February 26, 2021

Mr. Phil Boyd
Welch, Comer and Associates, Inc.
350 E. Kathleen Drive
Coeur d'Alene, Idaho 83814

RE: ALLWEST Project No. 118-014G8
Mass Grading Letter Report
Atlas Waterfront Project – Area 2
3074 West Seltice Way
Coeur d'Alene, Idaho

References: [1] Mass Grading Report, Atlas Waterfront Project, ALLWEST Project Number 118-014G8, dated February 23, 2021.

[2] Mass Grading Report, Atlas Waterfront Project – Phase 1, Phase 2 and Phase 3, ALLWEST Project Number 118-014T, dated March 6, 2019.

Mr. Boyd,

ALLWEST has completed the authorized compaction testing of the structural fill placed within Atlas Waterfront Project – Area 2 at 3074 W Seltice Way in Coeur d'Alene, Idaho. The purpose of our services was to test the in situ dry density of the structural fill placed for conformance with project specifications. The results of the field testing and observation regarding mass grading are contained in the referenced grading reports (1 and 2).

FIELD TESTING AND OBSERVATION

The construction consisted of filling portions of Area 2 of the project site, and earthwork correction of the existing native soil and uncontrolled fill. The project area was graded to a rough finish. Area 2 is shown on Figure 1, Site Plan.

We observed the placement and performed density tests on the structural fill placed. The material was excavated and placed from onsite sources. All tests and/or retests met or exceeded our recommended minimum compaction requirements of 95 percent of the maximum dry density determined in accordance with ASTM D1557 procedure.

RESULTS

Based on our observations and field testing, it is our opinion that the structural fill placed has been adequately compacted. It is also our opinion that the fill is suitable for support of the anticipated foundation loads as described in our Preliminary Geotechnical Evaluations for Phase 1 dated February 1, 2019, and Phase 2 dated February 8, 2019.

REPORT LIMITATIONS

This letter report has been prepared to assist the planning and design of the proposed Atlas Waterfront Project – Area 2 south of W. Seltice Way in Coeur d'Alene, Idaho. Reliance by any party other than the addressee is prohibited without the written authorization of ALLWEST. Our services consist of professional opinions and conclusions made in accordance with generally accepted geotechnical engineering principles and practices in the local area at the time this report was prepared. This acknowledgement is in lieu of all warranties, express or implied.

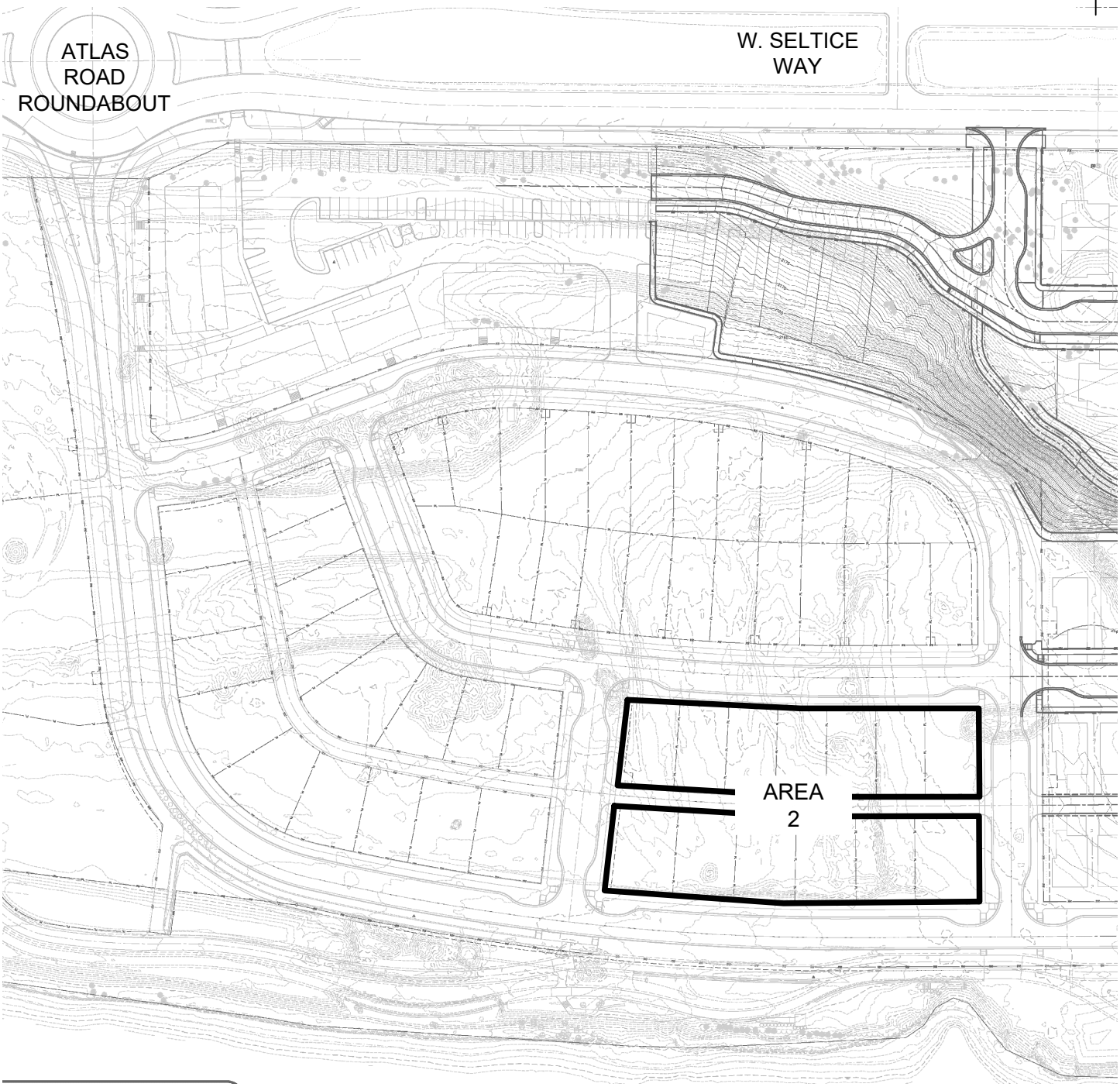
We appreciate the opportunity to work with you on this project. If you have any questions or need additional information, please do not hesitate to call us at (208) 762-4721.

Sincerely,
ALLWEST

Scott A. Marshall, P.G.
Senior Engineering Geologist

Samuel Sommers, P.E.
Engineering Services Manager

Attached: Figure 1: Site Plan



BASEMAP SOURCE: MASTER PLAN UPDATED DRAWINGS PROVIDED TO ALLWEST BY WELCH COMER AND ASSOCIATES, JANUARY 2021

ALLWEST

690 W Capstone Court
Hayden, Idaho 83835
(208) 762-4721
www.allwesttesting.com

FIGURE 1: SITE PLAN

PROJECT:	118-014G8 - ATLAS AREA 2 - GRADING		
LOCATION:	3074 W SELTICE WAY, COEUR D'ALENE, IDAHO		
CLIENT NAME:	WELCH COMER AND ASSOCIATES, INC		
DATE:	FEBRUARY, 2021	SCALE:	NOT TO SCALE