

VIA EMAIL (Karli@accuinc.com)

Karli Phifer (c/o ACCU, Inc.)

Re: Retaining Wall - Soils and Design Verification Letter

Office Name: Star Point Condominiums
Address: 8701 South Huron Street
Thornton, Colorado 80260

Dear Ms. Phifer:

At your request, Knott Laboratory, LLC (Knott) completed a site inspection of Star Point Condominiums (Community) on October 30, 2025, regarding the timber retaining wall at 8701 South Huron Street, Thornton, Colorado 80260. The purpose of this site assessment was to observe the existing soils to verify the design for the retaining wall replacement, per the City of Thornton.

Knott's Zachary Henrichs, P.E. and Cade Caldwell, P.E. conducted an onsite inspection to verify the soil and design. The general contractor, Hall Ryan Construction, conducted the test bore of the subgrade soils up to 5-feet in depth of the retained soils.

Based upon visual inspection and soil texture field test, Knott observed that the onsite soils consisted of silt and clay loams. This is consistent with the Natural Resources Conservation Service (NRCS) Soil Resource Report which identified the site to contain Planter Loams and Ulm Loams, having a sandy to silty clay loam profile. These soils seemed consistent with clay silts having slight plasticity (ML) based on the Unified Soils Classification System. This soil type is consistent with the minimum design values provided by the 2024 International Building Code (IBC), utilized by Knott during the design of the proposed mechanically stabilized earth (MSE) retaining wall to replace the failed timber retaining wall. Such minimum values for ML soils were taken from Table 1610.1 and Table 1806.2 in the 2024 IBC for input into design calculations for the proposed retaining wall. Thus, Knott has verified the design for retained soils on this project.

Furthermore, Knott has updated the construction repair plans based on the engineering review comments (Submittal #1) provided by the City of Thornton on September 30, 2025. Knott has revised the plans to address all City comments, while maintaining compliance with the local jurisdictional requirements. Please see attached for the updated construction documents, "Star Point Condominiums Retaining Wall Repair Project", revised October 31, 2025, by Knott.

Please contact Knott if you have any questions or concerns. Thank you again for the opportunity to assist the Community.

Sincerely,



Zachary R. Henrichs, M.S., P.E.
Director of Civil Engineering

Enclosed: 1) Revised Plans to Address City Comments