma, Washington 98402
253.383.4940

30 YEARS 2010

Geotechnical Engineering Services

DuPont Apartment Complex/Lot X
DuPont, Washington

File No. 16785-002-00

May 10, 2011

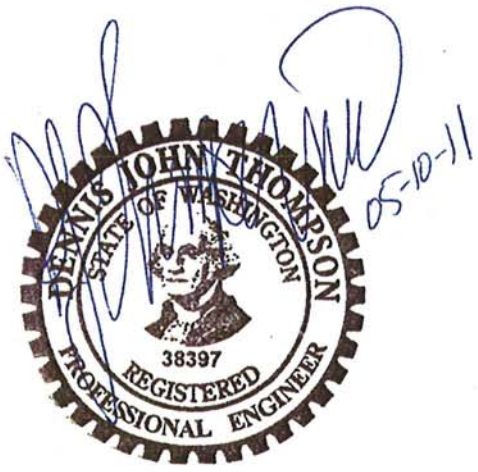
Prepared for:

Creekside DuPont Partners, LLC
1201 Pacific Avenue, Suite 1501
Tacoma, Washington 98402

Attention: Lia Estigoy

Prepared by:

GeoEngineers, Inc.
1101 South Fawcett Avenue, Suite 200
Tacoma, Washington 98402
253.383.4940



Dennis (D.J.) Thompson, PE
Senior Geotechnical Engineer

Garry Squires

Garry H. Squires, PE, LG, LEG
Principal

DJT:GHS:tt

GeoEngineers

Table of Contents

LIST OF FIGURES

APPENDICES

INTRODUCTION AND PROJECT UNDERSTANDING

GeoEngineers is pleased to present this proposal to provide geotechnical engineering services to support development and construction of the apartment complex to be constructed at 14464 Center Drive in DuPont, Washington, otherwise referred to as Lot X. A Vicinity Map is included as Figure 1. Our understanding of the project is based on our discussion with you and the project civil engineer (Barghausen Consulting Engineers), project architect (BCRA), and our review of preliminary site plans and a topographic survey.

The final site layout and number of apartment units has not been determined. At this time, proposed plans might include construction of approximately 180 apartment units in 14 to 15 buildings. Balanced cuts and fills are anticipated. We understand the buildings will be constructed near existing grade and deep excavations are not anticipated. Additional improvements will include construction of parking areas and installation of underground utilities. Stormwater will be conveyed to on-site infiltration galleries or ponds. Stormwater facilities will be designed in accordance with the 2005 Washington State Department of Ecology (Ecology) Stormwater Management Manual.

SCOPE OF SERVICES

The purpose of our services is to conduct subsurface investigations to use as a basis for developing geotechnical recommendations for the proposed site improvements. Our specific scope of services includes:

1. Reviewing readily available published geologic data, select in-house files, and existing subsurface information on soil and groundwater conditions in the site vicinity.
2. Coordinating clearance and location of existing utilities in the project area. We contacted the Washington Utilities Coordinating Council "One Call" service prior to beginning explorations.
3. Exploring subsurface conditions at the project site by observing nine test pits. The explorations extended to depths between 10 and 12 feet below surrounding grade.
4. Performing laboratory tests on selected soil samples obtained from the explorations to assist in evaluating the physical and engineering properties of the site soils. Laboratory testing consisted of eight moisture content and grain size analyses.
5. Providing a general discussion of site soil and groundwater conditions based on our review, explorations and testing.
6. Evaluating the results of the sieve analyses with the infiltration criteria presented in the 2005 Ecology Stormwater Management Manual. We include preliminary infiltration rates for the samples tested.
7. Providing recommendations for site preparation and earthwork. We discuss clearing and stripping, temporary and permanent slopes, suitability of on-site soils for use as structural fill, including constraints for wet weather construction, specifications for imported soil for use as structural fill, and fill placement and compaction requirements.

8. Providing general recommendations for site drainage and control of groundwater.
9. Classifying the Seismic Site Class and soil profile in accordance with Table 1613.5.2 of the International Building Code (IBC) and providing our opinion of soil liquefaction susceptibility based on the results of our review and explorations.
10. Providing recommendations for design of shallow foundations and conventional below grade and retaining wall structures. We provide allowable soil bearing pressures, settlement (total and differential) estimates, lateral earth pressures (active and passive) and coefficient of friction for evaluating sliding resistance. We discuss suitable foundation material and bearing surface preparation, including removal of uncontrolled fill, soft, organic or otherwise unsuitable material, and backfill compaction.
11. Providing recommendations for support of on-grade floor slabs including capillary break, vapor retarder, underslab drainage, and modulus of subgrade reaction, as appropriate.
12. Providing recommendations for asphalt concrete pavement (ACP) design, including base and subbase requirements for proposed parking areas. We provide typical minimum ACP section recommendations based on our experience. We can provide other recommendations based on actual traffic data, if requested.

SITE CONDITIONS

Published Literature

Based on review of geologic maps in our files, Vashon recessional outwash sand and gravel is the dominant, near-surface, geologic material mapped in the immediate project area. This material is commonly known as Steilacoom gravel. Vashon recessional outwash was deposited by melt water streams in front of the most recent glacier during its retreat from the Puget Sound region approximately 10,000 to 15,000 years ago. These deposits generally consist of permeable sand, or sand and gravel. Cobbles and boulders can also be encountered in this deposit, depending on the depositional history. Glacial till and/or advance outwash is commonly encountered at depth below the recessional outwash.

The United States Department of Agriculture (USDA) Soil Conservation Service (SCS) Soil Survey of Pierce County Area, Washington, maps the project area as Spanaway gravelly sandy loam (41A). This soil unit is described as being formed in glacial outwash. It is further described as somewhat excessively drained with moderately rapid permeability, slow surface runoff and little erosion hazard.

Surface Conditions

The project area is located west of the intersection of Center Drive and Power Line Road in DuPont, Washington. Power Line Road and Center Drive make up the eastern boundary of the site. Sequalitchew Creek flows along the southern boundary of the site. A chain link fence is located along the northern and western edges of the site.

The project area is irregular in shape and is flat or slightly sloping down to the southwest. A gravel road extends generally east-west in the southern part of the site. Overhead power lines extend

north-south within the property near the eastern border of the site. Sewer, power and water manholes and junction boxes were observed within the property near the intersection of Center Drive and Power Line Road. Vegetation in the approximate southeast half of the property is low growing and sparse to moderately thick and is mostly grasses and scotch broom. The approximate northwest half of the property is densely forested with large evergreen fir trees and some oak trees. We did not observe standing water or indications of wet surface conditions during our time on site.

Subsurface Explorations

Our understanding of subsurface conditions at the project site is based on conditions disclosed in nine test pits excavated at the approximate locations shown in Figure 2. Details of the exploratory program, laboratory testing program and test pit logs completed for this study are presented in Appendix A.

Subsurface Conditions

We observed approximately 3 inches of forest duff or sod at the surface in all of the explorations with the exception of test pit TP-3. From the surface to a depth of 1 foot in test pit TP-3 we observed fill consisting of gravel with silt and sand. Underlying the duff or fill, we observed a weathered zone of soil, consisting of silty sand with gravel and traces of organic material in a medium dense condition. Underlying the weathered zone we typically observed glacial outwash consisting of gravel with sand and trace silt and variable cobbles. Exceptions to this include test pit TP-1 where gravel with silt and sand was observed below a depth of 7½ feet and in test pit TP-9 where sand with gravel and trace silt was observed from below a depth of 7 feet. The outwash was observed to be in a dense condition. Caving was typically noted below a depths of about 4 feet.

No groundwater seepage was observed during exploration. Groundwater conditions should be expected to vary as a result of season, precipitation and other factors. Based on our observations and previous explorations completed in the project vicinity, static groundwater elevation is expected to be well below the depths of the test pit explorations completed for this project.

CONCLUSIONS AND RECOMMENDATIONS

General

Based on the results of our study, it is our opinion that the site is generally suitable for the proposed development with regard to geotechnical considerations. A summary of the primary geotechnical considerations for the proposed development is provided below, and is followed by our detailed recommendations

- Organic-rich surficial material should be stripped from all areas to be improved.
- Granular soils were generally encountered; however, we did observe that some of the near-surface site soil has a higher fines (silt and clay-sized particles passing the U.S. Standard No. 200 sieve) content. Soil with a higher fines content is more sensitive to small changes in moisture content and may be difficult, if not impossible, to work and compact during wet weather conditions. This material can also be susceptible to disturbance from construction traffic when wet, or if earthwork is performed during wet weather.

- The proposed structures may be satisfactorily supported on continuous and isolated shallow foundations supported on the medium dense or dense native soils or on structural fill that extends to native soil.
- Floor slabs may be supported on compacted fill or native soils.
- The glacial outwash deposits can contain cobbles and boulders. The contractor should be prepared for this possibility.
- On-site stormwater infiltration appears feasible based on the subsurface conditions observed. We provide preliminary infiltration rate recommendations below.

Stormwater Infiltration

General

Soil consisting of gravel with sand or gravel with silt and sand was typically encountered below a depth of 1 to 2 feet in the explorations completed in the project area. In general, it is our opinion that the natural soils encountered in our explorations should have adequate permeability to infiltrate stormwater from the site. We did not encounter groundwater seepage, staining or other indications of seasonal shallow groundwater in the explorations.

Soil Infiltration Rates

Stormwater infiltration rates for the site soils were established based on the 2005 Ecology Stormwater Management Manual for Western Washington Volume III in conjunction with the sieve analysis results presented in Appendix A, Figures A-11 and A-12.

TABLE 1. SOIL INFILTRATION RATES[1]

Test Pit No.	Soil Sample No.	Soil Sample Depth (feet)	Percent Fines[2]	D10 Size (mm)[3]	USCS[4] Soil Classification	Long-term Design Infiltration Rate[6] (Inches per Hour)
1	5	7.5	7.5	0.14	GP-GM	2.0
2	3	5.5	2.6	0.49	GP	9
3	4	5.5	3.8	0.44	GP	9
5	2	3.5	3.0	0.82	GW	9
7	3	5.5	2.5	0.51	GP	9
8	3	7.5	4.7	0.25	GW	3.5
9	3	5.5	1.7	0.48	GP	9
9	4	7.5	2.2	0.25	SP	3.5

Notes:

[1] For selected soil samples.

[2] Fines = Silt and clay-sized particles passing U.S. No. 200 (0.75 mm) sieve.

[3] Based on ASTM C 136 Soil Gradation Test.

[4] Unified Soil Classification System (USCS).

[5] Based on grain-size analysis and the procedures outlined in the 2005 Ecology Stormwater Management Manual for Western Washington Volume III Table 3.8.

These rates are an estimate of subsurface infiltration properties. We expect that the relatively clean gravel soils encountered in the test pits should have adequate permeability and storage capacity to infiltrate stormwater. We did not complete explorations at specific pond locations because this information was not available at the time of our explorations. We recommend that the project plans include provisions for GeoEngineers to observe subsurface explorations during construction to check that the preliminary infiltration rate(s) used for design are appropriate for the conditions encountered. Site- and location-specific testing may also be required by local jurisdictions. It should be noted that infiltration through fill is not permissible according to the 2005 Ecology Stormwater Management Manual for Western Washington Volume III.

Stormwater should be treated in accordance with current regulations prior to infiltration. To help reduce clogging of infiltration facilities, we recommend they be protected during construction with siltation control facilities such as temporary settling basins, silt fences and hay bales. Suspended solids can clog the soil and reduce the infiltration rate. Periodic sweeping of paved areas, during and following construction, will help extend the life of the infiltration facilities. Equipment should not be permitted in the infiltration areas after they are excavated to grade because of the potential for compaction of the subgrade that could reduce the infiltration rate of the soil.

Site Development and Earthwork

General

We anticipate that site development and earthwork will include clearing and stripping of surface vegetation, constructing foundations and then placing and compacting fill and backfill materials. We expect that the majority of site grading can be accomplished with conventional earthmoving equipment. The following sections provide recommendations for stripping, excavation, erosion control, subgrade development, fill materials, fill placement and compaction.

Clearing and Stripping

Based on our observations at the site, we estimate that the depth of stripping could be on the order of 3 to 6 inches. Greater stripping depths may be required to remove localized zones of loose or organic-rich soil. In addition, the primary root systems of shrubs should be completely removed. Stripped material should be transported off site for disposal or processed and used as fill in landscaping areas.

Although we did not encounter boulders during our subsurface investigation, it is our experience they can be present in the glacial deposits in the area. Accordingly, the contractor should be prepared to remove boulders, if encountered during grading or utility excavations. Boulders may be removed from the site or buried in landscape areas. Voids caused by boulder removal should be backfilled with structural fill.

Temporary Excavations, Support and Dewatering

Excavations deeper than 4 feet should be shored or laid back at a stable slope if workers are required to enter. Shoring and temporary slope inclinations must conform to the provisions of Title 296 Washington Administrative Code (WAC), Part N, "Excavation, Trenching and Shoring." Regardless of the soil type encountered in the excavation, shoring, trench boxes or sloped sidewalls will be required under Washington Industrial Safety and Health Act (WISHA). The contract

documents should specify that the contractor is responsible for selecting excavation and dewatering methods, monitoring the excavations for safety and providing shoring, as required, to protect personnel and structures. We provide additional recommendations in regard to temporary and permanent shoring below.

In general, temporary cut slopes should be inclined no steeper than about 1-1/2H to 1V (horizontal to vertical). This guideline assumes that all surface loads are kept at a minimum distance of at least one-half the depth of the cut away from the top of the slope and that seepage is not present on the slope face. Flatter cut slopes will be necessary where seepage occurs or if surcharge loads are anticipated. We observed caving in our explorations; therefore, some sloughing and raveling of cut slopes should be expected. Temporary covering with heavy plastic sheeting should be used to protect these slopes during periods of wet weather.

Based on our explorations, we do not expect groundwater to be a major factor during shallow excavations and earthwork. However, some perched groundwater could occur in the near-surface soil depending on the time of year of construction. We anticipate that groundwater handling needs will typically be lower during the late summer and early fall months. We anticipate that shallow perched groundwater can typically be handled adequately with sumps, pumps, and/or diversion ditches, as necessary. Ultimately, we recommend that the contractor performing the work be made responsible for controlling and collecting groundwater encountered.

Permanent Cut and Fill Slopes

Based on site grades and the proposed construction, we anticipate that only minor cutting and filling will be required for this project. However, if permanent slopes are necessary, we recommend they be constructed at a maximum inclination of 2H to 1V. Where 2H to 1V permanent slopes are not feasible, protective facings and/or retaining structures should be considered.

To achieve uniform compaction, we recommend that fill slopes be overbuilt slightly and subsequently cut back to expose well-compacted fill. Fill placement on slopes steeper than 5H to 1V should be benched into the slope face and include keyways. The configuration of the bench and keyway depends on the equipment being used. Bench excavations should be level and extend into the slope face. We recommend that a vertical cut of about 3 feet be maintained for benched excavations. Keyways should be about 1-1/2 times the width of the equipment used for grading or compaction.

Exposed areas should be re-vegetated as soon as practical to reduce the surface erosion and sloughing. Temporary protection should be used until permanent protection is established.

Surface Drainage

Surface water from roofs, driveways and landscape areas should be collected and controlled. Curbs or other appropriate measures such as sloping pavements, sidewalks and landscape areas should be used to direct surface flow away from the buildings, erosion sensitive areas and from behind retaining structures. Roof and catchment drains should not be connected to wall or foundation drains.

Erosion and Sedimentation Control

Potential sources or causes of erosion and sedimentation can be influenced by construction methods, slope length and gradient, amount of soil exposed and/or disturbed, soil type, construction sequencing and weather. Implementing an erosion and sedimentation control plan will reduce the project impact on erosion-prone areas. The plan should be designed in accordance with applicable city, county and/or state standards. The plan should incorporate basic planning principles, including:

- Scheduling grading and construction to reduce soil exposure.
- Re-vegetating or mulching denuded areas.
- Directing runoff away from denuded areas.
- Reducing the length and steepness of slopes with exposed soils.
- Decreasing runoff velocities.
- Preparing drainage ways and outlets to handle concentrated or increased runoff.
- Confining sediment to the project site.
- Inspecting and maintaining control measures frequently.

Some sloughing and raveling of exposed or disturbed soil on slopes should be expected. We recommend that disturbed soil be restored promptly so that surface runoff does not become channeled.

Temporary erosion protection should be used and maintained in areas with exposed or disturbed soils to help reduce erosion and reduce transport of sediment to adjacent areas and receiving waters. Permanent erosion protection should be provided by paving, structure construction or landscape planting.

Until the permanent erosion protection is established and the site is stabilized, site monitoring may be required by qualified personnel to evaluate the effectiveness of the erosion control measures and to repair and/or modify them as appropriate. Provision for modifications to the erosion control system based on monitoring observations should be included in the erosion and sedimentation control plan.

Subgrade Preparation and Evaluation

Subgrade areas should be thoroughly compacted with heavy, smooth-drum vibratory equipment to a uniformly dense and unyielding condition prior to placement of structural fill or structural elements. We recommend that prepared subgrades be observed by a member of our firm, who will evaluate the suitability of the subgrade and identify any areas of yielding which are indicative of soft or loose soil. The exposed subgrade soil should be proof-rolled with heavy rubber-tired equipment or probed with a 1/2-inch-diameter steel rod, as appropriate depending on prevailing conditions. If soft or otherwise unsuitable areas revealed during probing or proof-rolling cannot be compacted to a stable and uniformly firm condition, we recommend that: 1) the subgrade soils be scarified (e.g., with a ripper or a farmer's disc), aerated and recompacted; or 2) the unsuitable soils be removed and replaced with structural fill, as needed.

Subgrade Protection and Wet Weather Considerations

The wet weather season generally begins in October and continues through May in western Washington; however, periods of wet weather can occur during any month of the year. In our opinion, site grading and fill placement could be considered during wet weather, but it should be noted that some of the soils encountered in our explorations contain a significant amount of fines and will be susceptible to disturbance during extended periods of wet weather. Soil with high fines content is very sensitive to small changes in moisture and is susceptible to disturbance from construction traffic when wet or if earthwork is performed during wet weather. If wet weather earthwork is unavoidable, we recommend that the following steps be taken.

- The ground surface in and around the work area should be sloped so that surface water is directed away from the work area. The ground surface should be graded so that areas of ponded water do not develop. Measures should be taken by the contractor to prevent surface water from collecting in excavations and trenches. Measures should be implemented to remove surface water from the work area.
- Earthwork activities should not take place during periods of heavy precipitation.
- Slopes with exposed soils should be covered with plastic sheeting.
- The contractor should take necessary measures to prevent on-site soils and other soils to be used as fill from becoming wet or unstable. These measures may include the use of plastic sheeting, sumps with pumps and grading. The site soils should not be left uncompacted and exposed to moisture. Sealing the surficial soils by rolling with a smooth-drum roller prior to periods of precipitation will help reduce the extent to which these soils become wet or unstable.
- Construction traffic should be restricted to specific areas of the site, preferably areas that are surfaced with working pad materials not susceptible to wet weather disturbance.
- Construction activities should be scheduled so that the length of time that soils are left exposed to moisture is reduced to the extent practical.
- Protective surfacing such as placing asphalt-treated base (ATB) or haul roads made of quarry spalls or a layer of free-draining material such as well graded pit-run sand and gravel may be necessary to protect completed areas. Typically, minimum gravel thicknesses on the order of 24 inches are necessary to provide adequate subgrade protection.
- During periods of wet weather, concrete should be placed as soon as practical after preparation of the footing excavations. Foundation bearing surfaces should not be exposed to standing water. Should water infiltrate and pool in the excavation, it should be removed before placing structural fill or reinforcing steel. Subgrade protection for foundations consisting of a lean concrete mat should be considered if footing excavations are exposed to extended wet weather conditions.

Fill Materials

General

Material used for structural fill should be free of debris, organic contaminants and rock fragments larger than 6 inches. The workability of material for use as structural fill will depend on the

gradation and moisture content of the soil. As the amount of fines increases, soil becomes increasingly more sensitive to small changes in moisture content. We recommend that select granular fill or crushed rock be used for structural fill during the rainy season. If prolonged dry weather prevails during the earthwork phase of construction, materials with a somewhat higher fines content may be acceptable. The following paragraphs summarize the material requirements for fill and backfill.

Select Granular Fill

We recommend select granular fill for construction during wet weather conditions, consist of well-graded sand and gravel or crushed rock with a maximum particle size of 6 inches and less than 5 percent fines by weight based on the minus 3/4-inch fraction. Organic matter, debris or other deleterious material should not be present. In our opinion, material conforming to Washington State Department of Transportation (WSDOT) Specification 9-03.9 (Aggregates for Ballast and Crushed Surfacing), 9-03.10 (Aggregate for Gravel Base), or 9-03.14 (Borrow) is suitable for use as import fill material during wet weather with the exception that the fines content should be less than 5 percent based on the minus 3/4-inch fraction. In addition, some larger particle sizes are acceptable, as described above.

On-Site Soil

During dry weather and periods of light rain fall any non-organic on-site soil may be considered for use as fill provided it meets the criteria described above and can be compacted as recommended. When the fines content in the soil exceeds about 5 percent, the soil becomes more sensitive to moisture. Portions of the on-site soil contain enough fines to be moisture sensitive and may not be suitable for use as fill during extended periods of wet weather and/or if exposed to wet conditions. Even when properly compacted, this material can be easily disturbed and will soften when exposed to moisture. Based on our subsurface explorations, on-site material will typically not be suitable for use as drainage material, for use behind retaining walls or as a capillary break material.

Fill Placement and Compaction

General

To obtain proper compaction, fill soil should be compacted near optimum moisture content and in uniform horizontal lifts. Lift thickness and compaction procedures will depend on the moisture content and gradation characteristics of the soil and the type of equipment used. The maximum allowable moisture content varies with the soil gradation and should be evaluated during construction. Silty soil and other fine granular soil may be difficult or impossible to compact during persistent wet conditions. Generally, 12-inch loose lifts are appropriate for steel-drum vibratory roller compaction equipment. Compaction should be achieved by mechanical means. During fill and backfill placement, sufficient testing of in-place density should be conducted to check that adequate compaction is being achieved.

Area Fills and Bases

Fill placed to raise site grades and materials under pavements should be placed on subgrades prepared as previously recommended. In general, area fills and bases should be compacted to at

least 95 percent of the maximum dry density (MDD) determined by ASTM International (ASTM) Test Method D 1557 (modified Proctor).

Trench Backfill

For utility excavations, we recommend that the initial lift of fill over the pipe be thick enough to reduce the potential for damage during compaction but generally should not be greater than about 18 inches. In addition, rock fragments greater than about 1 inch in maximum dimension should be excluded from this lift.

In paved and structural areas, trench backfill should be uniformly compacted in horizontal lifts to at least 95 percent of the MDD in the upper 2 feet below subgrade. Fill placed below a depth of 2 feet from subgrade in paved areas must be compacted to at least 90 percent of the MDD. In nonstructural areas, trench backfill should be compacted to a firm condition that will support construction equipment, as necessary.

Seismic Design Considerations

General

The site is located within the Puget Sound region, which is seismically active. Seismicity in this region is attributed primarily to the interaction between the Pacific, Juan de Fuca, and North American plates. The Juan de Fuca plate is subducting beneath the North American plate. It is thought that the resulting deformation and breakup of the Juan de Fuca plate might account for the deep focus earthquakes in the region. Hundreds of earthquakes have been recorded in the Puget Sound area. In recent history, four of these earthquakes were large events: 1) in 1946, a Richter magnitude 7.2 earthquake occurred in the Vancouver Island, British Columbia area; 2) in 1949, a Richter magnitude 7.1 earthquake occurred in the Olympia area; 3) in 1965, a Richter magnitude 6.5 earthquake occurred between Seattle and Tacoma; and 4) on February 28, 2001, a magnitude 6.8 earthquake occurred at Nisqually near Olympia.

Research is currently underway regarding historical large magnitude subduction-related earthquake activity along the Washington and Oregon coasts. Geologists are reporting evidence that suggests several large magnitude earthquakes (Richter magnitude 8 to 9) have occurred in the last 1,500 years, the most recent of which occurred about 300 years ago. No earthquakes of this magnitude have been documented during the recorded history of the Pacific Northwest. Local design practice in Puget Sound assumes that the magnitude felt from such an earthquake is about the same as from the existing design earthquake because of the distance.

Seismic Design Criteria

Seismic design may be performed using the equivalent static force procedure outlined in the 2009 IBC using the design parameters provided below.

TABLE 2. SEISMIC DESIGN PARAMETERS

2009 IBC
Spectral Response Accel. at Short Periods (SS) = 1.18
Spectral Response Accel. at 1 Second Periods (S1) = 0.42
Site Class = C
Site Coefficient (FA) = 1.0
Site Coefficient (FV) = 1.38

Liquefaction Potential

Liquefaction refers to a condition where vibration or shaking of the ground, usually from earthquake forces, results in development of excess pore pressures in loose, saturated soils and subsequent loss of strength in the deposit of soil so affected. In general, soils that are susceptible to liquefaction include loose to medium dense "clean" to silty sands that are below the water table. In our opinion, the potential for liquefaction at this site is low.

Shallow Foundations

Foundation Support

Proposed structures can be satisfactorily founded on continuous wall or isolated column footings supported on undisturbed native soils, or on structural fill placed over native soils. If the bearing surface is loose or disturbed it must be compacted to a dense, unyielding condition and the loose soil removed and replaced with compacted structural fill. The exterior footings should be established at least 18 inches below the lowest adjacent grade. The recommended minimum footing depth is greater than the anticipated frost depth. Interior footings can be founded a minimum of 12 inches below the top of the floor slab. Isolated column and continuous wall footings should have minimum widths of 24 and 18 inches, respectively.

Bearing Capacity

We recommend that footings founded as recommended be proportioned using an allowable soil bearing pressure of 3,500 pounds per square foot (psf). The allowable soil bearing pressure may be increased to 4,500 psf for footings greater than 4 feet in width. The bearing pressures apply to the total of dead and long-term live loads and may be increased by one third when considering total loads, including earthquake or wind loads. These are net bearing pressures. The weight of the footing and overlying backfill can be ignored in calculating footing sizes.

Footing Bearing Surface Preparation

Footing excavations should be performed using a smooth-edged bucket to limit bearing surface disturbance. The foundation bearing surface should be recompacted as necessary to a dense, non-yielding condition. Loose or disturbed materials present at the base of footing excavations should be removed or compacted. Foundation bearing surfaces should not be exposed to standing water. Should water infiltrate and pool in the excavation, it should be removed before placing structural fill or reinforcing steel.

We recommend that a member from our firm observe foundation excavations before placing reinforcing steel in order to confirm that adequate bearing surfaces have been prepared or provide recommendations for removal of unsuitable soil. Unsuitable bearing materials should be recompacted or removed and replaced with compacted structural fill as recommended by the geotechnical engineer.

Foundation Settlement

We estimate that settlement of footings designed and constructed as recommended will be less than 1 inch, for an assumed loading condition of up to 300 kips per column. Differential settlements between comparably loaded isolated column footings or along 50 feet of continuous footing should be less than 1/2 inch. Settlement is expected to occur rapidly as loads are applied. Settlements could be larger than estimated if footings are placed on loose or disturbed soil.

Lateral Resistance

The ability of the soil to resist lateral loads is a function of frictional resistance, which can develop on the base of footings and slabs and the passive resistance, which can develop on the face of below-grade elements of the structure as these elements tend to move into the soil. For footings and floor slabs founded in accordance with the recommendations presented above, the allowable frictional resistance may be computed using a coefficient of friction of 0.40 applied to vertical dead-load forces. The allowable passive resistance on the face of footings, grade beams or other embedded foundation elements may be computed using an equivalent fluid density of 300 pounds per cubic foot (pcf) for undisturbed on-site soils or structural fill extending out from the face of the foundation element a distance at least equal to two and one-half times the depth of the element.

The passive earth pressure and friction components may be combined provided that the passive component does not exceed two-thirds of the total. The passive earth pressure value is based on the assumptions that the adjacent grade is level and that groundwater remains below the base of the footing throughout the year. The top foot of soil should be neglected when calculating passive lateral earth pressures unless the foundation area is covered with pavement or slab-on-grade. The lateral resistance values include a safety factor of approximately 1.5.

Conventional Subgrade and Retaining Walls

Drainage

Positive drainage is imperative behind any retaining structure. This can be accomplished by providing a zone of free-draining material behind the wall with perforated pipes to collect seepage water. The drainage material should consist of coarse sand and gravel containing less than 5 percent fines based on the fraction of material passing the 3/4-inch sieve. The wall drainage zone should extend horizontally at least 18 inches from the back of the wall.

Perforated smooth-walled rigid PVC pipe having a minimum diameter of 4 inches should be placed at the bottom of the drainage zone along the entire length of the wall, with the pipe invert at or below the elevation of the base of the wall footing. The drainpipes should discharge to a tightline leading to an appropriate collection and disposal system. An adequate number of cleanouts should be incorporated into the design of the drains in order to provide access for regular

maintenance. In general, roof downspouts, perimeter drains or other types of drainage systems should not be connected to retaining wall drain systems.

Design Parameters

The pressures presented assume that backfill placed within 2 feet of the wall is compacted by hand-operated equipment to a density of 90 percent of the MDD and that wall drainage measures are included as previously recommended. For walls constructed as described above, we recommend using an active lateral earth pressure corresponding to an equivalent fluid density of 35 pcf for the level backfill condition. For walls with backfill sloping upward behind the wall at 2H to 1V, an equivalent fluid density of 55 pcf should be used. This assumes that the tops of the walls are not structurally restrained and are free to rotate. For the at-rest condition (walls restrained from movement at the top) an equivalent fluid density of 55 pcf should be used for design. For seismic conditions, we recommend a uniform lateral pressure of 6H (where H is the height of the wall) psf be added to these lateral pressures. Note that if the retaining system is designed as a braced system but is expected to yield a small amount during a seismic event, an active earth pressure condition may be assumed and combined with the uniform seismic surcharge pressure.

The recommended pressures do not include the effects of surcharges from surface loads. If vehicles will be operated within one-half the height of the wall, a traffic surcharge should be added to the wall pressure. The traffic surcharge can be approximated by the equivalent weight of an additional 2 feet of backfill behind the wall. Additional surcharge loading conditions should also be considered on a case-by-case basis.

Retaining walls founded on native soil or structural fill extending to these materials may be designed using the allowable soil bearing values and lateral resistance values presented above in the "Shallow Foundations" section of this report. We estimate settlement of retaining structures will be similar to the values previously presented for building foundations.

Building Pads and Floor Slabs

A modulus of subgrade reaction of 300 pounds per cubic inch (pci) can be used for designing the building floor slab provided that the subgrade consists of dense native soil or structural fill and has been prepared in accordance with the "Site Development and Earthwork" section of this report. Settlement for floor slabs designed and constructed as recommended are estimated to be less than 3/4 inch for a floor load of 500 psf. We estimate that differential settlement of floor slabs will be 1/2 inch or less over a span of 50 feet providing that the fill below the slab is compacted as specified. The subgrade soils are non-expansive, so heave is not anticipated beneath the floor slab.

We recommend that on-grade slabs be underlain by a minimum 6-inch-thick capillary break layer to reduce the potential for moisture migration into the slab. The capillary break material should consist of a well-graded sand and gravel or crushed rock with a maximum particle size of 3/4 inch and less than 5 percent fines. The material should be placed as recommended in the "Fill Placement and Compaction" section of this report. If dry slabs are required (e.g., where adhesives are used to anchor carpet or tile to the slab), a waterproof liner may be placed as a vapor barrier below the slab.

Pavement Recommendations

Asphaltic Concrete Pavement

Pavement subgrades and fill should be prepared and placed as previously described. The crushed rock base course should be moisture conditioned near the optimum moisture content and compacted to at least 95 percent of the MDD determined in accordance with ASTM D 1557 test procedures. An appropriate number of in-place density tests should be conducted on the compacted base course to check that adequate compaction has been obtained. Crushed rock base course should conform to applicable sections of 4-04 and 9-03.9(3) of the WSDOT Standards.

For this project, we based the recommended pavement sections described below on an assumed in-situ California Bearing Ratio (CBR) between 15 and 20. The heavy-duty pavement section thickness is based on a traffic loading of about 1,000,000, 18-kip equivalent single-axle loads (ESALs); we used a design life of 10 years. The standard-duty section is appropriate for areas that will not be exposed to heavy truck loads. Hot mix asphalt (HMA) should conform to applicable sections of 5-04, 9-02 and 9-03 of the WSDOT Standards. The recommended pavement sections assume that final improvements surrounding the pavement will be designed and constructed such that stormwater or excess irrigation water from landscape areas does not infiltrate below the pavement section into the crushed base.

STANDARD-DUTY ASPHALTIC CONCRETE PAVEMENT

- 2 inches of hot mix asphalt.
- 3 inches of crushed surfacing base course and/or top course compacted as recommended.
- 12 inches compacted depth of native subgrades and/or existing fill compacted to 95 percent MDD (ASTM D 1557) and in a firm and unyielding condition.

HEAVY-DUTY ASPHALTIC CONCRETE PAVEMENT

- 3 inches of hot mix asphalt.
- 4 inches of crushed surfacing base course and/or top course compacted as recommended.
- 12 inches compacted depth of native subgrades and/or existing fill at 95 percent MDD (ASTM D 1557) and in a firm and unyielding condition.

LIMITATIONS

We have prepared this report for the exclusive use by Creekside DuPont Partners, LLC and their authorized agents for the DuPont Apartment Complex/Lot X to be located west of the intersection of Center Drive and Power Line Road in DuPont, Washington. Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

Please refer to Appendix B titled "Report Limitations and Guidelines for Use" for additional information pertaining to use of this report.

T19N, R 1W, Section 26
USGS 7.5' Topographic Map Series, Nisqually (1981) Quad.

N
W E
S

2,000 0 2,000
Feet

Notes:
1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
3. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without permission.

Data Sources: ESRI Data & Maps, Street Maps 2005

Transverse Mercator, Zone 10 N North, North American Datum 1983
North arrow oriented to grid north

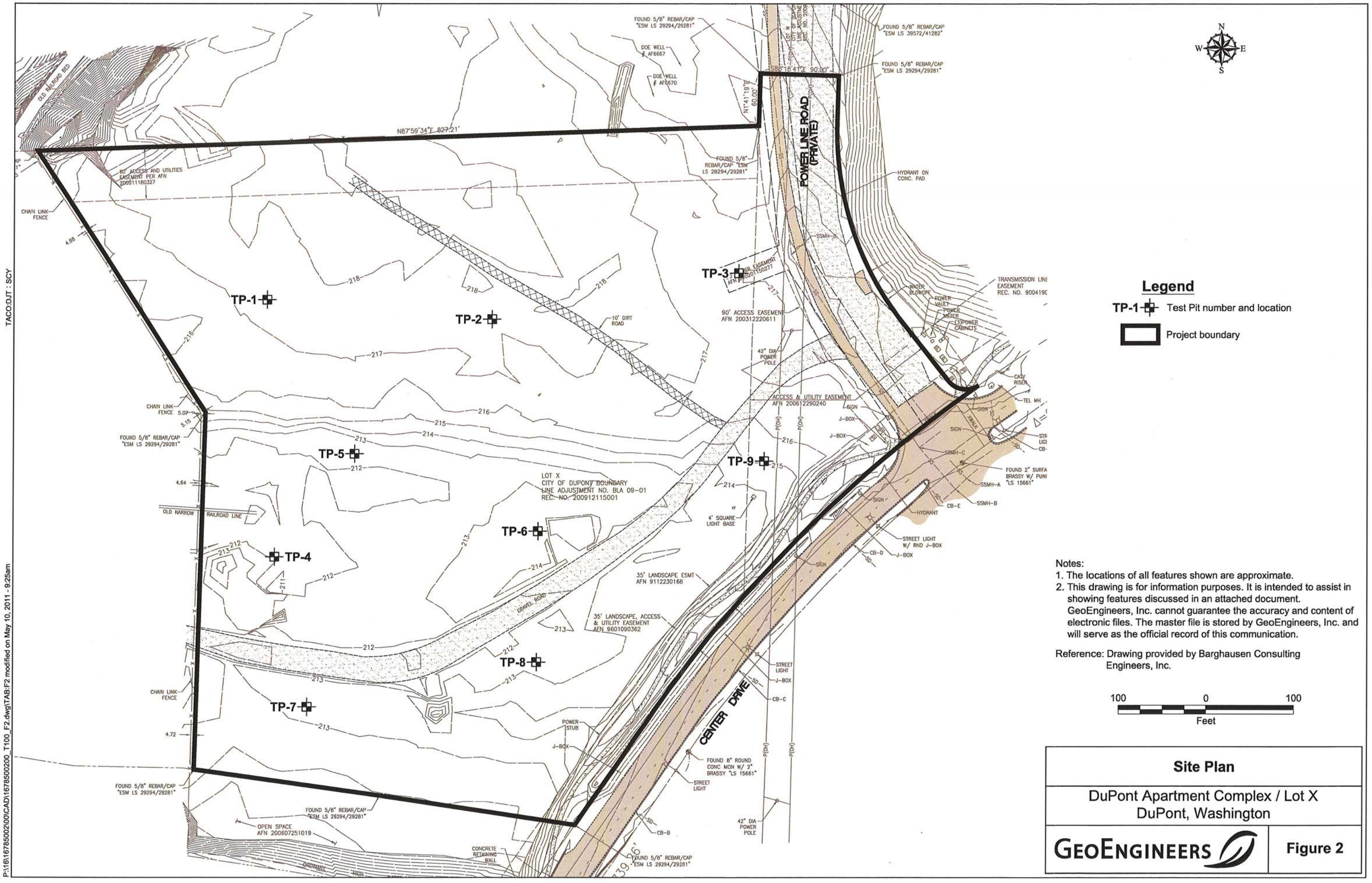
Vicinity Map

DuPont Apartment Complex / Lot X
DuPont, Washington

GeoEngineers

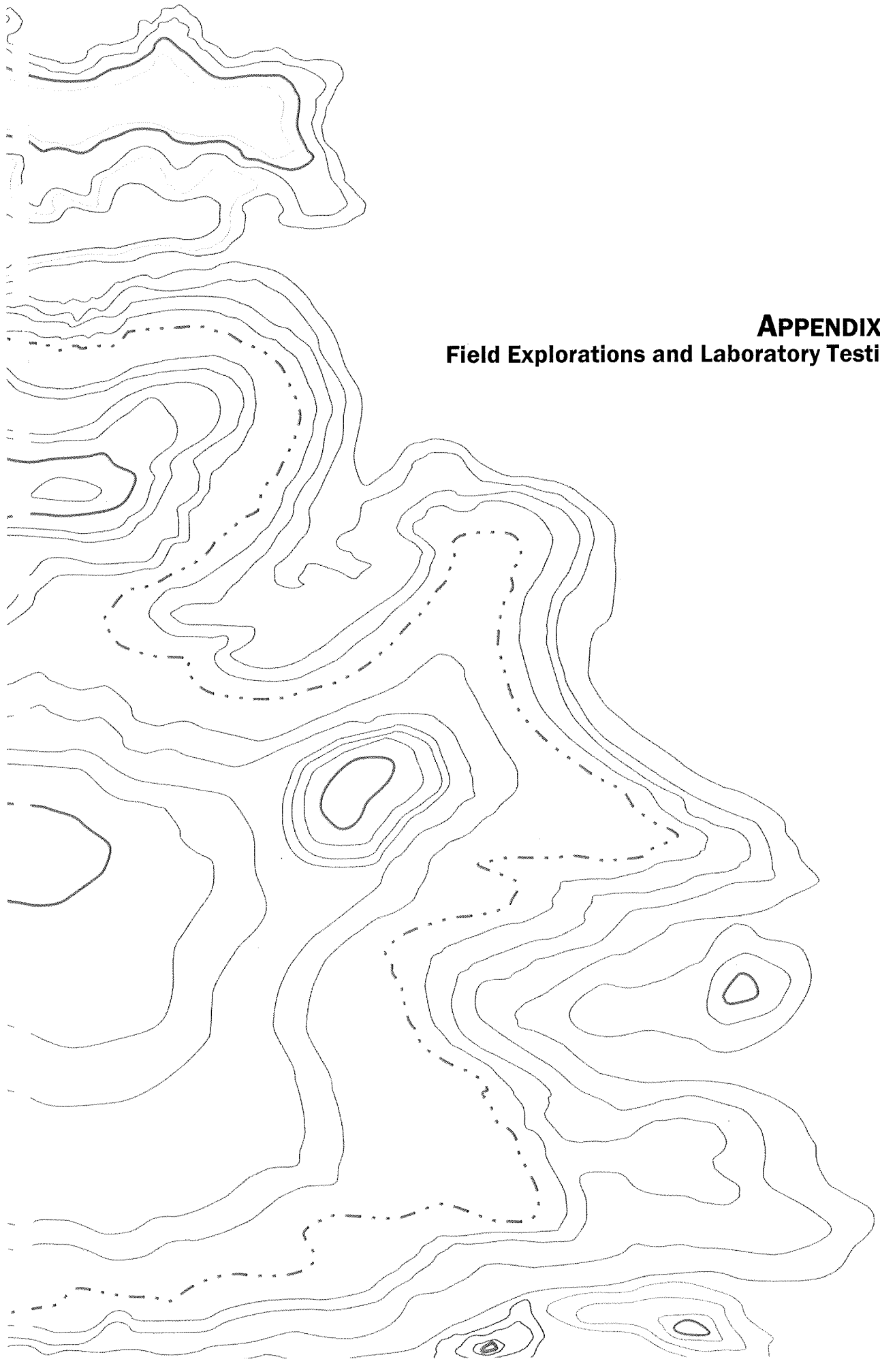
Figure 1

Office: Tacoma Path: W:\Tacoma\Projects\16116785002\GIS\16785000200_F1.mxd Map Revised: 05/11/2011 EL:SCY



TACO:DJT : SCY

P:\1\61\67850\200\CAD\1678500200_T100_F2.dwg\TAB:F2 modified on May 10, 2011 - 9:25am



APPENDIX A
Field Explorations and Laboratory Testing

APPENDIX A
FIELD EXPLORATIONS AND LABORATORY TESTING

Subsurface Explorations

Soil and groundwater conditions at the proposed development site were explored by excavating nine test pits on August 26, 2010. Subsurface exploratory services were subcontracted to GeoEngineers, Inc. The test pit explorations extended to depths between 10 and 12 feet below surrounding site grades.

The locations of the test pits were determined by electronic global positioning system (GPS) where available and by pacing and visual triangulation from existing site features such as roadways and property corners.. The elevations presented on the test pit logs are based on a site plan obtained from Barghausen Consulting Engineers. The locations and elevations of the explorations should be considered approximate. Locations of the explorations are provided on the Site Plan, Figure 2.

Our field representative obtained samples, classified the soils, maintained a detailed log of each exploration and observed groundwater conditions where applicable. The samples were retained in sealed plastic bags to prevent moisture loss. The soils were classified visually in general accordance with the system described in Figure A-1, which includes a key to the exploration logs. Summary logs of the explorations are included as Figures A-2 through A-10. The densities noted on the test pit exploration logs are based on the difficulty of excavation, observations of caving and our experience and judgment.

Laboratory Testing

Soil samples obtained from the test pits were transported to our laboratory and examined to confirm or modify field classifications, as well as to evaluate engineering properties of the soil. Representative samples were selected for laboratory testing. Laboratory testing included moisture content determination conducted in general accordance with ASTM International (ASTM) D 2216 and grain-size analyses conducted in general accordance with ASTM C 136. The sample test depths and moisture content test results are shown on the exploration logs. Sieve analysis results are presented in Figures A-11 and A-12.

SOIL CLASSIFICATION CHART

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

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
	CC	Cement Concrete
	AC	Asphalt Concrete
	CR	Crushed Rock/ Quarry Spalls
	TS	Topsoil/ Forest Duff/Sod

Measured groundwater level in exploration, well, or piezometer

Groundwater observed at time of exploration

Perched water observed at time of exploration

Measured free product in well or piezometer

Graphic Log Contact

Distinct contact between soil strata or geologic units

Approximate location of soil strata change within a geologic soil unit

Material Description Contact

Distinct contact between soil strata or geologic units

Approximate location of soil strata change within a geologic soil unit

Sampler Symbol Descriptions

2.4-inch I.D. split barrel

Standard Penetration Test (SPT)

Shelby tube

Piston

Direct-Push

Bulk or grab

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

A "P" indicates sampler pushed using the weight of the drill rig.

Laboratory / Field Tests

%F	Percent fines
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
OC	Organic content
PM	Permeability or hydraulic conductivity
PP	Pocket penetrometer
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

Sheen Classification

NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen
NT	Not Tested

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

KEY TO EXPLORATION LOGS

GeoEngineers

FIGURE A-1

Date Excavated: 8/26/2010 Logged By: EAW

Equipment: Case 580 Super M Total Depth (ft) 12.0

Elevation (feet)	Depth (feet)	SAMPLE: Testing Sample	SAMPLE: Sample Name Testing	Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
217					DUFF		3 inches duff		
	1	X	1		SM		Dark brown silty fine to coarse sand with gravel, trace organics (medium dense, moist)		
216					GP		Brown fine to coarse gravel with sand, trace silt, occasional cobbles (dense, moist)		
	2	X	2						
215									
	3								
214		X	3						
	4								
213									
	5								
212		X	4						
	6								
211									
	7								
210		X	5 SA		GP-GM		Brown fine to coarse gravel with silt and sand, occasional cobbles (dense, moist)	4	
	8								
209									
	9								
208		X	6						
	10								
207									
	11								
206		X	7						
	12								

Test pit completed at 12 feet on 8/26/10
No groundwater seepage observed
Moderate caving observed at approximately 4+ feet

Notes: See Figure A-1 for explanation of symbols.
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-1

GeoEngineers

Project: DuPont Apartment Complex/Lot X
Project Location: DuPont, Washington
Project Number: 16785-002-00

Figure A-2
Sheet 1 of 1

Date Excavated: 8/26/2010 Logged By: EAW

Equipment: Case 580 Super M Total Depth (ft) 12.0

Elevation (feet)	Depth (feet)	SAMPLE: Testing Sample	SAMPLE: Sample Name / Testing	Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
217	0				DUFF		3 inches duff		
		X	1		SM		Dark brown silty fine to coarse sand with gravel, occasional cobbles (medium dense, moist)		
216	1				GP		Brown fine to coarse gravel with sand, trace silt, occasional cobbles (dense, moist)		
		X	2						
215	2								
214	3								
213	4								
212	5								
		X	3 SA					3	
211	6								
210	7								
209	8								
208	9								
		X	4						
207	10								
206	11								
		X	5						
	12								

Test pit completed at 12 feet on 8/26/10
No groundwater seepage observed
Moderate caving observed at 8+ feet

Notes: See Figure A-1 for explanation of symbols.
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-2

GeoEngineers

Project: DuPont Apartment Complex/Lot X
Project Location: DuPont, Washington
Project Number: 16785-002-00

Figure A-3
Sheet 1 of 1

Date Excavated: 8/26/2010 Logged By: EAW

Equipment: Case 580 Super M Total Depth (ft) 12.0

Elevation (feet)	Depth (feet)	SAMPLE: Testing Sample	SAMPLE: Sample Name Testing	Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
216	1	X	1		GP-GM		Gray fine to coarse gravel with silt and sand, occasional cobbles (medium dense, moist) (fill)		
215	2	X	2		SM		Dark brown silty fine to coarse sand with gravel, occasional cobbles, trace organics (medium dense, moist)		
214	3				GP		Brown fine to coarse gravel with sand, trace silt, occasional cobbles (dense, moist)		
213	4	X	3						
212	5								
211	6	X	4 SA					3	
210	7								
209	8	X	5						
208	9								
207	10								
206	11								
205	12	X	6						

Test pit completed at 12 feet on 8/26/10
No groundwater seepage observed
Moderate caving observed at 4+ feet

Notes: See Figure A-1 for explanation of symbols.
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-3

GeoEngineers

Project: DuPont Apartment Complex/Lot X
Project Location: DuPont, Washington
Project Number: 16785-002-00

Figure A-4
Sheet 1 of 1

Date Excavated: 8/26/2010 Logged By: EAW

Equipment: Case 580 Super M Total Depth (ft) 10.0

Elevation (feet)	Depth (feet)	SAMPLE: Testing Sample	SAMPLE: Sample Name Testing	Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
211	1		1		DUFF		3 inches duff		
					SM		Dark brown silty fine to coarse sand with gravel (medium dense, moist)		
					GP		Brown fine to coarse gravel with sand, trace silt, occasional cobbles (dense, moist)		
210	2								
209	3								
208	4		2						
207	5								
206	6		3						
205	7								
204	8								
203	9								
202	10		4						

Test pit completed at 10 feet on 8/26/10
No groundwater seepage observed
Minor caving observed at 6+ feet

Notes: See Figure A-1 for explanation of symbols.
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-4

GeoEngineers

Project: DuPont Apartment Complex/Lot X
Project Location: DuPont, Washington
Project Number: 16785-002-00

Figure A-5
Sheet 1 of 1

Date Excavated: 8/26/2010 Logged By: EAW

Equipment: Case 580 Super M Total Depth (ft) 10.0

Elevation (feet)	Depth (feet)	SAMPLE: Testing Sample	SAMPLE: Sample Name Testing	Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
212	0				DUFF		3 inches duff		
					SM		Dark brown silty fine to coarse sand with gravel, trace organics (medium dense, moist)		
211	1				GW		Brown fine to coarse gravel with sand, trace silt (dense, moist)		
210	2								
	3	X	1						
209		X	2 SA					2	
208	4								
	5								
207		X	3						
206	6								
	7								
205	8								
204	9								
203	10	X	4						

Test pit completed at 10 feet on 8/26/10
No groundwater seepage observed
Minor caving observed at approximately 4+ feet

Notes: See Figure A-1 for explanation of symbols.
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-5

GeoEngineers

Project: DuPont Apartment Complex/Lot X
Project Location: DuPont, Washington
Project Number: 16785-002-00

Figure A-6
Sheet 1 of 1

Date Excavated: 8/26/2010 Logged By: EAW

Equipment: Case 580 Super M Total Depth (ft) 10.0

Elevation (feet)	Depth (feet)	SAMPLE: Testing Sample	SAMPLE: Sample Name Testing	Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
213					SOD		3 inches sod		
					SM		Dark brown silty fine to coarse sand with gravel, trace organics (medium dense, moist) (topsoil)		
212	1				GP		Brown fine to coarse gravel with sand, trace silt (dense, moist)		
211	2	X	1						
210	3								
209	4								
208	5	X	2						
207	6								
206	7								
205	8	X	3						
204	9								
	10	X	4						

Test pit completed at 10 feet on 8/26/10
No groundwater seepage observed
Minor caving observed at approximately 4+ feet

Notes: See Figure A-1 for explanation of symbols.
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-6

GeoEngineers

Project: DuPont Apartment Complex/Lot X
Project Location: DuPont, Washington
Project Number: 16785-002-00

Figure A-7
Sheet 1 of 1

Date Excavated: 8/26/2010 Logged By: EAW

Equipment: Case 580 Super M Total Depth (ft) 12.0

Elevation (feet)	Depth (feet)	SAMPLE: Testing Sample	SAMPLE: Sample Name Testing	Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
212	1	X	1		DUFF		3 inches duff		
					SM		Dark brown silty fine to coarse sand with gravel (medium dense, moist)		
211	2				GP		Brown fine to coarse gravel with sand, trace silt (dense, moist)		
210	3	X	2						
209	4								
208	5								
207	6	X	3 SA					3	
206	7								
205	8	X	4						
204	9								
203	10	X	5						
202	11								
201	12	X	6						

Test pit completed at 12 feet on 8/26/10
No groundwater seepage observed
Moderate caving observed at approximately 4+ feet

Notes: See Figure A-1 for explanation of symbols.
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-7

GeoEngineers

Project: DuPont Apartment Complex/Lot X
Project Location: DuPont, Washington
Project Number: 16785-002-00

Figure A-8
Sheet 1 of 1

Date Excavated: 8/26/2010 Logged By: EAW

Equipment: Case 580 Super M Total Depth (ft) 12.0

Elevation (feet)	Depth (feet)	SAMPLE: Testing Sample	SAMPLE: Sample Name Testing	Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
212	0				DUFF		3 inches duff		
					SM		Dark brown silty fine to coarse sand with gravel, trace organics (medium dense, moist) (topsoil)		
211	1				GP		Brown fine to coarse gravel with sand, trace silt (dense, moist)		
210	2	X	1						
209	3								
208	4								
207	5	X	2						
206	6								
205	7				GW		Brown fine to coarse gravel with sand, trace silt (dense, moist)		
	8	X	3 SA					4	
204	9								
203	10	X	4						
202	11								
201	12	X	5						

Test pit completed at 12 feet on 8/26/10
No groundwater seepage observed
Moderate caving observed at approximately 4+ feet

Notes: See Figure A-1 for explanation of symbols.
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-8

GeoEngineers

Project: DuPont Apartment Complex/Lot X
Project Location: DuPont, Washington
Project Number: 16785-002-00

Figure A-9
Sheet 1 of 1

Date Excavated: 8/26/2010 Logged By: EAW

Equipment: Case 580 Super M Total Depth (ft) 12.0

Elevation (feet)	Depth (feet)	Sample: Testing Sample	Sample: Sample Name Testing	Graphic Log	Group Classification	Encountered Water	MATERIAL DESCRIPTION	Moisture Content, %	REMARKS
					DUFF		3 inches duff		
214	1	X	1		SM		Dark brown silty fine to coarse sand with gravel (medium dense, moist) (topsoil)		
					GP		Brown fine to coarse gravel with sand, trace silt (dense, moist)		
213	2	X	2						
212	3								
211	4								
210	5								
209	6	X	3 SA					3	
208	7				SP		Brown fine to coarse sand with gravel, trace silt (dense, moist)		
207	8	X	4 SA					5	
206	9								
205	10	X	5						
204	11						Grades to without gravel		
203	12	X	6						

Test pit completed at 12 feet on 8/26/10
No groundwater seepage observed
Moderate caving observed at approximately 4+ feet

Notes: See Figure A-1 for explanation of symbols.
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 0.5 foot.

Log of Test Pit TP-9

GeoEngineers

Project: DuPont Apartment Complex/Lot X
Project Location: DuPont, Washington
Project Number: 16785-002-00

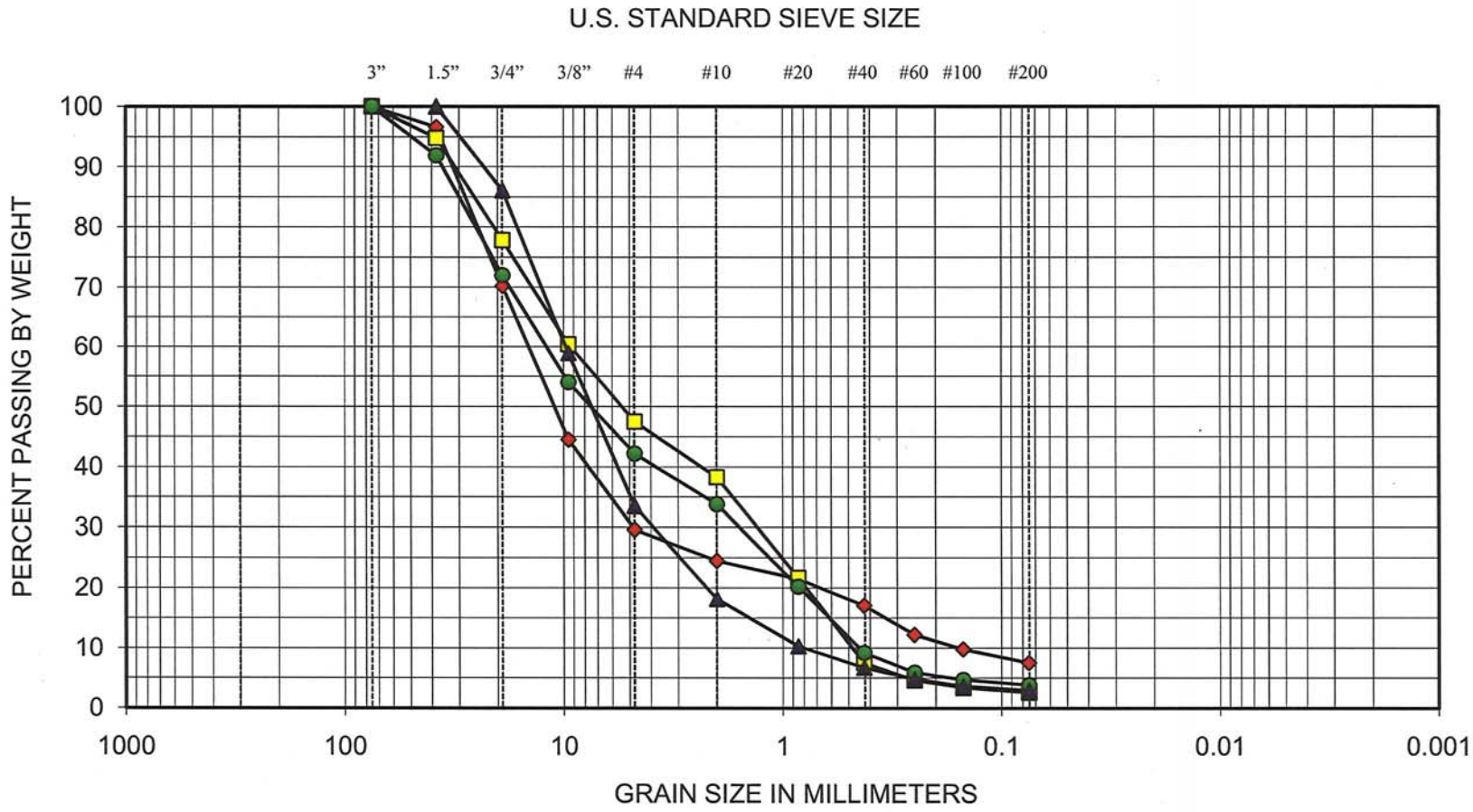
Figure A-10
Sheet 1 of 1

16785-002-00 MJH:AMD:tt 051011

GeoEngineers

SIEVE ANALYSIS RESULTS

FIGURE A-11



BOULDERS	COBBLES	GRAVEL		SAND			SILT OR CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	

SYMBOL	EXPLORATION NUMBER	DEPTH (ft)	SOIL CLASSIFICATION
◆	TP-1	7.5	Gravel with silt and sand (GP-GM)
■	TP-2	5.5	Gravel with sand (GP)
●	TP-3	5.5	Gravel with sand (GP)
▲	TP-5	3.5	Gravel with sand (GW)

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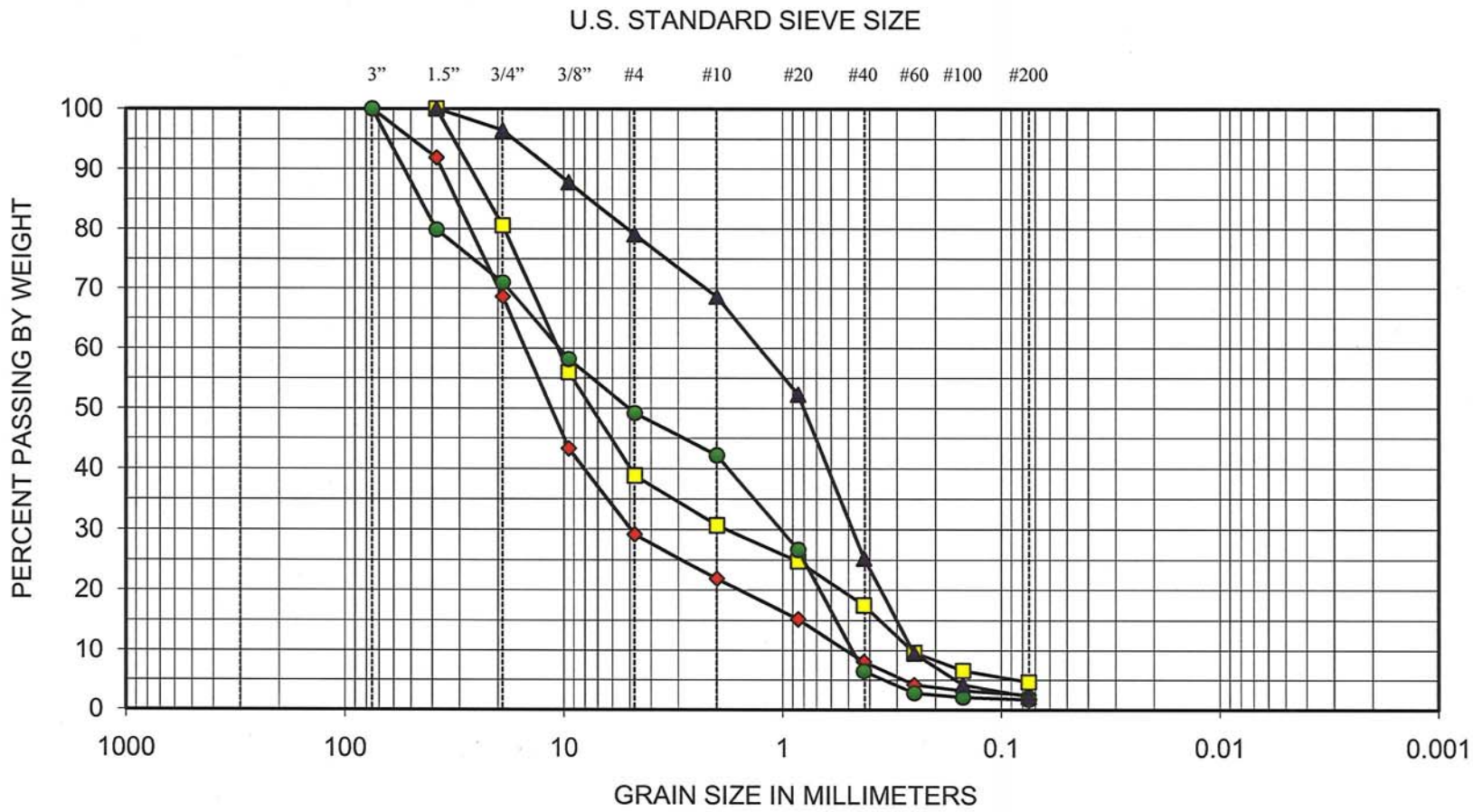
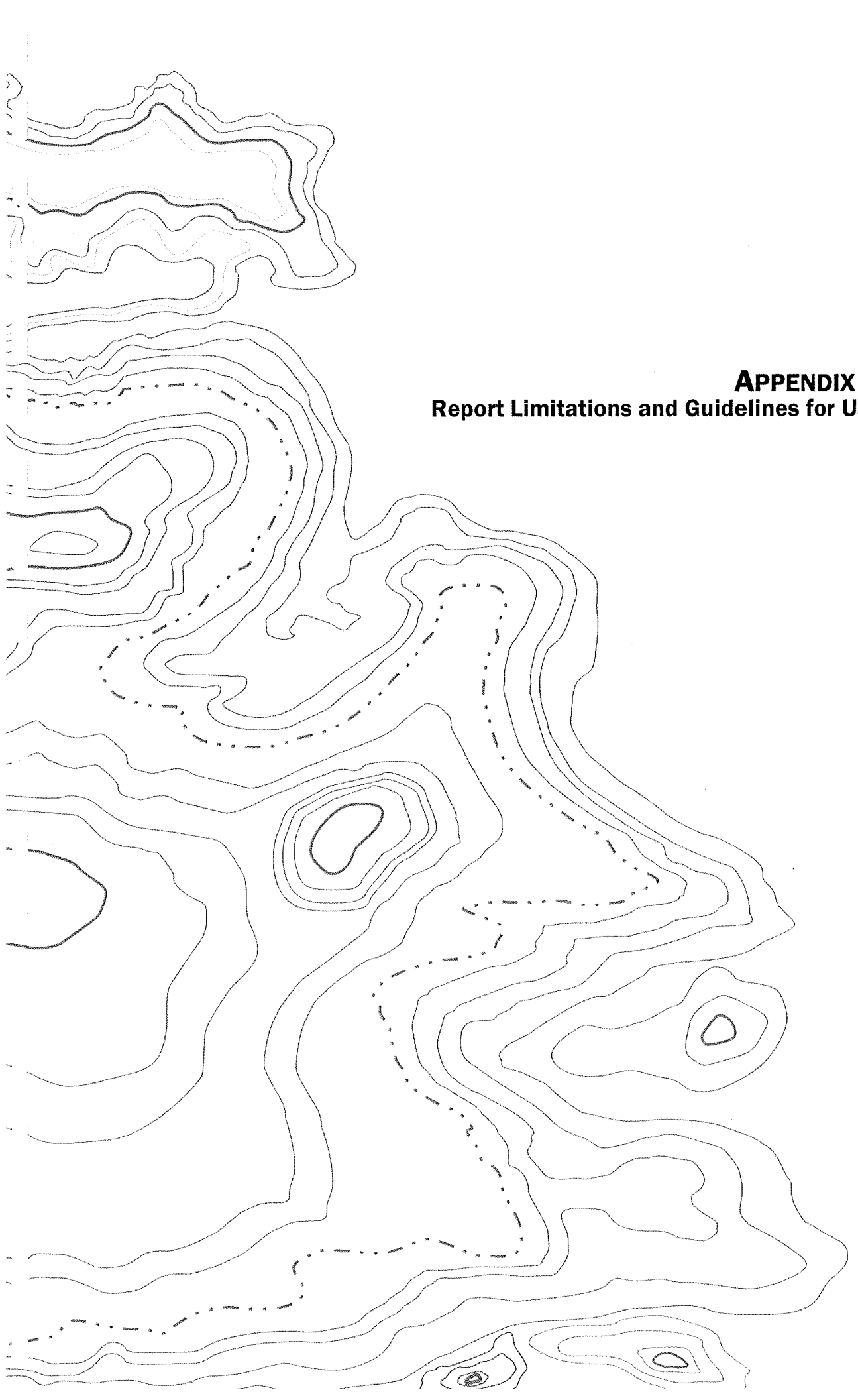
FIGURE A-12

SIEVE ANALYSIS RESULTS



BOULDERS	COBBLES	GRAVEL		SAND			SILT OR CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	

SYMBOL	EXPLORATION NUMBER	DEPTH (ft)	SOIL CLASSIFICATION
◆	TP-7	5.5	Gravel with sand (GP)
■	TP-8	7.5	Gravel with sand (GW)
●	TP-9	5.5	Gravel with sand (GP)
▲	TP-9	7.5	Sand with gravel (SP)



APPENDIX B
Report Limitations and Guidelines for Use

APPENDIX B
REPORT LIMITATIONS AND GUIDELINES FOR USE[1]

This appendix provides information to help you manage your risks with respect to the use of this report.

Geotechnical Services are Performed for Specific Purposes, Persons and Projects

This report has been prepared for the exclusive use of Creekside DuPont Partners, LLC and their authorized agents. This report is not intended for use by others, and the information contained herein is not applicable to other sites.

GeoEngineers structures our services to meet the specific needs of our clients. For example, a geotechnical or geologic study conducted for a civil engineer or architect may not fulfill the needs of a construction contractor or even another civil engineer or architect that are involved in the same project. Because each geotechnical or geologic study is unique, each geotechnical engineering or geologic report is unique, prepared solely for the specific client and project site. Our report is prepared for the exclusive use of our Client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. This is to provide our firm with reasonable protection against open-ended liability claims by third parties with whom there would otherwise be no contractual limits to their actions. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and generally accepted geotechnical practices in this area at the time this report was prepared. This report should not be applied for any purpose or project except the one originally contemplated.

A Geotechnical Engineering or Geologic Report is Based on a Unique Set of Project-Specific Factors

This report has been prepared for the DuPont Apartment Complex/Lot X. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, do not rely on this report if it was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

For example, changes that can affect the applicability of this report include those that affect:

- the function of the proposed structure;
- elevation, configuration, location, orientation or weight of the proposed structure;

---

[1] Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

- composition of the design team; or
- project ownership.

If important changes are made after the date of this report, GeoEngineers should be given the opportunity to review our interpretations and recommendations and provide written modifications or confirmation, as appropriate.

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by manmade events such as construction on or adjacent to the site, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. Always contact GeoEngineers before applying a report to determine if it remains applicable.

Topsoil

For the purposes of this report, we consider topsoil to consist of generally fine-grained soil with an appreciable amount of organic matter based on visual examination, and to be unsuitable for direct support of the proposed improvements. However, the organic content and other mineralogical and gradational characteristics used to evaluate the suitability of soil for use in landscaping and agricultural purposes was not determined, nor considered in our analyses. Therefore, the information and recommendations in this report, and our logs and descriptions should not be used as a basis for estimating the volume of topsoil available for such purposes.

Most Geotechnical and Geologic Findings Are Professional Opinions

Our interpretations of subsurface conditions are based on field observations from widely spaced sampling locations at the site. Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied our professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ, sometimes significantly, from those indicated in this report. Our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions.

Geotechnical Engineering Report Recommendations Are Not Final

Do not over-rely on the preliminary construction recommendations included in this report. These recommendations are not final, because they were developed principally from GeoEngineers' professional judgment and opinion. GeoEngineers' recommendations can be finalized only by observing actual subsurface conditions revealed during construction. GeoEngineers cannot assume responsibility or liability for this report's recommendations if we do not perform construction observation.

Sufficient monitoring, testing and consultation by GeoEngineers should be provided during construction to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions revealed during the work differ from those anticipated, and to evaluate whether or not earthwork activities are completed in accordance with our recommendations. Retaining GeoEngineers for construction

observation for this project is the most effective method of managing the risks associated with unanticipated conditions.

A Geotechnical Engineering or Geologic Report Could be Subject to Misinterpretation

Misinterpretation of this report by other design team members can result in costly problems. You could lower that risk by having GeoEngineers confer with appropriate members of the design team after submitting the report. Also retain GeoEngineers to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering or geologic report. Reduce that risk by having GeoEngineers participate in pre-bid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Exploration Logs

Geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering or geologic report should never be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, but recognize that separating logs from the report can elevate risk.

Give Contractors a Complete Report and Guidance

Some owners and design professionals believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering or geologic report, but preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with GeoEngineers and/or to conduct additional study to obtain the specific types of information they need or prefer. A pre-bid conference can also be valuable. Be sure contractors have sufficient time to perform additional study. Only then might an owner be in a position to give contractors the best information available, while requiring them to at least share the financial responsibilities stemming from unanticipated conditions. Further, a contingency for unanticipated conditions should be included in your project budget and schedule.

Contractors are Responsible for Site Safety on their Own Construction Projects

Our geotechnical recommendations are not intended to direct the contractor's procedures, methods, schedule or management of the work site. The contractor is solely responsible for job site safety and for managing construction operations to minimize risks to on-site personnel and to adjacent properties.

Read These Provisions Closely

Some clients, design professionals and contractors may not recognize that the geoscience practices (geotechnical engineering or geology) are far less exact than other engineering and natural science disciplines. This lack of understanding can create unrealistic expectations that could lead to disappointments, claims and disputes. GeoEngineers includes these explanatory "limitations" provisions in our reports to help reduce such risks. Please confer with GeoEngineers

if you are unclear how these "Report Limitations and Guidelines for Use" apply to your project or site.

Geotechnical, Geologic and Environmental Reports Should not be Interchanged

The equipment, techniques and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical or geologic study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually relate any environmental findings, conclusions or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding a specific project.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention, or assessment of the presence of Biological Pollutants in or around any structure. Accordingly, this report includes no interpretations, recommendations, findings, or conclusions for the purpose of detecting, preventing, assessing, or abating Biological Pollutants. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts.

GeoEngineers
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May 11, 2018

DuPont Industrial Partners, LLC
C/O Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, Washington 98032

Attention: Dan Balmelli, PE

Subject: Report Addendum
Geotechnical Engineering Services
DuPont Industrial Warehouse
DuPont, Washington
File No. 16785-003-01

INTRODUCTION AND PROJECT UNDERSTANDING

This report addendum presents supplemental geotechnical recommendations and considerations for the DuPont Industrial Warehouse (previously titled as Lot "Y" Industrial Park). As part of this addendum, we are addressing comments in the City of DuPont Type III Site Plan Review and SEPA Environmental Review (PLNG 2018-008, -009) letter dated February 23, 2018. We have prepaired a geotechnical study dated October 10, 2011 for this project (October report). We understand that plans are underway to design and construct two (approximately 130,000 square feet each) industrial buildings (Building A and Building B) in the west portion of the site. Finished floor will be near Elevation 214 to 215 feet (NGVD29). Additional improvements will include site grading, installation of utilities, asphalt paving and construction of retaining structures. We include a revised and updated Site Plan with the proposed buildings and construction, attached as Figure 1.

We have reviewed preliminary civil engineering plan sheets C1 through C13 (civil plans). We understand that a retaining wall will be constructed south of Building B. The retaining wall will be located in a current ravine/depression area that will retain fill as part of site grading. The retaining wall is also just north of the border of a 50-foot setback boundary or buffer from the steep slopes located north of the property. The wall foundations of the retaining wall may encroach into the buffer. From the grading plan, it appears that the retaining wall will retain approximately 7 feet of fill at it's deepest point and taper off in the east and west direction.

CONCLUSIONS AND RECOMMENDATIONS

Encroachment Into Buffer Setback Area

Based on our review of proposed plans and subsurface explorations completed as part of our October study, we provide the following:

- It is our opinion that the proposed final site development condition, as reviewed, will not create a hazard to the subject property, surrounding properties, erosion, or sedimentation to off-site properties or bodies of water. The property will be paved and stormwater will be managed and directed into stormwater infiltration galleries. The proposed construction appears to eliminate the potential for erosion and channeling of water onto the slope area.
- Proper erosion and sedimentation will be required during construction. A temporary erosion and sedimentation control (TESC) plan has been developed for the subject site (sheets C2, C3, and C4 of the civil plans). This plan includes TESC measures that surround the proposed retaining structure. Temporary slope inclinations, protection of temporary slopes and erosion control recommendations are provided in our report and should be followed during construction.
- Additional construction recommendations presented in DMC 25.105.04(2)(c) should be implemented during physical grading and site development. These include minimizing erosion and landslide potential and minimizing disruption of the existing topography and natural vegetation. Care should be taken to cut slopes at inclinations recommended in our report and disturb only areas required to complete the work. Contractors completing earthwork should be made aware of the requirements presented in the DMC 25.105.02(2)(c).
- Final erosion control measures, once construction is complete, should include provisions as described in our October report.
- Because the retaining wall will be constructed between a sloping ravine, foundation elements for the retaining wall should be embeded deep enough such that a 2H to 1V (horizontal:vertical) slope from the lowest outermost foundation element is maintained from the toe of surrounding slopes. This may require additional excavation for the foundation and subsequent burying of portions of the retaining wall. Subgrade and bearing surface preparation recommendations presented in our October report should be followed.

UPDATED SEISMIC DESIGN CONSIDERATIONS

During preparation of our report, the 2009 International Building Code (IBC) was cited for seismic design criteria. Based on the 2015 IBC, we still conclude that the site may be characterized as Class C. Seismic design parameters in accordance with the 2015 IBC are provided in Table 1 below.

TABLE 1. 2015 IBC SEISMIC DESIGN VALUES

Site Coefficient	Site Factor	MCE[1] Spectral Response	Design Spectral Response
S_s = 1.304 g	F_a = 1.000	S_{MS} = 1.304 g	S_{DS} = 0.869 g
S_1 = 0.520 g	F_v = 1.300	S_{M1} = 0.676 g	S_{D1} = 0.451 g

Note:

[1] MCE = Maximum Considered Earthquake

Based on our understanding of site conditions, we recommend using a peak ground acceleration (PGA) equal to 0.5g as determined in accordance with Section 11.8.3 of American Society of Civil Engineers (ASCE) Standard 7-10. This is the same value as sited in the 2009 IBC.

USE OF PREVIOUS REPORT

Except as modified herin, we conclude that the recommendations and design considerations presented in our Ocbober 10, 2011 are still appropriate for this site and may be used for this project.

LIMITATIONS

We have prepared this report addendum for DuPont Industrial Partners LLC and Barghausen Engineers Inc. for the DuPont Industrial Warehouse project. The client may distribute copies of this report addendum to owner and owner's authorized agents and regulatory agencies as may be required for the project.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices for geotechnical engineering services in this area at the time this report addendum was prepared. The conclusions, recommendations, and opinions presented in this report addendum are based on our professional knowledge, judgment and experience. No warranty, express or implied, applies to the services or this report addendum.

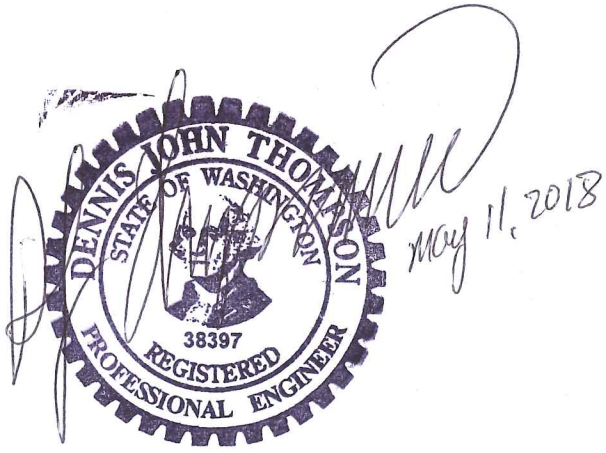
The limitations presented in our October 11, 2011 report apply to this addendum. Please refer to Appendix B titled "Report Limitations and Guidelines for Use" of our October 11, 2011 Geotechnical Engineering Services Report for additional information pertaining to use of this report addendum.

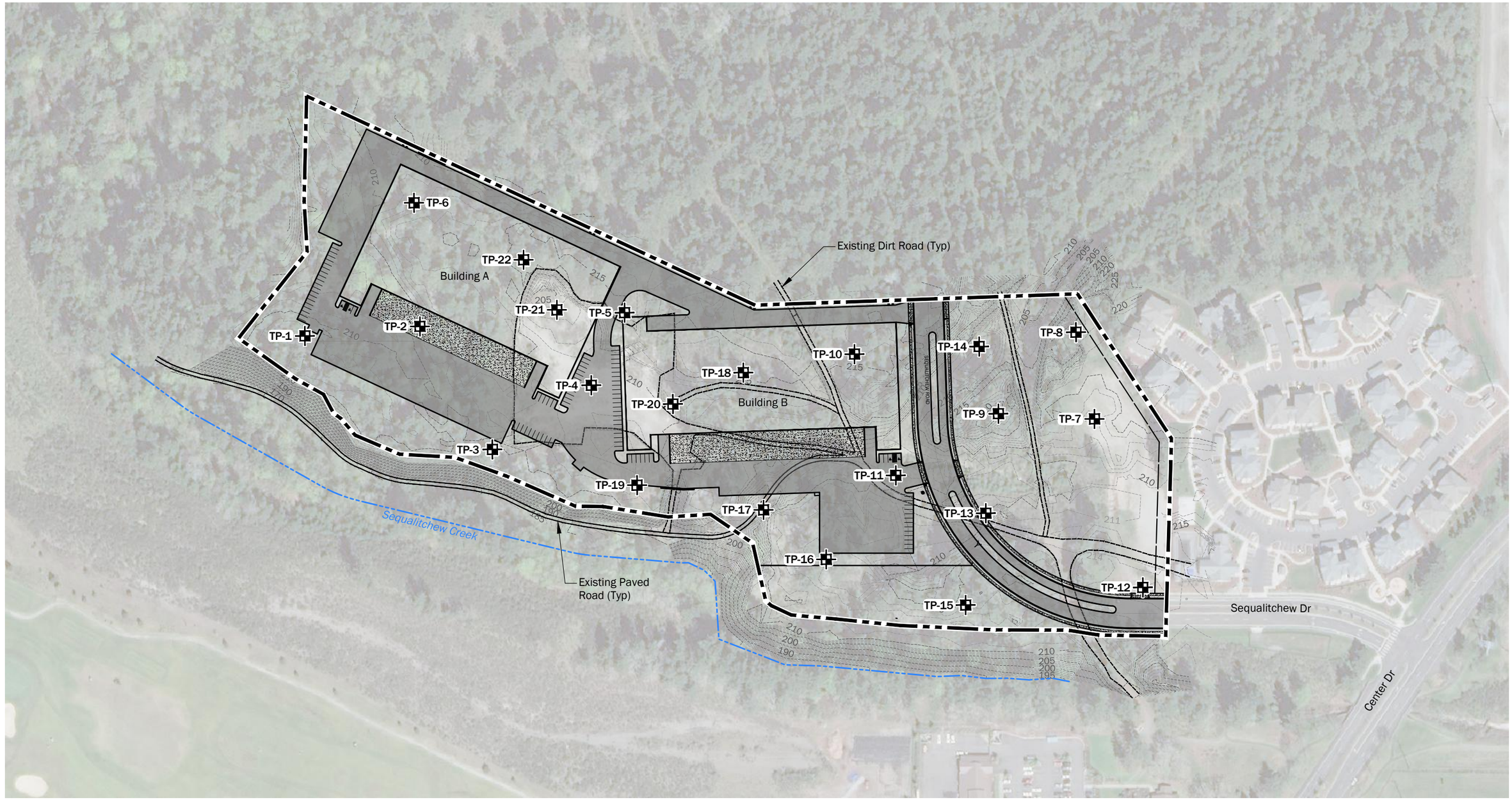
Respectfully Submitted,
GeoEngineers, Inc.

Dennis (DJ) Thompson, PE
Associate

DJT:tt

Attachment:
Figure 1 – Vicinity Map





Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source:
Aerial from Microsoft Bing. Survey background from Barghausen Consulting Engineers, Inc dated 8/8/2011. Proposed Plan from Barghausen Consulting Engineers, Inc dated 9/17/17.

Projection: Washington State Plane, South Zone, NAD83, US Foot

Legend

Site Boundary

TP-X Test Pit

N W E S

200 0 200
Feet

Site Plan

Lot Y Industrial Park
DuPont, Washington

GeoEngineers

Figure 1

P:\16\16785003\CAD\00\GeoTech Report\16785003_F02_Site Plan.dwg TAB:F02 Date Exported: 05/04/18 - 12:49 by cstickel

GeoEngineers
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August 1, 2023

Avenue 55, LLC
601 Union Street, Suite 2930
Seattle, Washington 98101

Attention: Ben Varin

Subject: Revised Report Addendum 2
Geotechnical Engineering Services
DuPont 243
DuPont, Washington
File No. 26421-001-00

INTRODUCTION AND PROJECT UNDERSTANDING

This revised report addendum presents supplemental geotechnical recommendations and considerations for the proposed DuPont 243 project and is intended to replace our Report Addendum dated November 8, 2022 (2022 Addendum[1]). The purpose of this revision is to reflect the updated site plan layout described below and review final geotechnical design considerations presented in that study. The site is located at 1700 Center Drive in DuPont, Washington. An overview of the property and surrounding area is shown on the Figure 1, Vicinity Map.

Our experience at the site includes involvement with the previous owner, Dupont Station Partners, LLC. for the proposed DuPont Industrial Warehouse (also referred to as Lot "Y" Industrial Park). We understand you have been given permission by Dupont Station Partners, LLC and have the full use of studies held by GeoEngineers, Inc. (GeoEngineers) and as related to the site address. Our previous geotechnical deliverables for the site consist of:

- "Geotechnical Engineering Services, Lot 'Y' Industrial Park, DuPont, Washington" dated October 10, 2011 (2011 Report). As part of our services, we advanced 22 test pit explorations in the project area to develop an understanding of subsurface conditions. The 2011 Report presents

[1] "Report Addendum, Geotechnical Engineering Services, DuPont Industrial Park, DuPont, Washington", prepared for Avenue 55, LLC, dated November 8, 2022.

a summary of our findings, conclusions and recommendations regarding geotechnical engineering aspects of the proposed industrial park development.

- "Report Addendum, Geotechnical Engineering Services, DuPont Industrial Warehouse, DuPont, Washington" dated May 11, 2018 (2018 Addendum), which includes our review of a proposed development site plan and updated recommended seismic design parameters.

Our understanding of the current project is based on discussions and correspondence with Avenue 55, LLC, Barghausen Consulting Engineers, Inc. (project civil engineer) and Innova Architects (project architect). We were provided an updated site plan sheet A0.1 "SEPA Permit Date July 17, 2023". The overall project will include construction of an approximate 243,000 square foot, dock-high slab, warehouse building, referred to as Building A. Surrounding improvements will include paved parking and driveway areas, hardscaping, new utility installation, landscaping and stormwater management facilities, including an approximate 27,000 square foot infiltration pond (inferred from above plans). Additional elements may or may not include relatively short retaining walls (less than 8 feet tall) along the south property area, which will be considered as landscaping elements, to separate the project site from the Lower Sequalitchew Creek and associated buffers.

This report addendum is intended to provide recommendations to accommodate the proposed current design but also, some slight variations to the site planning and design (e.g., addition or elimination of retaining walls, small outbuilding structures, changes to roadway alignments, etc.). As such, we support the use of this geotechnical report for slight variations in site design. We would still recommend our review and comment on the variations, once established.

PURPOSE AND SCOPE OF SERVICES

The purpose of our services is to review site conditions and our previously provided geotechnical recommendations for the site. Based on the currently proposed improvements, we provide our opinion on the suitability of our previous recommendations and provide updated/revised recommendations (if necessary). Our services have been provided in accordance with our signed agreement with Avenue 55, LLC (signed October 17, 2022). Details regarding our specific scope of services for the project can be reviewed in our agreement or provided upon request.

SUBSURFACE CONDITIONS

Subsurface Explorations

We previously explored subsurface conditions at the site by excavating 22 test pits to depths between about 8 and 11 feet below ground surface (bgs), corresponding to Elevation 209 to 183.5 feet. Approximate locations of each test pit relative to currently proposed improvements are shown on the Figure 2, Site Plan. A detailed summary of the test pit explorations, including completed laboratory testing and test pit logs, is presented in our 2011 Geotechnical Report. A brief overview is provided below.

Soil Conditions

We interpret native soils encountered in the test pits to be recessional glacial outwash deposits, consisting of medium dense to very dense sand and gravel with varying amounts of silt and cobble. The upper few

feet were occasionally weathered and loose to medium dense. Fill consisting of medium dense sand with gravel and trace silt was observed in one test pit (TP-9) extending to the full depths explored (8 feet bgs).

Based on our understanding of geologic conditions and experience in the area, we anticipate recessional outwash soils are underlain by dense to very dense glacially consolidated soils at depth (glacial till and/or advance outwash).

Groundwater Conditions

Groundwater seepage was observed in one test pit (TP-14) at about 8 feet bgs, corresponding to Elevation 196 feet. Seepage and/or wet soils were not observed in remaining test pit excavations (as deep as about Elevation 183.5 feet).

We reviewed published groundwater maps and well information available online from the United States Geological Survey (USGS) National Water Information System (NWIS). Our review indicates groundwater elevations in the vicinity decrease from east to west, between about Elevation 200 feet (east of site, near Interstate 5) to Elevation 10 feet (west of site, near Puget Sound). The nearest readily available and most recently discovered information reviewed consisted of five groundwater wells within an approximate 1-mile radius of the project site; measured groundwater depths at these locations were below Elevation 140 feet.

In addition to the regional groundwater, areas of shallow perched groundwater could also be present throughout the site. It is common for perched groundwater to be present near contacts where soil that is more permeable overlies soil that is less permeable (i.e., sand over silt). The quantity and location of perched groundwater, if encountered, at this site is expected to be dependent on infiltration of surface water. Site grading can affect infiltration and therefore, the quantity and location of perched groundwater. Slow to moderate groundwater seepage should be expected if perched groundwater conditions are encountered. Slow seepage is defined as less than 1 gallon per minute (gpm) while moderate seepage is between 1 and 3 gpm.

GEOTECHNICAL DESIGN RECOMMENDATIONS

General

Except as modified in this addendum, the conclusions and recommendations presented in our 2011 Report and 2018 Addendum are appropriate for project design and construction. This includes but is not limited to site development and earthwork, fill placement and compaction, shallow foundation support and bearing surface preparation, retaining walls and stormwater designs. Updated and/or revised geotechnical design recommendations to these reports are provided in the sections below. The recommendations provided in this addendum supersede the recommendations presented in all our past studies, where applicable.

Seismic Design

Seismic Design Approach

Proposed structures will be designed in accordance with seismic design requirements presented in the 2018 or 2021 International Building Code (IBC). The 2018 and 2021 IBC both state that structures shall be designed and constructed to resist the effects of earthquake ground motions in accordance with the

American Society of Civil Engineers (ASCE) "Minimum Design Loads and Associated Criteria for Buildings and Other Structures, ASCE/SE 7-2016" (ASCE 7-16).

Seismic Design Parameters

We used map-based values available online as recommended by the USGS to determine the seismic design spectrum in accordance with ASCE 7-16.

Soils encountered in the test pits (as deep as about 11 feet bgs) consisted of medium dense to very dense sand and gravel recessional outwash deposits. We anticipate these soils are underlain by dense to very dense glacially consolidated soils at depth. We anticipate soils below the explorations and extending to depths of 100 feet bgs consist of dense to very dense glacially consolidated deposits. Based on subsurface conditions encountered, our review and our experience in similar soil conditions, we recommend using a design response spectrum for Site Class C. In our opinion, the parameters provided in Table 1 below are suitable for seismic design and analysis.

TABLE 1. RECOMMENDED SEISMIC DESIGN CRITERIA (2018 OR 2021 IBC PER ASCE 7-16)

ASCE 7-16 Seismic Design Parameters	
Site Class	C
Mapped Spectral Response Acceleration at Short Periods (S_S)	1.371 g
Mapped Spectral Response Acceleration at 1-Second Periods (S_1)	0.487 g
Site Amplification Factor at 0.2 Seconds (F_a)	1.2
Site Amplification Factor at 1.0 Seconds (F_v)	1.5
Design Spectral Response Acceleration at Short Periods (S_{DS})	1.097 g
Design Spectral Response Acceleration at 1-Second Periods (S_{D1})	0.487 g
Site Modified Peak Ground Acceleration (PGA_M)	0.632 g

Liquefaction Potential

DESCRIPTION

Liquefaction refers to the condition by which vibration or shaking of the ground, usually from earthquake forces, disturbs the soil structure (i.e., the arrangement of individual soil particles) within saturated and unconsolidated soils. This rearrangement of particles results in the development of excess pore pressures in saturated soils with subsequent loss of strength. Liquefaction susceptibility is difficult to predict and not all soils are susceptible to liquefaction. In general, soils that are susceptible to liquefaction include very loose to medium dense, "clean" to silty sands below the water table.

Ground settlement, lateral spreading and/or sand boils may result from soil liquefaction. Structures, such as buildings, supported on liquefied soils may suffer loss of bearing capacity, foundation settlement and/or lateral movement that can be damaging to the buildings.

SEISMIC HAZARD MAP REVIEW

We re-reviewed the "Liquefaction Susceptibility Map of Pierce County, Washington" (Palmer et al. 2004[2]) and the Washington State Department of Natural Resources (DNR) Interactive Natural Hazards Map. According to the maps, the site has "very low to low" potential for liquefaction.

ESTIMATED LIQUEFACTION POTENTIAL

Based on the soil and groundwater conditions observed in our explorations, our interpretation of the regional geology and review of hazard maps in the area, it is still our opinion the potential for liquefaction at the site is low.

Lateral Spreading Potential

Lateral spreading related to seismic activity typically involves lateral displacement of large, surficial blocks of non-liquefied soil when an underlying soil layer loses strength during seismic shaking. Lateral spreading usually develops in areas where sloping ground or large grade changes (including retaining walls) are present. Based on our understanding of the subsurface conditions, liquefaction risk, current site topography and proposed site grading, it is our opinion the risk of lateral spreading at the site is low.

Surface Rupture Potential

We reviewed published geologic seismic feature maps of the project vicinity, including maps available online from the DNR, USGS and the Washington Department of Geology and Earth Sciences map "Faults and Earthquakes in Washington State" (Czajkowski and Bowman 2014[3]). The nearest mapped faults to the project site are the Tacoma fault zone (approximately 10 miles northeast of the site) and the Olympia structure (approximately 10 miles southwest). Locations of these fault zones have been inferred from geophysical studies and there are no known surface expressions of the fault. Based on our understanding of local geology, bedrock in the project area is covered by several hundred feet of glacial soils. Based on this information and the fault distance from the project site, it is our opinion the risk for seismic surface rupture at the site is low.

Conventional Retaining Walls and Below-grade Structures

We recommend the following updates to the lateral earth pressures be used for design of conventional retaining walls and below-grade structures in Table 2 below. The parameters below include additional conditions not presented in our 2011 Report that we typically provide in today's studies, for use as needed. Our design pressures assume two conditions: level backfill and 2H:1V (horizontal: vertical) sloping backfill. If drained design parameters are used, drainage systems must be included in the design in accordance with the recommendations presented in our 2011 Report. Our 2011 Report also provides descriptions for the active and at-rest conditions, including surcharge loading, and should be used as part of retaining wall design.

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[2] Palmer, Stephen P., Magsino, Sammantha L., Bilderback, Eric L., Poelstra, James L., Folger, Derek S., and Niggemann, Rebecca A. 2004. Liquefaction Susceptibility Map of Pierce County, Washington. Washington state Department of Natural Resources. Dated September 1, 2004.

[3] Czajkowski, Jessica L. and Bowman, Jeffrey D. 2014. Faults and Earthquakes in Washington State. Washington State Department of Natural Resources. Open File Report 2014-05, 1 sheet, scale 1:750,000.

TABLE 2. LATERAL SOIL PRESSURE PARAMETERS FOR RETAINING WALLS AND BELOW-GRADE STRUCTURES

Soil Parameter	EFD[1] (Level Backfill Condition) (pounds per cubic foot [pcf])	EFD[1] (2H:1V Backfill Condition) (pcf)
Active Earth Pressure	35 pcf drained; 80 pcf undrained[2]	55 pcf drained; 90 pcf undrained[2]
At-rest Earth Pressure	55 pcf drained; 90 pcf undrained[2]	80 pcf drained; 100 pcf undrained[2]
Seismic Loading[3]	14*H pounds per square foot (psf)	22*H psf

Notes:

[1] Equivalent fluid density in pcf.

[2] This value includes hydrostatic pressures.

[3] If the retaining wall is to be designed for seismic forces, we recommend that the seismic loading be approximated using a uniform lateral pressure based on backfill condition, where H is the height (in feet) of the structure. This seismic lateral pressure is in addition to the static soil load and any anticipated hydrostatic pressures. This assumes that the wall is free to yield somewhat during a seismic event.

Infiltration Feasibility Assessment

Infiltration Approach

Stormwater management facilities at the site could include bioretention and on-site infiltration areas. We understand stormwater facilities will be designed in accordance with the City of DuPont 2022 Municipal Code. Per Section 22.01.090 of the DuPont Code, the Washington State Department of Ecology (Ecology) *Stormwater Management Manual for Western Washington* (SWMMWW), shall be used for stormwater drainage design.

According to the 2019 SWMMWW, infiltration rate of on-site soils can be determined by either in-situ testing (e.g., pilot infiltration tests [PIT]) or correlation to grain-size distribution from soil samples. Grain-size analysis is only appropriate for soils unconsolidated by glacial advance. We interpret soils encountered in test pits at the site to consist of recessional outwash deposits, which are unconsolidated by glacial advance. Therefore, it is our opinion that the grain-size analysis method is appropriate for the site.

Where necessary, we also refer to the *2021 Pierce County Stormwater and Site Development Manual* (SMSDM).

Soil Grain-Size Analysis

Using the recommended procedures in the 2019 SWMMWW, we estimated initial saturated hydraulic conductivity ($K_{sat,initial}$) of selected soil samples based on grain-size analysis results using the Massmann method. Calculated $K_{sat,initial}$ was then reduced through correction factors to produce a preliminary long-term design infiltration rate ($K_{sat,design}$). Correction factors in the SWMMWW are based on site variability and number of tests conducted (C_{Fv}), uncertainty of the test method (C_{Ft}), and the potential for long-term clogging due to siltation and bio-buildup (C_{Fm}). Recommended correction factors are outlined in Section V-5.4 of the SWMMWW.

Table 3 below summarizes the partial and total correction factor(s) we considered in our analysis.

TABLE 3. GRAIN-SIZE ANALYSIS CORRECTION FACTOR SUMMARY

Issue	Correction Factor Value
Site Variability and Number of Locations Tested (CF_v)	0.80
Test Method (CF_t)	0.40
Siltation and Bio-Buildup (CF_m)	0.90
Total Correction Factor = CF_v x CF_r x CF_m	**CF_T = 0.29**

Table 4 below summarizes selected samples for grain-size analysis, calculated initial (short-term) infiltration rates and calculated design (long-term, with correction factors applied) infiltration rates. We considered a maximum initial infiltration rate of 100 inches per hour (in/hr) (corresponding to a maximum design rate of 29 in/hr) in our analysis. This is consistent with guidance presented in the Pierce County SMSDM, which allows a maximum design infiltration rate of 30 in/hr.

TABLE 4. ESTIMATED INFILTRATION RATE SUMMARY

Exploration	Depth (feet)	Elevation (feet)	Geologic Unit	USCS Soil Type	Percent Fines	$K_{sat,initial}$ (in/hr) [1]	$K_{sat,design}$ (in/hr) [2]
TP-2	6	203	Recessional Outwash	GP	1.7	100	29
TP-4	4	206	Recessional Outwash	SP	1.0	100	29
TP-7	4	207	Recessional Outwash	GP	1.1	100	29
TP-11	4	190	Recessional Outwash	GP	1.5	100	29
TP-12	6	196	Recessional Outwash	GP	1.0	100	29
TP-14	6	198	Recessional Outwash	GW	2.0	100	29
TP-15	4	199	Recessional Outwash	GP	1.2	54.7	15.7
TP-16	6	209	Recessional Outwash	GW	0.6	100	29
TP-20	6	192	Recessional Outwash	GP	4.2	94.1	27.1
TP-22	4	206	Recessional Outwash	GP	1.1	100	29

Notes:

[1] We considered a maximum initial (measured) infiltration rate of 100 in/hr.

[2] Per Pierce County, maximum allowable design infiltration rate is 30 in/hr.

USCS = Unified Soil Classification System

Recommended Design Infiltration Rate

Calculated design infiltration rates for the selected samples vary between about 15 and 29 in/hr, when also considering Pierce County SMSDM design criteria, and the limit of 30 in/hr. The upper few feet of soil encountered in the test pits were occasionally weathered and somewhat siltier. We anticipate slower infiltration rates within these upper siltier soils. Somewhat "cleaner" soils (fewer fines) were typically observed at depth, on average of about 3 feet bgs. We anticipate, and the data supports, faster infiltration rates in these soils at depth, compared to the upper weathered soils.

Due to the presence of surface weathered recessional outwash deposits, we recommend a design infiltration rate of 15 in/hr be used as an average value across the site for this project. This value may be

considered somewhat conservative. It is likely higher rates can be considered for deeper facilities. This rate would have to be considered on a case-by-case basis.

Stormwater Facility Code Assessment and Additional Design Considerations

Per Section V-5.6.SSC-5 of the SWMMWW, the base of the infiltration facility shall be no less than 5 feet above seasonal high water, bedrock or other low permeability layer. A reduced 3-foot minimum separation can be considered if groundwater mounding analysis and other design factors indicate the prevention of overtopping and that the other site suitability criteria specified in Section V-5.6 are met. Per Section V-5.2.7 of the SWMMWW, the minimum required vertical separation increases to 15 feet if the infiltration facility has a contributing drainage area exceeding 1-acre, otherwise an analytical groundwater model would be required to determine the final design infiltration rate.

- We anticipate static groundwater elevations to be below the depths of the completed test pits, and as deep as 20 feet below surrounding grade, based on recent review of published information and our work in the nearby area.
- Soils encountered in the explorations at depth were observed to consist of recessional outwash deposits and are relatively uniform across exploration locations. No clear demarcation was observed between high or low permeable layers, and in general, low permeability soils were not observed.
- It is our opinion a detailed groundwater analysis will not be required for relatively shallow infiltration facilities anticipated for this project. We suggest we be consulted for further review if infiltration facilities will be more than about 15 feet deep (below existing site grade).
- Additional field infiltration testing, such as PITs, could be considered as a part of this project design and review, especially if site-specific and/or faster rates were desired. At this time, it is our opinion that a PIT study would not provide much more benefit to this project. Additionally, maintaining enough water in the hole for this test may also prove difficult. If PIT studies are desired/required, we recommend the process also be observed with Regulatory Stormwater Agencies in the field so they can directly observe the infiltration process.
- Other considerations such as separation limits from structures, pond locations, security, set-backs, treatments or other requirements presented in the SWMMWW should also be reviewed and considered as a part of the final stormwater facility design.
- To help reduce clogging of infiltration facilities, we recommend they be protected during construction with siltation elimination/siltation control facilities, such as sweeping, temporary settling basins, silt fences and hay bales.
- Compaction of infiltration pond subgrade should be avoided, and equipment should not be permitted in the infiltration areas after they are excavated to design grade.
- We recommend we review project plans and specifications regarding infiltration and be retained during construction to observe soil conditions at the base of the infiltration facilities and verify exposed soil conditions are as anticipated for the proposed design.

Additional Geotechnical Services

Recommendations provided in this report are based on the assumptions and design information stated herein. We welcome the opportunity to review and discuss construction plans and specifications for this project as they are being developed. In addition, GeoEngineers should be retained to review the project plans and specifications when complete to confirm that our design recommendations have been implemented as intended.

Satisfactory foundation and earthwork performance depend to a large degree on quality of construction. Sufficient monitoring of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions often requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

We recommend that GeoEngineers be retained to observe construction at the site to confirm that subsurface conditions are consistent with the site explorations and to confirm that the intent of project plans and specifications relating to earthwork, pavement and foundation construction are being met.

LIMITATIONS

We have prepared this letter for the exclusive use by Avenue 55, LLC and their authorized agents for the proposed DuPont 243 project in DuPont, Washington. Avenue 55, LLC may distribute copies of this report to the owner and owner's authorized agents and regulatory agencies as may be required for the project.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this letter was prepared. The conclusions, recommendations and opinions presented in this report are based on our professional knowledge, judgment and experience. No warranty or other conditions, express or implied, should be understood. Please refer to Appendix A, Report Limitations and Guidelines for Use for additional information pertaining to the use of this report.

Sincerely,
GeoEngineers, Inc.

8/1/2023

Christopher R. Newton, PE
Geotechnical Engineer

Dennis (DJ) Thompson, PE
Associate

CRN:DJT:tlm:mce

Attachments
Figure 1. Vicinity Map
Figure 2. Site Plan
Appendix A. Report Limitations and Guidelines for Use

One electronic copy submitted

N

0 2,000

Feet

Vicinity Map

DuPont 243
DuPont, Washington

GeoEngineers

Figure 1

Source(s):
- ESRI

Coordinate System: NAD 1983 StatePlane Washington South FIPS 4602 Feet

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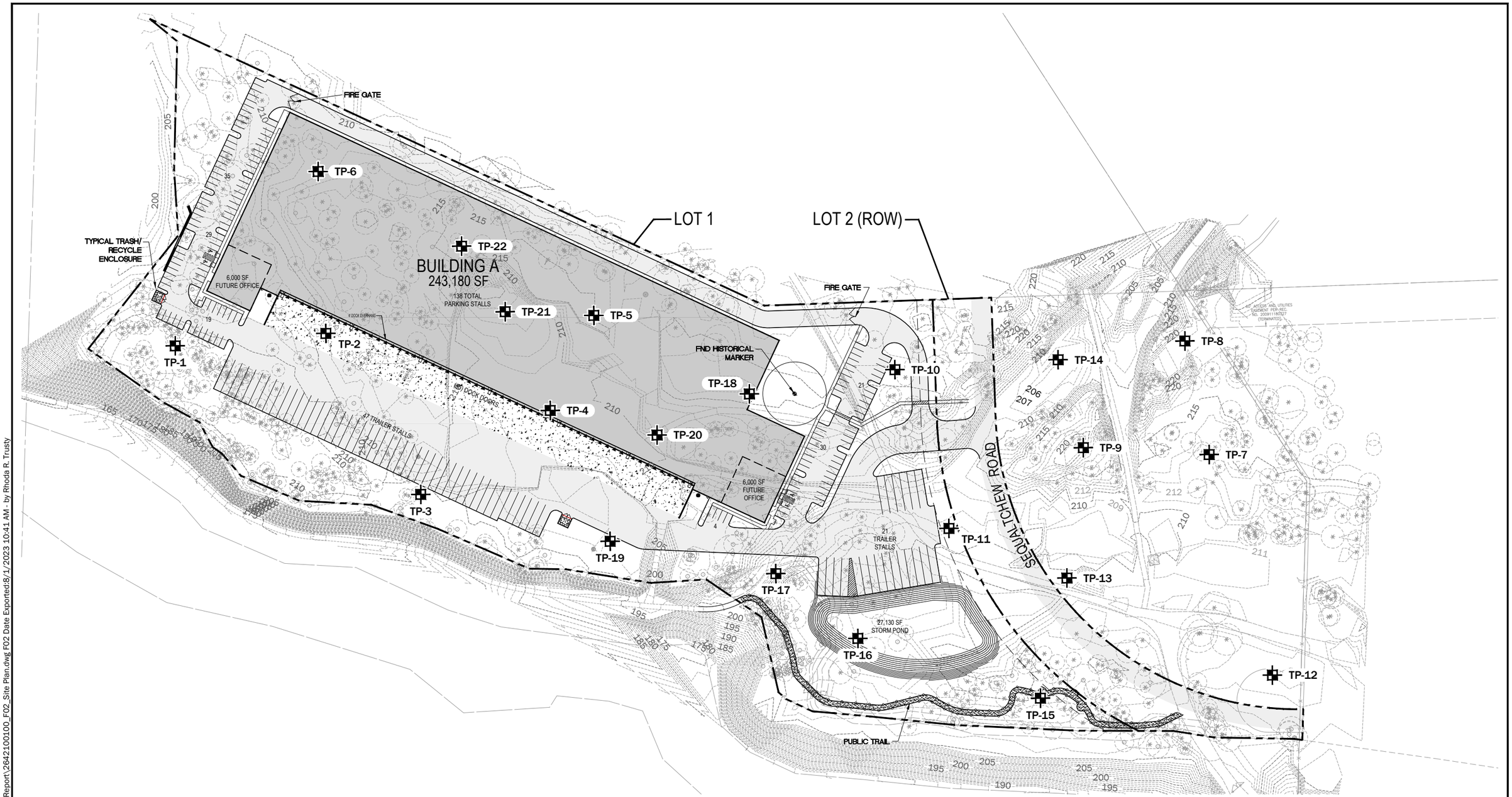

P:\26\26421001\CAD\00\Revised Geotech Report\26421001 00_F02_Site Plan.dwg F02 Date Exported:8/1/2023 10:41 AM - by Rhoda R. Trusty

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Existing Grade Surface from Barghausen Consulting Engineers, Inc dated 6/5/2018.
Designs from Innova Architechts dated 7/17/2023.

Projection: NAD83 Washington State Planes, South Zone, US Foot

Legend

TP-1 Test Pit by GeoEngineers, Inc., 2011

N W E S

150 0 150
Feet

Site Plan

DuPont 243
DuPont, Washington

GeoEngineers

Figure 2

APPENDIX A
Report Limitations and Guidelines for Use

APPENDIX A
REPORT LIMITATIONS AND GUIDELINES FOR USE[4]

This appendix provides information to help you manage your risks with respect to the use of this report.

Read These Provisions Closely

It is important to recognize that the geoscience practices (geotechnical engineering, geology and environmental science) rely on professional judgment and opinion to a greater extent than other engineering and natural science disciplines, where more precise and/or readily observable data may exist. To help clients better understand how this difference pertains to our services, GeoEngineers includes the following explanatory "limitations" provisions in its reports. Please confer with GeoEngineers if you need to know more how these "Report Limitations and Guidelines for Use" apply to your project or site.

Geotechnical Services are Performed for Specific Purposes, Persons and Projects

This report has been prepared for Avenue 55, LLC for the Project(s) specifically identified in the report. The information contained herein is not applicable to other sites or projects.

GeoEngineers structures its services to meet the specific needs of its clients. No party other than the party to whom this report is addressed may rely on the product of our services unless we agree to such reliance in advance and in writing. Within the limitations of the agreed scope of services for the Project, and its schedule and budget, our services have been executed in accordance with our agreement with Avenue 55, LLC authorized October 17, 2022 and generally accepted geotechnical practices in this area at the time this report was prepared. We do not authorize, and will not be responsible for, the use of this report for any purposes or projects other than those identified in the report.

A Geotechnical Engineering or Geologic Report is based on a Unique Set of Project-Specific Factors

This report has been prepared for the proposed DuPont 243 project located in DuPont, Washington. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

- Not prepared for you,
- Not prepared for your project,
- Not prepared for the specific site explored, or
- Completed before important project changes were made.

[4] Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

For example, changes that can affect the applicability of this report include those that affect:

- The function of the proposed structure;
- Elevation, configuration, location, orientation or weight of the proposed structure;
- Composition of the design team; or
- Project ownership.

If changes occur after the date of this report, GeoEngineers cannot be responsible for any consequences of such changes in relation to this report unless we have been given the opportunity to review our interpretations and recommendations. Based on that review, we can provide written modifications or confirmation, as appropriate.

Environmental Concerns are Not Covered

Unless environmental services were specifically included in our scope of services, this report does not provide any environmental findings, conclusions, or recommendations, including but not limited to, the likelihood of encountering underground storage tanks or regulated contaminants.

Information Provided by Others

GeoEngineers has relied upon certain data or information provided or compiled by others in the performance of our services. Although we use sources that we reasonably believe to be trustworthy, GeoEngineers cannot warrant or guarantee the accuracy or completeness of information provided or compiled by others.

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by man-made events such as construction on or adjacent to the site, new information or technology that becomes available subsequent to the report date, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. If more than a few months have passed since issuance of our report or work product, or if any of the described events may have occurred, please contact GeoEngineers before applying this report for its intended purpose so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Geotechnical and Geologic Findings are Professional Opinions

Our interpretations of subsurface conditions are based on field observations from widely spaced sampling locations at the site. Site exploration identifies the specific subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied its professional judgment to render an informed opinion about subsurface conditions at other locations. Actual subsurface conditions may differ, sometimes significantly, from the opinions presented in this report. Our report, conclusions and interpretations are not a warranty of the actual subsurface conditions.

Geotechnical Engineering Report Recommendations are Not Final

We have developed the following recommendations based on data gathered from subsurface investigation(s). These investigations sample just a small percentage of a site to create a snapshot of the subsurface conditions elsewhere on the site. Such sampling on its own cannot provide a complete and accurate view of subsurface conditions for the entire site. Therefore, the recommendations included in this report are preliminary and should not be considered final. GeoEngineers' recommendations can be finalized only by observing actual subsurface conditions revealed during construction. GeoEngineers cannot assume responsibility or liability for the recommendations in this report if we do not perform construction observation.

We recommend that you allow sufficient monitoring, testing and consultation during construction by GeoEngineers to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes if the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork activities are completed in accordance with our recommendations. Retaining GeoEngineers for construction observation for this project is the most effective means of managing the risks associated with unanticipated conditions. If another party performs field observation and confirms our expectations, the other party must take full responsibility for both the observations and recommendations. Please note, however, that another party would lack our project-specific knowledge and resources.

A Geotechnical Engineering or Geologic Report Could Be Subject to Misinterpretation

Misinterpretation of this report by members of the design team or by contractors can result in costly problems. GeoEngineers can help reduce the risks of misinterpretation by conferring with appropriate members of the design team after submitting the report, reviewing pertinent elements of the design team's plans and specifications, participating in pre-bid and preconstruction conferences, and providing construction observation.

Do Not Redraw the Exploration Logs

Geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. The logs included in a geotechnical engineering or geologic report should never be redrawn for inclusion in architectural or other design drawings. Photographic or electronic reproduction is acceptable but separating logs from the report can create a risk of misinterpretation.

Give Contractors a Complete Report and Guidance

To help reduce the risk of problems associated with unanticipated subsurface conditions, GeoEngineers recommends giving contractors the complete geotechnical engineering or geologic report, including these "Report Limitations and Guidelines for Use." When providing the report, you should preface it with a clearly written letter of transmittal that:

- Advises contractors that the report was not prepared for purposes of bid development and that its accuracy is limited; and
- Encourages contractors to confer with GeoEngineers and/or to conduct additional study to obtain the specific types of information they need or prefer.

Contractors are Responsible for Site Safety on Their Own Construction Projects

Our geotechnical recommendations are not intended to direct the contractor's procedures, methods, schedule or management of the work site. The contractor is solely responsible for job site safety and for managing construction operations to minimize risks to on-site personnel and adjacent properties.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants, and no conclusions or inferences should be drawn regarding Biological Pollutants as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria and viruses, and/or any of their byproducts.

A Client that desires these specialized services is advised to obtain them from a consultant who offers services in this specialized field.

8.0 OTHER PERMITS

8.0 OTHER PERMITS

Other permits for this project site include:

- NPDES General Permit from the Department of Ecology for construction on sites with areas of disturbance over an acre of land which this site qualifies for
- Site Development Permit
- Clear and Grade Permit
- Building Permit
- Right-of-Way Use Permit
- Forest Practices Permit
- Water Line Extension Permit
- Sanitary Sewer Extension Permit

9.0 OPERATIONS AND MAINTENANCE MANUAL

No. 2 – Infiltration

Maintenance Component	Defect	Conditions When Maintenance Is Needed	Results Expected When Maintenance Is Performed
General	Trash & Debris	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Poisonous/Noxious Vegetation	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Contaminants and Pollution	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Rodent Holes	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1)
Storage Area	Sediment	Water ponding in infiltration pond after rainfall ceases and appropriate time allowed for infiltration. Treatment basins should infiltrate Water Quality Design Storm Volume within 48 hours, and empty within 24 hours after cessation of most rain events. (A percolation test pit or test of facility indicates facility is only working at 90% of its designed capabilities. Test every 2 to 5 years. If two inches or more sediment is present, remove).	Sediment is removed and/or facility is cleaned so that infiltration system works according to design.
Filter Bags (if applicable)	Filled with Sediment and Debris	Sediment and debris fill bag more than 1/2 full.	Filter bag is replaced or system is redesigned.
Rock Filters	Sediment and Debris	By visual inspection, little or no water flows through filter during heavy rain storms.	Gravel in rock filter is replaced.
Side Slopes of Pond	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway and Berms over 4 feet in height.	Tree Growth	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Piping	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway	Rock Missing	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Pre-settling Ponds and Vaults	Facility or sump filled with Sediment and/or debris	6" or designed sediment trap depth of sediment.	Sediment is removed.

No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.	No Trash or debris located immediately in front of catch basin or on grate opening.
		Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.	No trash or debris in the catch basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch (Intent is to make sure no material is running into basin).	Top slab is free of holes and cracks.
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached	Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.
		Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Pipe is regrouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
	Vegetation	Vegetation growing across and blocking more than 10% of the basin opening.	No vegetation blocking opening to basin.
		Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.
	Contamination and Pollution	See "Detention Ponds" (No. 1).	No pollution present.

No. 5 – Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread.	Mechanism opens with proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (If Applicable)	Grate opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.

No. 6 – Debris Barriers (e.g., Trash Racks)

Maintenance Components	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash and Debris	Trash or debris that is plugging more than 20% of the openings in the barrier.	Barrier cleared to design flow capacity.
Metal	Damaged/ Missing Bars.	Bars are bent out of shape more than 3 inches.	Bars in place with no bends more than 3/4 inch.
		Bars are missing or entire barrier missing.	Bars in place according to design.
		Bars are loose and rust is causing 50% deterioration to any part of barrier.	Barrier replaced or repaired to design standards.
	Inlet/Outlet Pipe	Debris barrier missing or not attached to pipe	Barrier firmly attached to pipe

No. 15 – Manufactured Media Filters)

Maintenance Component	Defect	Condition When Maintenance is Needed	Results Expected When Maintenance is Performed
Below Ground Vault	Sediment Accumulation on Media.	Sediment depth exceeds 0.25-inches.	No sediment deposits which would impede permeability of the compost media.
	Sediment Accumulation in Vault	Sediment depth exceeds 6-inches in first chamber.	No sediment deposits in vault bottom of first chamber.
	Trash/Debris Accumulation	Trash and debris accumulated on compost filter bed.	Trash and debris removed from the compost filter bed.
	Sediment in Drain Pipes/Clean-Outs	When drain pipes, clean-outs, become full with sediment and/or debris.	Sediment and debris removed.
	Damaged Pipes	Any part of the pipes that are crushed or damaged due to corrosion and/or settlement.	Pipe repaired and/or replaced.
	Access Cover Damaged/Not Working	Cover cannot be opened; one person cannot open the cover using normal lifting pressure, corrosion/deformation of cover.	Cover repaired to proper working specifications or replaced.
	Vault Structure Includes Cracks in Wall, Bottom, Damage to Frame and/or Top Slab	Cracks wider than 1/2-inch or evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determine that the vault is not structurally sound.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound.
		Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.
	Baffles	Baffles corroding, cracking warping, and/or showing signs of failure as determined by maintenance/inspection person.	Baffles repaired or replaced to specifications.
	Access Ladder Damaged	Ladder is corroded or deteriorated, not functioning properly, not securely attached to structure wall, missing rungs, cracks, and misaligned.	Ladder replaced or repaired and meets specifications, and is safe to use as determined by inspection personnel.
Below Ground Cartridge Type	Media	Drawdown of water through the media takes longer than 1 hour, and/or overflow occurs frequently.	Media cartridges replaced.
	Short Circuiting	Flows do not properly enter filter cartridges.	Filter cartridges replaced.

No. 18 – Catchbasin Inserts

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
General	Sediment Accumulation	When sediment forms a cap over the insert media of the insert and/or unit.	No sediment cap on the insert media and its unit.
	Trash and Debris Accumulation	Trash and debris accumulates on insert unit creating a blockage/restriction.	Trash and debris removed from insert unit. Runoff freely flows into catch basin.
	Media Insert Not Removing Oil	Effluent water from media insert has a visible sheen.	Effluent water from media insert is free of oils and has no visible sheen.
	Media Insert Water Saturated	Catch basin insert is saturated with water and no longer has the capacity to absorb.	Remove and replace media insert
	Media Insert-Oil Saturated	Media oil saturated due to petroleum spill that drains into catch basin.	Remove and replace media insert.
	Media Insert Use Beyond Normal Product Life	Media has been used beyond the typical average life of media insert product.	Remove and replace media at regular intervals, depending on insert product.