

96-0014

Crystal Lake Apartments

Soils Engineering Report



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Prepared by:

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96-00014

The required Soils Engineering Report for the Crystal Lark Apartment project is made by reference to the attached Geotechnical Report prepared by Redmond and Associates for the Crystal Lake Drive Manufactured Housing development on the same property.

This report was prepared in May of 1995. It has been reported to our office by Dan Redmond, of Redmond and Associates, that the condition on the site would still be the same as he found on the site in May of 1995.

Based on the information contained in the report, by Redmond and Associates, it is our expectation that Buildings 1, 2, 6, and 9 are proposed to be constructed on portions of the site that are free of any existing fill material.

We would expect that Buildings 7, 8, 10, and 11 are proposed in areas where the amount of fill material is 2 feet or less in depth.

The balance of the buildings are proposed in areas of the site that have between 5 and 8 feet of existing fill material that is not well compacted and needs to be removed and replaced, prior to the construction of any buildings in the areas noted above.

It is our expectation that within the limits of the grading permit for this project, the material under and within a minimum of 5 feet around the total perimeter of the above buildings, all of the fill material will be removed and recompacted within the guidelines of the current standards of the City of Corvallis. The placement of the new material shall be in conformance with the recommendations contained within the Redmond And Associates report.

In addition to the removal of existing fill material, and its replacement, the site will have some other minor grading and backfilling will take place on the site. We have noted on the proposed Grading and Drainage Plan, the areas where additional grading will take place on the site.

We have noted on the Grading Plan, the location of the construction fencing to be installed to protect the areas adjacent to Ryan Creek.

The Erosion Control Plan for the project, shows the location of the protected access points to the site, as well as the areas where the Silt Fence material is to be installed, to prevent the migration of silts and heavy runoff to both the existing pond and Ryan Creek.

In the completion of the work denoted on the Grading Plan and in accordance with the requirements of the Geotech Report, a total of 9,250 cubic yards of material will be excavated and filled on the site.