



1180 NW Maple St., Suite 310  
Issaquah, WA 98027

T 425.395.0010  
TRCcompanies.com

February 28, 2020

Mr. Joel Haack  
Haack Brothers Homes  
3922 87<sup>th</sup> Avenue NE  
Marysville, Washington 98270

Re: Additional Subsurface Investigation Work Plan  
Legion Lots 1 through 4  
413 and 419 Rockefeller Avenue  
Everett, Washington

TRC Project Number: 015446.0001.0000

Dear Mr. Haack:

TRC Environmental Corporation (TRC), formerly Environmental Partners, Inc. (EPI), is pleased to submit the following work plan to perform an Additional Subsurface Investigation (ASI) of four building lots located at approximately 413 and 419 Rockefeller Avenue in Everett, Washington (subject property). The six lots have been termed the "Legion Lots" and were recently sold to Haack Brothers Homes (Haack Brothers) by the City of Everett (City). The general location of the subject property is indicated on Figure 1.

The subject property is within the far western boundary of the Legion Memorial Golf Course, which is a cleanup site identified by the Washington State Department of Ecology (Ecology) with Facility Site ID No. 9311679 and Cleanup Site ID No. 1653.

The Legion Memorial Golf Course was the subject of a Remedial Investigation and Feasibility Study (RI/FS) related to historical particulate emission from the historical Asarco Everett Smelter. The Legion Memorial Golf Course was found to be impacted with varying concentrations of arsenic in soil. The remedy for that Site included the use of an environmental covenant. It appears that the Legion Lots are within the bounds of the environmental covenant area, although the legal description within the covenant is not clear. Under the requirements of the environmental covenant, the City notified Ms. Sandra Matthews of the pending change in ownership in a letter dated September 8, 2019.

## **BACKGROUND**

TRC's review of documents related to the Legion Memorial Golf Course and Legion Lots indicate that the subject property is within the boundary of the upland portion of the Everett Smelter Cleanup Site. In the

RI/FS for the Legion Memorial Golf Course the area of the Legion Lots is identified as having less than 20 milligrams per kilogram (mg/kg) of arsenic in soil, although sample locations and the arsenic isoconcentration contours are not fully surveyed or definitive.

The City previously allowed fill from a City retention pond construction project to be stored on the Legion Lots. The original land surface on the Legion Lots was leveled and there are currently between 0 and about 5 feet of fill material on the property, depending upon the original topography.

Prior to disposal by the City, the excess fill material was tested and was reportedly determined to be “clean” and was used as fill material in the Lowland portion of the Everett Smelter Cleanup Site. After the removal of fill, a contractor for the City collected three soil samples from around the area of the former fill stockpile. One of those samples, named “Site 3 (North)” contained concentrations of arsenic and lead exceeding applicable cleanup levels. That sample, based on the limited available documentation, appears to be located near the boundary between Lots 5 and 6. The sample location was not surveyed or referenced with any dimensions from a fixed point. There is no documentation regarding sampling protocols or whether the samples were collected by an environmental professional. There was no report regarding any of the sampling procedures or results.

Haack Brothers retained TRC, through its acquisition of EPI, to complete a Targeted Subsurface Investigation of Lots 5 and 6 in December 2019. The Targeted Subsurface Investigation included investigation of Lots 5 and 6 to assess the quality in native soil at and beneath the fill material placed by the City.

Two test pits were excavated on Lot 5 and Lot 6 for a total of four test pits, and two soil samples were collected for analysis from each test pit (eight total). The soil samples were collected from the 0-to-12-inch interval and the 18-to-24-inch interval beneath the fill-native soil contact in each test pit. Each soil sample was submitted for analysis of arsenic, cadmium, and lead by U.S. Environmental Protection Agency (EPA) Method 6020A. None of the detected concentrations exceeded a Washington State Model Toxics Control Act (MTCA) Method A Cleanup Level (CUL) in any of the eight samples. Soil sample locations and analytical results are depicted on Figure 2.

This finding indicates that the native golf course surface in Lots 5 and 6 is not impacted with arsenic, cadmium, or lead and suggests the possibility that native soils in Lots 1 through 4 are similarly not impacted. This Work Plan presents a similar sampling and assessment approach for Lots 1 through 4 to confirm the general findings of the original RI/FS for the Legion Memorial Golf Course Site.

If it can be determined that there are no arsenic, cadmium, or lead impacts on the Legion Lots, it is reasonable to request a revision to the environmental covenant to exclude Lots 1 through 6, and to request a No Further Action (NFA) determination from Ecology for those lots.

## **ADDITIONAL SUBSURFACE INVESTIGATION**

### **Soil Sampling**

Soil sampling will be performed on Lots 1 through 4. Two test pits will be excavated on each lot for a total of eight test pits. Two soil samples will be collected from each test pit to a total of 16 samples. A standard tire-mounted backhoe/excavator will be used for test pit excavation. The proposed test pit and sample locations are indicated on Figure 2.

A test pit will be excavated at each proposed location through the fill material placed by the City. Soil samples will be collected from the underlying native soils at depths of 0 to 6 inches and 12 to 18 inches below the fill-native soil interface. The fill-native interface will be readily apparent during excavation and includes the pre-fill vegetative layer of grasses. It is anticipated that the fill material is 3.5 feet and 5 feet in the proposed sampling locations.

For excavations deeper than 4 feet, the samples will be collected using the excavator bucket. Personnel will not enter any test pits deeper than 4 feet. For test pits shallower than 4 feet, samples will be collected directly from the excavation sidewalls or bottom.

Samples will be collected using single-use disposable equipment. A representative sample from the target sampling interval will be placed in a plastic bowl and homogenized using the sampling spoon. Any pebbles or gravel larger than 1/4-inch will be removed from the bowl. The sampling spoon will then be used to place a portion of the homogenized sample directly into 4-ounce laboratory-supplied glass jars with Teflon lined lids. Two blind duplicate samples will be collected as a component of the field quality assurance/quality control (QA/QC) efforts. All samples will be handled and transported under standard chain-of-custody protocols. All sampling procedures will be consistent with the standard of care for similar assessment and investigations.

After sampling is complete, the test pit excavation will be backfilled with the removed material and graded flat.

### **Laboratory Analysis**

Samples will be labeled and placed into an iced cooler pending submittal to ALS Laboratory (ALS) in Everett, Washington. ALS is accredited by Ecology to perform the analyses that will be requested.

Each of the 16 soil samples and 2 duplicate samples will be submitted for analysis of arsenic, cadmium and lead using EPA Method 6020A under standard turnaround time. This analysis utilizes Inductively Coupled Plasma and Mass Spectroscopy (ICP-MS).

Laboratory QA/QC will include duplicate analyses, matrix spike, and matrix spike duplicates to evaluate both accuracy and precision of the laboratory methods. Analytical results that are outside of laboratory control limits will be flagged with an appropriate data qualifier and re-analyzed. Analytical data reports will include all internal laboratory QA/QC results.

Laboratory analyses will be performed under standard 2-week turnaround time.

### Health and Safety Plan

A project-specific Health and Safety Plan (HASP) for investigation activities is required by the Code of Federal Regulations (CFR) Title 29 1910.120 and by the Washington State Department of Labor and Industries and under WAC 173-340-810. The HASP is a document that establishes site objectives, anticipates job hazards, provides implementation of a hazard communication and injuries/illness prevention program, and establishes policies and procedures to be followed in both routine and emergency situations.

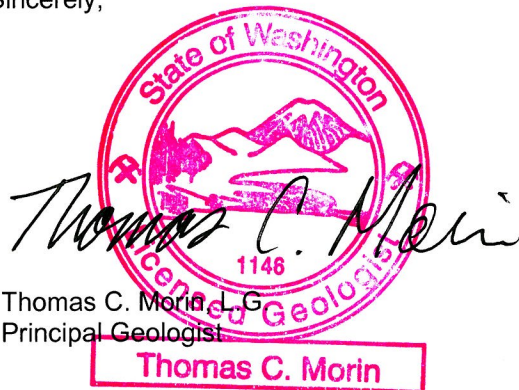
The HASP for this project is presented in Attachment A.

### Utility Locating


TRC will notify Washington One-Call Service to identify publicly-owned subsurface utilities at the subject property. The notification will be initiated a minimum of 3 business days prior to scheduled field activities. In addition, TRC will have a private utility locator clear each sampling location prior to advancing borings. TRC is not responsible for damage to utilities that cannot be located and are not identified.

If after reviewing this Work Plan you have any questions or need additional information, please feel free to give me a call at (425) 395-0010.

Sincerely,



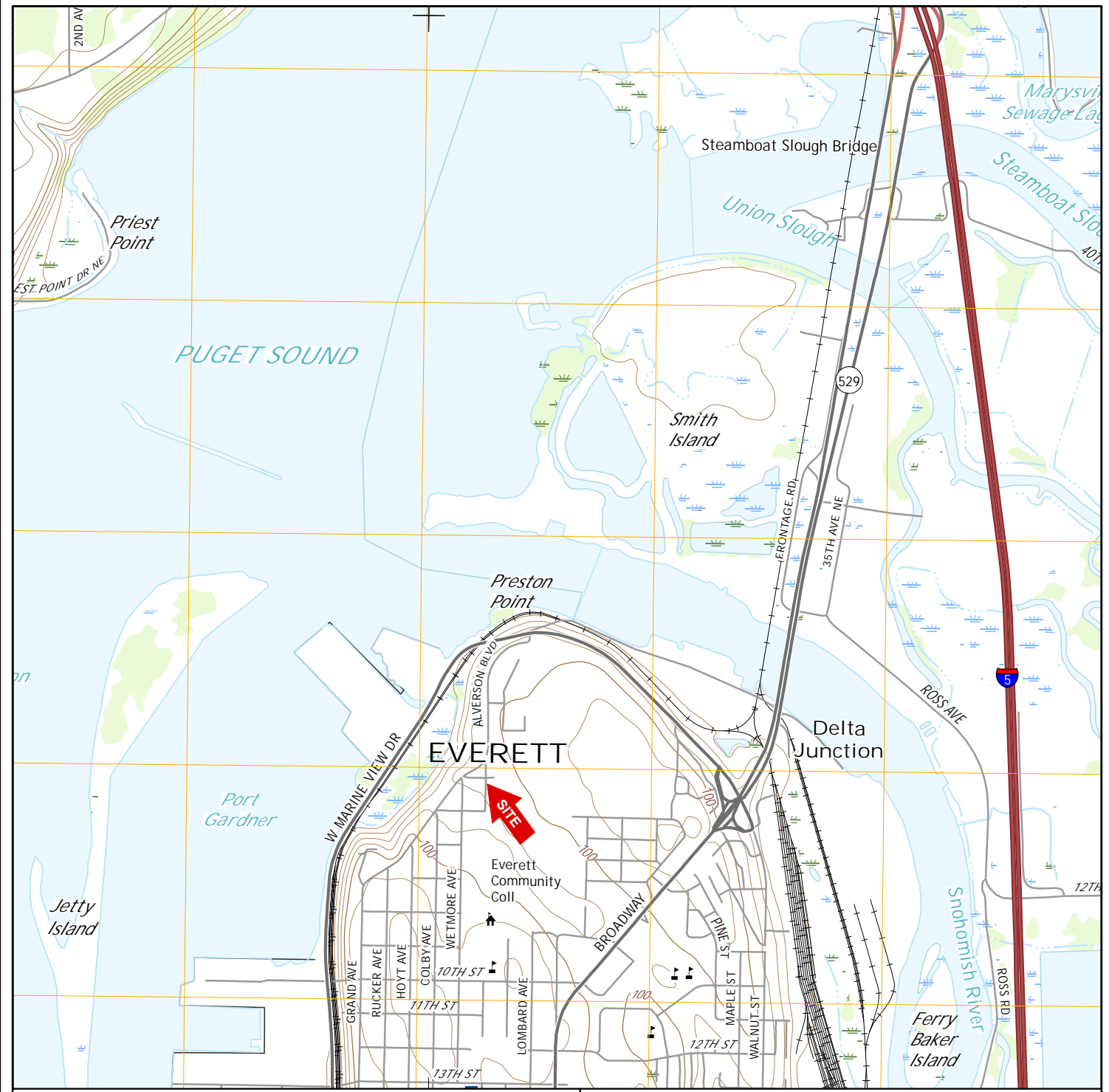
Thomas C. Morin, L.G.  
Principal Geologist



Nate Hinsperger, L.G.  
Senior Geologist

Enclosures: Figure 1 – General Vicinity Map  
Figure 2 – Site Representation Showing Soil Analytical Results and Proposed Test Pit Locations  
Attachment A – Health and Safety Plan

## Figures



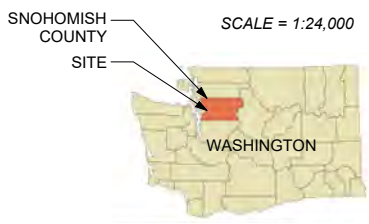
**NOTES:**

APPROXIMATE SCALE (MILES)



SOURCE: USGS 7.5 MINUTE QUADRANGLE (TOPOGRAPHIC)

MARYSVILLE, WA, 7.5-MINUTE  
 LATITUDE: 48.0119 NORTH  
 LONGITUDE: -122.2050 WEST



SCALE = 1:24,000

**FIGURE 1**

**GENERAL VICINITY MAP**

<b>PREPARED BY</b>	ENVIRONMENTAL PARTNERS INC		
<b>REPORT</b>	ADDITIONAL SUBSURFACE INVESTIGATION WORK PLAN		
<b>LOCATION</b>	LEGION LOTS - 413 AND 419 ROCKEFELLER AVENUE EVERETT, WASHINGTON		
<b>PREPARED FOR</b>	HAACK BROTHER HOMES		
<b>DATE</b>	<b>DRAWN BY</b>	<b>REVIEWED BY</b>	<b>PROJECT NUMBER</b>
1/29/20	VPB	NDH	84701.1

407 ROCKEFELLER AVE  
EVERETT, WA  
PARCEL ID: 00438610400300

413 ROCKEFELLER AVE  
EVERETT, WA  
PARCEL ID: 00438610400600  
**LOT 6**

419 ROCKEFELLER AVE  
EVERETT, WA  
PARCEL ID: 00438610400600  
**LOT 5**

419 ROCKEFELLER AVE  
EVERETT, WA  
PARCEL ID: 00438610400600  
**LOT 4**

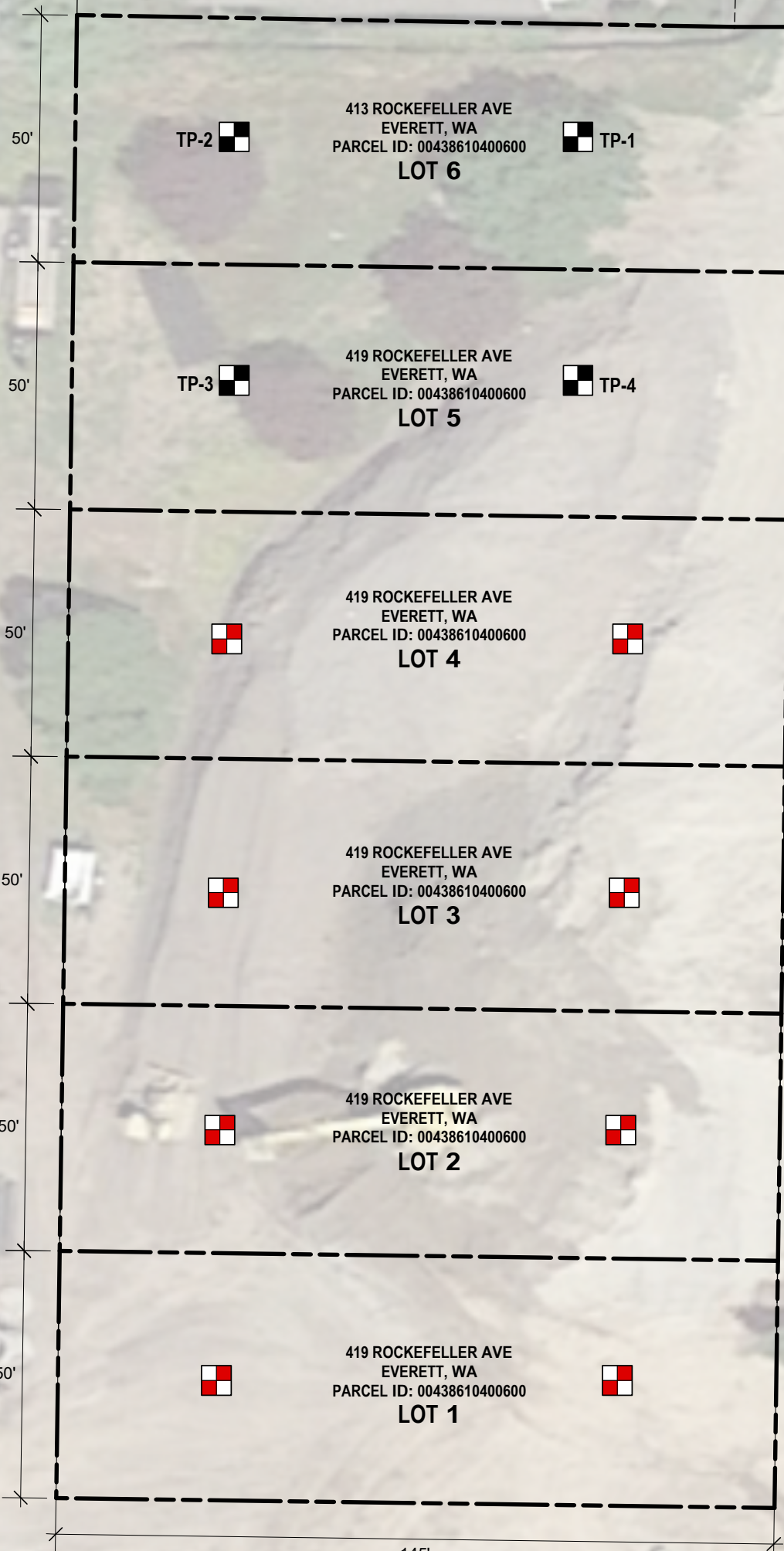
419 ROCKEFELLER AVE  
EVERETT, WA  
PARCEL ID: 00438610400600  
**LOT 3**

419 ROCKEFELLER AVE  
EVERETT, WA  
PARCEL ID: 00438610400600  
**LOT 2**

419 ROCKEFELLER AVE  
EVERETT, WA  
PARCEL ID: 00438610400600  
**LOT 1**

LEGION MEMORIAL  
GOLF COURSE  
EVERETT, WA  
PARCEL ID: 29050800300100

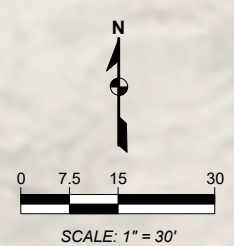
ROCKEFELLER AVENUE



SAMPLE LOCATION	SAMPLE DEPTH (FEET BGS)	SAMPLE DATE	TOTAL METALS		
			ARSENIC	CADMIUM	LEAD
TP-1:4	4	12/10/19	<b>3.32</b>	<1	<b>4.8</b>
TP-1:5.5	5.5	12/10/19	<b>4.05</b>	<1	<b>5.79</b>
TP-2:4.5	4.5	12/10/19	<b>8.16</b>	<1	<b>7.8</b>
TP-2:5.5	5.5	12/10/19	<b>10.6</b>	<1	<b>9.26</b>
TP-3:5.5	5.5	12/10/19	<b>5.86</b>	<1	<b>6.91</b>
TP-3:7	7	12/10/19	<b>8.94</b>	<1	<b>9.58</b>
TP-4:5.45	4.5	12/10/19	<b>12.5</b>	<1	<b>17.8</b>
TP-4:5.5	5.5	12/10/19	<b>4</b>	<1	<b>3.96</b>
MTCA METHOD A SOIL CLEANUP LEVEL FOR UNRESTRICTED LAND USES			<b>20</b>	<b>2</b>	<b>250</b>

ALL RESULTS PRESENTED IN MILLISECOND PER KILOGRAM (mg/kg)  
**BOLD RESULTS EXCEEDED THE LABORATORY REPORTING LIMIT**  
BGS - BELOW GROUND SURFACE

**NOTES:**  
 APPROXIMATE SUBJECT PROPERTY BOUNDARY PER SNOHOMISH COUNTY  
 APPROXIMATE SURROUNDING PARCEL BOUNDARY PER SNOHOMISH COUNTY  
 APPROXIMATE TEST PIT LOCATION FROM TARGETED SUBSURFACE INVESTIGATION IN DECEMBER 2019  
 PROPOSED TEST PIT LOCATION



**FIGURE 2**  
SITE REPRESENTATION SHOWING SOIL ANALYTICAL RESULTS AND PROPOSED TEST PIT LOCATIONS

PREPARED BY	ENVIRONMENTAL PARTNERS INC		
REPORT	ADDITIONAL SUBSURFACE INVESTIGATION WORK PLAN		
LOCATION	LEGION LOTS - 413 AND 419 ROCKEFELLER AVENUE EVERETT, WASHINGTON		
PREPARED FOR	HAACK BROTHER HOMES		
DATE	DRAWN BY	REVIEWED BY	PROJECT NUMBER
1/29/20	JYT	NDH	84701.1

**Attachment A**  
**Health and Safety Plan**





## Health and Safety Plan

<b>Site Name:</b>	Legion Lots	
<b>Site Address:</b>	413 and 419 Rockefeller Avenue, Everett, Washington	
<b>TRC Project Number:</b>	015446	
<b>Client:</b>	Haack Brothers Homes	<b>Phone:</b> (425) 397-7360
<b>Site Contact:</b>	Joel Haack	<b>Phone:</b> (425) 397-7360
<b>Client Health and Safety Representative:</b>	N/A	<b>Phone:</b> N/A

<b>Planned Activities:</b> Utility locate, test pit excavation, soil sampling	<b>Location Within Site:</b> Lots 1 through 4 at 413 and 419 Rockefeller Avenue	<b>Dates:</b> March through May 2020
<b>Estimation of Hazards to TRC Personnel:</b> Arsenic, lead, and cadmium in soil, mechanical equipment, subsurface utilities.		
<b>Physical Description of the Facility:</b> Vacant Site in residential neighborhood. Topography is generally flat with vegetative cover.		
<b>Operation Description of the Facility:</b> Vacant Site in residential neighborhood adjacent to golf course.		
<b>Facility Status:</b> Vacant properties in a residential neighborhood.		

<b>Hazard Assessment</b>			
<b>Chemical State:</b>	<input type="checkbox"/> Liquid	<input checked="" type="checkbox"/> Solid	<input type="checkbox"/> Gas
	<input type="checkbox"/> Vapor	<input type="checkbox"/> Unknown	
<b>Chemical Characteristics:</b>	<input type="checkbox"/> Corrosive	<input type="checkbox"/> Flammable	<input checked="" type="checkbox"/> Toxic
	<input type="checkbox"/> Volatile	<input type="checkbox"/> Inert	<input type="checkbox"/> Other:

<b>Describe Potential Chemical Hazards and Modes of Exposure</b>	
<b>Chemical Hazards:</b>	Arsenic, lead, and cadmium in soil.
<b>Potential Modes of Exposure:</b>	Primary mode: Inhalation, Secondary mode: ingestion. Potential dust hazard during test pit excavation. Will monitor for dust during test pit excavation.

Potential Chemical Hazards						
Chemical Name	Action Levels			Exposure Route	Target Organs	Symptoms
	PEL	STEL	IDLH			
<b>Metals</b>						
Arsenic	0.002 mg/m <sup>3</sup>	0.010 mg/m <sup>3</sup>	5 mg/m <sup>3</sup>	Inhalation, skin absorption, skin/eye contact, ingestion	Liver, kidneys, skin, lungs, lymphatic system	Ulceration of nasal septum, dermatitis, gastrointestinal disturbances, peripheral neuropathy, respiratory irritation, hyperpigmentation of skin [potential occupational carcinogen]
Cadmium	0.005 mg/m <sup>3</sup>		9 mg/m <sup>3</sup>	Inhalation, ingestion	Respiratory system, kidneys, prostate, blood	Pulmonary edema, breathing difficulty, cough, chest tightness, sub sternal (chest) pain, headache, chills, muscle aches, nausea, vomiting, diarrhea, loss of sense of smell, emphysema, proteinuria, mild anemia, [potential occupational carcinogen]
Lead	0.050 mg/m <sup>3</sup>		100 mg/m <sup>3</sup>	Inhalation, ingestion, skin/eye contact	Eyes, gastrointestinal tract, CNS, kidneys, blood, gingival tissue	Weakness, exhaustion, insomnia, facial pallor, anorexia, weight loss, malnutrition, constipation, abdominal pain, colic, anemia, gingival lead line, tremor, paralysis, wrist, ankles, encephalopathy, kidney disease, irritation eyes, hypertension

**Describe Potential Physical Worker Hazards:**  
 Heavy equipment, slip, trip, and fall, cold stress

**Potential Physical Hazards**

<input type="checkbox"/> Heat Stress	<input checked="" type="checkbox"/> Cold Stress	<input type="checkbox"/> Explosion/Flammability
<input type="checkbox"/> Noise	<input type="checkbox"/> Confined-Space Entry	<input type="checkbox"/> Oxygen-Deficient Atmosphere
<input checked="" type="checkbox"/> Traffic or heavy equipment	<input type="checkbox"/> Heights	<input checked="" type="checkbox"/> Slip, trip, fall
<input type="checkbox"/> Overhead hazards	<input type="checkbox"/> Dust (non-toxic)	<input type="checkbox"/> Other:

Prevention of Physical Hazards		
Category	Cause	Preventive Measures
Head Hazards	Falling and/or sharp objects, bumping hazards.	Hard hats will be worn by all personnel at all times when working around overhead hazards and heavy equipment.

Foot/Ankle Hazards	Sharp objects, dropped objects, uneven and/or slippery surfaces, and chemical exposure.	Chemical resistant, steel-toed boots must be worn at all times on-site.
Eye Hazards	Sharp objects, poor lighting, bright lights (welding equipment), exposure due to splashes.	Safety glasses/face shields will be worn when appropriate. Shaded welding protection will be worn when appropriate.
Electrical Hazards	Underground utilities, overhead utilities, motors, electrical panels equip. and breakers.	Locator service mark-outs, visual inspection of work area prior to starting work.
Mechanical Hazards	Heavy equipment such as drill rigs, service trucks, excavation equipment, saws, drills, etc.	Competent operators, backup alarms, regular maintenance, daily mechanical checks, proper guards.
Noise Hazards	Machinery creating >85 decibels TWA, >115 decibels continuous noise, or peak at >140 decibels.	Wear earplugs or protective earmuffs.
Fall Hazards	Elevated and/or slippery or uneven surfaces. Trips caused by poor "housekeeping" practices.	Care should be used to avoid such accidents and to maintain good "housekeeping". Fall protection devices must be used when work proceeds on elevated surfaces.
Lifting Hazards	Injury due to improper lifting techniques, overreaching/overextending, heavy objects.	Use proper lifting techniques, mechanical devices where appropriate.
Lighting Hazards	Improper illumination.	Limit work to daylight hours or rent additional construction lighting.

<b>Site Activity Considerations</b>			
Will Client Site Representative be Present?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Sometimes
Exact Locations of Chemicals:	<input type="checkbox"/> Known	<input checked="" type="checkbox"/> Assumed	<input type="checkbox"/> Unknown
Identify Nearest Off-Site Population:	<input type="checkbox"/> Rural	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential
	<input type="checkbox"/> Urban	<input type="checkbox"/> Commercial	

<b>Monitoring Equipment</b>		
<input type="checkbox"/> PID	<input type="checkbox"/> FID	<input type="checkbox"/> Combustible gas indicator
<input type="checkbox"/> Colorimetric tubes	<input checked="" type="checkbox"/> Particulate meter	<input type="checkbox"/> Carbon monoxide meter
<input type="checkbox"/> H <sub>2</sub> S/O <sub>2</sub> Meter	<input type="checkbox"/> Other (describe):	

<b>Monitoring Action Guidelines</b>		
<b>Instrument</b>	<b>Reading/Observation</b>	<b>Action Required</b>
Particulate Meter	Observable dust	<b>Notify Project Manager to determine potential engineering controls</b>
	See Potential Chemical Hazards Section Above	<b>Evacuate all workers from work area. Notify Project Manager and Company Safety Officer</b>

<b>Special Safety Considerations</b> If there is more than one level of hazard, or if there are multiple “sites” within a site, the hazards associated with each should be considered. A separate “Special Safety Considerations” section should be completed for each “site.”	
<b>Work Location:</b> Lots 1 through 4 at 319 Rockefeller Avenue	
<b>Objective of work at this Location:</b> Test pit advancement, soil sampling	
<b>Level of Protection Planned:</b> <input type="checkbox"/> Level C <input type="checkbox"/> Level D <input checked="" type="checkbox"/> Level D-Modified (explain below)	
<b>Modifications to Level of Protection:</b> Hard hat, safety glasses, steel toe boots, and hearing protection required when working near drill rigs or heavy equipment. DOT-approved safety vest required when working near vehicle traffic or heavy equipment. TRC staff may not enter any un-shored excavation greater than 4-feet deep unless 1:1 sidewall slope is present.	

Types of PPE to be Used	
Foot	Steel-toed, steel shank boots. Rubber steel toed boots or rubber boot covers required if boot decontamination is warranted.
Hand	Double layer of nitrile gloves when handling potentially contaminated media, temperature-appropriate gloves for protection during cold weather.
Eye/Face	Safety glasses
Clothing	Temperature appropriate, long pants are required. Tyvek coveralls should be available to all on-site workers.
Respiratory	Based on monitoring requirements (full- or half-face respirator should be available to all on-site workers).
Additional Gear	Hardhat, earplugs, face shield, DOT-approved safety vest

Work Party		
Name	Responsibility	Level of Protection
Nate Hinsperger		

**Site Entry Procedure**

Upon site arrival but before walking onto the property, send an email with the following information to the Project Manager and to [onsite-iss@trccompanies.com](mailto:onsite-iss@trccompanies.com):

- Property address
- Who is with you at the job site (if anyone)
- Description and license number of the vehicle you are using
- What time you anticipate leaving the property

When leaving the site for the day, send another email to the Project Manager and [onsite-iss@trccompanies.com](mailto:onsite-iss@trccompanies.com) stating that you are off-site. The email can be as simple as: "It's 5:00pm and I'm leaving the property."

**Criteria for Changing Personal Protection**

Air monitoring threshold limits. When visible dust is noted.

**Criteria for Implementing Engineering Controls:**

When air monitoring threshold limits are exceeded.

**Decontamination Procedures**

Remove PPE and wash hands and face prior to eating or leaving Site. Eye wash kit, washing dermal with soap and water

**Work Limitations (i.e., time of day, conditions, etc.)**

Daylight hours only.

**Placement of Disposable Materials**

N/A

**Placement of Investigation-Derived Residuals (i.e., drilling spoils, decon. water, purge/dev. water)**

Test pit spoils will be placed back into excavation.

**Location of Nearest:**

Cellular Phone: With TRC field representative  
 Running Water: N/A  
 Public Road: Rockefeller Road  
 Lavatory: N/A

<b>Emergency Planning</b>		
<b>Service</b>	<b>Name</b>	<b>Number</b>
Local Police:	Everett Police Department	911
Local EMS:	Everett Fire Department	911
Local Fire Department:	Everett Fire Department	911
Local Hospital:	Providence Medical Center	(425) 261-2000
Client Contact:	Joel Haack	(425) 397-7360

Site Phone Number:	Nate Hinsperger	(206) 851-3312
TRC Office (425-395-0010)	Douglas Kunkel	425-395-0016 office 425-241-8170 cell

**Directions to Nearest Medical Facility (Map Attached):**  
The recommended route to Providence Medical Center is highlighted on attached map. The hospital is located approximately 0.9 miles from the site.

<b>Approvals</b>		
<b>Title</b>	<b>Signature</b>	<b>Date</b>
Site Safety Officer, Nate Hinsperger		
Project Manager, Nate Hinsperger		
Company H&S Officer, TRC Safety Officer, Doug Kunkel		

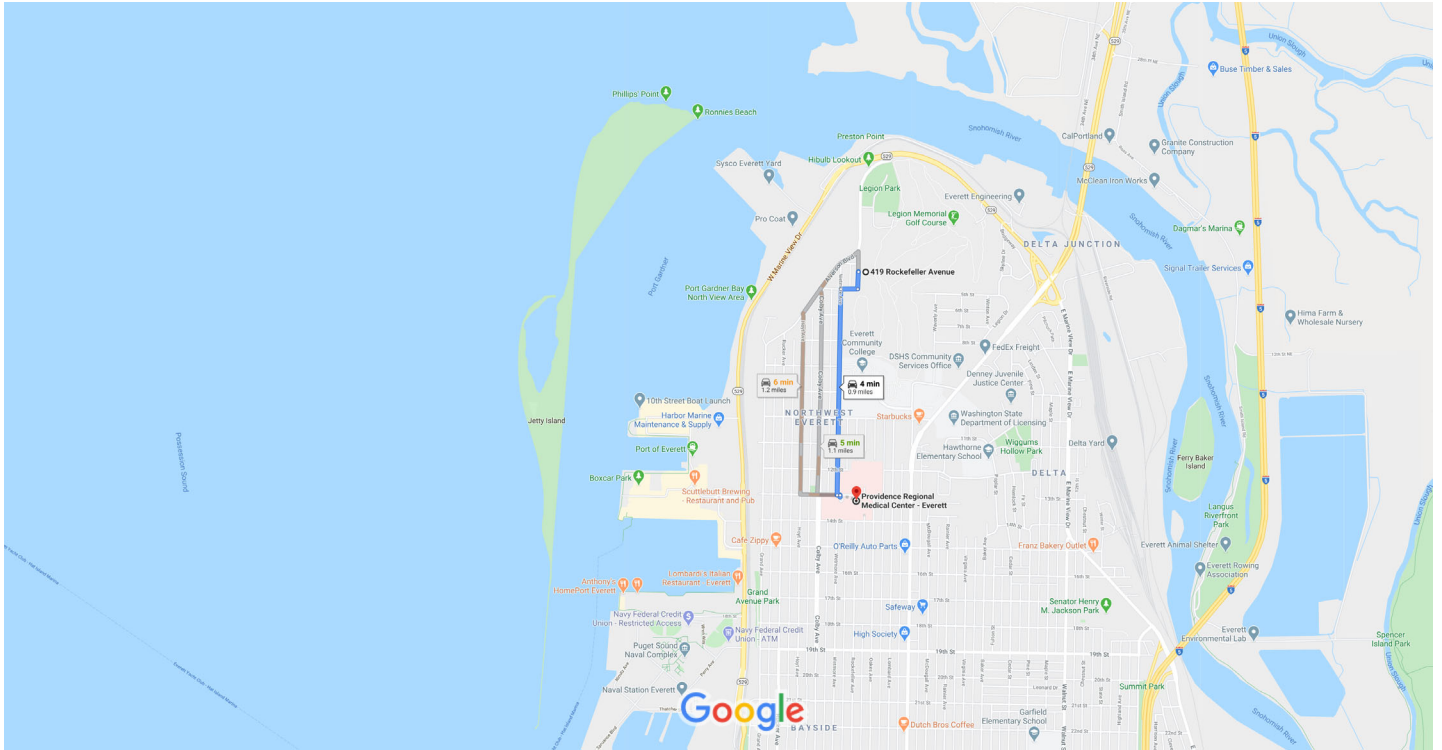
<b>Additional Site Personnel</b>		
<b>Printed Name and Company</b>	<b>Approvals Signature</b>	<b>Date</b>





419 Rockefeller Ave, Everett, WA 98201 to Providence Regional Medical Center - Everett

Drive 0.9 mile, 4 min



Map data ©2020 Google 1000 ft

### 419 Rockefeller Ave

Everett, WA 98201

- ↑ 1. Head south on Rockefeller Ave toward 5th St  
\_\_\_\_\_ 322 ft
- 2. Rockefeller Ave turns right and becomes 5th St  
\_\_\_\_\_ 315 ft
- ↶ 3. Turn left onto Wetmore Ave  
\_\_\_\_\_ 0.7 mi
- ↶ 4. Turn left onto 13th St  
\_\_\_\_\_ 56 ft
- 5. Turn right  
  - i** Destination will be on the right
  - \_\_\_\_\_ 36 ft

### Providence Regional Medical Center - Everett

1700 13th St, Everett, WA 98201

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



