

August 7, 2017

Nicholas M. Acklam VCP/II-SHA/LUST Unit Supervisor Toxics Cleanup Program - Southwest Regional Office Washington State Department of Ecology PO Box 47775 Olympia, WA 98504-7775

Subject: 3003 Harborview Drive, Gig Harbor, Washington Final Cleanup Report

Dear Mr. Acklam

Robinson Noble, Inc. is pleased to provide this report on behalf of the City of Gig Harbor (City) for the final site remediation and formal closure of the Maritime Pier property (former Stutz Oil site) ("Site"). The assigned address for the property is 3003 Harborview Drive in Gig Harbor, Washington. This project included a final remedial excavation of the Site to allow for the Washington State Department of Ecology's (Ecology) approval of a "no-further-action" (NFA) determination without the need for restrictive covenants. Figure 1, Appendix A shows the general location of the site.

Background

As you are aware, the "Site" formerly was operated by Stutz Oil as a bulk-fuel storage facility consisting of a warehouse, office, and five above-ground fuel storage tanks (ASTs) ranging in capacity from 12,000 to 25,000 gallons. Characterization and remediation occurred between 2001 and 2005. Confirmation samples from the excavations from that time period showed levels of total petroleum hydrocarbons (TPH) above the respective cleanup levels at five locations (CS-8, CS-13, CS-16, CS-17, and CS-25).

In 2009, the "Site" obtained a NFA determination with an environmental covenant. Groundwater monitoring was completed as part of the covenant in 2010, 2011, and 2013, all showing no detections of petroleum hydrocarbons. In July 2014, the five-year review was completed by Ecology showing that site conditions did not warrant removal of the environmental covenant. Ecology determined this based on the data available at that time showing that the site specific cleanup level was not met throughout the Site. The Site-specific cleanup level for the subject property was, as discussed in the November 12, 2009 NFA letter from the Washington Department of Ecology, established at 2,530 mg/kg for total petroleum hydrocarbons (TPH), which is the sum of gasoline-, diesel-, and oil-range petroleum hydrocarbons.

In 2015, we completed a follow-up investigation to determine the TPH soil concentrations at the five confirmation sample locations from the 2005 remediation. This investigation was completed to reevaluate the remnant concentrations of TPH in the three areas noted in the 2009 NFA letter that did not meet the site-specific cleanup level. The genesis of this investigation was a request by the City of Gig Harbor to remove the environmental covenant from the prop-

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erty. The City of Gig Harbor consulted with Mr. Panjini Balaraju of Ecology to develop the scope of work.

We also completed an additional round of monitoring. Groundwater monitoring showed no detections of target analytes. The results of the soil investigation were compared to the Sitespecific cleanup levels of 2,530 mg/kg TPH. Table 1, below, shows the results of the soil investigation.

Table 1. 2015 Soil results for petroleum hydrocarbons (mg/kg)

Sample/ID	Gasoline	Diesel	Oil	TPH
BCS-8 19'	<10*	<25*	<50*	42.5
BCS-13 16.5'	32	62	<50*	119
BCS-16 15'	<10	710	<50*	740
BCS-17 13.5'	531 _E	1,800	<50*	2,356
BCS-25 2'	<10*	666	3,630	4,301

^{*}below detection limits, TPH calculations using ½ the detection level; E reported as an estimate; BOLD indicates reported above the Site-specific cleanup level of TPH at 2,530 mg/kg

As shown in the table, soil samples from four of the five locations were reported below the site-specific cleanup levels. The one location remaining above the cleanup level, BCS-25. This location has shallow oil-range contamination occurring approximately two feet below ground.

Subsequently, after consultations with the Ecology via telephone, email and a visit to the site, it was determined that excavation of the shallow soil contamination remaining at the "Site" was feasible, and following the excavation and confirmation of cleanup, the restrictive covenant on the property could be removed.

Remedial Excavation

Remedial excavation was completed on March 22, 2017. A Robinson Noble geologist was present to complete field screening and sampling activities along with directing and managing site operations. Prior to excavation, the area was secured and traffic controls were implemented. Utilities were located using both public and private utility-location services. Excavation services were provided by Langseth Environmental Services, Inc. under subcontract to us. Figure 2, located in Appendix A depicts the layout of the project site.

Excavation activities were centered on the former location of boring BC-25. During excavation, soils were subjected to field screening using visual, olfactory, and photoionization field screening methods. Excavation was completed until field screening evidence suggested that contamination was likely below the target (site-specific) TPH cleanup limit of 2,530 mg/kg. Confirmation soil samples were collected from the excavation limits for laboratory analysis to confirm the excavation limits and that remaining soil TPH concentrations were below 2,530 mg/kg. Figure 3, Appendix A depicts the location of confirmation samples.

Field screening provided limited evidence of impacted soils. A total of seven soil samples were collected and submitted for laboratory analysis. As shown on the laboratory analytical reports located in Appendix B, none of the samples submitted for laboratory analysis were reported to contain TPH concentrations above laboratory detection limits. In total, 21.13 tons of impacted

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soil were transported to the LRI- 304th Street Landfill in Graham, Washington for disposal. Trucking and disposal receipts are located in Appendix C.

Laboratory Analytical Results

Laboratory analysis was completed on site using a mobile laboratory provided by Libby Environmental, Inc. Analysis was completed for gasoline-, diesel-, and oil-range TPH using the NWTPH-GX, and NWTPH-Dx/DX Extended analytical methods. As shown on the laboratory analytical reports, none of the samples analyzed were found to contain concentrations of TPH above the laboratory practical quantitation limits of 50 mg/kg for diesel-range TPH, 10 mg/kg for gasoline-range TPH, and 250 mg/kg for oil-range TPH. Table 2 below summarizes the analytical data.

Table 2. Confirmation Soil Sample Analytical Results (mg/kg)

Sample ID and Depth	Gasoline	Diesel	Oil
SS1-8"	<10	<50	<250
SS2-1.5'	<10	<50	<250
SS3-3'	<10	<50	<250
SS4-2.5"	<10	<50	<250
SS5-1'	<10	<50	<250
SS6-2.5'	<10	<50	<250
SS7-2.5'	<10	<50	<250
MTCA Site Specific Cleanup	Total State (1977) - 197 - Management Company of the State of Stat	2,530	
Laboratory PQL	10	50	250

Excavation Backfill and Compaction

After excavation of impacted soils was completed, the excavation was backfilled using fill materials meeting the City of Gig Harbor's specifications. Compaction was completed under the direction of a Robinson Noble engineer to the City of Gig Harbor's specifications. Following backfilling, the excavation area was paved with asphalt. Additional details on the compaction of fill and asphalt, including Figure 4 showing the locations of compaction tests, are provide in the geotechnical field reports located in Appendix D.

Conclusions and Recommendations

Laboratory analytical data indicates that the previously identified area of TPH impacted soils exceeding the Site-specific cleanup limit of 2,530 mg/kg has been removed from the site. Based on this data, soils at the site now meet the Site-specific cleanup criteria established by Ecology in the 2009 NFA determination. Therefore, the Site now meets the criteria established by Ecology for removal of the environmental covenant and its requirements for long-term groundwater monitoring.

The appropriate application forms for entry into Ecology's Voluntary Cleanup Program (VCP) are included along with this report. We request that Ecology allow the rescission of the existing environmental covenant, and its requirements. We also request the issuance of a final, unrestricted NFA along with the formal delisting of the Site.

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Closing

This concludes our report of final remedial excavation activities at the Gig Harbor Maritime Pier (former Stutz Oil) "Site" located at 3003 Harborview Drive, Gig Harbor Washington. We appreciate this opportunity to be of service. If you have any questions or require additional information please do not hesitate to contact me at 253.475.7711 or you may email me at ihildenbrand@robinson-noble.com.

Respectfully submitted, Robinson Noble, Inc.

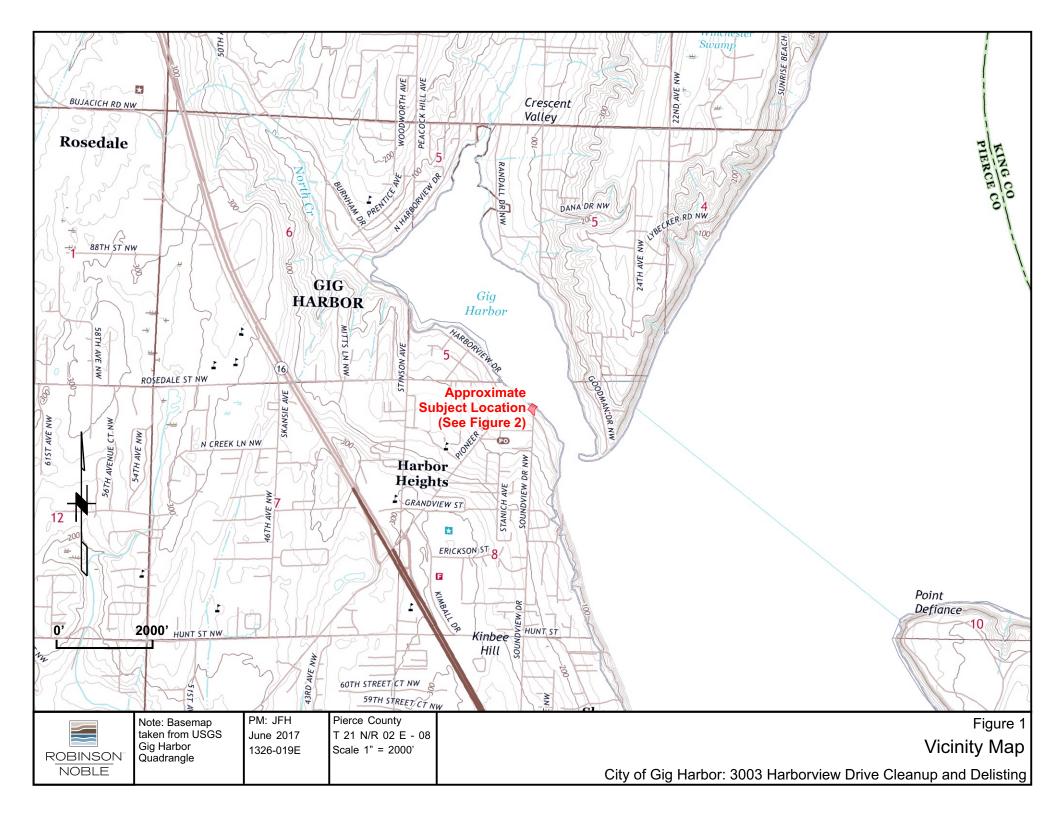
Vohr F Hildenbrand Principal Environmental Scientist Environmental Services Manager

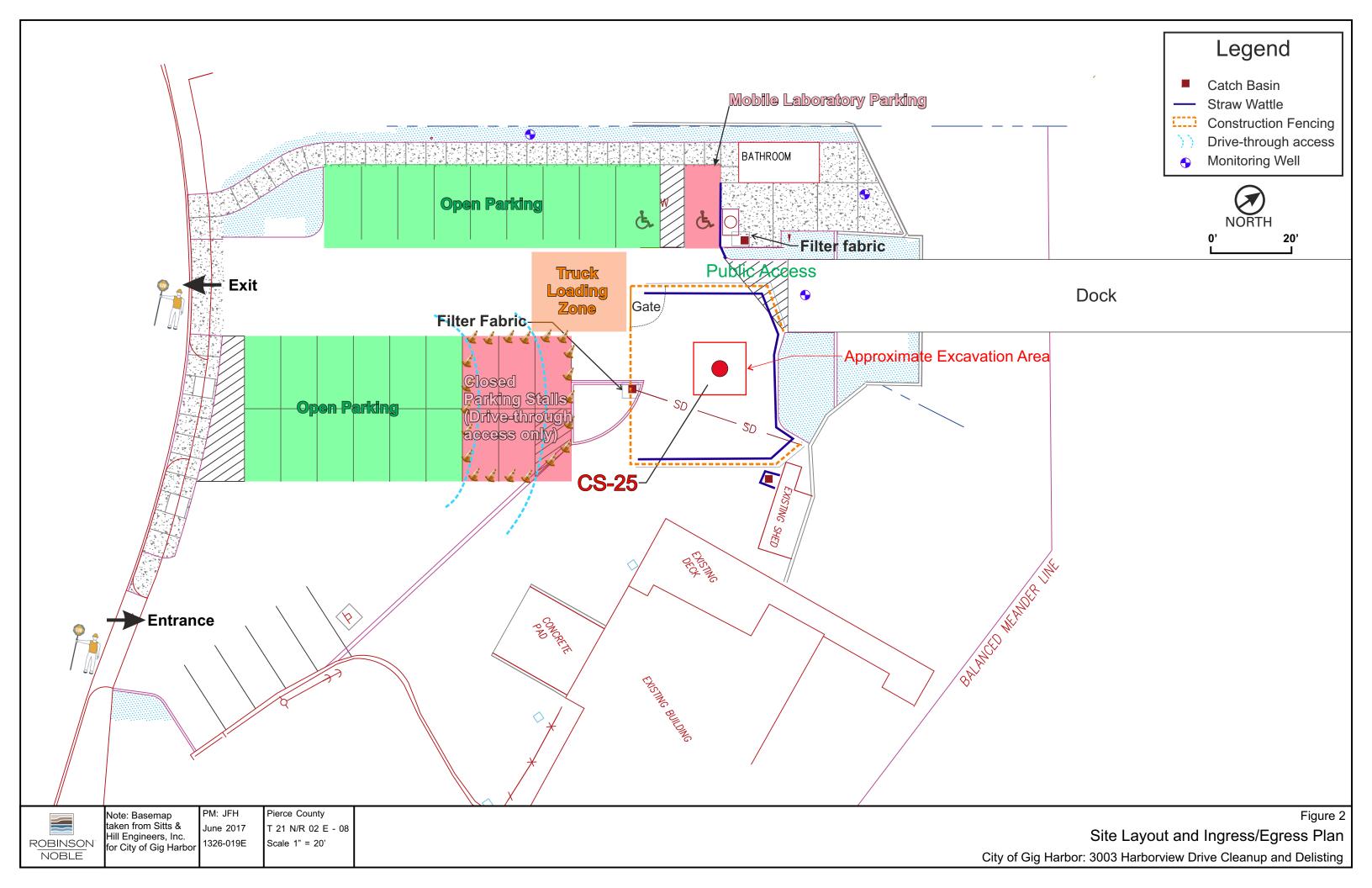
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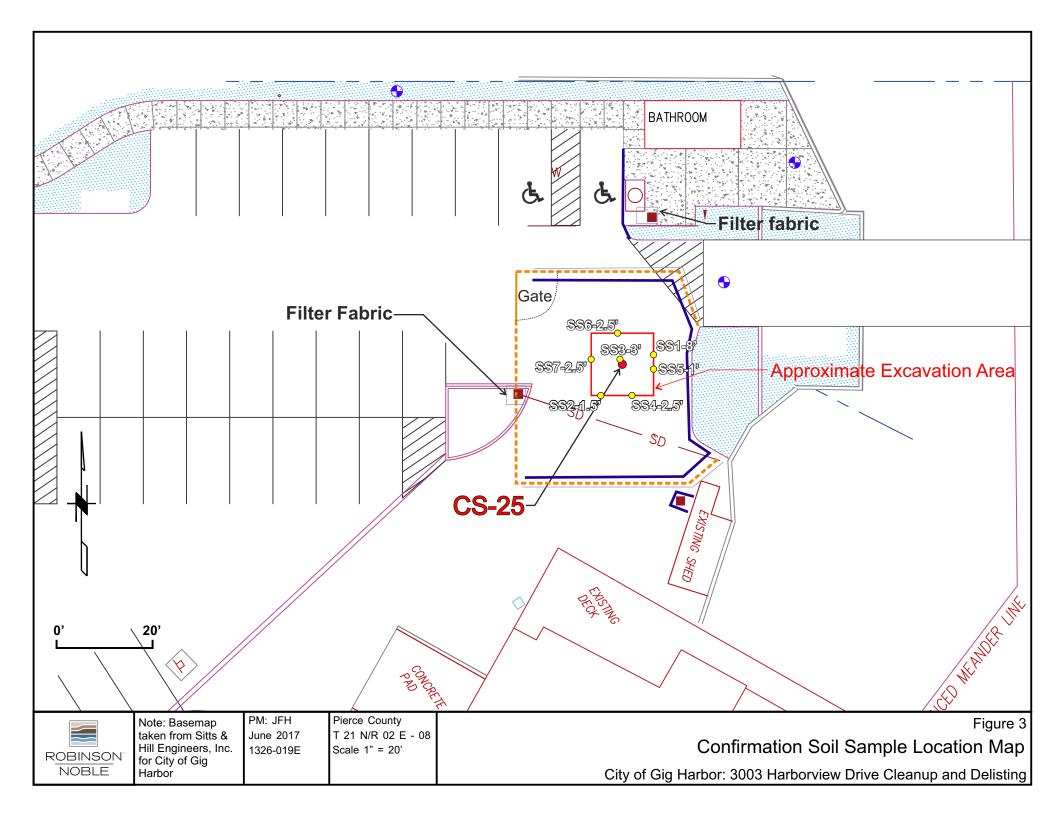
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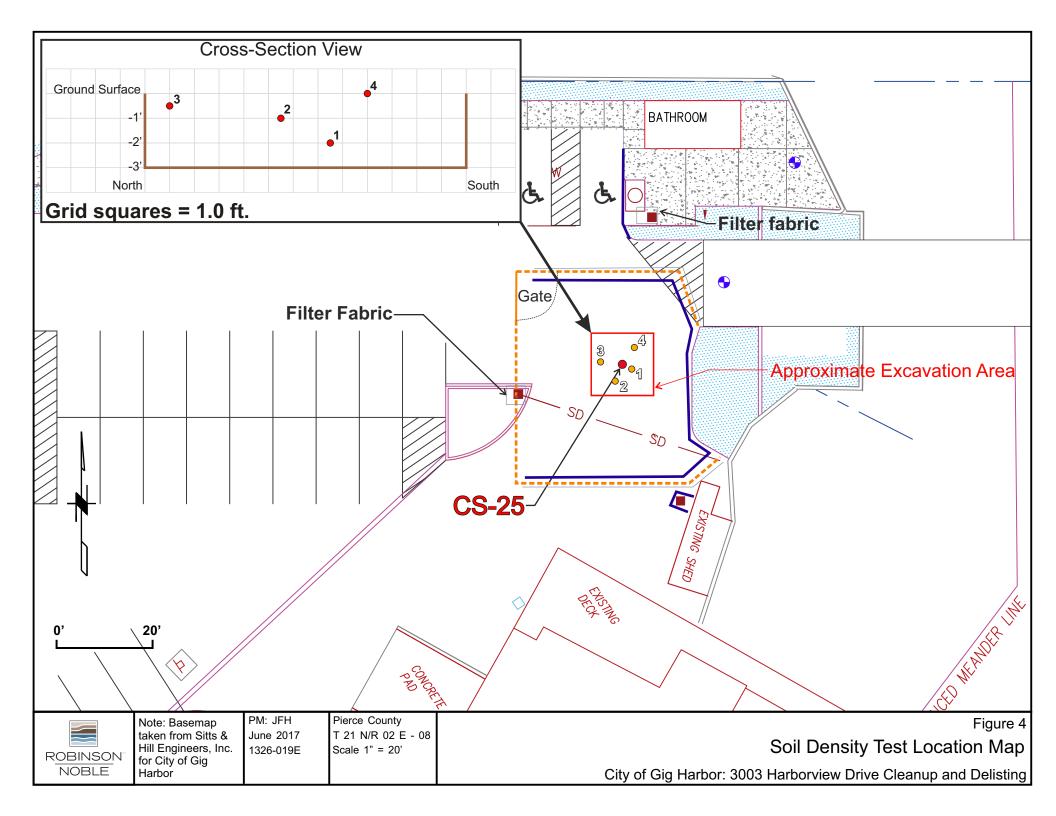
The statements, conclusions, and recommendations provided in this report are to be exclusively used within the context of this document. They are based upon generally accepted hydrogeologic and environmental practices and are the result of analysis by Robinson Noble, Inc. staff. This report, and any attachments to it, is for the exclusive use of the City of Gig Harbor. Unless specifically stated in the document, no warranty, expressed or implied, is made. We do not warrant the absence of non-visible mold and we do not accept any liability for the presence of mold, visible or otherwise.

APPENDIX A













Libby Environmental, Inc.

4139 Libby Road NE • Olympia, WA 98506-2518

March 30, 2017

John Hildenbrand Robinson Noble 2105 South C Street Tacoma, WA 98402

Dear Mr. Hildenbrand: ...

Please find enclosed the analytical data report for the Gig Harbor Project located in Gig Harbor, Washington.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. The sample(s) will be disposed of in 30 days unless we are contacted to arrange long term storage.

Libby Environmental, Inc. appreciates the opportunity to have provided analytical services for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely.

The !

Sherry L. Chilcutt Senior Chemist

Libby Environmental, Inc

Libby Environmental, Inc.

GIG HARBOR PROJECT Robinson Noble, Inc. Gig Harbor, Washington Libby Project # L170322-10 Client Project # 1326-019E 4139 Libby Road NE Olympia, WA 98506 Phone: (360) 352-2110 FAX: (360) 352-4154

Email: libbyenv@aol.com

Analyses of Gasoline (NWTPH-Gx) in Soil

Sample	Date	Surrogate	Gasoline
Number	Analyzed	Recovery (%)	(mg/kg)
Method Blank	3/22/17	98	nd
SS1-8"	3/22/17	98	nd
SS1-8" Dup	3/22/17	98	nd
SS2-1.5'	3/22/17	98	nd
SS3-3'	3/22/17	97	nd
SS4-2.5	3/22/17	100	nd
SS5-1'	3/22/17	98	nd
SS6-2.5	3/22/17	97	nd
SS7-2.5	3/22/17	98	nd
Practical Quantitation Limit			10

[&]quot;nd" Indicates not detected at the listed detection limits.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Toluene-d8): 65% TO 135%

ANALYSES PERFORMED BY: Sherry Chilcutt

[&]quot;int" Indicates that interference prevents determination.

Libby Environmental, Inc.

GIG HARBOR PROJECT Robinson Noble, Inc. Gig Harbor, Washington Libby Project # L170322-10 Client Project # 1326-019E Olympia, WA 98506 Phone: (360) 352-2110 FAX: (360) 352-4154

4139 Libby Road NE

Email: libbyenv@aol.com

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Soil

Sample	Date	Surrogate	Diesel	Oil
Number	Analyzed	Recovery (%)	(mg/kg)	(mg/kg)
Method Blank	3/22/17	98	nd	nd
SS1-8"	3/22/17	83	nd	nd
SS1-8" Dup	3/22/17	97	nd	nd
SS2-1.5'	3/22/17	77	nd	nd
SS3-3'	3/22/17	85	nd	nd
SS4-2.5	3/22/17	82	nd	nd
SS5-1'	3/22/17	104	nd	nd
SS6-2.5	3/22/17	97	nd	nd
SS7-2.5	3/22/17	85	nd	nd
Practical Quantitation Limit			50	250

[&]quot;nd" Indicates not detected at the listed detection limits.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 65% TO 135%

ANALYSES PERFORMED BY: Sherry Chilcutt

[&]quot;int" Indicates that interference prevents determination.

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Tacoma - Plates County Health Department WASTE DISPOSAL AUTHO: Sealthy People in Healthy Communities	RIZATION Tacoma Pierce County Health Department
www.secholog.	2/26/2017 11:34:45 Aft
(XX) Non-Asbestos (X) N	Tew Clerk 62-T2 Waste Disrosal Auth Initial
() Asbestos (PSCAA Case#)	Receipt #453067
A. Generator Name: <u>City of Gig Harbor- Maritime Pier</u>	
B. Generator Address: 3003 Harborview Drive - Gig Har	bor, WA 98335
C. Transporter Name: Torn Langseth, (Langseth Enviro	nmental)
D. Technical Contact: John Hildenbrand, (Robinson Nob	le, Inc.) Phone: (253) 475-7711
B. Waste Description: Petroleum Contaminated Soils	
() Sludge (XX) Solid	
F. Authorized Quantity: 100 cubic yards (150 Tons)	
G. Actual Quantity (Filled in upon disposal):	
H. Multiple Loads: (XX) Yes () No	
Dates of Disposal: February 22 2017 through February	/ 21, 2018
J. Testing: <u>NWTPH-Gx, NWTPH-Dx/Dx Extended</u>	
K. Reviewed by Department of Ecology: () Yes	
L. Disposal/Transportation Requirements: A copy of this V	VDA must be transported with EACH load of waste
and presented to the LRI Landfill scale house operator	. The wastes associated with this WDA are not
suitable for use as daily cover and shall be directly buri	ed (disposed of) in the landfill. Loads shall be
covered during transport to the landfill to prevent fugi	tive emissions of contaminated soils. Load sizes
shall comply with conditional-use and solid waste perm	lit criteria.
M. Facility: (XX) LRI Landfill (304th Street LF), 30919 Mer	ridian Street, Eatonville, WA
CERTIFICAT I hereby certify that I have personally examined and am familiar	with the information submitted in this document and any
supporting material. Based on my inquiry of those individuals in information submitted is true, accurate and complete to the besuspected hazards have been disclosed. I agree that the generato	st of my knowledge and ability and that all known and
in line (L) or any attachments therete.	
2-28-17 Bookkeeper K	Mil Augustin
	4 PPP CI /FP
AUTHORIZED BY:	APPKOVED

FEB 2 3 2017

TACOMA-PIERCE COUNTY HEALTH DEPT. ENVIRONMENTAL HEALTH DIV.

Cc: LRI LF Scalaboure via Fax - 253 \$75 7205

253-798-6429

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17925 Meridian St E Puyallup, WA 98378 001079 LANGSETH 7517 PORTLAI TACOMA WA 8 Sc Sc Ne OTY. 7.68 Operating hours 8AM 304th Landfill-30919	H ENVIRO S ND AVENUI 98404 ale 1 Gross ale 2 Tare V Weight TON	Wt. Wt. SPECIAL WAS	27620 15360 DESCRIPTION STE-IN CO	LB LB	03 DATE 03/22/1	004: IN 7	54233 DATE OUT 03/22/17 JENOE	1:09	OTH	:31 ER	Rebecca VEHICLE ORIGIN	TOTAL NET AMOUNT
17925 Meridian St E Puyallup, WA 98375 001079 LANGSETH 7517 PORTLAI TACOMA WA S SC SC Ne OTY. 7.68 Operating hours 8AM 304th Landfill-30919 PO # WDA 208	H ENVIRO S ND AVENUI 98404 ale 1 Gross ale 2 Tare V Weight TON 1 to 4PM M-I Meridian/SF	Wt. Wt. SPECIAL WAS	27620 15360 DESCRIPTION STE-IN CO	LB LB	03 DATE 03/22/1	004: IN 7	54233 DATE OUT 03/22/17 JENOE	1:09	OTH	:31 ER	Rebecca VEHICLE ORIGIN	TOTAL TENDERED CHANGE
17925 Meridian St E Puyallup, WA 98378 001079 LANGSETH 7517 PORTLAI TACOMA WA 8 Sc Sc Ne OTY. 7.68 Operating hours 8AM 304th Landfill-30919	H ENVIRO S ND AVENUI 98404 ale 1 Gross ale 2 Tare V Weight TON 1 to 4PM M-I Meridian/SF	Wt. Wt. SPECIAL WAS	27620 15360 DESCRIPTION STE-IN CO	LB LB	03 DATE 03/22/1	004: IN 7	54233 DATE OUT 03/22/17 JENOE	1:09	OTH	:31 ER	Rebecca VEHICLE ORIGIN	TOTAL TENDERED



Ticket 1257018

3/23/2017

9:35:57AM

Location:

1 Waller Rd. Gravel Pit

Carrier

LANENV

Langseth Environmental Servi

Vehicle

12

12

Order

Customer LANENV Langueth Environmental Servi

Product

1004

5/8" Crushed Rock (CSTC)

P.O.

gig harbor

Deliver

Weighmaster JWS Ticket System

Received

Product

6.90 Ton

Freight

Tax ·

	Pounds	Tons	Metric	
Gross	34940	17.47	15.85	
Tare	21140 *	10.57 *	9.59 =	
Net	13800 * P. T.	6.90	6.26	
	Today			
Loads	2			
Qty	19.26			



S Ticket 1256993

3/23/2017

7:48:11AM

Location:

1 Waller Rd. Gravel Pit

Carrier

LANENV Langseth Environmental Servi

Vehicle

12

12

Customer LANENV Langseth Environmental Servi

Order

Product 1004

5/8" Crushed Rock (CSTC)

P.O.

gig harbor

Weighmaster JWS Ticket System

Deliver

Received

Product 12.36 Ton

Freight

Tax

1

142000000000000000000000000000000000000				
	Pounds	Tons	Metric	
Gross	45880	22.93	20,80	
Tare	21140	10.57	9.59	
Net	24720	12.38	11.21	
·	Today			
Loads	1			-
Qty	12.36			

SITES: Fredrickson Accounting Office: (253) 531-6835 MAILING ADDRESS: 5802 192nd St. E., Puyallup. WA 98375 Randles Sand & Gravel Dispatch Office: (253) 531-6800 Lynch Creek Quarry: 1 Mile M. on Weyerheeuser Rd., Estonville (360) 832-426 Purdy Topsoil & Gravel: 5819 133rd NW, Gig Harbor (253) 857-5850

TICKET DATE TIME ACCOUNT PRODUCT HAULER TRUCK TAX LOCATION

CL	CUSTOMER NAME										
.Al	MARKETH	ENVIRONENTAL SERVICES									
	Loads	Not 2010 Today: 2 oday: 17.38									

WITH THE PERSON OF THE PERSON OF THE

GROSS	POUNDS	TONS
TARE	370/40 0	18.52m
IANE	£1140 a	10.57*
NE (15300	7. 95

QUANTITY	UNIT	PRODUC	Т	PRICE	AMOUNT
7. 95	Ton	6/A- RGG			
The customer ass	umes all	Any applicable towing	TAX		
responsibility for damages inside the curb or property line to property or persons		responsibility. TOTAL DUE			

* Terms net 20th, 1.5% per month on all accounts overdue. Delinquent accounts may be placed on a cash-only basis.

DELIVER TO MATERIAL PICKED UP RECEIVED BY



FIELD REPORT



Project:

Harborview Drive Cleanup

File No.:

1326-019E

17625 130th Avenue NE, Suite 102 Woodinville, Washington 98072

Phone: 425-488-0599 Fax: 425-488-2330

Owner:

City of Gig Harbor

Date:

2017-03-29

Location:

Gig Harbor

Report #:

www.robinson-noble.com

Weather:

Light Rain, Low 50's

Page:

1 of 1

By:

JRW

Purpose of Visit:

Asphalt Compaction Testing

We arrived onsite at the request of Langseth Environmental for the purposes of testing compaction of an asphalt patch being placed in an environmental cleanup area that was previously overexcavated for contamination removal.

The paving contractor began by overcutting the asphalt approximately 1 foot around an approximate 13X13 foot area where contaminated soil was removed and observed by Robinson Noble on a previous site visit. The contractor then removed approximately 4 inches of gravel surfacing material out of the excavation that was formally placed up to surface. We observed that existing asphalt was approximately 3 to 4 inches in thickness. The contractor then compacted the disturbed gravel with a smooth drum vibratory roller. Asphalt subgrade appeared firm and unyielding.

The paving contractor then placed 1/2 inch HMA asphalt into the patch area in two approximate 2 inch lifts. Each lift was compacted with a smooth drum vibratory roller. We evaluated the compaction with a nuclear density gauge as meeting minimum 92 percent compaction specifications in the areas tested based on a Rice Value of 154.9 pcf provided to us by the paving contractor. The contractor then sealed the edges of the patch with an asphalt sealant.

Test #	Lift #	Lift Thickness (in)	Wet Density (pcf)	Rice Value (pcf)	% Comp.	% Spec.	Comments
1	1	2	143.8	154.9	93	92	Pass
2	1	2	144.1	154.9	93	92	Pass
3	2	2	142.5	154.9	92	92	Pass
4	2	2	145.2	154.9	94	92	Pass

Attachment:	Signed:	
Distribution:		

FIELD REPORT



Project:

Harborview Drive Cleanup

File No.:

1326-019E

17625 130th Avenue NE, Suite 102 Woodinville, Washington 98072

Phone: 425-488-0599 Fax: 425-488-2330

Owner:

City of Gig Harbor

Date:

2017-03-23

Location:

Gig Harbor

Report #: 1

www.robinson-noble.com

Weather:

Sunny, Low 50's

Page:

1 of 1

Purpose of Visit:

Soil compaction testing

By:

NRG/KAT

We arrived on site at the request of the client for the purposes testing compaction of backfill being placed in an environmental cleanup area that was previously excavated for contamination removal. Contaminated soil removal was observed by Robinson Noble on a previous site visit. We arrived on site at approximately 7:15 am.

Upon arrival the excavation was approximately 3 feet deep and had not yet been backfilled. At approximately 8:23 am the first lift of top coarse fill material was placed in the excavation and compacted with a vibratory hoepack on a backhoe by the contractor, Langseth Environmental. The backfill consisted of imported gravel. We tested the compacted fill with a Troxler nuclear density gage, meeting a minimum 95 percent compaction specifications in the areas tested. A proctor sample was previously collected of the imported material and tested by Robinson Noble. We observed the placement of backfill in approximately one foot lifts. The backfilled excavation appeared firm and unyielding. The test results are presented below. The approximate test locations are shown on the attached figure (figure 1).

Proctor	Proctor Method: ASTM D 698XX ASTM D 1557									
Test #	Approx. Feet to Grade	Approx. Fill Depth (feet)	% Moist.	Dry Density (pcf)	Proctor Test #	Optimum Moist. Cont. %	Max. Density (pcf)	% Comp.	% Spec.	Comments
1	2	1	4.0	128.0	1	8	135	95	95	Pass
2	1	2	3.7	129.0	1	8	135	95.5	95	Pass
3	0.5	2.5	4	128.2	1	8	135	95	95	Pass
4	0	3	4.4	129.8	1	8	135	96	95	Pass

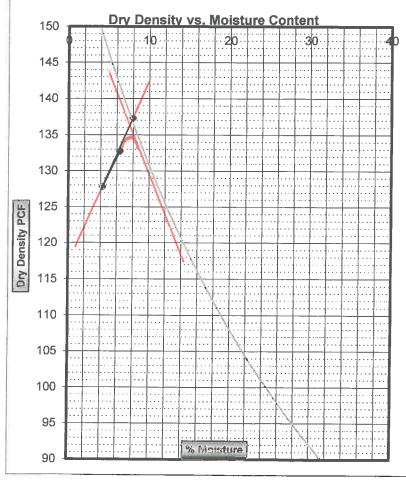
Attachment:	Signed:	
Distribution:		

Laboratory Proctor Test

Job Name Soil Description Proctor Number Proctor Method Rock Correction

Gig Harbor				Job Number	1326-016	D
Top Coarse				Performed By	NRG	
	Date		3/21/2017	Mold Diam. (in)		6
ASTM D 1557-		ASTI	M D 698-	Mold Volume (c	u. ft.)	0.075
Soil only & Can	41.66	lb	3/4" Rock & Can	lb	Wgt 6"	14.28
Can	2.75	lb	Can	lb		
	38.91	lb		0 lb	Total (lb)	38.91

Moisture Can #	R	0	С	Х	В	1			
Wet Soil + Can	171.9	273.7	225.7	237.7	253.2	183.5			
Dry Soil + Can	166.2	261.4	214	222.6	233.8	171.5			
Weight of Can	8.6	8.5	8.8	8.2	8.6	8.5			
Weight of Water	5.70	12.30	11.70	15.10	19.40	12.00			
Dry Soil	157.60	252.90	205.20	214.40	225.20	163.00			
% Moisture	3.62	4.86	5.70	7.04	8.61	7.36			
Comments									
Soil + Mold	24.	27	24	.87	25,	40			
Weight of Mold	14.	28	14	.28	14.	28	-		
Weight of Soil	9.9	99	10.59		11.12			T	
Wet Density	133	3.2	14	1.2	148	3.3			
Dry Density	127.8		132.7		137	'.3		i i	
% Moisture	4.2		6.4		8.0				
Use the Results	Х)	(X X				



Zero Air Voids Curve with	
a specific gravity =	2.65
Gm - Bulk Specific Gravity	
of Oversized Fraction =	2.65
(lb/cf)	165
Moisture of oversized	
Fraction (%)=	

Percent of	of Oversized Frac	ction
0%	Manual Input	
	-	

Replot	View
Graph	Proctor

Full Proctor:
Optimum Moisture
Maximum Dry Density
Rock Corr. Opt. Moist.
Rock. Corr. M. D. D.



One Point: Optimum Moisture Maximum Dry Density

	0	.0
0		0