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Local ID#1 SPR06-28-00-1

Local ID#2 _____

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 - Company (Author) name
 - Report date
 - Project Name
 - Company's job number
 - Site address
- Executive Summary / Introduction of the report
- Table of contents
- Project Location Map / Vicinity Map
- Site / Exploration Plans, Boring Location Plans**
- Cross-sections / Subsurface profiles
- Exploration Logs**
 - Monitoring Well Logs
 - Cone Penetrometer Logs
 - Groundwater Elevation Tables / Data

Includes data from Previous Reports

No new data /data review

Missing Data / Illegible Data
Explanation _____

Comments: _____

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SUBSURFACE EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING REPORT

VILLAGE AT SAKAI LAKE
MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WASHINGTON

PREPARED FOR:
RETIREMENT VENTURES

CITY OF
BAINBRIDGE ISLAND

NOV 15 1999

DEPT. OF PLANNING &
COMMUNITY DEVELOPMENT

AESI PROJECT No. BE99043A
OCTOBER 12, 1999

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SUBSURFACE EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING REPORT

VILLAGE AT SAKAI LAKE MADISON AVENUE NORTH BAINBRIDGE ISLAND, WASHINGTON

October 12, 1999
AESI Project No. BE99043A

I. PROJECT AND SITE CONDITIONS

1.0 INTRODUCTION

This report presents the results of our preliminary subsurface exploration and geotechnical engineering study for the proposed Village at Sakai Lake development project. The approximate locations of the explorations accomplished for this study are presented on the attached *Site and Exploration Plan*, Figure 1. At the time this report was written, project details had not been finalized. Once project layout and building locations have been planned, the conclusions and recommendations contained in this report should be reviewed and verified, or modified, as necessary.

1.1 Purpose and Scope

The purpose of this study was to provide subsurface data to be utilized in the design and development of the proposed multiple-unit, residential development project. Our study included excavating a series of exploration pits to assess the type, thickness, distribution and physical properties of the subsurface sediments and shallow ground water conditions. Evaluation studies were conducted to identify geologic hazards that may affect the site and to determine suitable geologic hazard mitigation techniques. Geotechnical engineering evaluation and design were performed to determine the type of suitable foundation, allowable foundation soil bearing pressures, anticipated settlements, floor support recommendations and drainage considerations.

1.2 Authorization

Authorization to proceed with this study was granted on August 24, 1999 by Mr. Doug Nelson, representing Retirement Ventures. Our study was accomplished in general accordance with our scope of work proposal dated August 20, 1999. This report has been prepared for the exclusive

use of Mr. Nelson and his agents, for specific application to this project. Within the limitations of scope, schedule and budget, our services have been performed in accordance with generally accepted geotechnical engineering and engineering geology practices.

2.0 PROJECT AND SITE DESCRIPTION

This report was completed with an understanding of the project based on a preliminary site plan provided by Mr. Peter Stricker of Fraley/Stricker Architects, dated August 27, 1999. Present plans call for the construction of a multiple-unit apartment complex with associated paved driveways, walkways, planter areas and landscaping. It is our understanding that the structures will utilize conventional wood-frame construction and slab-on-grade floors; daylight basement retaining walls will be utilized where units will be sited on the sloping portions of the property. In addition, it is our understanding that the sanitary sewer will be tied into the existing municipal system serving the east-central portion of the island and storm water will be controlled on-site, in accordance with current City of Bainbridge Island design and construction standards.

The property was located directly north and adjacent to 1560 Madison Avenue, north of the intersection of High School Road on Bainbridge Island, Washington. The 18.5-acre parcel consisted of an upper western flat area and an east-facing, 3H:1V (Horizontal:Vertical) slope descending to the east. At the base of the slope, the easternmost portion of the property consisted of a low, marsh area, which has partially been delineated as a Category II wetlands. The subject site was bordered by Madison Avenue North to the west, State Highway 305 to the east, undeveloped, wooded property to the north, and the existing Sakai residential property to the south.

Vegetation on the parcel consisted of low grass in the upper flat portion of the site. We understand that this portion of the property had been cleared of trees prior to being used for agricultural purposes. The eastern slope was covered with dense Scotch broom; young alder, maple and fir trees, with a thin understory of grass and scattered berry bushes.

2.1 Slope Conditions

The east-facing slope separating the upper western portion of the property from the wetland area to the east consisted of an approximately 3H:1V slope with an overall vertical height of approximately 45 feet. On the northern portion of the slope, inclinations decreased to approximately 4H:1V. Slope inclinations and surface conditions were generally uniform across the majority of the slope, suggesting that significant large-scale grading had been performed at the site and on the slope. We understand that the site had been cut and filled by the previous owner to facilitate use as agricultural property. At the time of our field exploration program, we did not observe obvious evidence of surficial or deep-seated landslide activity.

3.0 SUBSURFACE EXPLORATION

3.1 Exploration Pits

A total of 16 exploration pits were advanced using a track-mounted excavator operated under sub-contract to our firm on September 3, 1999. The exploration pits permitted direct, visual observation of subsurface conditions. Materials encountered in the exploration pits were studied and classified in the field by an engineering geologist from our firm. After collecting appropriate samples, the exploration pits were backfilled and compacted using the excavator bucket. Selected samples were then transported to our laboratory for further visual classification and testing, as necessary. The exploration pit logs are included at the back of this report.

The conclusions and recommendations presented in this report are based on the 16 exploration pits completed for this study. The number, location, and depth of the explorations were completed within site and budgetary constraints. Because of the nature of exploratory work below ground, extrapolation of subsurface conditions between field explorations is necessary. It should be noted that differing subsurface conditions will be present due to the random nature of deposition of natural soils and the alteration of topography by past grading and/or filling. The nature and extent of any variations between the field explorations may not become fully evident until the construction phase of the project. If variations are observed at that time, it may be necessary to re-evaluate specific recommendations in this report and make appropriate changes.

4.0 SUBSURFACE CONDITIONS

Subsurface conditions on the parcel were inferred from the field explorations accomplished for this study, visual reconnaissance of the site, and review of applicable geologic literature. As shown on the field logs, each of our exploration pits encountered fill materials consisting of loose, silty sand and medium stiff silt with variable amounts of gravel and organic material to depths ranging from about 1½ to 9 feet below existing grade. These fill materials were underlain by stiff to hard silt and sandy silt with variable amounts of gravel interpreted as natural, glacial lacustrine sediments. More detailed descriptions of the soils encountered at the site are provided below:

Fill

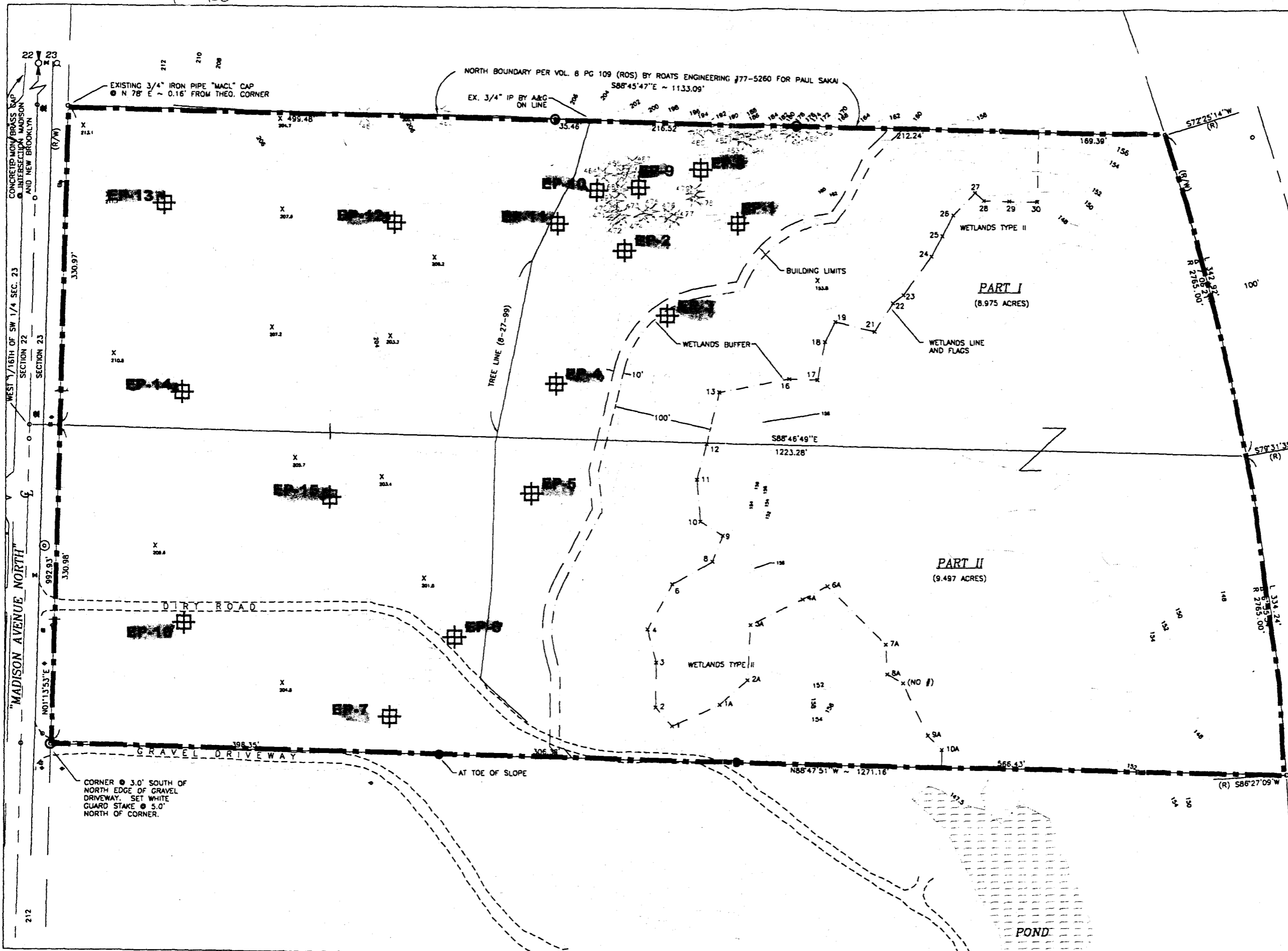
The fill soils encountered in our exploration pits appear to be the result of extensive grading that took place on the site. The fill soils encountered in the upper flat portion of the site (EP-10 through EP-16) ranged from approximately 1½ to 4½ feet in thickness and were likely the result of yearly grading associated with agricultural practices. These soils generally contained high percentages of organic material and were likely used as topsoil. The fill materials encountered within EP-1 through EP-9 on the eastern slope ranged from 3 to 9 feet in thickness and contained less organic material than those encountered in EP-10 through EP-16. These soils appeared to have been placed as fill material as part of large-scale filling on the slope. Due to the variable density, presence of organic material and uncontrolled nature as to how the fill was placed, these materials are considered unsuitable for structure or pavement support.

Glacial Lacustrine

Soils encountered at depth in each of our exploration pits consisted of stiff to hard, moist, gray and brown silt with variable amounts of sand and gravel. These soils are interpreted as glacial advance lacustrine sediments deposited during the early phases of the last major glaciation of the Puget Sound region approximately 18,000 years ago. Having been overridden and densified by glacial ice, these soils can provide excellent structure and pavement support if prepared according to the recommendations in this report.

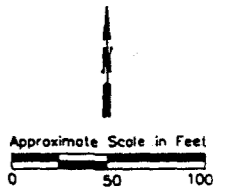
4.1 Hydrology

Light ground water seepage was encountered in exploration pit EP-7 at a depth of 3 feet below the existing ground surface. The seepage was encountered at the fill/natural glacial lacustrine contact. This appeared to be a perched condition where ground water percolating down through the more permeable topsoil and fill material is impeded by the lower permeability silts of the glacial lacustrine deposits. Ground water seepage may be encountered in excavations where this contact is exposed. Our exploration program was performed at the driest part of the year and seasonal perched ground water seepage should be expected to vary. Fluctuations in the level and flow volumes of ground water are affected by season, site usage, variations in rainfall, irrigation, and other factors. Seepage may also occur at random depths and locations in unsupervised or non-uniform fills.



LEGEND

- Subject Property Boundary
- EP-1 Exploration Pit



Reference: A.D.A. Engineering, LLC; Sakai Property, Topography Plan and Details, April 1999

SITE AND EXPLORATION PLAN
Village at Sakai Lake
Bainbridge Island, Washington

PROJECT NO. BE99043A
FIGURE NO. 1

DATE: 7/21/99
DESIGNED/DRAWN: RFC/HMB

ASSOCIATED EARTH SCIENCES, INC

LOG OF EXPLORATION PIT NO. EP-1

Location: Village at Sakai Lake

Elevation (approx. ft msl): 164

Depth, ft	Elev., ft	Graphic Symbol	Description
			FILL
1	163		Medium stiff, damp, brown SILT; few fine sand with organics (ML)
2	162		
3	161		GLACIAL LACUSTRINE
4	160		Very stiff, damp to moist, brown SILT; trace fine sand, thinly laminated, trace organics (ML)
5	159		
6	158		Bottom of hole at 6 feet depth No ground water observed
7	157		
8	156		
9	155		

This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together only with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.

AESI/P2 SAKAI GPJ October 5, 1999

Village at Sakai Lake
Bainbridge Island, Washington

Project No.

BE99043



Date: 9/3/99
 Logged by: RRH
 Checked by: RFC

Figure No.
A-1

LOG OF EXPLORATION PIT NO. EP-2

Location: Village at Sakai Lake

Elevation (approx. ft msl): 180

Depth, ft	Elev., ft	Graphic Symbol	Description
			FILL
1	179		Medium stiff, damp, brown SILT; some sand, trace gravel with organics (SM)
2	178		
3	177		
			GLACIAL LACUSTRINE
4	176		Stiff, damp to moist, slightly mottled, brown-gray SILT; few sand (ML)
5	175		
6	174		
7	173		
8	172		Very stiff, moist to wet, brown micaceous SILT; few sand, iron staining (ML)
9	171		
10	170		
11	169		
12	168		
13	167		Bottom of hole at 13 feet depth No ground water observed
14	166		

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ALS:HP2 SAKAI GPJ October 5, 1999



Date: 9/3/99
 Logged by: RRH
 Checked by: RFC

Figure No.
 A-2

LOG OF EXPLORATION PIT NO. EP-3

Location: Village at Sakai Lake

Elevation (approx. ft msl): 164

Depth, ft	Elev., ft	Graphic Symbol	Description
			FILL
1	163		Stiff, moist, brown SILT; with organics, trace cobbles
2	162		
3	161		
			GLACIAL LACUSTRINE
4	160		Stiff, moist, brown SILT; thinly laminated
5	159		
6	158		
7	157		
8	156		Bottom of hole at 8 feet depth No ground water observed
9	155		

AESTP2, SAKAI GP1 October 5, 1999

Village at Sakai Lake
Bainbridge Island, Washington

Project No.
BE99043



Date: 9/3/99
Logged by: RRH
Checked by: RFC

Figure No.
A-3

LOG OF EXPLORATION PIT NO. EP-4

Location: Village at Sakai Lake

Elevation (approx. ft msl): 188

Depth, ft	Elev., ft	Graphic Symbol	Description
			This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together only with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.
			Description
1	187		Medium stiff, damp, brown SILT; with organics, trace cobbles (FILL)
2	186		
3	185		
			GLACIAL LACUSTRINE
4	184		Stiff, moist, brown SILT; thinly laminated
5	183		
6	182		Bottom of hole at 6 feet depth No ground water observed
7	181		
8	180		
9	179		

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Project No.

BE99043

AESTP2 SAKAI GPJ October 5, 1999



Date: 9/3/99
 Logged by: RRH
 Checked by: RFC

Figure No.
A-4

LOG OF EXPLORATION PIT NO. EP-5

Location: Village at Sakai Lake

Elevation (approx. ft msl): 192

Depth, ft	Elev., ft	Graphic Symbol	Description
			FILL
1	191		Stiff, damp, brown SILT; with organics, trace gravel and cobble (ML)
2	190		
3	189		GLACIAL LACUSTRINE
4	188		Stiff, moist, brown SILT; thinly laminated, iron staining (ML)
5	187		
6	186		Bottom of hole at 6 feet depth No ground water observed
7	185		
8	184		
9	183		

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Project No.

Village at Sakai Lake
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BE99043

AESIP2 SAKAI GPJ October 5, 1999



Date: 9/3/99
 Logged by: RRH
 Checked by: RFC

Figure No.
 A-5

LOG OF EXPLORATION PIT NO. EP-6

Location: Village at Sakai Lake

Elevation (approx. ft msl): 197

Depth, ft	Elev., ft	Graphic Symbol	Description
			FILL
1	196		Stiff, moist, brown SILT; with organics, trace gravel and cobbles (ML)
2	195		
3	194		
4	193		
			GLACIAL LACUSTRINE
5	192		Stiff, moist to wet, brown, thinly-laminated SILT; trace cobble and gravel (ML) Bottom of hole at 5 feet depth No ground water observed
6	191		
7	190		
8	189		
9	188		

Project No.

Village at Sakai Lake
Bainbridge Island, Washington

BE99043

AESTP2 SAKAI GP.1 October 5, 1999



Date: 9/3/99
 Logged by: RRH
 Checked by: RFC

Figure No.
 A-6

LOG OF EXPLORATION PIT NO. EP-7

Location: Village at Sakai Lake

Elevation (approx. ft msl): 196

Depth, ft	Elev., ft	Graphic Symbol	Description
			FILL/TOPSOIL
1	195		Stiff, moist, brown SILT; few gravel, trace sand with organics (ML)
2	194		
3	193		FILL
4	192		Medium stiff, moist to wet, blue-gray SILT with GRAVEL; few sand, few organics (ML)
5	191		
6	190		
7	189		RELIC TOPSOIL
8	188		Stiff, moist, brown SILT with GRAVEL; trace organics (ML)
9	187		GLACIAL LACUSTRINE
10	186		Stiff, moist, brown SILT; thinly laminated (ML) Bottom of hole at 10 feet depth Some free water observed at 3 feet
11	185		
12	184		
13	183		
14	182		

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AESI/P2 SAKAI GPJ October 5, 1999

Village at Sakai Lake
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Project No.

BE99043



Date: 9/3/99
 Logged by: RRH
 Checked by: RFC

Figure No.
 A-7

LOG OF EXPLORATION PIT NO. EP-8

Location: Village at Sakai Lake

Elevation (approx. ft msl): 176

Depth, ft	Elev., ft	Graphic Symbol	Description
			This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together only with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.
			TOPSOIL/FILL
1	175		Soft, moist, dark brown SILT (ML)
2	174		
3	173		RECESSIONAL LACUSTRINE
4	172		Medium stiff, moist, brown and gray mottled SILT; trace gravel, trace organics, root casts (ML)
5	171		Stiff, moist to wet, blue-gray SILT; with 1" and 3" organic layers interbedded (ML)
6	170		
7	169		Very stiff, moist, blue-gray SILT; trace gravels, trace cobbles (ML)
8	168		
9	167		Bottom of hole at 9 feet depth No ground water observed

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Bainbridge Island, Washington

Project No.
BE99043

AESI P2 SAKAI GPJ October 5, 1999



Date: 9/3/99
Logged by: RRH
Checked by: RFC

Figure No.
A-8

LOG OF EXPLORATION PIT NO. EP-9

Location: Village at Sakai Lake

Elevation (approx. ft msl): 190

Depth, ft	Elev., ft	Graphic Symbol	Description
			TOPSOIL/FILL
1	189		Medium stiff, moist, brown SILT; with organics (ML)
2	188		
3	187		GLACIAL LACUSTRINE
4	186		Stiff, moist, gray-brown mottled SILT (ML)
5	185		
6	184		Stiff, gray, moist, thinly-laminated SILT (ML)
6	184		Bottom of hole at 6 feet depth No ground water observed
7	183		
8	182		
9	181		

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Project No.

Village at Sakai Lake
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BE99043

AESTP2 SAKAI GP.1 October 5, 1999



Date: 9/3/99
 Logged by: RRH
 Checked by: RFC

Figure No.
 A-9

LOG OF EXPLORATION PIT NO. EP-10

Location: Village at Sakai Lake

Elevation (approx. ft msl): 199

Depth, ft	Elev., ft	Graphic Symbol	Description
			This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together only with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.
			TOPSOIL
			Medium stiff, damp, brown SILT with GRAVEL; with organics (ML)
1	198		
			GLACIAL LACUSTRINE
			Hard, damp SILT with SAND and GRAVEL (ML)
2	197		
3	196		Bottom of hole at 3 feet depth No ground water observed
4	195		

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Date: 9/3/99
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Figure No.
A-10

LOG OF EXPLORATION PIT NO. EP-11

Location: Village at Sakai Lake

Elevation (approx. ft msl): 203

Depth, ft	Elev., ft	Graphic Symbol	Description
			TOPSOIL
1	202		Medium stiff, damp, brown SILT with GRAVEL; trace cobble, with organics (ML)
2	201		
3	200		
4	199		GLACIAL LACUSTRINE
5	198		Hard, damp, brown SILT with SAND and GRAVEL (ML)
6	197		Bottom of hole at 5 feet depth No ground water observed
7	196		
8	195		
9	194		

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Date: 9/3/99
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 Checked by: RFC

Figure No.
 A-11

LOG OF EXPLORATION PIT NO. EP-12

Location: Village at Sakai Lake

Elevation (approx. ft msl): 205

Depth, ft	Elev., ft	Graphic Symbol	Description
			TOPSOIL
1	204		Stiff, damp, brown SILT; few gravel, trace cobble (ML)
2	203		
3	202		GLACIAL LACUSTRINE
			Hard, damp, brown SILT with SAND and GRAVEL (ML)
4	201		Bottom of hole at 4 feet depth No ground water observed

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AESI P2 SAKAI G.P.J. October 5, 1999

Village at Sakai Lake
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Project No.

BE99043



Date: 9/3/99
 Logged by: RRH
 Checked by: RFC

Figure No.
A-12

LOG OF EXPLORATION PIT NO. EP-13

Location: Village at Sakai Lake

Elevation (approx. ft msl): 210

Depth, ft	Elev., ft	Graphic Symbol	Description
			TOPSOIL
1	209		Stiff, damp, brown SILT; few gravels, trace cobbles with organics (ML)
2	208		
3	207		GLACIAL LACUSTRINE
4	206		Stiff, damp, brown SILT with SAND; some gravel (ML)
5	205		Bottom of hole at 5 feet depth No ground water observed
6	204		
7	203		
8	202		
9	201		

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Date: 9/3/99
 Logged by: RRH
 Checked by: RFC

Figure No.
 A-13

LOG OF EXPLORATION PIT NO. EP-14

Location: Village at Sakai Lake

Elevation (approx. ft msl): 209

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Depth, ft	Elev., ft	Graphic Symbol	Description
			TOPSOIL
1	208		Stiff, damp, brown SILT; with organics, trace gravel (ML)
2	207		
3	206		GLACIAL LACUSTRINE
4	205		Very stiff, damp, brown SILT with SAND; some gravel (ML)
5	204		
6	203		Bottom of hole at 5.5 feet depth No ground water observed
7	202		
8	201		
9	200		

Village at Sakai Lake
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Project No.
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AESI/P2 SAKAI GP.1 October 5, 1969



Date: 9/3/99
Logged by: RRH
Checked by: RFC

Figure No.
A-14

LOG OF EXPLORATION PIT NO. EP-15

Location: Village at Sakai Lake

Elevation (approx. ft msl): 204

Depth, ft	Elev., ft	Graphic Symbol	Description
			TOPSOIL
1	203		Stiff, damp, brown SILT; few gravels, with organics (ML)
2	202		
3	201		
4	200		
			GLACIAL LACUSTRINE
5	199		Dense, moist, gray-brown SAND with SILT; few gravels (SP-SM)
6	198		
7	197		Bottom of hole at 7 feet depth No ground water observed
8	196		
9	195		

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Figure No.
 A-15

LOG OF EXPLORATION PIT NO. EP-16

Location: Village at Sakai Lake

Elevation (approx. ft msl): 208

Depth, ft	Elev., ft	Graphic Symbol	Description
			TOPSOIL
1	207		Stiff, damp, brown SILT; few gravels with organics (ML)
2	206		
3	205		
			GLACIAL LACUSTRINE
4	204		Hard, damp, brown mottled red SILT with SAND and GRAVEL (ML)
5	203		Bottom of hole at 4.5 feet depth No ground water observed
6	202		
7	201		
8	200		
9	199		

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Date: 9/3/99

Logged by: RRH

Checked by: RFC

Figure No.

A-16