COMMENTS ON THE GAS MONITORING RESULTS

Gas monitoring was undertaken at the installation in borehole BH2 during a return monitoring visit on 17 January 2007 when the concentrations of gases (methane, carbon dioxide and oxygen) were measured. The results of the monitoring are presented as Appendix B and summarised in Table 1 below.

Table 1. Summary of Gas Monitoring Data

Determinand	No. of Locations	Value Detected (v/v)	Applicable Criteria (%)	No. Above Applicable Criteria
Oxygen	1	12.5-12.7	NS	NA
Carbon Dioxide	1	1.3	1.51	0/1
Methane	1	<0.1	1.0 ¹	0/1

¹ %v/v, Building Research Establishment Report, BR 212

Comparison of the monitoring results to the Building Research Establishment (BRE) guidance, BR 212, shows recorded concentrations of methane gas, at a level below the detection limit of the equipment used, to be within guidance threshold concentrations. Oxygen levels were at marginally below anticipated atmospheric concentrations in the installation. The carbon dioxide concentration did not exceed the 1.5% HSE short-term (10 minutes) occupational exposure limit; however it did exceed the HSE long-term exposure limit, set at 0.5% gas in air.

The results of the gas monitoring from the single visit give a Gas Screening Value (GSV) of 0.0013l/hr and the concentrations of methane and carbon dioxide fall into a Characteristic Situation 1 based on the modified Wilson & Card classification from CIRIA C659 'Assessing Risks Posed by Hazardous Ground Gases to Buildings' (2006). Characteristic Situation 1 requires no special precautions.

NS No Standard

NA Not Applicable

COMMENTS ON THE CHEMICAL TEST RESULTS

The results of the laboratory chemical testing of selected soil samples, taken during the ground investigation have been compared with CLEA Soil Guideline Values (SGV) and Atkins Soil Screening Values (ASSV), which have been used as screening tools for use in the assessment of land affected by contamination.

CLEA Series Soil Guideline Values (SGV)

Toxicological data and Soil Guideline Values for arsenic, cadmium, chromium, lead, mercury, selenium, nickel, phenol, ethyl benzene and toluene have been provided in the CLEA series of contaminated land reports, by the Department for Environment, Food and Rural Affairs, DEFRA, and the Environment Agency, EA, March 2002 to November 2005. The respective Soil Guideline Values have been published in reports SGV1, SGV3 to SGV5, SGV7 to SGV10, SGV15 and SGV16 and have been derived according to standard land-uses and individual SGVs determined using CLR 7-10 The Contaminated Land Exposure Assessment (CLEA) Model: Technical Basis and Algorithms.

ATRISKSOIL Series Soil Screening Values (ASSV)

ATRISKSOIL is a database compiled by Atkins Limited, which provides Soil Screening Values (UK applicable), under licence to Ground Engineering, for common contaminants not currently covered by Soil Guideline Values. The Atkins Soil Screening Values for clarity have been referenced as ASSVs within the text of this report. The conceptual model, adopted by Atkins Limited, for the specified land uses is understood to be equally or more conservative than those incorporated in the CLEA model. The risk assessment tool is BP RISC 4.0 and it is recommended that the resulting ASSVs are used as relatively conservative screening values. Respective toxicology reports and technical details on the derivation of the ASSVs can be provided on request.

Assessment Summary

The following standard land uses form the basis of the assessment:

- Residential usage with home grown vegetables, representative of the most sensitive land usage such as private rear gardens.
- Residential usage without home grown vegetables representative of communal gardens or landscaped areas.
- Commercial and industrial usage representative of buildings and areas covered by hardstanding.

The intended purpose of the SGV and ASSV is as "intervention values" in the regulatory framework for assessment of human health risks in relation to land use. These values are not binding standards, but are intended to inform judgements about the need for action to ensure that a new use of land does not pose any unacceptable risks to the health of the intended users.

Tables 2, 3 and 4 below compare the results of the chemical analytical testing with the SGVs and ASSVs in relation to the above end uses. The specified usage is considered equivalent to commercial/industrial as the site will be covered with hardstanding and buildings. End uses described as residential with home grown vegetables and residential without home grown vegetables, representative of communal gardens or landscaped areas, are also included for comparison. The fraction of test results, which exceeds the specified values, is also provided.

Two samples of made ground, two samples of natural ground and two samples of groundwater were tested for the suite of contaminants discussed above.

<u>Table 2. Residential With Home Grown Vegetables</u> <u>Comparison of Chemical Test Results with SGVs and ASSVs</u>

Determinand	Min Value Detected mg/kg	Max Value Detected mg/kg	Assess- ment Method		Standard Residentia with plant mg/kg	_		ction of sar exceeding GV or ASS	;
Arsenic	5.3	16	SGV		20			0/4	~~~
Cadmium	<0.1	<0.1	SGV		1 (pH6)			9/4	
Chromium (Total)	10	19	SGV		130			0/4	
Lead	14	110	SGV		450			0/4	
Mercury	<0.1	0.29	SGV		8			0/4	
Selenium	<0.1	0.97	SGV		35			0/4	
Nickel	14	36	SGV		50			0/4	,
Phenols	<0.3	<0.3	SGV	78 1% SOM	78 2.5% SOM	78 5% SOM	0/2 1% SOM	0/1 2.5% SOM	0/1 5% SOM
BaP	<0.1	0.2	ASSV		0.85			0/4	
Boron	<0.4	0.5	*		-			-/4	
Copper	11	60	ASSV		650			0/4	
Zinc	31	66	ASSV		130			0/4	
Free Cyanide	<0.5	<0.5	ASSV		34			0/4	
Sulphide	<0.5	<0.5	*		-			-/4	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	SOM	I = Soil Org	ganic Matte	r *= Soil	Screening	Value not	derived		

<u>Table 3. Residential Without Home Grown Vegetables</u> <u>Comparison of Chemical Test Results with SGVs and ASSVs</u>

Determinand	Min Value Detected mg/kg	Max Value Detected mg/kg	Assess- ment Method		Standard Residentia ithout plan mg/kg			ction of sar exceeding GV or ASS	•
Arsenic	5.3	16	SGV		20			0/4	
Cadmium	<0.1	<0.1	SGV		30			0/4	
Chromium (Total)	10	19	SGV		200			0/4	
Lead	14	110	SGV		450			0/4	
Mercury	<0.1	0.29	SGV		15			0/4	
Selenium	<0.1	0.97	SGV		260			0/4	
Nickel	14	36	SGV	_	75			0/4	
Phenois	<0.3	<0.3	SGV	21,900 1% SOM	34,400 2.5% SOM	37,300 5% SOM	0/2 1% SOM	0/1 2.5% SOM	0/1 5% SOM
BaP	<0.1	0.2	ASSV		1.2			0/4	
Boron	<0.4	0.5	*		-			-/4	
Copper	11	60	ASSV		23,000			0/4	
Zinc	31	66	ASSV		19,000			0/4	
Free Cyanide	<0.5	<0.5	ASSV		34			0/4	
Sulphide	<0.5	<0.5	*					-/4	
	SOM	I = Soil Org	anic Matte	r * = Soil	Screening	Value not	derived		

<u>Table 4. Standard Commercial / Light Industrial</u> <u>Comparison of Chemical Test Results with SGVs and ASSVs</u>

Determinand	Min Value Detected mg/kg	Max Value Detected mg/kg	Assess- ment Method	1	Standard ercial / Ind nd-use mg	lustrial		ction of sai exceeding GV or ASS	•
Arsenic	5.3	16	SGV		500			0/4	
Cadmium	<0.1	<0.1	SGV		1400			0/4	······································
Chromium (Total)	10	19	SGV		5000			0/4	
Lead	14	110	SGV		750	· · · · · · · · · · · · · · · · · · ·		0/4	
Mercury	<0.1	0.29	SGV		480			0/4	
Selenium	<0.1	0.97	SGV		8000			0/4	
Nickel	14	36	SGV		5000			0/4	
Phenols	<0.3	<0.3	SGV	21,900 1% SOM	43,000 2.5% SOM	78,100 5% SOM	0/2 1% SOM	0/1 2.5% SOM	0/1 5% SOM
BaP	<0.1	0.2	ASSV		29			0/4	
Boron	<0.4	0.5	*		-			-/4	
Copper	11	60	ASSV		740,000			0/4	**
Zinc	31	66	ASSV		1,000,000			0/4	***************************************
Free Cyanide	<0.5	<0.5	ASSV		29			0/4	
Sulphide	<0.5	<0.5	*		-			-/4	
	SOM	I = Soil Org	anic Matte	r *= Soil	Screening	Value not	derived		

There was no visual or olfactory evidence of hydrocarbon fuel contamination in any of the exploratory holes and the results of the chemical analytical testing of the samples of made ground and natural soils showed levels of poly-cyclic aromatic hydrocarbons (PAH) either below or very slightly above the detection limits of the equipment used.

The end use of the site as a sports hall with associated buildings and hardstanding is considered equivalent to an end use described as commercial/industrial, which is usually considered representative of areas covered with buildings and/or hardstanding. The results of the chemical analytical testing of both the made ground and the natural soils on the site show that the made ground and the natural soils would be suitable for use within private residential garden areas, which is the most sensitive end use.

Comparison of Water Analysis with Inorganic Drinking Water Standards

One sample of groundwater was recovered from each of the boreholes during the ground investigation and both samples were analysed in the laboratory for a suite of common inorganic and organic potential contaminants primarily for characterisation purposes. The groundwater samples were taken from depths of 5.00m and 5.50m.

The primary assessment tool employed for the generic screening of samples for the protection of 'Controlled Waters' consists of the Statutory Instrument 2000 No.3184 'The Water Supply (Water Quality) Regulations 2000'. The fraction of test results that exceed these levels are summarised in Table 5 below.

Table 5. Comparison of Chemical Test Results with Water Supply Regulations

Determinant	Minimum Concentration	Maximum Concentration	The Water Supply (Water Quality) Regulations 1989-2000 Maximum Concentration/Value for Consumers Taps	Fraction of samples Exceeding Water Supply Regulation
Arsenic (total) μg/l	3.8	4,2	10 μg/l	0/2
Boron (Water Soluble) μg/l	250	270	1000 µg/l	0/2
Cadmium (total) µg/l	<0.5	<0.5	5.0 μg/l	0/2
Chromium (total) µg/l	41	42	50 μg/l	0/2
Copper (total) µg/l	<1	<1	2000μg/l	0/2
Cyanide (total) mg/l	<0.05	< 0.05	0.05 mg/l	0/2
Lead (total) μg/l	<1	<1	25 μg/l	0/2
Mercury (total) μg/l	<0.5	<0.5	1.0 μg/l	0/2
Nickel (total) μg/l	<1	7.5	20 μg/l	0/2
pH value	7.3	7.4	6.5 minimum 10.0 maximum	0/2
Phenols mg/l	<0.03	<0.03	0.0005 mg/l	-/2
Selenium (total) μg/l	1.4	2.8	10 μg/l	0/2
Sulphate (soluble) mg/l	72	88	250mg/l	0/2
Sulphide mg/l	< 0.05	<0.05	No limit	0/2
Zinc (total) µg/l	6.7	7.7	5000 μg/l	0/2
PAHs μg/l	<2	<2	0.10 µg/l	-/2

With regard to the quality of the groundwater recovered from boreholes BH1 and BH2 none of the inorganic elements and compounds tested were present at levels above the drinking water standard thresholds.

POSSIBLE EXPOSURE SCENARIOS DURING CONSTRUCTION PHASE OF REVELOPMENT WORKS

Anticipated exposure scenarios during the construction phase of the redevelopment works are discussed below.

The intrusive investigation may not have revealed the full extent of contamination on this site and appropriate professional advice should be sought if subsequent site works reveal materials that appear to be contaminated.

The made ground and natural ground present on the site to a depth of between 0.10mm and 1.20m did not contain any elevated concentrations of any of the determinands tested for.

No significant quantities of putrescible matter were encountered by the exploratory holes. The results of the gas monitoring showed marginally elevated levels of carbon dioxide. The precautions outline below should therefore be followed to protect the workers.

General precautions would be required during any potential development of the site by workers who may come into contact with the soil during groundworks, following standard precautions presented by the Health and Safety Executive (The Blue Book).

For the protection of these workers during groundworks the following is recommended:

- a) Limit repeated or prolonged skin contact with soils by wearing gloves with sleeves rolled down.
- b) Washing facilities should be made available to ground workers, so as to minimise the potential for inadvertent ingestion of soil.
- c) Suitable precautions, in line with current best practice, should be put in place to protect workers during the ground works.
- d) Workers should not spend long periods of time in deep trenches due to the possible build up of carbon dioxide and warning signs should be erected around such excavations.

Excavated material and excess spoil should always be classified prior to removal from site as required by 'Duty of Care' (Environmental Protection Act 1990) legislation. This means that material has to be given a proper description and waste classification prior to removal. The site plans, exploratory hole logs and certificates of chemical analysis should be sent to the Environment Agency or a suitably licensed waste disposal contractor for classification of the material prior to disposal off-site during any redevelopment works.

POSSIBLE EXPOSURE SCENARIOS RELATING TO FINAL DEVELOPMENT

The redevelopment is understood to comprise the construction of a sports hall with associated buildings. There are no plans for additional landscaping or planting on the site.

Anticipated exposure scenarios on completion of the development are discussed in the following sections, which also provide remedial solutions as applicable.

The results of the ground investigation have shown that the site is generally covered by up to 1.20m of made ground. The results of laboratory chemical testing of the made ground have identified no elevated levels of any of the determinands tested for. It is therefore considered that no remedial measures are necessary for site under the current scheme proposals.

The chemical analytical testing of the groundwater samples obtained showed no elevated concentrations of any elements or compounds tested for in relation to the drinking water standards derived from The Water Supply (Water Quality) Regulations 1989-2000; Maximum Concentration/Value for Consumers Taps.

During the site investigation no putresible matter was encountered and results of the gas monitoring discussed showed no elevated soil gases within the standpipe. The risk of soil gases affecting the final development is therefore judged to be low.

GROUND ENGINEERING

C. S. SPARK
S. J. FLEMING

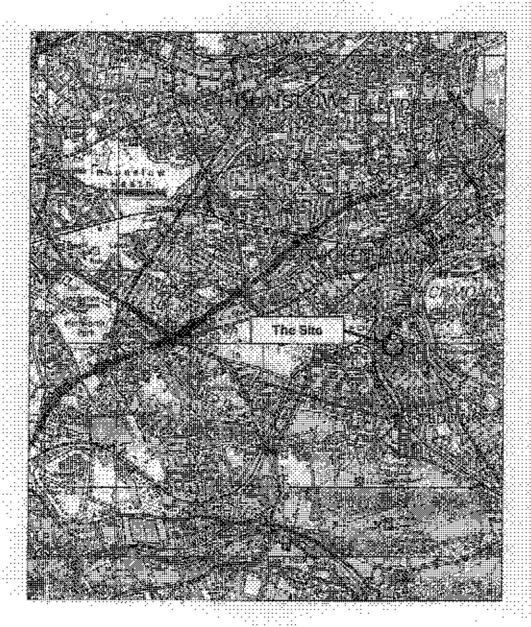
M.Sc., D.I.C., M.Sc., M.C.S.M.,

C.Eng., M.I.M.M., C.Geol., F.G.S.

Senior Geo-Environmental Engineer Director

Figures

Figure 1. Site Location Plan



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Project : St. Mary's College, Waldegrave Road, Twickenheir

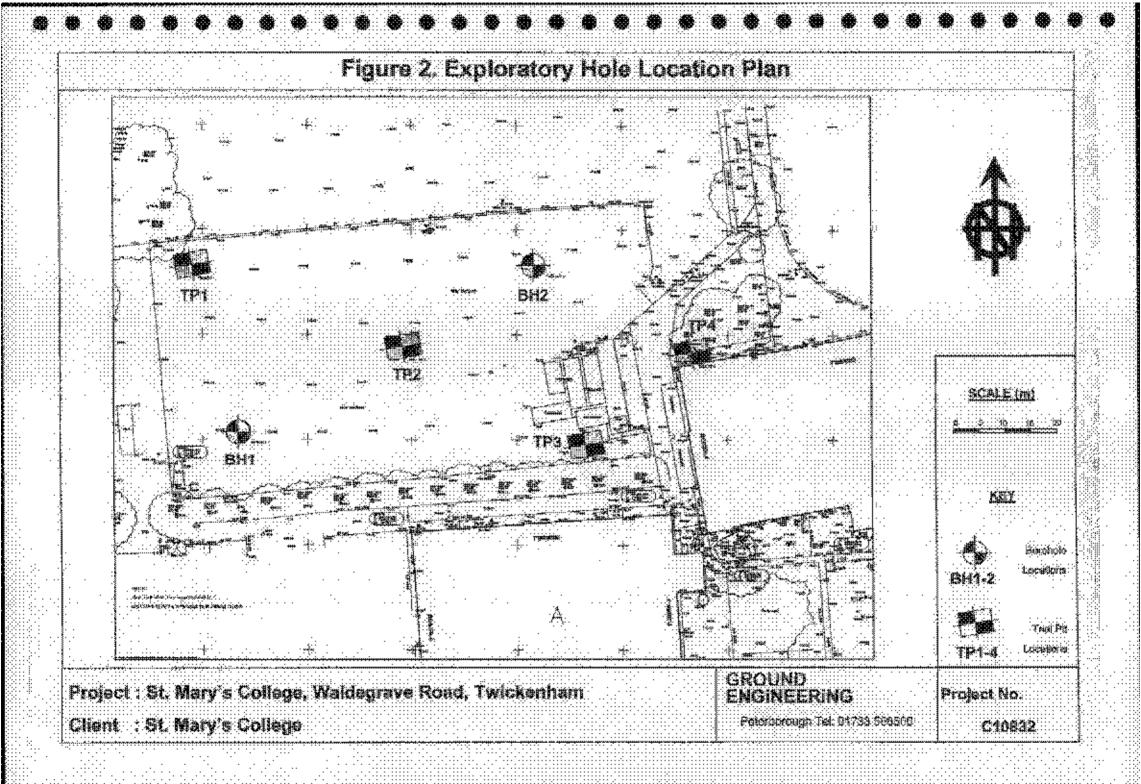
Client : St. Mary's College

GROUND ENGINEERING

Project No.

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C10832



Exploratory Hole Logs

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2. wa 3. Boi 4. Gas	rehole moni	ued fro cased toring	t from 0. m 2.00m t to 6.50m standpipe	co 4.000 depth insta	n lled	to 7.00	m depth						10832	
-										, 		Sca 1:5	0	Page 1/2
Disturbed Sample Bulk Sample	le .	 Blows in penetral 	ows for 0.3n or quoted tion	L			Foundwater Strik Depth m	es		Gro	undw ater	Obser Depth		s
Undisturbed San Water Sample		- Vane S	hear Test on () kPa	No	Struc	k Rose to	Rate	Cased	Sealed	Date	Hole	Casir	ng I	Vater
SPT Spoon/Cone Water Strike Water Rise		Level o Level c	n completion asing withdr pe Level	awn u						02/01/07 02/01/07 17/01/07	15.00 15.00 7.00	6.50 0.00 0.00		amp iry .76

	GROUN ENGINE	D ER il	NG	Site:	ST.MAI TWICK			BOREI Bh	
	Geo-Environmenta 01733 566566			Date: 02	/01/07	Hole Size: 150mm die to 15.00m	Grou Leve	und	0.61m. O.D.
	Samples and in Depth m			(Date) Casing	Inst.	Description of Strata	Lege		0.D. bth Level
	10.45	Type D6	Blows	Cathing	MERENIH METALLATION DEMEATH METALLATION	Stiff, locally very stiff, fissured dark brown CLAY with fine sand or silt partings with rare shell fragments	1 -	m	
	11.00	D7			** BENEATH* JUSTALLATION				-
	11.50-11.95	U4	70	6.50	TENEATH MISTALLATION		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		-
Ė	_ 11 .9 5	B0			BENEATH XINSTALLATION X DENEATH			5 4	
	12.50	D9			BETALLATION *BENEATH *BETALLATION	(LONDON CLAY)			1 1
+	13.00-13.45	U5 D10	75	6.50	DEMEATH MEYALLATUR				
	14.00	D11			BSHEATH METALLATION ABENEATH		K		
	14.50-14.95	U6	76	6.50	PENEATH ASTALLATION	;	K		
	15.00	D12		2	SEMEATH STALLAHOR			15.0	00 -4.39
RE	•MARKS					Borehole completed at 15.00m depth			
_								Proje 108 Scale	ect No 332 Page
KE	Y	. .	OPT			Country		1:50	2/2
D	т - Disturbed Sample - Bulk Sample		Blows fo	vs for 0.3 r quoted	m	Groundwater Strikes Ground Depth m		Observatio Depth m	ons
W	 Undisturbed Sample Water Sample 	- Vek	penetrati Vane Sh Cohesior	ear Test	No S	Strock Page to Cate	Hole	Casing	Water
V	- SPT Spoon/Cone Water Strike Water Rise	¥c c¥w	Level on	completionsing withd	n rawn				

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GROUND ENGINEERING		RY'S COLLEGE, WALDEGRAVE ROAD,	T .	RIAL F	7T
Geo-Environmental Specialists 01733 566566	Date: 03/01/07	Pit Size: 3.00m L x 0.60m W x 3.30m D.	Ground Level:	10.5	1m. O.
Samples and in-situ Tests Depth m Type Result	(Date) Water	Description of Strata	Legend	Depth	0.0 Leve
0.02 D1 D2 D2 D3 D3 D3 D3 D3 D3		ROUND - Brown and black mottled gravelly SAND. Gravel ular to sub-angular ash and limestone ROUND - Black sandy GRAVEL of angular to sub-angular re and ash with rare flint slightly gravelly, silty SAND. Gravel of angular to d flint and quartzite ON PARK GRAVEL)	/ * * *	0.02 0.15	10.4
0.70 D4		dense, orange brown, slightly gravelly SAND. Gravel ular to rounded flint and quartzite. Becoming sand avel below 1.10m depth		0.60	9.91
1.10-1.20 B1		DN PARK GRAVEL)		1.60	8.91
2.00-2.10 B2 2.00-2.04 MP2 100		dense, brown, sandy GRAVEL with rare flint cobbles. of angular to rounded flint and quartzite N PARK GRAVEL)			0.71
3.00 3.00-3.14 MP3 100 3.20-3.30 B3	\$	TAIN GANVELY		3.30	7.21
	Trial p	it completed at 3.30m depth			
W - Water Sample J - Jar Sample Y Water Strike Y Water Rise Level on completion	MARKS 1. No live 2. Water m 3. Pit sic	e roots observed het at 3.00m depth des unstable below 3.00m depth			
MP - Mackintosh Probe P() - Hand Penetrometer Cohesion () kPa V - Vane Shear Test				Project 10832	

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ENGINEERING		ARY'S COLLEGE, WALDEGRAVE ROAD, KENHAM		RIAL F	
Geo-Environmental Specialists 01733 566566	Date: 03/01/07	Pit Size: 2.80m L x 0.60m W x 2.00m D.	Ground Level:	· · · · · · · · · · · · · · · · · · ·	8m. O.[
Samples and in-situ Tests	(Date) Water	Description of Strata	Legend	Depth	D.D. Level
Depth m Type Result 0.02 D1 0.10 D2	1			m	m
0.10		GROUND - Red brown silty, slightly gravelly SAND. el of limestone and flint GROUND - Black, red brown and dark grey sandy GRAVEL ngular to rounded flint, ash, coal and limestone n and orange slightly gravelly, slightly silty SAND. el of angular to rounded flint and quartzite (KEMPTON GRAVEL)		0.02 0.15 0.50	10.66 10.53
0.80-0.90 B1		um dense, orange brown slightly silty SAND and GRAVEL. el of angular to rounded flint and quartzite PTON PARK GRAVEL)		0.50	10.18
1.40-1.50 B2 1.50 MP1 100	(ACIVI	TUN PARK GRAVEL)		2.00	8.68_
	Trial	pit completed at 2.00m depth			
			***************************************		••
RE	MARKS				
D - Disturbed Sample B - Bulk Sample U - Undisturbed Sample R - Root Sample V - Water Sample J - Jar Sample Water Strike Water Rise	1. No li 2. Pit d 3. Pit s	ve roots observed ry ides stable			
C Level on completion C Mackintosh Probe D Hand Penetrometer				Project I	Vo.

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	GROUN ENGINE	D ERi	NG	Site:	ST.MA TWICK	RY'S COLLEGE, WALDEGRAVE ROAD, ENHAM	T	RIAL F	
G	eo-Environmenta 1733 566566			Date: 03,	/01/07	Pit Size: 3.00m L x 0.60m W x 3.40m D.	Ground Level:		Om. O.
H	Samples and i		T	(Date) Water		Description of Strata	Legend	Depth	C.C
F	Depth m 0.02 0.10	Type D1	Result	YYACEI	MADE	GROUND - Red brown silty climbtly gravelly SAND		m	m
	0.10 0.30	D2			MADE to rou Medium of an cobbli	GROUND - Red brown, silty, slightly gravelly SAND. L of flint and limestone GROUND - Black and dark grey sandy GRAVEL of angular unded flint, limestone and asphalt m dense, brown, slightly gravelly, silty SAND. Gravel gular to rounded flint and quartzite with occasional e size weakly cemented lenses of slightly gravelly, sand		0.03 0.10	10.9
	0.70 0.70-0.75	D4 MP1	100		(KEMP1	ION PARK GRAVEL)	X X		
<u> </u>	1.10-1.20	B1				CALLY MIC GRAVELY			And the state of t
	1.70-1.80	B2			Medium	I donce brown and accord by the Links of the	****	1.80	9.20
	2.03-2.11	MP2	100		GRAVEL	dense, brown and orange brown, slightly silty, sandy of angular to rounded flint and quartzite			
-	2.50-2.60	83			(КЕМРТ	ON PARK GRAVEL)			
-	3.10-3.20 3.10-3.20	84 MP3	100	Ÿ			* *	3.40	7.60
					Trial p	oit completed at 3.40m depth			-
								TO A PARTY LIMITATION OF THE P	_
		The same of the sa							-
ŒY 1	O - Disturbed S	Sample	R	EMARKS 1	. Live r	cots observed to 1.50m depth			
} N V	3 - Bulk Sampl J - Undisturbec R - Root Sampl J - Water Sam J - Jar Sample Water Strik Water Rise	e d Sampli le ple e		2. 3.	- Pit si - Water	roots observed to 1.50m depth des unstable below 2.07m depth met at 3.10m depth			
MP P()	Level on co - Mackintosh - Hand Peneti Cohesion ()	mpletion Probe rometer kPa						Project 10832	
V	- Vane Shear Cohesion ()						1	1	Page 1/1

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	GROUN ENGINE	NG	Site: ST.MARY'S COLLEGE, WALDEGRAVE ROAD, TWICKENHAM				TRIAL PIT			
	Geo-Environmental Specialists 01733 566566			Date: 03/01/07		Pit Size: 0.60m £ x 0.40m W x 0.60m D.		Ground 10 (7)		
I	Samples and i	n-situ Te		(Date) Water		Description of Strata	Level:	Depth	O.D. Level	
	0.05 0.13	D1 D2	1 COUNT		MADE (GROUND - Brown and orange brown silty, sandy GRAVEL of ar to rounded ash, flint and quartzite GROUND - Yellow brown SAND GROUND - Brown and orange brown, slightly gravelly, SAND. Gravel of angular to rounded flint and quartzite		0.10	10.52	
	0.30	D3			MADE (GROUND - Brown and orange brown, slightly gravelly, SAND. Gravel of angular to rounded flint and quartzite		0.15	10.47	
KE	D - Disturbed Sa	ample	RE	MARKS 1.		pit completed at 0.60m depth		0.60	10.02	
3	B - Bulk Sample U - Undisturbed R - Root Sample W - Water Samp J - Jar Sample V Water Strike Water Rise Level on cor	B - Bulk Sample J - Undisturbed Sample R - Root Sample V - Water Sample J - Jar Sample Water Strike Water Rise Level on completion			Pit dr Pit sid	oots observed to 0.60m depth y des stable	<u></u>	Dur's s		
MP - Mackintosh Probe P() - Hand Penetrometer Cohesion () kPa V - Vane Shear Test Cohesion () kPa								No age /1		

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