



March 15, 2024  
ES-8413.01

## Earth Solutions NW LLC

Geotechnical Engineering, Construction  
Observation/Testing and Environmental Services

American Pride Lending, LLC  
P.O. Box 1226  
Kent, Washington 98035

Attention: Sikander Sekhon

**Subject: Geotechnical Evaluation  
Proposed Townhomes  
212 Todd Road Northeast  
Puyallup, Washington**

Dear Sikander:

As requested, Earth Solutions NW, LLC (ESNW) has prepared this geotechnical evaluation for the subject site.

### **Project Description**

We understand the project will include construction of two new townhome buildings and related infrastructure improvements. Based on the referenced plans, the proposed residential structures will be three stories in height and constructed utilizing relatively lightly loaded wood framing supported on conventional continuous and spread footing foundations. We anticipate perimeter footing loads of about 1 to 2 kips per linear foot, column loads of up to about 20 kips, and slab-on-grade loading of roughly 150 pounds per square foot (psf).

We understand low impact development flow control best management practices (BMPs) are being evaluated to control stormwater. Infiltration of stormwater is being evaluated as part of the overall stormwater design.

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

## **Surface**

The subject site is located at 212 Todd Road Northeast in Puyallup, Washington, as illustrated on the attached Vicinity Map (Plate 1). The site consists of one tax parcel (Pierce County parcel number 2354300575). The site is currently developed a single-family residence in the northwest corner of the property; the remainder of the property is covered with gravel. The site topography is relatively level.

## **Subsurface**

An ESNW representative observed, logged, and sampled five test pits, excavated at accessible locations within the property boundaries, on March 7, 2022 using a mini-trackhoe and operator provided by our firm. Shallow groundwater monitoring wells were installed within test pits TP-3, TP-4, and TP-5. The approximate locations of the test pits are depicted on the attached Plate 2 (Test Pit Location Plan). Please refer to the test pit logs provided as attachments for a more detailed description of subsurface conditions. Representative soil samples collected at the test pit locations were evaluated in general accordance with Unified Soil Classification System (USCS) and USDA methods and procedures.

## **Fill**

Existing gravel fill was encountered at all test pit locations extending to about one foot below the existing ground surface (bgs). The gravel fill was associated with the gravel-surfacing material observed throughout the majority of the site.

## **Native Soil**

Underlying surficial existing fill, native soil was encountered primarily as loose to medium dense silty sand and sandy silt (USCS: SM and ML, respectively). Caving within the test pits was observed, beginning at depths of about three and one-half to seven and one-half feet bgs. The native soil was generally observed to be in a wet condition.

## **Geologic Setting**

The referenced geologic map identifies alluvium deposits throughout the site and surrounding area. According to the geologic map resource, alluvium deposits are loose, stratified to massively bedded fluvial silt, sand, and gravel. Based on our field observations, native soil likely to be exposed on site will be consistent with alluvium deposits.



To improve accuracy of the settlement markers, the integrity of the markers should be maintained. Damaged markers require replacement, which increases the costs of the project, and can compromise the settlement data.

## Foundations

In our opinion, the proposed residential townhome structures should be constructed on a continuous grid foundation system bearing on at least two feet of granular, imported structural fill following successful completion of the surcharge program. A continuous grid foundation ties all foundation elements together to increase rigidity and minimize differential settlement experienced within the structure. No isolated footings should be included in the foundation design. Where necessary, loose or unsuitable soil conditions exposed at foundation subgrade elevations should be overexcavated and replaced with a suitable structural fill. Organic material encountered at structural subgrade elevations should be removed, and grades should be restored with structural fill as necessary. Provided the foundations will be supported as described above, the following parameters may be used for design:

- Allowable soil bearing capacity 2,500 psf
- Passive earth pressure 250 pcf (equivalent fluid)
- Coefficient of friction 0.40

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

## Seismic Design

The 2018 International Building Code (2018 IBC) recognizes the most recent edition of the Minimum Design Loads for Buildings and Other Structures manual (ASCE 7-16) for seismic design, specifically concerning earthquake loads. Based on potentially liquefiable soils underlying the site, the seismic Site Class would be characterized as F; however, because the building is expected to have a fundamental frequency less than 0.5 s, the site class can be determined in accordance with Section 20.3 of ASCE 7-16 and the corresponding values of  $F_a$  and  $F_v$  in Tables 11.4-1 and 11.4-2. As such, the following seismic parameters and values are recommended.

Parameter	Value
Site Class	D*
Mapped short-period spectral response acceleration, $S_s$ (g)	1.276
Mapped 1-second period spectral response acceleration, $S_1$ (g)	0.439
Short period site coefficient, $F_a$	1
Long period site coefficient, $F_v$	1.861 <sup>†</sup>
Adjusted short-period spectral response acceleration, $S_{MS}$ (g)	1.276
Adjusted 1-second period spectral response acceleration, $S_{M1}$ (g)	0.817 <sup>†</sup>
Design short-period spectral response acceleration, $S_{DS}$ (g)	0.851
Design 1-second period spectral response acceleration, $S_{D1}$ (g)	0.545 <sup>†</sup>

\* Assumes medium dense to dense soil conditions. If soil exploration to 100 feet was completed, Site Class may classify differently.

† Values assume  $F_v$  may be determined using linear interpolation per Table 11.4-2 in ASCE 7-16.

## Drainage

The local groundwater table should be expected in site excavations that extend below about four feet bgs and active dewatering will likely be necessary. Finish grades must be designed to direct surface drain water away from the structures. Water must not be allowed to pond adjacent to the structures. In our opinion, foundation drains should be installed along the building; a typical footing drain detail is provided as Plate 3.

## Infiltration Evaluation

Our evaluation of site infiltration capacity was completed by excavating a series of test pits throughout the site, and completing two small-scale pilot infiltration tests (PITs). As indicated in the *Subsurface* section of this report, native soils encountered during our fieldwork were characterized primarily as silty sand and sandy silt, with the groundwater table encountered beginning at about five to five and one-half feet bgs.

PITs were performed within TP-1 and TP-2 at a depth of roughly four feet bgs; the measured infiltration rates were 4.2 and 1.4 inches per hour, respectively. For preliminary design purposes, we recommend assuming a measured infiltration rate of 1.4 inches per hour. The measured rate must be reduced by the following correction factors:

- Measured infiltration rate 1.4 inches per hour
- Site variability ( $CF_v$ ) 0.5
- Test method ( $CF_t$ ) 0.5
- Degree of influent control ( $CF_m$ ) 0.9

The correction factors, along with the measured infiltration rate, were applied to determine the design infiltration rate. Based on our in-situ test results, it is our opinion the following infiltration rate can be used for preliminary design purposes if pursued:

- Design infiltration rate 0.3 inches per hour

Based on the results of the infiltration testing and the observed soil and groundwater conditions, infiltration is not an ideal method for controlling stormwater at the subject site. However, if infiltration is pursued, the facilities will need to maintain proper separation from the local groundwater table. Depending on total impervious area proposed to be directed to infiltration facilities, additional PITs may be necessary.

ESNW can provide further evaluation and recommendations for site BMPs as plans develop.

## Limitations

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

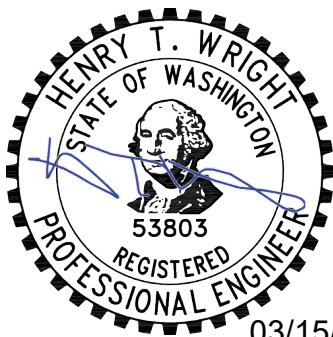
### **Additional Services**

ESNW can complete additional PITs and seasonal groundwater level monitoring upon request. ESNW should have an opportunity to review the final design with respect to the geotechnical recommendations provided in this letter. ESNW should also be retained to provide testing and consultation services during the earthwork phase of construction.

We trust this letter meets your current needs. Should you have questions regarding the content herein, or require additional information, please call.

Sincerely,

**EARTH SOLUTIONS NW, LLC**



03/15/2024

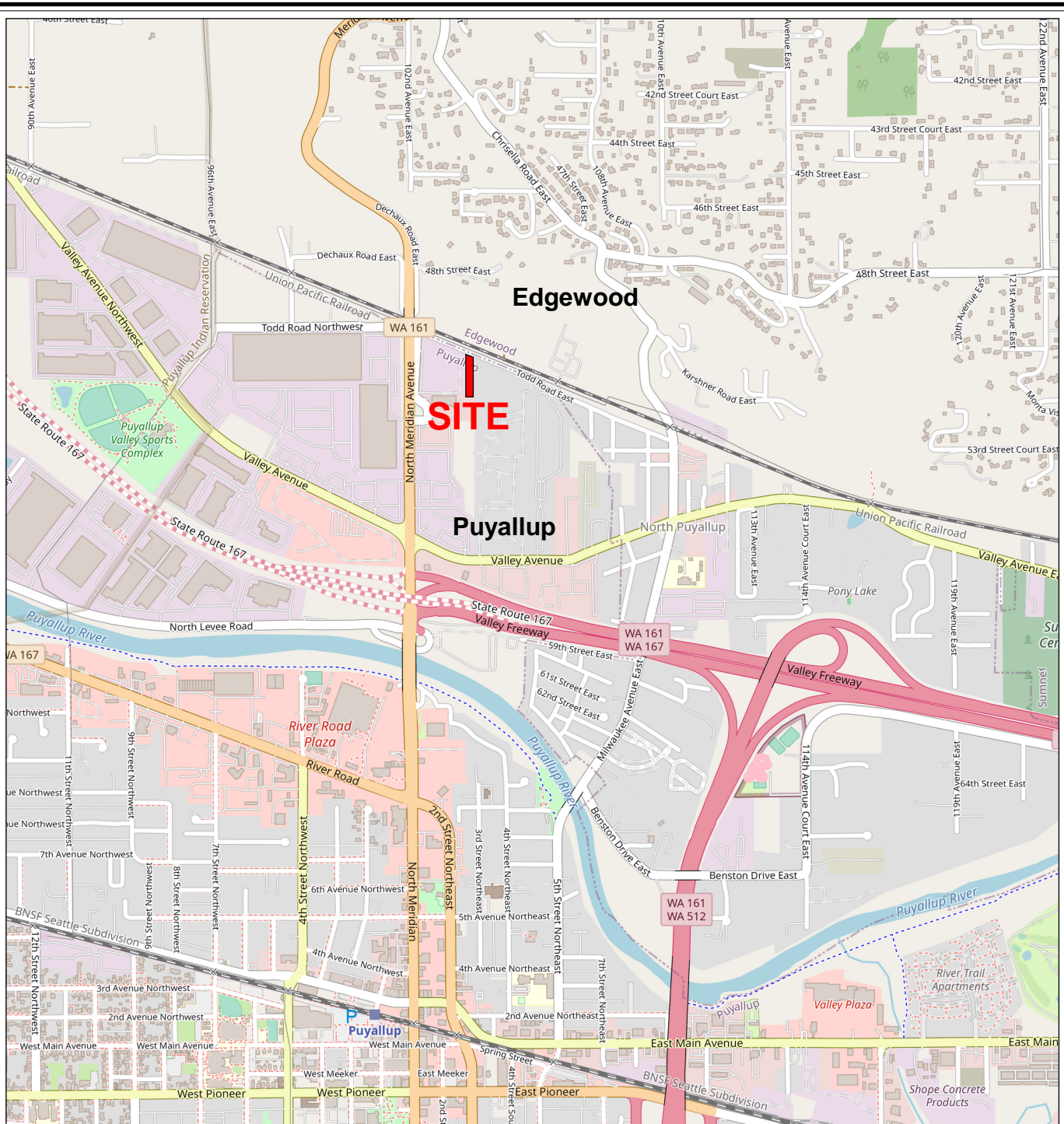
Henry T. Wright, P.E.  
Associate Principal Engineer

Attachments: Plate 1 – Vicinity Map  
Plate 2 – Test Pit Location Plan  
Plate 3 – Footing Drain Detail  
Test Pit Logs  
Grain Size Distribution

cc: Veer Architecture, PLLC  
Attention: Lavina Wadhvani

### References:

- Site and Building Plans, prepared by Veer Architecture, PLLC, dated January 22, 2024
- 2014 Stormwater Management Manual for Western Washington
- Geologic Map of Tacoma, compiled by Schuster, et al., November 2015



**SITE**



Reference:  
Pierce County, Washington  
OpenStreetMap.org



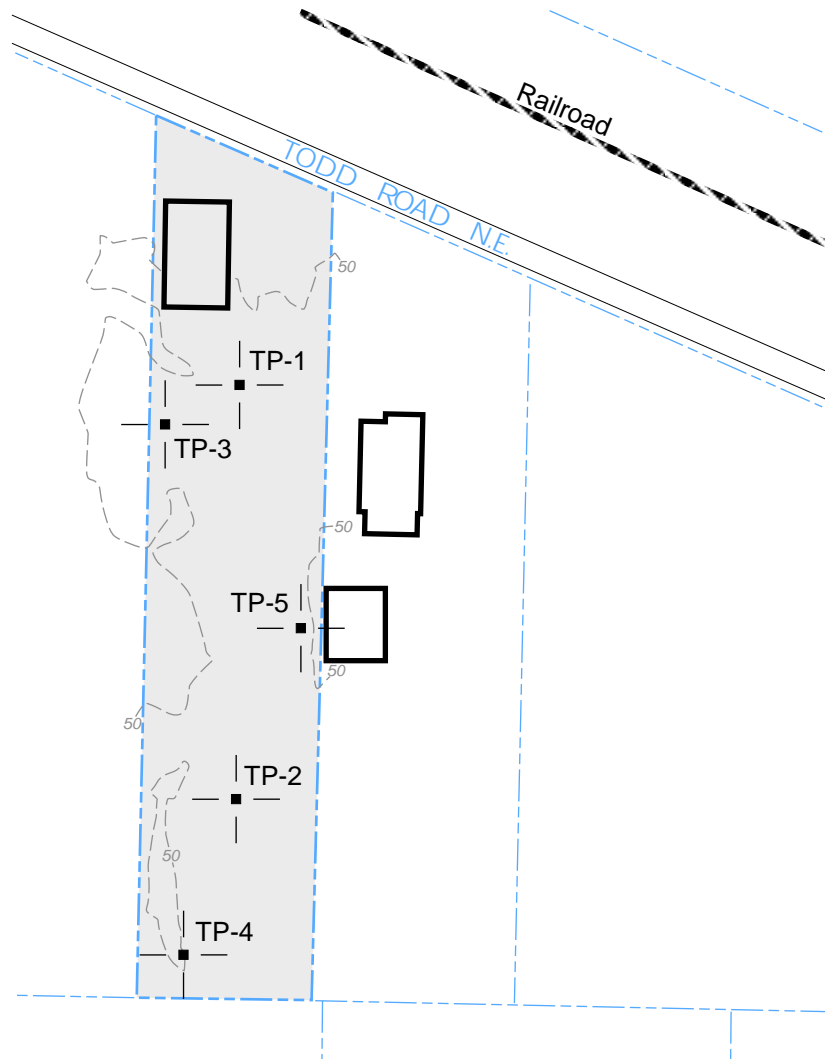
**Earth Solutions NW LLC**  
Geotechnical Engineering, Construction  
Observation/Testing and Environmental Services

Vicinity Map  
212 Todd Road N.E.  
Puyallup, Washington

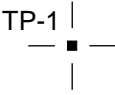


NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

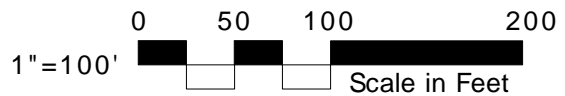
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Checked HTW	Date Feb. 2024	Plate 1





**LEGEND**

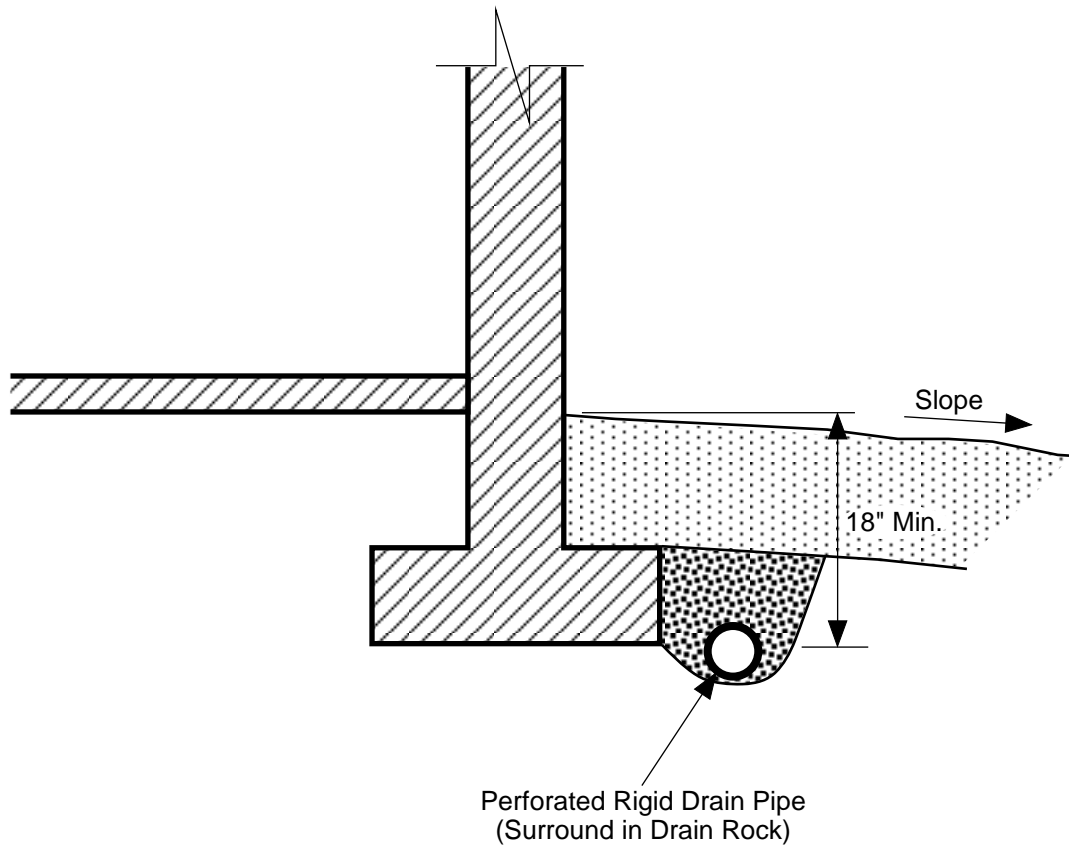
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 TP-1 | Approximate Location of ESNW Test Pit, Proj. No. ES-8413, March 2022
- 
 Subject Site
- 
 Existing Building



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

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		<b>Earth Solutions NW<sub>LLC</sub></b> Geotechnical Engineering, Construction Observation/Testing and Environmental Services	
<b>Test Pit Location Plan</b> <b>212 Todd Road N.E.</b> <b>Puyallup, Washington</b>			
Drawn	CAM	Date	02/28/2024
Proj. No.	8413.01		
Checked	HTW	Date	Feb. 2024
Plate	2		

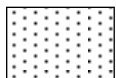


**NOTES:**

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

SCHMATIC ONLY - NOT TO SCALE  
NOT A CONSTRUCTION DRAWING

**LEGEND:**



Surface Seal: native soil or other low-permeability material.



1-inch Drain Rock

	<b>Earth Solutions NW<sub>LLC</sub></b> Geotechnical Engineering, Construction Observation/Testing and Environmental Services	
	<b>Footing Drain Detail</b> 212 Todd Road N.E. Puyallup, Washington	
Drawn CAM	Date 02/28/2024	Proj. No. 8413.01
Checked HTW	Date Feb. 2024	Plate 3

Coarse-Grained Soils - More Than 50% Retained on No. 200 Sieve		Moisture Content		Symbols																																								
Gravels - More Than 50% of Coarse Fraction Retained on No. 4 Sieve		GW	Well-graded gravel with or without sand, little to no fines	Dry - Absence of moisture, dusty, dry to the touch																																								
		GP	Poorly graded gravel with or without sand, little to no fines	Damp - Perceptible moisture, likely below optimum MC																																								
Sands - 50% or More of Coarse Fraction Passes No. 4 Sieve		GM	Silty gravel with or without sand	Moist - Damp but no visible water, likely at/near optimum MC																																								
		GC	Clayey gravel with or without sand	Wet - Water visible but not free draining, likely above optimum MC																																								
Sands - 50% or More of Coarse Fraction Passes No. 4 Sieve		SW	Well-graded sand with or without gravel, little to no fines	Saturated/Water Bearing - Visible free water, typically below groundwater table																																								
		SP	Poorly graded sand with or without gravel, little to no fines																																									
		SM	Silty sand with or without gravel																																									
		SC	Clayey sand with or without gravel																																									
Fine-Grained Soils - 50% or More Passes No. 200 Sieve	Silt and Clays Liquid Limit Less Than 50	ML	Silt with or without sand or gravel; sandy or gravelly silt																																									
		CL	Clay of low to medium plasticity; lean clay with or without sand or gravel; sandy or gravelly lean clay																																									
	Silt and Clays Liquid Limit 50 or More	OL	Organic clay or silt of low plasticity																																									
		MH	Elastic silt with or without sand or gravel; sandy or gravelly elastic silt																																									
		CH	Clay of high plasticity; fat clay with or without sand or gravel; sandy or gravelly fat clay																																									
		OH	Organic clay or silt of medium to high plasticity																																									
Highly Organic Soils	PT	Peat, muck, and other highly organic soils																																										
Fill	FILL	Made Ground																																										
				<b>Terms Describing Relative Density and Consistency</b> Coarse-Grained Soils: <table border="0"> <tr> <td>Density</td> <td>SPT blows/foot</td> <td>Test Symbols &amp; Units</td> </tr> <tr> <td>Very Loose</td> <td>&lt; 4</td> <td>Fines = Fines Content (%)</td> </tr> <tr> <td>Loose</td> <td>4 to 9</td> <td>MC = Moisture Content (%)</td> </tr> <tr> <td>Medium Dense</td> <td>10 to 29</td> <td>DD = Dry Density (pcf)</td> </tr> <tr> <td>Dense</td> <td>30 to 49</td> <td>Str = Shear Strength (tsf)</td> </tr> <tr> <td>Very Dense</td> <td>≥ 50</td> <td>PID = Photoionization Detector (ppm)</td> </tr> </table> Fine-Grained Soils: <table border="0"> <tr> <td>Consistency</td> <td>SPT blows/foot</td> <td>OC = Organic Content (%)</td> </tr> <tr> <td>Very Soft</td> <td>&lt; 2</td> <td>CEC = Cation Exchange Capacity (meq/100 g)</td> </tr> <tr> <td>Soft</td> <td>2 to 3</td> <td>LL = Liquid Limit (%)</td> </tr> <tr> <td>Medium Stiff</td> <td>4 to 7</td> <td>PL = Plastic Limit (%)</td> </tr> <tr> <td>Stiff</td> <td>8 to 14</td> <td>PI = Plasticity Index (%)</td> </tr> <tr> <td>Very Stiff</td> <td>15 to 29</td> <td></td> </tr> <tr> <td>Hard</td> <td>≥ 30</td> <td></td> </tr> </table>		Density	SPT blows/foot	Test Symbols & Units	Very Loose	< 4	Fines = Fines Content (%)	Loose	4 to 9	MC = Moisture Content (%)	Medium Dense	10 to 29	DD = Dry Density (pcf)	Dense	30 to 49	Str = Shear Strength (tsf)	Very Dense	≥ 50	PID = Photoionization Detector (ppm)	Consistency	SPT blows/foot	OC = Organic Content (%)	Very Soft	< 2	CEC = Cation Exchange Capacity (meq/100 g)	Soft	2 to 3	LL = Liquid Limit (%)	Medium Stiff	4 to 7	PL = Plastic Limit (%)	Stiff	8 to 14	PI = Plasticity Index (%)	Very Stiff	15 to 29		Hard	≥ 30	
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				Classifications of soils in this geotechnical report and as shown on the exploration logs are based on visual field and/or laboratory observations, which include density/consistency, moisture condition, grain size, and plasticity estimates, and should not be construed to imply field or laboratory testing unless presented herein. Visual-manual and/or laboratory classification methods of ASTM D2487 and D2488 were used as an identification guide for the Unified Soil Classification System.																																								



**Earth Solutions NW LLC**

Geotechnical Engineering, Construction  
Observation/Testing and Environmental Services

**EXPLORATION LOG KEY**







15365 NE 90th Street, Suite 100  
 Redmond, WA 98052  
 Office (425) 449-4704 | esnw.com  
 Branch Office: Pasco, WA

# TEST PIT NUMBER TP-1

PAGE 1 OF 1

PROJECT NUMBER ES-8413 PROJECT NAME 212 Todd Road N.E.  
 DATE STARTED 3/7/22 COMPLETED 3/7/22 GROUND ELEVATION \_\_\_\_\_  
 EXCAVATION CONTRACTOR NW Excavating LATITUDE \_\_\_\_\_ LONGITUDE \_\_\_\_\_  
 LOGGED BY SES CHECKED BY HTW GROUND WATER LEVEL:  
 NOTES Surface Conditions: gravel pad ∇ AT TIME OF EXCAVATION 5.0 ft  
 SURFACE CONDITIONS \_\_\_\_\_ AFTER EXCAVATION \_\_\_\_\_

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			GP		Gray poorly graded GRAVEL, loose, damp (Fill) -fabric at contact
2.5		MC = 27.0 OC = 4.4%			Dark brown silty SAND, loose to medium dense, wet
5.0		MC = 27.2 Fines = 48.6	SM		-infiltration test at 4' [USDA Classification: slightly gravelly very fine sandy LOAM] -becomes wet ∇ -groundwater table
7.5					-slight caving to BOH
10.0		MC = 32.6 Fines = 30.5			[USDA Classification: fine sandy LOAM]

Test pit terminated at 10.0 feet below existing grade. Groundwater table encountered at 5.0 feet during excavation. Caving observed from 7.5 feet to BOH.






GENERAL BH / TP / WELL - 8413.GPJ - GINT US.GDT - 3/15/24



15365 NE 90th Street, Suite 100  
 Redmond, WA 98052  
 Office (425) 449-4704 | esnw.com  
 Branch Office: Pasco, WA

# TEST PIT NUMBER TP-2

PROJECT NUMBER ES-8413 PROJECT NAME 212 Todd Road N.E.  
 DATE STARTED 3/7/22 COMPLETED 3/7/22 GROUND ELEVATION \_\_\_\_\_  
 EXCAVATION CONTRACTOR NW Excavating LATITUDE \_\_\_\_\_ LONGITUDE \_\_\_\_\_  
 LOGGED BY SES CHECKED BY HTW GROUND WATER LEVEL:  
 NOTES Surface Conditions: gravel pad ∇ AT TIME OF EXCAVATION 5.0 ft  
 SURFACE CONDITIONS \_\_\_\_\_ AFTER EXCAVATION \_\_\_\_\_

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			GP		Gray poorly graded GRAVEL, loose, damp (Fill)
2.5		MC = 35.6 OC = 6.2%			Dark brown silty SAND, loose to medium dense, wet
5.0		MC = 28.4 Fines = 42.9	SM		-infiltration test at 4', becomes wet [USDA Classification: slightly gravelly very fine sandy LOAM]
				∇	-groundwater table
7.5					Dark brown sandy SILT, loose to medium dense, wet
					-slight caving to BOH
10.0		MC = 44.4 Fines = 98.4	ML		[USDA Classification: slightly gravelly LOAM]

Test pit terminated at 10.0 feet below existing grade. Groundwater table encountered at 5.0 feet during excavation. Caving observed from 7.0 feet to BOH.

GENERAL BH / TP / WELL - 8413.GPJ - GINT US.GDT - 3/15/24






15365 NE 90th Street, Suite 100  
 Redmond, WA 98052  
 Office (425) 449-4704 | esnw.com  
 Branch Office: Pasco, WA

# TEST PIT NUMBER TP-3

PAGE 1 OF 1

PROJECT NUMBER ES-8413 PROJECT NAME 212 Todd Road N.E.  
 DATE STARTED 3/7/22 COMPLETED 3/7/22 GROUND ELEVATION \_\_\_\_\_  
 EXCAVATION CONTRACTOR NW Excavating LATITUDE \_\_\_\_\_ LONGITUDE \_\_\_\_\_  
 LOGGED BY SES CHECKED BY HTW GROUND WATER LEVEL:  
 NOTES Surface Conditions: gravel pad ∇ AT TIME OF EXCAVATION 5.5 ft  
 SURFACE CONDITIONS \_\_\_\_\_ AFTER EXCAVATION \_\_\_\_\_

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			GP		Gray poorly graded GRAVEL, loose, damp (Fill)
2.5		MC = 18.9	SM		Dark brown silty SAND, loose to medium dense, wet
5.0					Dark brown sandy SILT, loose to medium dense, wet
7.5		MC = 37.9	ML		∇ -groundwater table, moderate caving to BOH  -mottled texture
		MC = 34.6			

Test pit terminated at 9.5 feet below existing grade. Groundwater table encountered at 5.5 feet during excavation. Caving observed from 5.5 feet to BOH.

GENERAL BH / TP / WELL - 8413.GPJ - GINT US.GDT - 3/15/24



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# TEST PIT NUMBER TP-4

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PROJECT NUMBER ES-8413 PROJECT NAME 212 Todd Road N.E.  
 DATE STARTED 3/7/22 COMPLETED 3/7/22 GROUND ELEVATION \_\_\_\_\_  
 EXCAVATION CONTRACTOR NW Excavating LATITUDE \_\_\_\_\_ LONGITUDE \_\_\_\_\_  
 LOGGED BY SES CHECKED BY HTW GROUND WATER LEVEL:  
 NOTES Surface Conditions: gravel pad ∇ AT TIME OF EXCAVATION 5.0 ft  
 SURFACE CONDITIONS \_\_\_\_\_ AFTER EXCAVATION \_\_\_\_\_

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
		MC = 24.6	GP		Gray poorly graded GRAVEL, loose, damp (Fill)
1.0					
2.5		MC = 41.1	SM		Brown silty SAND, loose to medium dense, wet
4.0					
5.0		MC = 41.1	ML		Dark brown sandy SILT, loose to medium dense, wet
6.5					∇ -groundwater table
7.5					-slight caving to BOH
10.0		MC = 33.6			

Test pit terminated at 10.0 feet below existing grade. Groundwater table encountered at 5.0 feet during excavation. Caving observed from 6.5 feet to BOH.

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# TEST PIT NUMBER TP-5

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PROJECT NUMBER ES-8413 PROJECT NAME 212 Todd Road N.E.  
 DATE STARTED 3/7/22 COMPLETED 3/7/22 GROUND ELEVATION \_\_\_\_\_  
 EXCAVATION CONTRACTOR NW Excavating LATITUDE \_\_\_\_\_ LONGITUDE \_\_\_\_\_  
 LOGGED BY SES CHECKED BY HTW GROUND WATER LEVEL:  
 NOTES Surface Conditions: gravel pad ∇ AT TIME OF EXCAVATION 5.0 ft  
 SURFACE CONDITIONS \_\_\_\_\_ AFTER EXCAVATION \_\_\_\_\_

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			GP		Gray poorly graded GRAVEL, loose, damp (Fill)
2.5		MC = 23.8	SM		Brown silty SAND, loose to medium dense, wet  -slight caving to BOH
5.0					∇ -groundwater table
7.5		MC = 37.2	ML		Dark brown sandy SILT, loose to medium dense, wet
10.0		MC = 34.2			

Test pit terminated at 10.0 feet below existing grade. Groundwater table encountered at 5.0 feet during excavation. Caving observed from 3.0 feet to BOH.

GENERAL BH / TP / WELL - 8413.GPJ - GINT US.GDT - 3/15/24



