10/17/2025

Client: Housing Authority of Thurston County c/o: **Thomas Architecture Studios**
Attn: Tom Rawson
PO Box 1638
Olympia, WA 98507

Attn: Ron Thomas, AIA, President
525 Columbia Street SW
Olympia, WA 98501

Subject: **Geotechnical Services Report**
McClanahan Village – Geotechnical Consultation
TPN: 11828320203; Mullen Rd SE, Lacey, WA 98503
Project Number: QG25-137

Dear Client:

At your request, Quality Geo NW, PLLC (QG) has completed a soils investigation of the above-referenced project. The investigation was performed in accordance with our proposal for professional services.

We would be pleased to continue our role as your geotechnical consultant of record during the project planning and construction phases, as local inspection firms have not been found to be as familiar or reliably experienced with geotechnical design. This may include soil subgrade inspections, periodic review of special inspection reports, or supplemental recommendations if changes occur during construction. We will happily meet with you at your convenience to discuss these and other additional *Time & Materials* services.

We thank you for the opportunity to be of service on this project and trust this report satisfies your project needs currently. QG wishes you the best while completing the project.

Respectfully Submitted,
Quality Geo NW, PLLC

Luke Preston McCann, L.E.G.
Principal Licensed Engineering Geologist

Ray Gean II
Staff Geologist/Project Manager

SOILS REPORT

MCCLANAHAN VILLAGE GEOTECHNICAL CONSULTATION
TPN: 11828320203; MULLEN RD SE
LACEY, WA 98503

Client: Housing Authority of Thurston County
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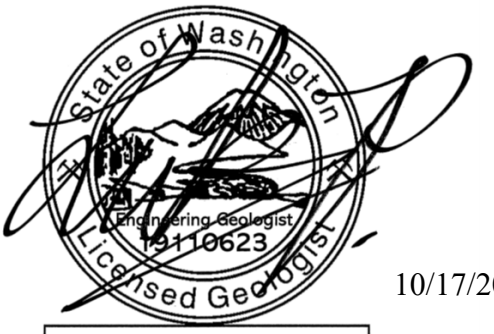
Prepared by:



10/17/2025

LUKE PRESTON MCCANN

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Luke Preston McCann, L.E.G.
Principal Licensed Engineering Geologist

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Geotechnical Investigation & Engineering Consultation
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10/17/2025

QG Project # QG25-137

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1.0 INTRODUCTION

This report presents the findings and recommendations of Quality Geo NW's (QG) soil investigation conducted in support of new site surface improvements.

1.1 PROJECT DESCRIPTION

QG understands the project entails the development of approximately 36 cottage style homes, and 24 two story homes and associated site developments within a presently undeveloped parcel. QG has been contracted to perform a soils investigation of the proposed site to provide recommendations for infiltration conditions, foundations, earthwork, seismic, lateral soil pressures, and pavement.

1.2 PURPOSE AND SCOPE OF SERVICES

The purpose of our study was to explore and document subsurface conditions at the site, assess geohazard conditions, and to provide geotechnical engineering recommendations for design and construction of the proposed development.

1.3 FIELD WORK

Site exploration activities were performed on 9/22/2025. Exploration locations were marked in the field by a QG Staff Geologist with respect to the map provided and cleared for public conductible utilities. Our exploration locations were selected by a QG Staff Geologist prior to fieldwork to provide safest access to relevant soil conditions. The geologist directed the advancement of 4 excavated test pits (TP). The test pits were advanced within the vicinity of the anticipated development footprint areas, to maximum depths of 6.25 feet below present grade (BPG) in general accordance with the specified contract depth.

During explorations QG logged and field classified each soil horizon encountered in accordance with the Unified Soil Classification System (USCS). Representative soil samples were collected and identified according to boring location and depth, placed in plastic bags to protect against moisture loss, and were transported to the soil laboratory for supplemental classification and tests.

QG advanced 2 Wildcat Dynamic Cone Penetrometer (DCP) tests at representative locations within the parcel boundaries and as conditions permitted. The penetrometer tests were terminated upon reaching the equipment's maximum practical extent or refusal. During penetrometer advancement, blow counts were recorded in 10-centimeter increments as a thirty-five-pound weight was dropped 15 inches. Blow counts were then converted to resistance (kg/cm2), standard penetration blow counts (N-values), and corresponding soil consistency, with complete results shown on the attached logs.

2.0 EXISTING SITE CONDITIONS

2.1 AREA GEOLOGY

QG reviewed available map publications to assess known geologic conditions and hazards present at the site location. The Washington Geologic Information Portal (WGIP), maintained by the Department of Natural Resources Division of Geology and Earth Resources, provides 1:24,000-scale geologic mapping of the region. Geology of the site location and vicinity consists of Pleistocene continental glacial till (Qgt). The Qgt deposits are described as, "Unsorted and highly compacted mixture of clay, silt, sand, and gravel deposited directly by glacier ice; gray where fresh and light yellowish brown where oxidized; very low permeability."

The WGIP Map also offers layers of mapped geohazard conditions within the state. According to the regional-scale interactive map, no known geohazards are mapped for the site.

The United States Department of Agriculture portal (USDA) provides a soil mapping of the region. The soils are mapped as Indianola loamy sand (46) for most of the site, and Yelm fine sandy loam (126) in the southwest portion of the parcel. Indianola loamy sand formed as terraces, eskers, and kames derived from sandy glacial outwash. These soils are described as slightly decomposed plant material from 0 to 1 inch, loamy sand from 1 to 17 inches, and sand from 17 to 60 inches. Depth to restrictive feature is more than 80 inches. Capacity of most limiting layer to transmit water (ksat) is listed as high to very high (5.95 to 99.90 in/hr). Depth to water table is listed as more than 80 inches. Yelm fine sandy loam formed as outwash terraces derived from glacial outwash. These soils are described as fine sandy loam from 0 to 46 inches and loamy sand from 46 to 60 inches. Depth to restrictive feature is more than 80 inches. Capacity of most limiting layer to transmit water (ksat) is listed as high (1.98 to 5.95 in/hr). Depth to water table is listed as 18 to 36 inches.

2.2 SITE & SURFACE CONDITIONS

The project site consists of an undeveloped parcel that is triangular in shape along Mullen Rd SE. the project site is on a flat, forested section of land. The site is currently well vegetated with a variety of plants, including trees both young and mature, bushes, shrubs, ferns, and blackberries. The parcel is located roughly across Mullen Rd SE from the nearby Komachin Middle School Track and Field. To the east and south are residential homes in neighborhoods. To the west are the Temple Baptist Church and the New Horizon Christian Church. To the north and northeast is Komachin Middle School. QG did not observe any areas of ponding or pooling on the surface.

2.3 SOIL CONDITIONS

Site soil conditions were consistent across the property in both test pits. Representative lab samples were taken from TP-1. Soil conditions from TP-1 are as follows:

- **0’ to 4.0’: Silty Sand with Gravel (SM)**
  This soil is topsoil for 1 foot, dense, and brown in color, with cobbles up to 7 inches and organic content in the form of roots. There was no mottling present in this unit.
- **4.0’ to 5.75’: Silty Sand (SM, Weathered Glacial Till)**
  Beneath the silty sand with gravel soil was a sandier soil that was light brown in color, with cobbles up to 6 inches and a low organic content. There was mottling present in this layer, and the soil was very dense. Some soil clumping was present in this layer, and it is interpreted as glacial till. No groundwater was encountered in any of the test pits.

2.4 SURFACE WATER AND GROUNDWATER CONDITIONS

No active surface water features are present on site. During our explorations, no groundwater was encountered. The groundwater table is inferred to exist at depths at approximately 46 feet beneath the surface, based on well logs made publicly available by the WA Department of Ecology. QG’s scope of work did not include monitoring of seasonal groundwater elevation variations or formal documentation of wet season site conditions.

3.0 GEOTECHNICAL RECOMMENDATIONS

3.1 SHALLOW FOUNDATION RECOMMENDATIONS

Assuming site preparation is completed as described below, we recommend the following:

- **Subgrade Preparation:**

  QG recommends excavating and clearing any loose or organic cover soils, including the overriding layer of topsoil where necessary, from areas of proposed pavement construction, down to firm bearing conditions and benching the final bottom of subgrade elevation flat. Excavations should be performed with a smooth blade bucket to limit disturbance of subgrade soils. Vibratory compaction methods are suitable for densification of the non-organic native soils.

  After excavations have been completed to the planned subgrade elevations, but before placing fill or structural elements, the exposed subgrade should be evaluated under the periodic guidance of a QG representative. Any areas that are identified as being soft or yielding during subgrade evaluation should be brought to the attention of the geotechnical engineer. Where over excavation is performed below a structure, the over excavation area should extend beyond the outside of the footing a distance equal to the depth of the over excavation below the footing. The over-excavated areas should be backfilled with properly compacted structural fill.

  The proposed buildings may utilize either stepped or continuous footings with slab-on-grade elements. For continuous footing elements, upon reaching bearing strata, we recommend benching foundation lines flat. Continuous perimeter and strip foundations may be stepped as needed to accommodate variations in final subgrade level. We also recommend maximum steps of 18 inches with spacing of at least 5 feet be constructed unless specified otherwise by the design engineer. Structural fill may then be placed as needed to reestablish final foundation grade.

- **Allowable Bearing Capacity:**

  Up to 1,500 pounds per square foot (psf) for foundations placed on compacted native soil or approved, granular, and compacted structural fill in accordance with the recommendations of *Section 4.2*. Bearing capacities, at or below 1,500 psf may eliminate the need for additional inspection requirements if approved by the county. The allowable bearing capacity may be increased by 1/3 for transient loading due to wind and seismic events.

- **Minimum Footing Depth:**

  For a shallow perimeter and spread footing system, all exterior footings shall be embedded a minimum of 18 inches and all interior footings shall be embedded a minimum of 12 inches

below the lowest adjacent finished grade, but not less than the depth required by design. However, all footings must also penetrate to the prescribed bearing stratum cited above. Minimum depths are referenced per IBC requirements for frost protection; other design concerns may dictate greater values be applied.

- **Minimum Footing Width:**

  Footings should be proportioned to meet the stated bearing capacity and/or the IBC 2021 (or current) minimum requirements. For a shallow perimeter and spread footing system, continuous strip footings should be a minimum of 16 inches wide and interior or isolated column footings should be a minimum of 24 inches wide.

- **Estimated Settlements:**

  All concrete settles after placement. We estimate that the maximum settlements will be on the order of 0.5 inch, or less, with a differential settlement of ½ inch, or less, over 50 linear feet. Settlement is anticipated to occur soon after the load is applied during construction.

3.1.1 BUILDING SLAB ON GRADE FLOOR

QG anticipates that slab-on-grade floors are planned for the interior of the proposed building. Based on typical construction practices, we assume finished slab grade will be similar to or marginally above present grade for the below recommendations. If floor grades are planned to be substantially raised or lowered from existing grade, QG should be contacted to provide revised or alternative recommendations.

- **Capillary Break:**

  A capillary break will be helpful to maintain a dry slab floor and reduce the potential for floor damage resulting from shallow perched water inundation. To provide a capillary moisture break, a 6-inch thick, properly compacted granular mat consisting of open-graded, free-draining angular aggregate is recommended below floor slabs. To provide additional slab structural support, or to substitute for a structural fill base pad where specified, QG recommends the capillary break should consist of crushed rock all passing the 1-inch sieve and no more than 3 percent (by weight) passing the U.S. No. #4 sieve, compacted in accordance with *Section 4.2.2* of this report.

- **Vapor Barrier:**

  A vapor retarding membrane such as 10 mil polyethylene film should be placed beneath all floor slabs to prevent transmission of moisture where floor coverings may be affected. Care should be taken during construction not to puncture or damage the membrane. To protect the membrane, a layer of sand no more than 2 inches thick may be placed over the membrane if desired. If excessive relict organic fill material is discovered at any location, additional sealant

or more industrial gas barriers may be required to prevent off-gassing of decaying material from infiltrating the new structure. These measures shall be determined by the structural engineer to meet local code requirements as necessary.

- **Structural Design Considerations:**

  QG assumes the design and specifications of slabs will be assessed by the project design engineer. We suggest a minimum unreinforced concrete structural section of 4.0 inches be considered to help protect against cracking and localized settlement, especially where larger equipment or localized loads are anticipated. It is generally recommended that any floor slabs and annular exterior concrete paving subject to vehicular loading be designed to incorporate reinforcing. Additionally, some level of reinforcing, such as a wire mesh may be desirable to prolong slab life due to the overwhelming presence of such poor underlying soils. It should be noted that QG does not express any guarantee or warranty for proposed slab sections.

3.2 LATERAL SOIL & CONCRETE FOUNDATION CONSIDERATIONS

The results of QG's investigation indicate shallow subsurface conditions at the potential build sites consist of dense silty sand soils.

Finished grade on site is assumed to be similar to existing grade. Native soils are considered suitable for reuse as backfill on a case-by-case basis. QG understands that the building structures may likely incorporate isolated footings, incorporating soil amendment and underpinning as determined by the structural design team. For lateral support of these structures, the following soil parameters should be considered regarding any structural fill against these features (ignoring the upper 18 inches, due to freeze/thaw softening, unless covered in concrete or asphalt).

Table 1. Lateral Earth Pressures

Soil Type	Active Pressure (PSF*H)	At-Rest Pressure (PSF*H)	Seismic Surcharge (PSF*H)	Grade Beam Passive Equivalent Fluid Weight (PCF)	Grade Beam Coefficient of Friction
Existing Soils (SM)	45	60	12	187*	0.35**
New Structural Fill	35	55	10	200	0.35

*Factor of Safety: 2.0
**Factor of Safety: 1.5

All concrete foundation elements must bear on approved, imported, granular, structural fill per the requirements of *Section 4.2 Structural Fill Materials and Compaction*. To ensure adequate friction, no fabric shall be placed between the structural fill and native soils when placed under primary building foundations & grade beams.

The proposed buildings may utilize continuous grade beams with slab-on-grade, where appropriate, depending on the chosen development style. For continuous footing elements, upon reaching bearing strata, we recommend benching foundation lines flat.

3.3 SEISMIC DESIGN PARAMETERS AND LIQUEFACTION

According to the Liquefaction Susceptibility layer of the Washington Geologic Information Portal the site is identified as having very low susceptibility. This is generally consistent with the findings of QG's investigation to date. Liquefaction is a phenomenon typically associated with a subsurface profile of relatively loose, cohesionless soils saturated by groundwater. Under seismic shaking the pore pressure can exceed the soil's shear resistance and the soil 'liquefies', which may result in excessive differential settlements that are damaging to structures and disruptive to exterior improvements. *The Washington Interactive Geologic Map - Seismic Site Class Map* classifies the project regional vicinity as *Site Class C.*

The USGS Seismic Design Map Tool was used to determine seismic design coefficients and spectral response accelerations assuming Site Soil Class D, representing a stiff or soft clay soil profile (upper 100 feet). Parameters in Table 2 were calculated using 2014 USGS hazard data and ASCE 7-22 was referenced for site Peak Ground Acceleration. For ASCE 7-16, we have identified the site as Site Class D.

Table 2. Seismic Design Parameters

Seismic Design Category		D	D-Default	D	Default
Reference		ASCE 7-16	ASCE 7-16	ASCE 7-22	ASCE 7-22
Risk Category		II	II	II	II
MCE_R ground motion (period=0.2s)	S_S	1.376	1.376	1.5	1.5
MCE_R ground motion (period=1.0s)	S_1	0.506	0.506	0.48	0.48
Site-modified spectral acceleration value	S_{MS}	1.376	1.651	1.79	1.79
Site-modified spectral acceleration value	S_{M1}	NULL	NULL	1.02	1.02
Numeric seismic design value at 0.2s SA	S_{DS}	0.917	1.101	1.19	1.19
Numeric seismic design value at 1.0s SA	S_{D1}	NULL	NULL	0.68	0.68
Site modified peak ground acceleration	PGA_M	0.591	0.709	0.72	0.72
Long-period transition period	T_L	16	16	16	16
Shear wave velocity at 30 meters depth	V_{S30}	NULL	NULL	260	260
Site amplification factor at 0.2s	F_a	1	1.2	NULL	NULL
Site amplification factor at 1.0s	F_v	NULL	NULL	NULL	NULL

Based on the findings of this study, the site is generally considered to have a very low risk of liquefaction-induced settlement.

3.4 INFILTRATION RATE DETERMINATION

QG understands the design of on-site stormwater controls are pending the results of this study to confirm design parameters and interpreted depths to perched seasonal groundwater and restrictive soil features.

3.4.1 GRADATION ANALYSIS METHODS & RESULTS

During test pit excavations for general site investigation, QG additionally collected representative samples of native soil deposits among potential infiltration strata and depths. Representative soil samples were selected from native soils (TP-1) to characterize the local infiltration conditions.

We understand the project will be subject to infiltration design based on the Washington Department of Ecology Stormwater Management Manual for Western Washington (DoE SMMWW). For initial site infiltration characterization within the scope of this study, laboratory gradation analyses were completed including sieve and hydrometer tests for stormwater design characterization and rate determination to supplement field observations. Results of laboratory testing in terms of rate calculation are summarized below.

Laboratory results were interpreted to recommended design inputs in accordance with methods of the 2024 DoE SMMWW. Gradation results were applied to the Massmann (2003) equation (1) to calculate Ksat representing the initial saturated hydraulic conductivity.

(1) $\log10(Ksat) = -1.57 + 1.90*D10 + 0.015*D60 - 0.013*D90 - 2.08*ff$

Corrected Ksat values presented below are a product of the initial Ksat and correction factor CFT. For a generalized site-wide design situation, we have applied a site variability factor of CFv = 0.7 along with typical values of CFt = 0.4 (for the Grain Size Method), CFm = 0.9 (assuming standard influent control), and CFb = 1.0 (assuming lack of permeable pavement).

(2) $CFT = CFv \times CFt \times CFm \times CFb = 0.7 \times 0.4 \times 0.9 \times 1.0 = 0.25$

Results were cross-referenced with test pit logs to determine the validity and suitability of unique materials as an infiltration receptor. Additional reduction factors were applied for practical rate determination based on our professional judgement.

Table 3. Results Of Massmann Analysis

TP #	Sample Depth *(BPG)*	Unit Extent *(ft)*	Soil Type	D10	D60	D90	Fines (%)	Ksat *(in/hr)*	Corrected Ksat *(in/hr)*	LT Design Infiltration Rate*(in/hr)*	Cation Exchange Capacity (meq/100g)	Organic Content %
1	2.0ft	0.0 to 4.0	SM	0.027	0.39	36.00	33.0	3.05	0.77	**0.77**	5.7	3.2
1	5.0ft	4.0 to 5.75	SM	0.031	0.30	9.31	29.1	8.29	2.09	**2.09**	3.5	1.2

The SM soils on site were observed to generally exhibit moderate to moderately high fines content and oxidation patterns only within the deeper SM soils. In-ground infiltration structures are required to maintain a minimum of 5-feet separation from restrictive soil & groundwater features. Test pits across the site encountered weathered glacial till beginning at depths of 2 to 4 feet.

QG recommends the designer pursue shallow infiltration structures instead, such as bio swales, rain gardens, pervious pavements, etc. For shallow infiltration features utilizing treatment media, we recommend a maximum design rate of up to 0.77 inches/hour be considered, which is typically suitable for most shallow infiltration features. These rates are considered applicable to all areas of the subject site at the specified depths.

QG recommends the facility designer review these results and stated assumptions per reference literature to ensure applicability with the proposed development, level of anticipated controls, and long- term maintenance plan. The designer may make reasonable adjustments to correction factors and the resulting design values based on these criteria to ensure design and operational intent is met. We recommend that we be contacted if substantial changes to rate determination are considered.

3.5 TREATMENT POTENTIAL

Depending on stormwater and runoff sources, some stormwater features, such as rain gardens or pervious pavements may require treatment. Stormwater facilities utilizing native soils as treatment media typically require Cation Exchange Capacities (CEC) of greater than 5 milliequivalents per 100grams (meq/100g) and organic contents greater than 1% (this may vary depending on local code). Native soils across the site meet and exceed the minimum requirements.

3.6 DRAINAGE RECOMMENDATIONS

QG recommends proper drainage controls for stormwater runoff during and after site development to protect the site. The ground surface adjacent to structures should be sloped to drain away at a 5% minimum to prevent ponding of water adjacent to them.

Foundations shall incorporate a wraparound footing drain composed of imported clean granular drain rock. There shall be a perforated drainpipe connected around the perimeter of the footing

drain (within the rock) graded to gravity drain to an outfall pipe, to allow any accumulated water to be released to an approved drainage feature or location. The outfall point must be lower in elevation than the lowest point of possible water accumulation in the mat fill, so as to allow any captured water within the mat or crawlspace to completely drain away from the building footprint preventing standing water from accumulating.

QG recommends all stormwater catchments (new or existing) be tightlined (piped) away from structures to an existing catch basin, stormwater system, established channel, or approved outfall to be released using appropriate energy-dissipating features at the outfall to minimize point erosion. Roof and footing drains should be tightlined separately or should be gathered in an appropriately sized catch basin structure and redistributed collectively. If storm drains are incorporated for impervious flatworks (driveways, sidewalks, etc.) collected waters should also be discharged according to the above recommendations. Appropriate measures should be taken by the site designer to consider and allow for an adequate emergency outfall location in the event of a future record stormwater fall that cannot be anticipated.

3.7 IMPERVIOUS PAVEMENT CONSIDERATIONS

The following table summarizes the proposed new minimum pavement sections.

Table 4. Summary of Minimum Flexible Pavement Sections

Scenario	Pavement	CSTC	Gravel Base	Geogrid*
Heavy Pavement Section	4 inches	2 inches	10 inches	Yes
Car Access and Parking	3 inches	2 inches	8 inches	Yes

*Tensar Technology – TriAx TX160 geogrid placed directly above subgrade per the manufacturer's specifications, or an approved alternative.

Existing soils at the new bottom subgrade level should be graded level with minimal disturbance, to prevent degradation. Smooth bladed equipment should be used for final grading. For any saturated, organic rich, or deteriorated soils encountered, unsuitable soils shall be removed and replaced with approved compacted imported structural fill. This will provide an even surface for paving application that will also serve as additional support to the flexible pavement sections that can increase design life and reduce repair regularity in the long term.

One of the important considerations in designing a high quality and durable pavement is providing adequate drainage. Design of drainage for the proposed pavement section is outside of QG 's scope of work at this time. It is important that bird baths (leeching basins) and surface waves are not created during construction of the HMA layer. A proper slope should also be allowed, and drainage should be provided along the edges of pavements and around catch basins to prevent accumulation

of free water within the base course, which otherwise may result in subgrade softening and pavement deterioration under exposure and repeated traffic conditions.

All pavements require regular maintenance and repair to maintain the serviceability of the pavement. These repairs and maintenance are due to normal wear and tear of the pavement surface and are required to extend the serviceability life of the pavement. However, after 10 years of service, a normal pavement structure is likely to deteriorate to a point where pavement rehabilitation may be required to maintain the serviceability. The deterioration is more likely if the pavement is constructed over poor subgrade soil or in areas of higher traffic volumes.

Rigid pavement components are commonly utilized for portions of accesses and ancillary exterior improvements. The project civil designer may re-evaluate the below general recommendations for pavement thicknesses and base sections, if necessary, to ensure proper application to a given structure and use. QG recommends that we be contacted for further consultation if the below sections are proposed to be reduced.

Concrete driveway aprons and curb alignments, if utilized, should consist of a minimum 6-inch thickness of unreinforced concrete pavement over structural base fill. Base thickness should correspond to related location and anticipated traffic loading. For light traffic areas, a 6-inch minimum base thickness (total 12-inch section) can be applied. For heavy traffic zones, we recommend allotting a 12- inch minimum base section beneath the pavement, or the incorporation of reinforcing steel in the concrete.

Concrete sidewalks, walkways, and patios if present may consist of a minimum 4-inch section of plain concrete (unreinforced) installed over a 6-inch minimum compacted base of crushed rock. At locations where grade has been raised with structural fill, a 4-inch minimum crushed rock section may be used. Flatworks should employ frequent joint controls to limit cracking potential.

4.0 CONSTRUCTION RECOMMENDATIONS

4.1 EARTHWORK

4.1.1 GRADING & EXCAVATION

A grading plan was not available to QG at the time of this report; therefore, this study assumes finished site grade will approximate current grade. Depths referred to in this report are considered roughly equivalent to final depths. Excavations can generally be performed with conventional earthmoving equipment such as bulldozers, scrapers, and excavators.

4.1.2 SUBGRADE EVALUATION & PREPARATION

After excavations have been completed to the planned subgrade elevations, but before placing fill or structural elements, the exposed subgrade should be evaluated under the part-time observation and guidance of a QG representative.

The special inspection firm should continuously evaluate all backfilling. Any areas that are identified as being soft or yielding during subgrade evaluation should be over excavated to a firm and unyielding condition or to the depth determined by the geotechnical engineer. Where over excavation is performed below a structure, the over excavation area should extend beyond the outside of the footing a distance equal to the depth of the over excavation below the footing. The over-excavated areas should be backfilled with properly compacted structural fill.

4.1.3 SITE PREPARATION, EROSION CONTROLL, WET WEATHER

Any silty or organic rich native soils may be moisture-sensitive and become soft and difficult to traverse with construction equipment when wet. During wet weather, the contractor should take measures to protect any exposed soil subgrades, limit construction traffic during earthwork activities, and limit machine use only to areas undergoing active preparation.

Once the geotechnical engineer has approved the subgrade, further measures should be implemented to prevent degradation or disturbance of the subgrade. These measures could include, but are not limited to, placing a layer of crushed rock or lean concrete on the exposed subgrade, or covering the exposed subgrade with a plastic tarp and keeping construction traffic off the subgrade. Once the subgrade has been approved, any disturbance because the subgrade was not protected should be repaired by the contractor at no cost to the owner.

During wet weather, earthen berms or other methods should be used to prevent runoff from draining into excavations. All runoff should be collected and disposed of properly. Measures may also be required to reduce the moisture content of on-site soil in the event of wet weather. These measures can include, but are not limited to, air drying and soil amendment, etc.

QG recommends earthwork activities take place during the summer dry season.

4.2 STRUCTURAL FILL MATERIALS AND COMPACTION

4.2.1 MATERIALS

All material placed below structures or pavement areas should be considered structural fill. Excavated native soils may be considered suitable for reuse as structural fill on a case-by-case basis. Imported material can also be used as structural fill. Care should be taken by the earthwork contractor during grading to avoid contaminating stockpiled soils that are planned for reuse as structural fill with native organic materials. Frozen soil is not suitable for use as structural fill. Fill material may not be placed on frozen soil.

Structural fill material shall be free of deleterious materials, have a maximum particle size of 4 inches, and be compactable to the required compaction level. Imported structural fill material should conform to the WSDOT manual Section 9-03.14(1) Gravel Borrow, or an approved alternative import material. Controlled-density fill (CDF) or lean mix concrete can be used as an alternative to structural fill materials, except in areas where free-draining materials are required or specified.

Imported materials utilized for trench back fill shall conform to Section 9-03.19, Trench Backfill, of the most recent edition (at the time of construction) of the State of Washington Department of Transportation *Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT Standard Specifications)*. Imported materials utilize as grade fill beneath roads shall conform to WSDOT Section 9-03.10, Gravel Base.

Pipe bedding material should conform to the manufacturer's recommendations and be worked around the pipe to provide uniform support. Cobbles exposed in the bottom of utility excavations should be covered with pipe bedding or removed to avoid inducing concentrated stresses on the pipe.

Soils with fines content near or greater than 10% fines content may likely be moisture sensitive and become difficult to use during wet weather. Care should be taken by the earthwork contractor during grading to avoid contaminating stockpiled soils that are planned for reuse as structural fill with native organic materials.

The contractor should submit samples of each of the required earthwork materials to the materials testing lab for evaluation and approval prior to delivery to the site. The samples should be submitted **at least 5 days prior to their delivery** and sufficiently in advance of the work to allow the contractor to identify alternative sources if the material proves unsatisfactory.

4.2.2 GRADE FILL PLACEMENT AND COMPACTION

For lateral and bearing support, structural fill placement below footings shall extend at minimum a distance past each edge of the base of the footing equal to the depth of structural fill placed below the footing [i.e. extending at least a 1H:1V past both the interior and the exterior of the concrete footing].

Prior to placement and compaction, structural fill should be moisture conditioned to within 3 percent of its optimum moisture content. Loose lifts of structural fill shall not exceed 12 inches in thickness. All structural fill shall be compacted to a firm and unyielding condition and to a minimum percent compaction based on its modified Proctor maximum dry density as determined per ASTM D1557. Structural fill placed beneath each of the following shall be compacted to the indicated percent compaction:

- Foundation and Floor Slab Subgrades: 95 Percent
- Pavement Subgrades & wall backfill (upper 2 feet): 95 Percent
- Pavement Subgrades & wall backfill (below 2 feet): 90 Percent
- Utility Trenches (upper 4 feet): 95 Percent
- Utility Trenches (below 4 feet): 90 Percent

A sufficient number of tests should be performed to verify compaction of each lift. The number of tests required will vary depending on the fill material, its moisture condition and the equipment being used. Initially, more frequent tests will be required while the contractor establishes the means and methods required to achieve proper compaction.

Jetting or flooding is not a substitute for mechanical compaction and should not be allowed.

4.3 TEMPORARY EXCAVATIONS AND SLOPES

All excavations and slopes must comply with applicable local, state, and federal safety regulations. Construction site safety is the sole responsibility of the Contractor, who shall also be solely responsible for the means, methods, and sequencing of construction operations. We are providing soil type information solely as a service to our client for planning purposes. Under no circumstances should the information be interpreted to mean that QG is assuming responsibility for construction site safety or the Contractor's activities; such responsibility is not being implied and should not be inferred. The contractor shall be responsible for the safety of personnel working in utility trenches. Given that steep excavations in native soils may be prone to caving, we recommend all utility trenches, but particularly those greater than 4 feet in depth, be supported in accordance with state and federal safety regulations. Heavy construction equipment, building materials, excavated soil, and vehicular traffic should not be allowed near the top of any excavation.

QG recommends that new areas of permanently graded slopes in native soil be inclined no greater than 3H:1V, catching natural topography at the top and toe. We recommend that areas expected to receive imported fill be benched flat, placed, and compacted in accordance with WSDOT Standard Specifications: *Embankment Construction & Hillside Terraces*, sections 2-03.3(14) through 2-03.3(14)D. We recommend maximum vertical steps of 18 inches with horizontal spacing of at least 5 feet be constructed unless specified otherwise by the design engineer. Structural fill may then be placed as needed to reestablish final surface or foundation grade. Finished fill slope surfaces may be inclined no greater than 2H:1V. All site slopes should be permanently stabilized from erosion.

Temporary excavations and slopes should be protected from the elements by covering them with plastic sheeting or some other similar impermeable material. Sheeting sections should overlap by at least 12 inches and be tightly secured with sandbags, tires, staking, or other means to prevent wind from exposing the soils under the sheeting.

5.0 SPECIAL INSPECTION

The recommendations made in this report assume that an adequate program of tests and observations will be made throughout construction to verify compliance with these recommendations. Testing and observations performed during construction should include, but not necessarily be limited to, the following:

- Geotechnical plan review and engineering consultation as needed prior to construction phase,
- Observations and testing during site preparation, earthwork, structural fill, and pavement section placement,
- Consultation on temporary excavation cut slopes and shoring if needed,
- Consultation as necessary during construction.

QG recommends that we be retained for construction phase soils testing and periodic earthwork observation in accordance with the local code requirements. We also strongly recommend that QG be retained as the project Geotechnical Engineering Firm of Record (GER) during the construction of this project to perform periodic supplementary geotechnical observations and review the special inspectors reports during construction.

Our knowledge of the project site and the design recommendations contained herein will be of great benefit in the event that difficulties arise and either modifications or additional geotechnical engineering recommendations are required or desired. We can also, in a timely fashion observe the actual soil conditions encountered during construction, evaluate the applicability of the recommendations presented in this report to the soil conditions encountered, and recommend appropriate changes in design or construction procedures if conditions differ from those described herein.

We would be pleased to meet with you at your convenience to discuss the *Time & Materials* scope and cost for these services.

6.0 LIMITATIONS

Upon acceptance and use of this report, and its interpretations and recommendations, the user shall agree to indemnify and hold harmless QG, including its owners, employees, and subcontractors, from any adverse effects resulting from development and occupation of the subject site. Ultimately, it is the owner's choice to develop and live in such an area of possible geohazards (which exist in perpetuity across the earth in one form or another), and therefore the future consequences, both anticipated and unknown, are solely the responsibility of the owner. By using this report for development of the subject property, the owner must accept and understand that it is not possible to fully anticipate all inherent risks of development. The recommendations provided above are intended to reduce (but may not eliminate) such risks.

This report does not represent a construction specification or engineered plan and shall not be used or referenced as such. The information included in this report should be considered supplemental to the requirements contained in the project plans & specifications and should be read in conjunction with the above referenced information. The selected recommendations presented in this report are intended to inform only the specific corresponding subjects. All other requirements of the above-mentioned items remain valid, unless otherwise specified.

Recommendations contained in this report are based on our understanding of the proposed development and construction activities, field observations and explorations, and laboratory test results. It is possible that soil and groundwater conditions could vary and differ between or beyond the points explored. If soil or groundwater conditions are encountered during construction that differ from those described herein, or if the scope of the proposed construction changes from that described in this report, QG should be notified immediately in order to review and provide supplemental recommendations.

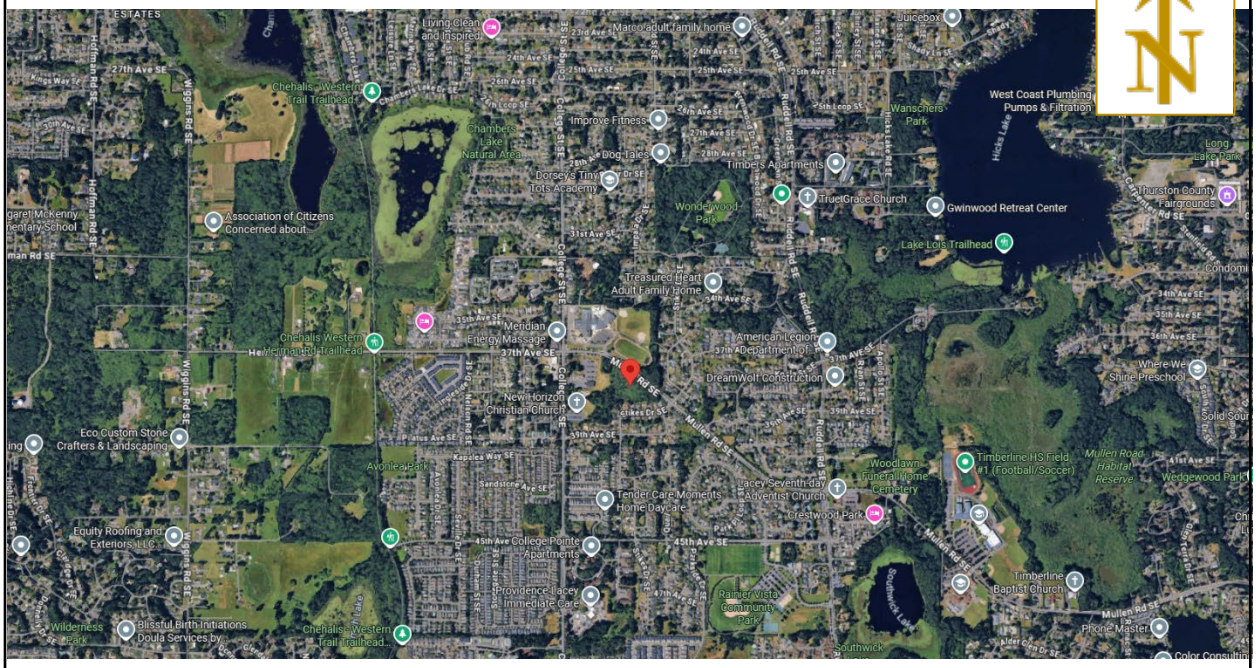
The findings of this study are limited by the level of scope applied. We have prepared this report in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the subject region. No warranty, expressed or implied, is made. The recommendations provided in this report assume that an adequate program of tests and observations will be conducted by a WABO approved special inspection firm during the construction phase in order to evaluate compliance with our recommendations.

This report may be used only by the Client and their design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the report. It is the Client's responsibility to ensure that the Designer, Contractor, Subcontractors, etc. are made aware of this report in its entirety. Note that if another firm assumes Geotechnical Engineer of Record responsibilities, they need to review this report and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation.

Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required. Based on the intended use of the report, QG may recommend that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the Client or anyone else will release QG from any liability resulting from the use of this report. The Client, the design consultants, and any unauthorized party, agree to defend, indemnify, and hold harmless QG from any claim or liability associated with such unauthorized use or non-compliance. We recommend that QG be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

Appendix A. Region & Vicinity Maps

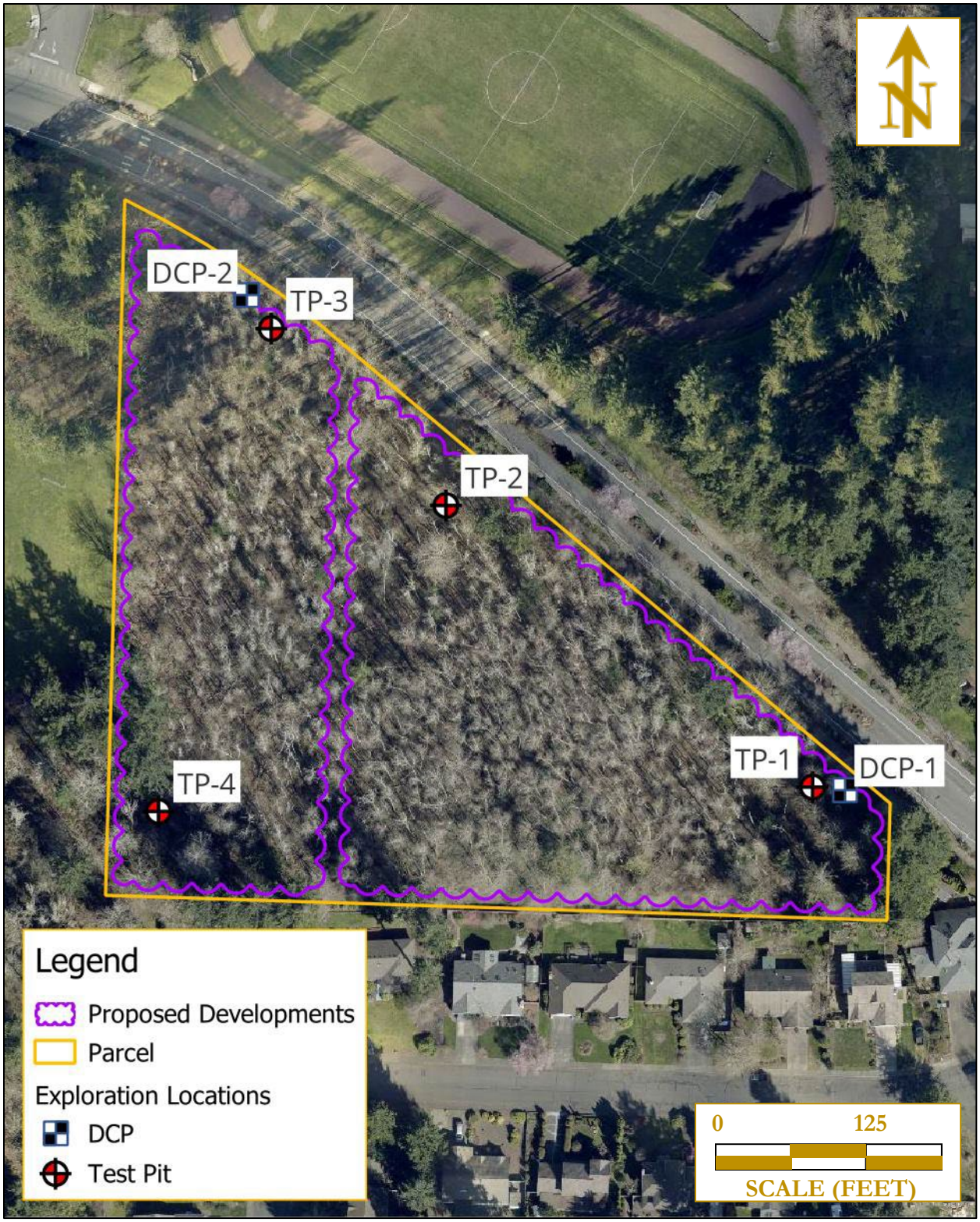
REGION



VICINITY

Quality Geo NW, PLLC	**Site Region** McClanahan Village Geo	Source: Google Imagery, 2025 **Scale & Locations are approx.** **Not for Construction**	**Figure 1**

Appendix B. Exploration Map



Quality Geo NW, PLLC	**Site Map** McClanahan Village Geo	Source: Thurston Co. GIS, 2025 Scale & Locations are approx. Not for Construction	Figure 2

Appendix C. Exploration Logs

Test Pit Log TP-1

PROJECT NUMBER QG25-137
PROJECT NAME McClanahan Village Geo
PROJECT LOCATION Lacey, WA

FIELD WORK DATE 9/22/25
DRILLING METHOD Excavator

BORING LOCATION Eastern portion of parcel
SURFACE ELEVATION Existing
LOGGED BY JC

COMMENTS

Depth (ft)	Samples	Is Analysed?	Graphic Log	USCS	Material Description
0 – 4				SM	SILTY SAND With GRAVEL Topsoil for 1 ft, brown, dry, organics (roots), cobbles (rounded, up to 7 inches), no mottling, dense VISUAL CLASSIFICATION: Gravel = 27%; Sand = 40%; Fines = 33%
2	TP-1@2ft	Y			
4 – 5.5				SM	SILTY SAND Light brown, dry, few organics (roots), cobbles (rounded, up to 6 inches), mottling, very dense, weathered glacial till VISUAL CLASSIFICATION: Gravel = 14%; Sand = 57%; Fines = 29%
5	TP-1@5ft	Y			
6					Terminated at machine refusal No groundwater encountered

Quality Geo NW, PLLC - Ph: 360-878-9705, qualitygeonw.com, 4631 Whitman Lane SE, Ste D, Lacey, WA

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produced by ESlog.ESdat.net on 17 Oct 2025

Test Pit Log TP-2

PROJECT NUMBER QG25-137
PROJECT NAME McClanahan Village Geo
PROJECT LOCATION Lacey, WA

FIELD WORK DATE 9/22/25
DRILLING METHOD Excavator

BORING LOCATION Northern portion of parcel
SURFACE ELEVATION Existing
LOGGED BY JC

COMMENTS

Depth (ft)	Samples	Is Analysed?	Graphic Log	USCS	Material Description
0				SM	SILTY SAND With GRAVEL Topsoil for 1 ft, brown, dry, organics (roots), cobbles (rounded, up to 7 inches), no mottling, dense VISUAL CLASSIFICATION: Gravel = 27%; Sand = 40%; Fines = 33%
3				SM	SILTY SAND Light brown, dry, few organics (roots), cobbles (rounded, up to 18 inches), mottling, very dense, weathered glacial till VISUAL CLASSIFICATION: Gravel = 14%; Sand = 57%; Fines = 29%
3.5					Terminated at machine refusal No groundwater encountered

Test Pit Log TP-3

PROJECT NUMBER QG25-137
PROJECT NAME McClanahan Village Geo
PROJECT LOCATION Lacey, WA

FIELD WORK DATE 9/22/25
DRILLING METHOD Excavator

BORING LOCATION Northwest portion of parcel
SURFACE ELEVATION Existing
LOGGED BY JC

COMMENTS

Depth (ft)	Samples	Is Analysed?	Graphic Log	USCS	Material Description
0				SM	SILTY SAND With GRAVEL Topsoil for 1 ft, brown, dry, organics (roots), cobbles (rounded, up to 7 inches), no mottling, dense VISUAL CLASSIFICATION: Gravel = 27%; Sand = 40%; Fines = 33%
2				SM	SILTY SAND Light brown, dry, few organics (roots), cobbles (rounded, up to 18 inches), mottling, very dense, weathered glacial till VISUAL CLASSIFICATION: Gravel = 14%; Sand = 57%; Fines = 29%
4					Terminated at machine refusal No groundwater encountered

Test Pit Log TP-4

PROJECT NUMBER QG25-137
PROJECT NAME McClanahan Village Geo
PROJECT LOCATION Lacey, WA

FIELD WORK DATE 9/22/25
DRILLING METHOD Excavator

BORING LOCATION Southwest portion of parcel
SURFACE ELEVATION Existing
LOGGED BY JC

COMMENTS

Depth (ft)	Samples	Is Analysed?	Graphic Log	USCS	Material Description
0				SM	SILTY SAND With GRAVEL Topsoil for 1 ft, brown, dry, organics (roots), cobbles (rounded, up to 7 inches), no mottling, dense VISUAL CLASSIFICATION: Gravel = 27%; Sand = 40%; Fines = 33%
3				SM	SILTY SAND Light brown, dry, few organics (roots), cobbles (rounded, up to 18 inches), mottling, very dense, weathered glacial till VISUAL CLASSIFICATION: Gravel = 14%; Sand = 57%; Fines = 29%
6.5					Terminated at machine refusal No groundwater encountered

WILDCAT DYNAMIC CONE LOG

Quality Geo NW, PLLC
Geotechnical Consultants
Lacey, WA

PROJECT NUMBER: QG25-137
DATE STARTED: 10-17-2025
DATE COMPLETED: 10-17-2025

HOLE #: DCP-1
CREW: JC
PROJECT: McClanahan Village Geo
ADDRESS: TPN: 11828320203; Mullen Rd SE, Lacey, WA 98503
LOCATION: Eastern portion of the parcel, near TP-1

SURFACE ELEVATION: Existing
WATER ON COMPLETION: No
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY NON-COHESIVE	TESTED CONSISTENCY COHESIVE
-	3	13.3	•••	3	VERY LOOSE	SOFT
-	4	17.8	•••••	5	LOOSE	MEDIUM STIFF
- 1 ft	6	26.6	•••••••	7	LOOSE	MEDIUM STIFF
-	7	31.1	•••••••••	8	LOOSE	MEDIUM STIFF
-	14	62.2	••••••••••••••••••	17	MEDIUM DENSE	VERY STIFF
- 2 ft	20	88.8	••••••••••••••••••••••••	25	MEDIUM DENSE	VERY STIFF
-	28	124.3	••••••••••••••••••••••••••••••••••	25+	DENSE	HARD
-	18	79.9	••••••••••••••••••••••	22	MEDIUM DENSE	VERY STIFF
- 3 ft	50	222.0	••	25+	VERY DENSE	HARD
- 1 m						
-						
- 4 ft						
-						
-						
- 5 ft						
-						
-						
- 6 ft						
-						
- 2 m						
- 7 ft						
-						
-						
- 8 ft						
-						
-						
- 9 ft						
-						
-						
- 3 m 10 ft						
-						
-						
-						
- 11 ft						
-						
-						
- 12 ft						
-						
-						
- 4 m 13 ft						

WILDCAT DYNAMIC CONE LOG

Page 1 of 1

Quality Geo NW, PLLC
Geotechnical Consultants
Lacey, WA

PROJECT NUMBER: QG25-137
DATE STARTED: 10-17-2025
DATE COMPLETED: 10-17-2025

HOLE #: DCP-2
CREW: JC
PROJECT: McClanahan Village Geo
ADDRESS: TPN: 11828320203; Mullen Rd SE, Lacey, WA 98503
LOCATION: Northwest portion of the parcel, near TP-3

SURFACE ELEVATION: Existing
WATER ON COMPLETION: No
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

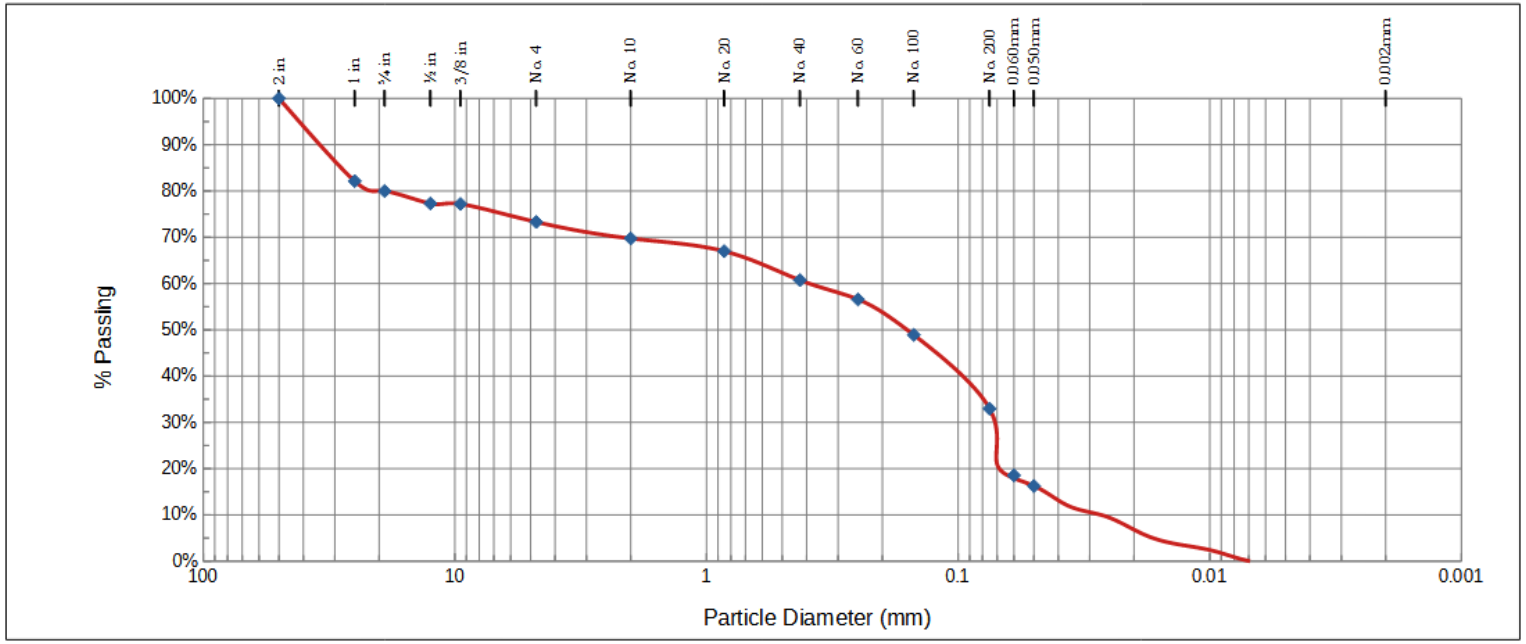
DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY NON-COHESIVE	COHESIVE
-	1	4.4		1	VERY LOOSE	VERY SOFT
-	22	97.7		25+	MEDIUM DENSE	VERY STIFF
- 1 ft	23	102.1		25+	MEDIUM DENSE	VERY STIFF
-	21	93.2		25+	MEDIUM DENSE	VERY STIFF
-	41	182.0		25+	VERY DENSE	HARD
- 2 ft	15	66.6		19	MEDIUM DENSE	VERY STIFF
-	21	93.2		25+	MEDIUM DENSE	VERY STIFF
-	50	222.0		25+	VERY DENSE	HARD
- 3 ft						
- 1 m						
-						
- 4 ft						
-						
-						
- 5 ft						
-						
-						
- 6 ft						
-						
- 2 m						
- 7 ft						
-						
-						
- 8 ft						
-						
-						
- 9 ft						
-						
-						
- 3 m 10 ft						
-						
-						
-						
- 11 ft						
-						
-						
- 12 ft						
-						
-						
- 4 m 13 ft						

Appendix D. Laboratory Results

SAMPLE ID: TP-1@2ft

☑ Sieve Analysis | ☑ Wet Wash | ☑ Hydrometer | ☐ Atterberg Limits

Project Name:	McClanahan Village Ge
Project Number:	QG25-137
Date Collected:	09/22/25
Date Reported:	10/17/25
Boring ID:	TP-1
Boring Depth:	2ft



USCS Scale	Coarse Gravel		Fine Gravel			Coarse Sand		Medium Sand		Fine Sand			(% of Fines Passing #200 Sieve) Hydrometer Method			Sand Total	Gravel Total
Sieve #	2"	1"	¾"	½"	3/8"	4	10	20	40	60	100	200					
Diameter, mm	50	25	19	12.5	9.5	4.75	2	0.85	0.425	0.25	0.15	0.075	0.060	0.050	0.002		
Retained	0.0%	17.9%	20.0%	22.7%	22.8%	26.7%	30.3%	33.0%	39.3%	43.4%	51.1%	67.0%				**40.3%**	**26.7%**
Passing	100.0%	82.1%	80.0%	77.3%	77.2%	73.3%	69.7%	67.0%	60.7%	56.6%	48.9%	**33.0%**	18.5%	16.2%	-1.71%		

Graph Values

D90	36.00				
D60	0.39	**Coefficient of Uniformity:**	5.35	**CEC:**	5.7 meq/100g
D30	0.074	**Coefficient of Gradation:**	0.50	**OM (LOI 360):**	3.2 %
D10	0.027				

Unified Soil Classification System (USCS) Description	
SM	SILTY SAND with GRAVEL

Staff Initials: T

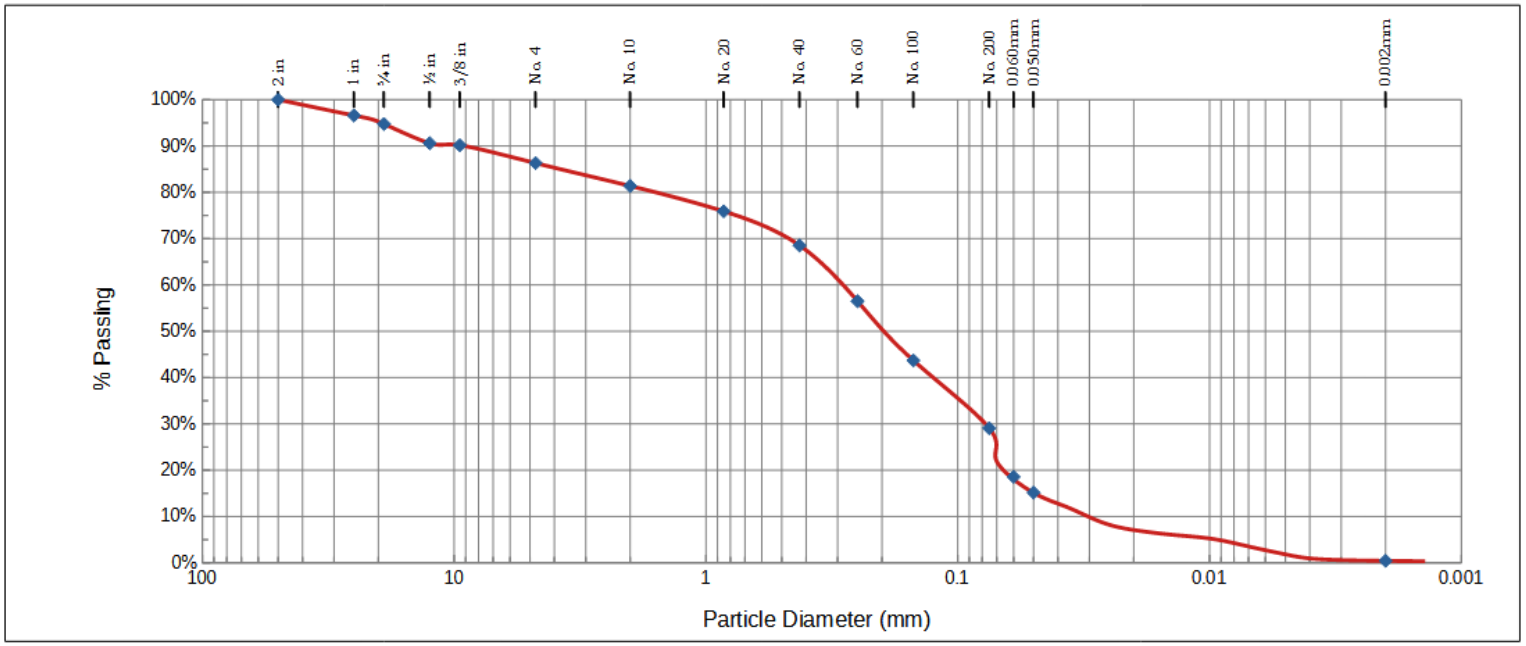
Test Methods: ASTM D6913, ASTM D7928

October 17, 2025

Project Name:	McClanahan Village Ge
Project Number:	QG25-137
Date Collected:	09/22/25
Date Reported:	10/17/25
Boring ID:	TP-1
Boring Depth:	5ft

SAMPLE ID: TP-1@5ft

☑ Sieve Analysis | ☑ Wet Wash | ☑ Hydrometer | ☐ Atterberg Limits



USCS Scale	Coarse Gravel		Fine Gravel			Coarse Sand		Medium Sand		Fine Sand			(% of Fines Passing #200 Sieve)				
Sieve #	2"	1"	¾"	½"	3/8"	4	10	20	40	60	100	200	Hydrometer Method			Sand Total	Gravel Total
Diameter, mm	50	25	19	12.5	9.5	4.75	2	0.85	0.425	0.25	0.15	0.075	0.060	0.050	0.002		
Retained	0.0%	3.4%	5.3%	9.4%	9.8%	13.7%	18.6%	24.1%	31.5%	43.5%	56.3%	70.9%				**57.2%**	**13.7%**
Passing	100.0%	96.6%	94.7%	90.6%	90.2%	86.3%	81.4%	75.9%	68.5%	56.5%	43.7%	**29.1%**	18.6%	15.2%	0.45%		

Graph Values

D90	9.31				
D60	0.30	**Coefficient of Uniformity:**	3.77	**CEC:**	3.5 meq/100g
D30	0.080	**Coefficient of Gradation:**	0.69	**OM (LOI 360):**	1.2 %
D10	0.031				

Unified Soil Classification System (USCS) Description	
SM	SILTY SAND

Staff Initials: T

Test Methods: ASTM D6913, ASTM D7928

October 17, 2025