

February 17, 2026
KSM Project No. 2600785-p

Sunny Travels, LLC
Marc Lalonde
189 S. Orange Ave., Suite 840S
Orlando, FL 32801

**Re: Geotechnical Engineering Report
119 Sunny Lane
Cocoa Beach, Florida**

Dear Mr. Lalonde:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the above referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Scope of Work and Professional Service Agreement:

The scope of work for our services provided is based upon KSM revised Proposal No. 26077, dated February 3, 2026, which was authorized and returned to us on February 4, 2026.

Site Description:

At the time of drilling, the site was found to be fairly flat and developed with a single-family residence. Vegetation on the non-developed portions of the site consisted mostly of light surface ground cover and many trees.

Project Description:

At the time of this report, KSM has not been provided with information concerning the proposed development. Based on our conversations with the client's engineer, it is our understanding that soil percolation testing has been requested.

Geotechnical Scope of Service:

1. Performed a review of the surficial soil maps, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).
2. Performed our field exploration throughout the site.
3. Measured the depth to the observed groundwater table the test location.
4. Performed in-field Usual Open-Hole Test procedures, at a selected location on the site.
5. Evaluated the discovered subsurface conditions and prepared this report to include recommendations for stormwater parameters.

NRCS Surficial Soil Information:

Based on KSM's review of the USDA soils survey, NRCS indicates that the following USDA soil mapping units were identified within the limits of the project.

25: Canaveral-Palm Beach-Urban land complex – The typical profile of this soil reportedly consists of layers of fine sand that extend to a depth of about 80 inches. Shell Fragments are commonly encountered within the soil column. The seasonal high ground water table is generally expected to be within 10 to 40 inches below the ground surface during most years.

The general location of the subject area is shown on a reproduction of an aerial photograph which was obtained from the USDA Web Soil Survey and is presented as the attached USDA Soils Survey Map.

Site Investigation:

Subsurface Testing – KSM's site investigation program consisted of performing one (1) Usual Open-Hole Test, denoted as P-1, which was performed to an approximate depth of 5 feet below existing grade.

The approximate test location is presented on the attached Location Plan. This location was determined in the field by estimating distances from existing site features and other points of reference and should be considered accurate only to the degree implied by the method of measurement used. If a more accurate boring location is required, we recommend that the location be surveyed by a licensed surveyor.

Soil Classification – The field soil boring logs and recovered soil samples were transported to KSM's office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed under the supervision of a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current Unified Soil Classification System (ASTM D 2487).

General Soil Profile – In general, the borings encountered deposits of sand from the surface to a depth of 5 feet below grade.

The stratification of the boring profiles represents our interpretation of the field boring log. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

Groundwater Depth – Following the completion of the soil boring, the groundwater was allowed to attain a stabilized level, and the approximate depth to the observed groundwater was measured from the existing ground surface and recorded on the field log.

The records of the soils encountered, and groundwater level are documented on the attached boring log. All field exploration was performed in general accordance with applicable ASTM Standards and/or industry standards with a standard practice of care.

Stormwater and Aquifer Parameters:

A factor of safety has not been applied to the following stormwater parameters. The Design Engineer should apply the appropriate factor of safety to the aquifer parameters contained within this report for use in their design.

In-Field Testing – At the test location, a Usual Condition Test was performed in general conformance with the South Florida Water Management District described procedures for the ‘Usual Open-Hole Test’ method.

In-Field Testing			
Test Location (See Location Plan)	Approximate Test Depth (ft)	Hydraulic Conductivity (CFS/SF- Ft Head)	Flow Rate (in/hr)
P-1	0 – 5	5.4×10^{-4}	23

46 ft/day

Seasonal Groundwater Fluctuation – The following table delineates the observed groundwater depths, together with the estimated normal wet season and normal dry season water table depths (below existing grade) for selected test locations.

Water Table Observations			
Boring Number (See Location Plan)	Depth (feet) Below Existing Grade		
	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
P-1	3.3	2.0	5.5

Our estimated normal seasonal high groundwater levels are based on the USDA Soil Survey, the encountered soil types within the boring profile, and the observed groundwater level at the time of our exploration. Our estimates do not represent the temporary rise in the water table that occurs immediately following storm events.

It should be noted that fluctuations of the groundwater table will occur away from our test location as well as due to seasonal variations in the amount of rainfall, runoff, tidal conditions and other factors not evident at the time the borings were performed. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the level indicated on the boring log.

Flow Restrictive/Confining Layer – Based on the results of our soil borings a confining layer was not encountered within the explored depth of our boring and, for design purposes, recommending setting the maximum boring depth (5 feet below grade) as the confining layer. KSM can perform an additional boring to a deeper depth if an alternative confining layer depths are desired. Please contact our office for more information.

Hydrologic Soil Group (HSG) Classification and Estimated Fillable Porosity – The HSG classification was estimated based on our interpretation of the estimated aquifer parameters at the time of our investigation and guidance provided by the USDA National Engineering Handbook. KSM has estimated the fillable porosity of the soils above the estimated wet season water table.

HSG and Estimated Fillable Porosity		
Location	HSG	Fillable Porosity
P-1	A	30%

Closure:

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement in reviewing design plans and performing/monitoring construction testing services. Any design professional utilizing the information within this report are responsible for confirming the accuracy of the project information and assumptions stated in our report and that the soil parameters presented are adequate for the design of the proposed project. If additional parameters are required, KSM is to be notified so that our recommendations can be amended as required.

Standard of Care – This report has been prepared in accordance with generally accepted soil and engineering practices and is based on our evaluation of our geotechnical investigation and our stated understanding and assumptions of the proposed project. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between or away from the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Limitations – Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

KSM Engineering and Testing should be retained to perform and/or monitor Construction Testing services. If Client elects to not have KSM provide Construction Testing services, the Client shall indemnify and hold KSM and its consultants harmless from and against damages, losses, and judgments arising from claims by Client or any third parties.

We are pleased to have been of assistance to you in this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

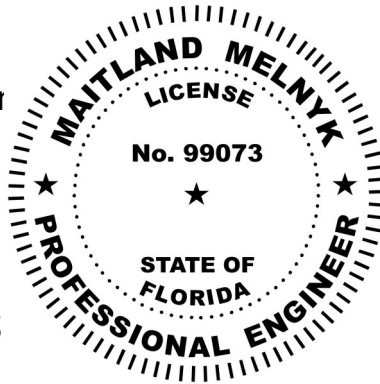
Respectfully,

This item has been digitally signed and sealed by Maitland Melnyk, PE on the date adjacent to the seal.

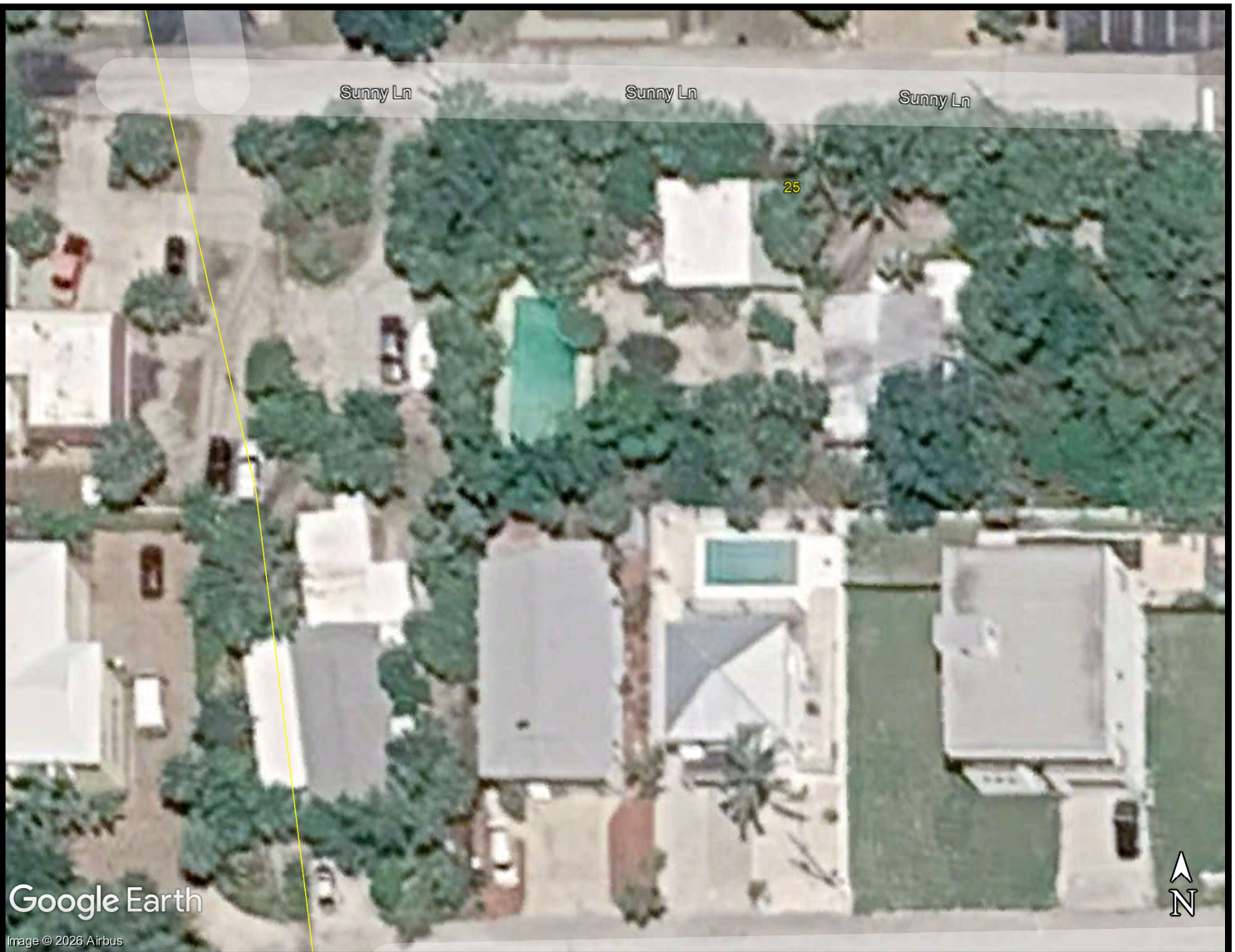
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed
by Maitland
Melnik

Date:
2026.02.17
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Maitland D. Melnyk, P.E.
Geotechnical Engineer
Florida Lic. No. 99073
MDM/cv
Email to: m_a_lalonde@hotmail.com; brucem@mbveng.com



USDA SOILS SURVEY

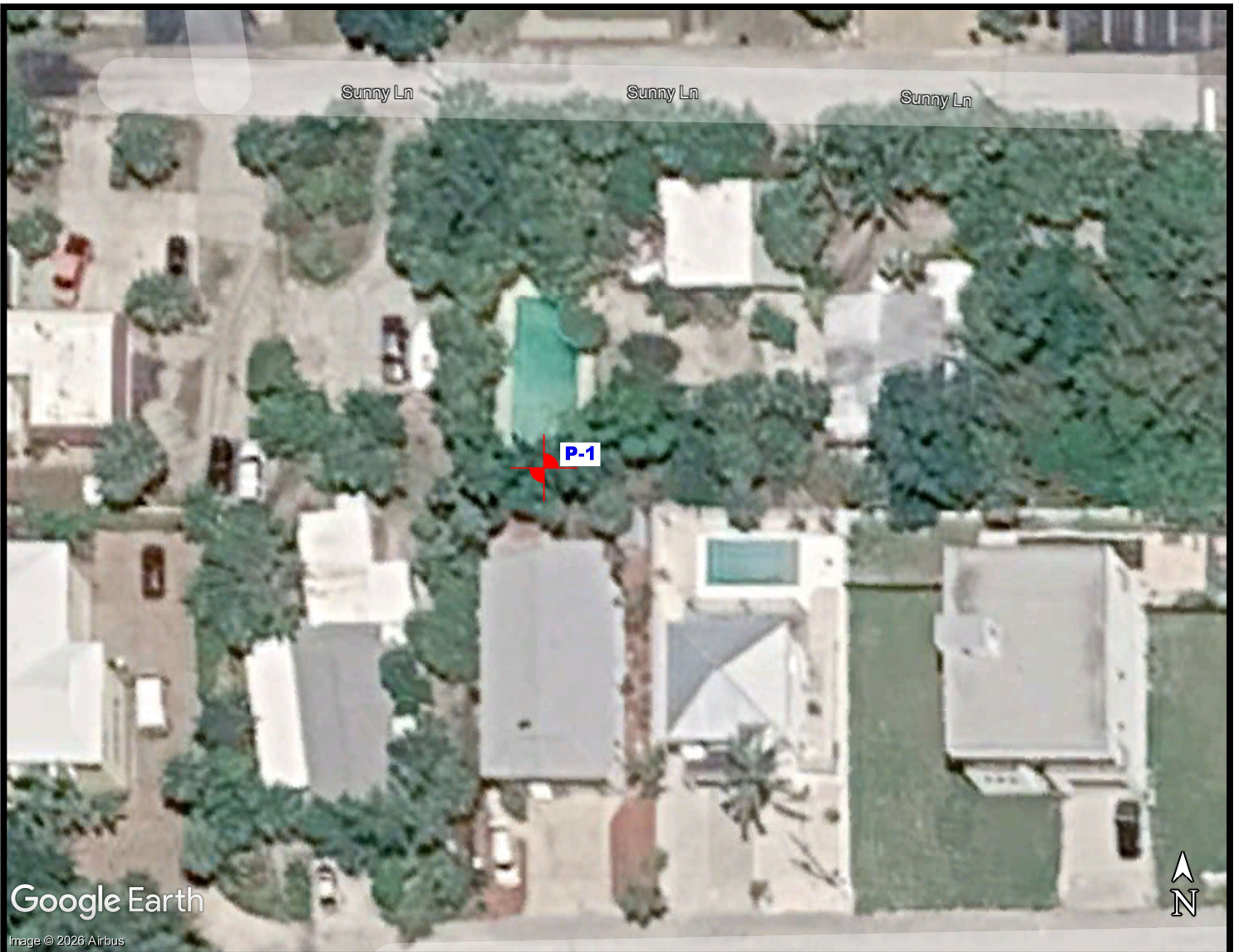
25—Canaveral-Palm Beach-Urban land complex

PROJECT: 119 Sunny Lane, Cocoa Beach, Florida

SHEET 1 OF 1
PERMIT #: N/A
PROJECT #: 2600785-soils

KSM ENGINEERING
AND TESTING

DRAWN BY: C.V.
DATE: 20260216
SCALE: NOT TO SCALE



 **APPROXIMATE LOCATION OF SOIL TESTING**

PROJECT: 119 Sunny Lane, Cocoa Beach, Florida

SHEET 1 OF 1
PERMIT #: N/A
PROJECT #: 2600785-p

KSM ENGINEERING
AND TESTING

DRAWN BY: C.V.
DATE: 20260216
SCALE: NOT TO SCALE



CLIENT Sunny Travels, LLC

PROJECT NUMBER 2600785-p

DATE STARTED 2/13/26 COMPLETED 2/13/26

DRILLING CONTRACTOR _____

DRILLING METHOD Auger Boring

LOGGED BY CH

NOTES See Attached Location Plan

PROJECT NAME 119 Sunny Lane

PROJECT LOCATION Cocoa Beach, Florida

GROUND ELEVATION _____

GROUND WATER LEVELS:
▽ AT TIME OF DRILLING 3.3 ft

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS		
									PLASTIC LIMIT	LIQUID LIMIT	PLASTIC INDEX
0		Dark Brown Sand with Trace Roots									
		Light Brown Sand with Shell Fragments									
5											

Bottom of borehole at 5.0 feet.