**CMT TECHNICAL SERVICES**

ENGINEERING •GEOTECHNICAL •ENVIRONMENTAL (ESA I & II) •
MATERIALS TESTING •SPECIAL INSPECTIONS •
ORGANIC CHEMISTRY • PAVEMENT
DESIGN •GEOLOGY

# GEOTECHNICAL ENGINEERING STUDY

# Leisure Villas Plain City Site

About 3000 West 2800 North
Plain City, Utah

**CMT PROJECT NO. 20827**

FOR:
**Leisure Villas**
791 North 100 East
Lehi, Utah 84043

October 25, 2023

CMT TECHNICAL SERVICES

October 25, 2023

Mr. Brent Lindstrom
Leisure Villas
791 North 100 East
Lehi, Utah 84043

Subject: Geotechnical Engineering Study
Leisure Villas Plain City Site
About 3000 West 2800 North
Plain City, Utah
CMT Project No. 20827

Mr. Lindstrom:

Submitted herewith is the report of our geotechnical engineering study for the subject site. This report contains the results of our findings and an engineering interpretation of the results with respect to the available project characteristics. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

On September 6, 2023, a CMT Technical Services (CMT) staff professional was on-site and supervised the excavation of 8 test pits extending to depths of about 7 to 8.5 feet below the existing ground surface. We obtained soil samples during the field operations that we subsequently transported to our laboratory for further testing and observation.

Conventional spread and/or continuous footings may be utilized to support the proposed structures, provided the recommendations in this report are followed. This report presents detailed discussions of design and construction criteria for this site.

We appreciate the opportunity to work with you at this stage of the project. CMT offers a full range of Geotechnical Engineering, Geological, Material Testing, Special Inspection services, and Phase I and II Environmental Site Assessments. With offices throughout Utah, Idaho, Arizona, Colorado and Texas, our staff is capable of efficiently serving your project needs. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at 801-492-4132.

Sincerely,
**CMT Technical Services**

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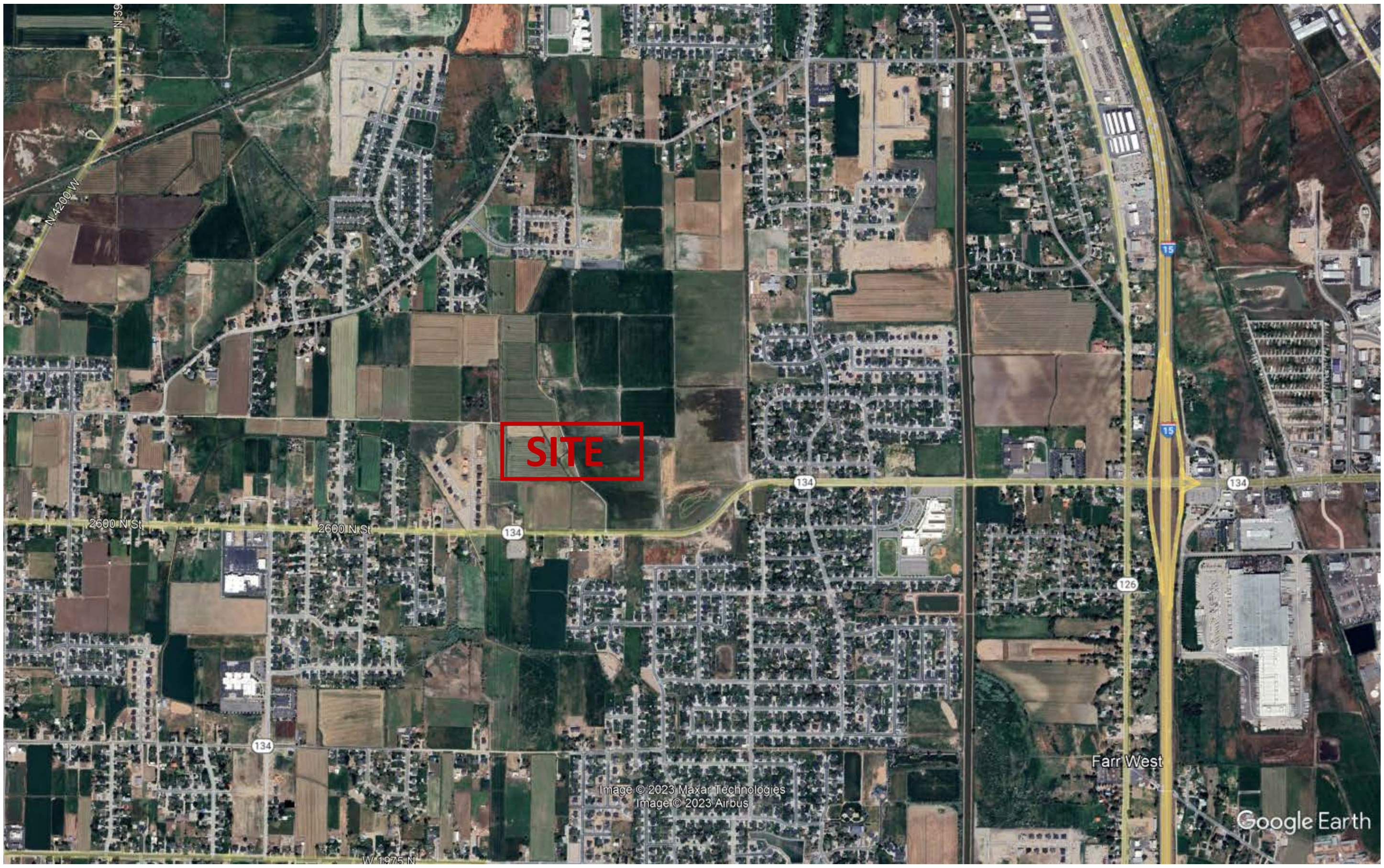
# 1.0 INTRODUCTION

## 1.1 General

CMT Technical Services (CMT) was retained to conduct a geotechnical subsurface study for the proposed construction of residences at the site. The parcel is situated north of 2400 North Street (Highway 134) at about 3000 West in Plain City, Utah, as shown in the **Vicinity Map** below.



VICINITY MAP

## 1.2 Objectives, Scope and Authorization

The objectives and scope of our study were planned in discussions between Mr. Brent Lindstrom of Leisure Villas, and Mr. Bill Turner of CMT. In general, the objectives of this study were to define and evaluate the subsurface soil and groundwater conditions at the site, and provide appropriate foundation, earthwork, pavement and seismic recommendations to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope of work included performing field exploration, which consisted of the excavating/logging/sampling of 8 test pits, performing laboratory testing on representative samples of the subsurface soils collected in the test pits, and conducting an office program, which consisted of correlating available data, performing engineering analyses, and preparing this summary report. This scope of work was authorized by returning a signed copy of our proposal dated August 21, 2023, and executed on August 22, 2023.

## 1.3 Description of Proposed Construction

We understand that the project will consist of developing the site for the construction of single-family and/or duplex senior-living residences. We anticipate the residences will be 1 to 2 stories in height above existing grade, with slabs at or near existing grade (no basements). We project that maximum loads for the residences will be on the order of 4,000 pounds per lineal foot for walls, 50,000 pounds for columns, and relatively light floor slab loads having an average uniform loading not exceeding 100 pounds per square foot. If the loading conditions are different than we have projected, please notify us so that any appropriate modifications to our conclusions and recommendations contained herein can be made.

We anticipate that residential streets will be constructed as part of the development and will be paved using asphalt surfacing. Traffic is projected to consist of a light volume of automobiles and pickup trucks, up to five daily medium-weight delivery trucks, a weekly garbage truck, and an occasional fire truck.

Site development will require some earthwork in the form of minor cutting and filling. A site grading plan was not available at the time of this report, but we project that maximum cuts and fills may be on the order of 2 to 3 feet. If deeper cuts or fills are planned, CMT should be notified to provide additional recommendations, if needed.

## 1.4 Executive Summary

Proposed residences can be supported upon conventional spread and continuous wall foundations. The most significant geotechnical aspects regarding site development include the following:

1. Approximately 6 inches of topsoil blankets the site, which will require removal beneath structures, flatwork and pavements;
2. Subsurface soils consisted of SAND (SM), SILT (ML) and CLAY (CL), while groundwater was encountered at depths of 4 to 7.5 feet below the existing ground surface; and
3. Foundations and floor slabs may be placed on suitable, undisturbed natural soils or on properly placed and compacted structural fill extending to suitable, undisturbed natural soils.

CMT must assess that topsoil, undocumented fills, debris, disturbed or unsuitable soils have been removed and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements.

In the following sections, detailed discussions pertaining to the site are provided, including subsurface descriptions, geologic/seismic setting, earthwork, foundations, lateral resistance, lateral pressure, floor slabs, and pavements.

# 2.0 FIELD EXPLORATION

## 2.1 General

In order to define and evaluate the subsurface soil and groundwater conditions, 8 test pits were excavated with a backhoe at the site to depths of approximately 7 to 8.5 feet below the existing ground surface. Locations of the test pits are shown on ***Figure 1, Site Plan***, included in the Appendix. The field exploration was performed under the supervision of an experienced member of our geotechnical staff.

Representative soil samples were collected by obtaining disturbed "grab" samples and cutting relatively undisturbed "block" samples from within each test pit. The samples were placed in sealed plastic bags and containers prior to transport to the laboratory.

The subsurface soils encountered in the test pits were classified in the field based upon visual and textural examination, logged and described in general accordance with ASTM[1] D-2488. These field classifications were supplemented by subsequent examination and testing of select samples in our laboratory. Graphical representations of the subsurface conditions encountered are presented on each individual Test Pit Log, ***Figures 2 through 9***, included in the Appendix. A Key to Symbols defining the terms and symbols used on the logs, is provided as ***Figure 10*** in the Appendix.

Upon completion of logging and sampling, the test pits were backfilled with the excavated soils. When backfilling, minimal to no effort was made to compact the backfill and no compaction testing was performed. Thus, the test pit backfill is considered undocumented fill and settlement of the backfill in the test pits over time should be anticipated.

## 2.2 Infiltration Testing

We also attempted to perform infiltration testing as part of our field exploration within test pit TP-3 at a depth of about 2 feet below the existing ground surface. However, the adjacent field was being flood irrigated at that time, which invalidated the test results; we recommend that infiltration testing be performed once actual detention basin locations have been identified.

# 3.0 LABORATORY TESTING

Selected samples of the subsurface soils were subjected to various laboratory tests to assess pertinent engineering properties, as follows:

1. Moisture Content, ASTM D-2216, Percent moisture representative of field conditions
2. Dry Density, ASTM D-2937, Dry unit weight representing field conditions
3. Atterberg Limits, ASTM D-4318, Plasticity and workability

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[1] American Society for Testing and Materials

4. Gradation Analysis, ASTM D-1140/C-117, Grain Size Analysis
5. One Dimension Consolidation, ASTM D-2435, Consolidation properties

To provide data necessary for our settlement analyses, a consolidation test was performed on each of 4 representative samples of the surficial sandy silt/clay soils encountered across the site. Based upon data obtained from the consolidation testing, the silt/clay soils at this site are moderately over-consolidated and moderately compressible under additional loading. Detailed results of the tests are maintained within our files and can be transmitted to you, if so desired.

Laboratory test results are presented on the test pit logs (***Figures 2 through 9***) and in the following **Lab Summary Table**:

**LAB SUMMARY TABLE**

| TEST PIT | DEPTH (feet) | SOIL CLASS | SAMPLE TYPE | MOISTURE CONTENT(%) | DRY DENSITY (pcf) | GRADATION | | | ATTERBERG LIMITS | | | COLLAPSE (-)/ EXPANSION(+) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | GRAV. | SAND | FINES | LL | PL | PI | |
| TP-1 | 7 | SM | Bag | 25 | | 0 | 85 | 15 | | | | |
| TP-2 | 3 | ML | Block | 23 | 91 | | | | | NP | NP | 0% |
| TP-3 | 4 | SM | Bag | 23 | | 0 | 62 | 38 | | | | |
| TP-4 | 6 | SM | Bag | 26 | | 1 | 86 | 13 | | | | |
| TP-5 | 1 | ML | Bag | 21 | 108 | | | | | NP | NP | -0.5% |
| TP-6 | 4 | ML | Bag | 27 | | 0 | 31 | 69 | | | | |
| TP-7 | 1 | CL | Block | 21 | 102 | | | | 26 | 15 | 11 | < -0.5% |
| TP-8 | 3 | ML | Block | 34 | 79 | | | | 44 | 27 | 17 | < -0.5% |

# 4.0 GEOLOGIC & SEISMIC CONDITIONS

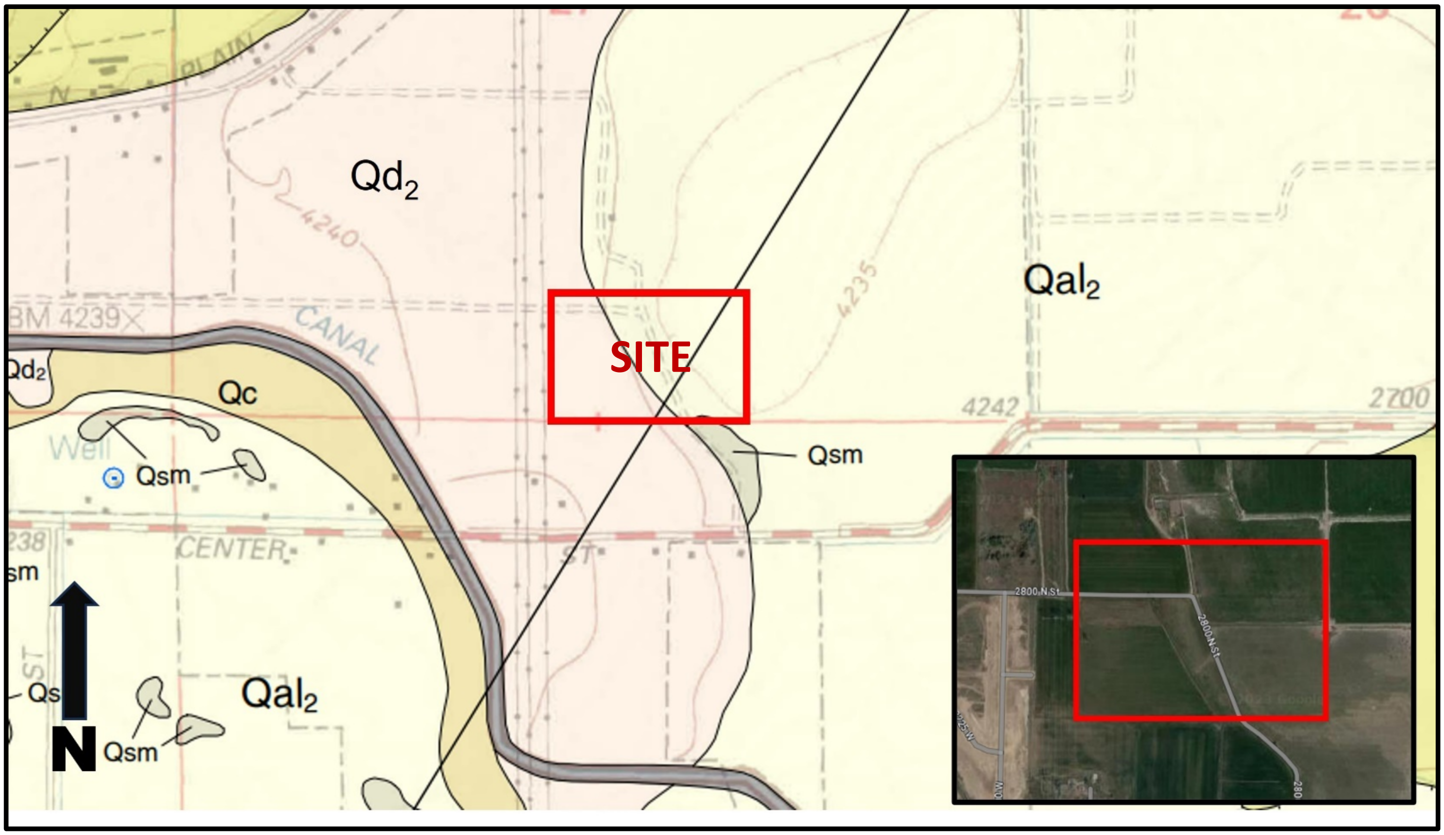
## 4.1 Geologic Setting

The subject site is located in the northwest portion of Weber County in north-central Utah and sits at an elevation of approximately 4,240 feet above sea level. The site is located in a valley bounded by the Wasatch Mountains on the east and Antelope Island (Great Salt Lake) and the Promontory Mountains to the west. The subject valley is a deep, sediment-filled basin that is part of the Basin and Range Physiographic Province and was formed by extensional tectonic processes during the Tertiary and Quaternary geologic time periods. The valley is located within the Intermountain Seismic Belt, a zone of ongoing tectonism and seismic activity extending from southwestern Montana to southwestern Utah. The active (evidence of movement in the last 10,000 years) Wasatch Fault Zone is part of the Intermountain Seismic Belt and extends from southeastern Idaho to central Utah along the western base of the Wasatch Mountain Range.

Much of northwestern Utah, including the subject site, was previously covered by the Pleistocene age Lake Bonneville. The Great Salt Lake located to the west of the valley is a remnant of this ancient freshwater lake. Lake Bonneville reached a high-stand elevation of approximately 5,160 and 5,200 feet above sea level between 18,500 and 17,400 years ago. Approximately 17,400 years ago, the lake breached its basin in southeastern Idaho and dropped relatively fast, by almost 300 feet, as water drained into the Snake River.

Following this catastrophic release, the lake level continued to drop slowly over time, primarily driven by drier climatic conditions, until reaching the current level of the Great Salt Lake. Shoreline terraces formed at the high-stand elevation of the lake and several subsequent lower lake levels are visible in places on the mountain slopes surrounding the valley. Much of the sediment within the subject valley was deposited as lacustrine sediments during both the transgressive (rise) and regressive (fall) phases of Lake Bonneville and in older pre-Bonneville lakes that previously occupied the basin.

The geology of the Plain City, Utah, 7.5-minute Quadrangle, which includes the location of the subject site, has been mapped by Harty and others[2]. The surficial geology at the location of the subject site and adjacent properties is mapped as "Delta deposits" (Map Unit **$Qd_2$**) and as "Older stream alluvium" (Map Unit **$Qal_2$**) both dated to be Lower Holocene in age. Unit **$Qd_2$** is described in the referenced map as "Silt, fine sand, and clay deposited in a platform-like topographic form with an upper-surface elevation of about 1292 meters (4240 ft); scattered pebble gravel covers the surface of the platform in some areas; … $Qd_2$ is dissected by and thus predates $Qal_2$ deposits; total thickness about 3 to 6 meters (10–20 ft)." Unit **$Qal_2$** is described in the referenced map as "Well to poorly sorted silt, sand, and gravel deposited along inactive flood plains 1 to 3 meters (3–10 ft) above modern stream level; mapped where fluvial processes are generally no longer active; thickness generally less than 3 meters (10 ft)." No fill has been mapped at the location of the site on the geologic map. Refer to the **Geologic Map**, shown below.



GEOLOGIC MAP

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[2] Harty, K. M., Lowe, M., and Kirby, S. M., 2012, Geologic Map of the Plain City Quadrangle, Weber, and Box Elder Counties, Utah; Utah Geological Survey, Map Series 253dm, Scale 1:24,000. https://doi.org/10.34191/M-253dm

## 4.2 Faulting

No surface fault traces are shown on the referenced geologic map crossing or projecting toward the subject site. The nearest mapped active (Holocene) fault trace is a splay of the Brigham City segment of the Wasatch fault located about 1.9 miles north-northeast of the site. Seismic design issues are addressed in **Section 4.3** below.

## 4.3 Seismicity

### 4.3.1 Site Class

Utah has adopted the International Building Code (IBC) 2021, which determines the seismic hazard for a site based upon 2014 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points). For site class definitions, IBC 2021 Section 1613.2.2 refers to Chapter 20, Site Classification Procedure for Seismic Design, of ASCE[3] 7-16, which stipulates that the average values of shear wave velocity, blow count and/or shear strength within the upper 100 feet (30 meters) be utilized to determine seismic site class. Based on average shear wave velocity data within the upper 30 meters ($V_{S,30}$) published by McDonald and Ashland[4], the subject site is located within unit description Q01WDe, which has a log-mean $V_{S,30}$ of 166 meters per second (545 feet per second). Thus, it is our opinion the site best fits Site Class E – Soft Clay Soil Profile, which we recommend for seismic structural design.

### 4.3.2 Seismic Design Category

The 2014 USGS mapping utilized by the IBC provides values of peak ground, short period and long period spectral accelerations for the Site Class B/C boundary and the Risk-Targeted Maximum Considered Earthquake ($MCE_R$). This Site Class B/C boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions. The Seismic Design Categories in the International Residential Code (IRC 2018 Table R301.2.2.1.1) are based upon the Site Class as addressed in the previous section. For Site Class E at site grid coordinates of 41.3078 degrees north latitude and -112.0532 degrees west longitude, **$S_{DS}$** is 1.118 and the **Seismic Design Category** is $D_2$.

### 4.3.3 Liquefaction

The site is located within an area designated by the Utah Geologic Survey[5] as having “High” liquefaction potential. Liquefaction is defined as the condition when saturated, loose, sandy soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

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[3] American Society of Civil Engineers

[4] McDonald, G.N. and Ashland, F.X., 2008, “Earthquake Site-Conditions Map for the Wasatch Front Urban Corridor, Utah,” Utah Geological Survey Special Study 125, 41 pp.

[5] Utah Geological Survey, "Liquefaction-Potential Map for a Part of Weber County, Utah," Utah Geological Survey Public Information Series 27, August 1994. https://ugspub.nr.utah.gov/publications/public_information/pi-27.pdf

A special liquefaction study was not performed for this site. Subsurface soils encountered below groundwater mostly consisted of medium dense silt/sand soils. These conditions indicate that liquefaction of these soils probably will not occur. Also note that residences that have experienced liquefaction during strong shaking/earthquakes typically fare well (some damage but no collapse) when built to modern codes.

## 4.4 Other Geologic Hazards

The site is not located on an active alluvial fan or an observed or mapped rock fall hazard area, and it is not at risk from debris flow hazards[6]. The site is not located within a known or mapped stream flooding zone[7].

# 5.0 SITE CONDITIONS

## 5.1 Surface Conditions

At the time the test pits were excavated the site consisted of agricultural fields vegetated with crops and some grasses and weeds. A few unpaved roads crossed various portions of the site. Based upon aerial photos dating back to 1993 that are readily available on the internet, the site (including the unpaved roads) appears to have remained about the same since then. Overall, the site is relatively flat, with a very slight slope downward to the northwest. The site is surrounded on all sides by similar agricultural fields (see **Vicinity Map** in **Section 1.1** above).

## 5.2 Subsurface Soils

At the locations of the test pits we encountered approximately 6 to 12 inches of topsoil at the surface. We observed natural soils beneath the topsoil, mostly consisting of Silty SAND (SM) to Sandy SILT (ML), with some Sandy CLAY (CL), extending to the maximum depth penetrated of approximately 8.5 feet.

The silt/clay soils were moist to wet, brown to grayish brown in color, and estimated to be medium stiff to stiff in consistency. They also exhibited moderate over consolidation and strength characteristics with moderate to slightly high compressibility characteristics.

The natural sand soils were moist to wet, brown to grayish brown in color, and estimated to be medium dense. They will also exhibit moderately high strength and low compressibility characteristics.

For a more descriptive interpretation of subsurface conditions, please refer to the test pit logs, ***Figures 2 through 9***, which graphically represent the subsurface conditions encountered. The lines designating the interface between soil types on the logs generally represent approximate boundaries - in situ, the transition between soil types may be gradual.

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[6] Utah Geologic Hazards, https://geology.utah.gov/apps/hazards/

[7] Federal Emergency Management Agency: https://msc.fema.gov/portal/search?AddressQuery=-112.053955%2C41.308212

## 5.3 Groundwater

We encountered groundwater in the test pits at depths of about 4 to 7.5 feet below existing grade at the time of our field exploration. These depths to groundwater could affect deeper excavations.

Groundwater levels can fluctuate seasonally. Numerous other factors such as heavy precipitation, irrigation of neighboring land, and other unforeseen factors, may also influence ground water elevations at the site. The detailed evaluation of these and other factors, which may be responsible for ground water fluctuations, is beyond the scope of this study.

## 5.4 Site Subsurface Variations

Based on the results of the subsurface explorations and our experience, variations in the continuity and nature of subsurface conditions should be anticipated. Due to the heterogeneous characteristics of natural soils, care should be taken in interpolating or extrapolating subsurface conditions between or beyond the exploratory locations.

Also, after completing the logging and sampling, the test pits were backfilled with the excavated soils but minimal to no effort was made to compact these soils. Thus, the test pit backfill is considered undocumented fill and settlement of the backfill in the test pits over time should be anticipated.

# 6.0 SITE PREPARATION AND GRADING

## 6.1 General

All deleterious materials should be stripped from the site prior to commencement of construction activities. This includes loose and disturbed soils, topsoil, vegetation, etc. Based upon the conditions observed in the test pits there is topsoil on the surface of the site which we estimated to be about 6 to 12 inches in thickness. When stripping and grubbing, topsoil should be distinguished by the apparent organic content and not solely by color; thus we estimate that topsoil stripping will need to include the upper 6 inches. However, given the past agricultural uses of the site, the upper 12 to 15 inches may have been disturbed during farming.

The unpaved roads likely contain undocumented fill. All undocumented fill shall be removed from beneath structures, but may remain beneath flatwork and pavements, provided they are properly prepared and the owner understands that additional maintenance may be required. Outside of building footprints, proper preparation of undocumented fill and disturbed soils shall consist of removing the upper 12 inches, scarifying to a minimum depth of 8 inches and compacting the soils in place. The exposed subgrade must then be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or loose soils are encountered, they must be removed (up to a maximum depth of 2 feet) and replaced with structural fill. The removed soils may then be re-placed as structural fill, placed and compacted as outlined in **Section 6.4** below.

The site should be observed by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed, prior to placing site grading fills, footings, slabs, and pavements.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 3 feet of site grading fill is anticipated over the natural ground surface, we should be notified to assess potential settlements and provide additional recommendations as needed. These recommendations may include placement of the site grading fill far in advance to allow potential settlements to occur prior to construction.

## 6.2 Temporary Excavations

Excavations deeper than 8 feet are not anticipated at the site. Groundwater was encountered at depths of 4 to 7.5 feet below the existing ground surface. We anticipate that excavations extending below a depth of about 4 to 5 feet will likely encounter groundwater, and dewatering of such excavations will likely be required.

In clayey (cohesive) soils, temporary construction excavations not exceeding 4 feet in depth may be constructed with near-vertical side slopes. Temporary excavations up to 8 feet deep, above or below groundwater, may be constructed with side slopes no steeper than one-half horizontal to one vertical (0.5H:1V).

For silty/sandy (cohesionless) soils, temporary construction excavations not exceeding 4 feet in depth should be no steeper than one-half horizontal to one vertical (0.5H:1V). For excavations up to 8 feet and above groundwater, side slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult to maintain, and will require very flat side slopes and/or shoring, bracing and dewatering.

To reduce disturbance of the natural soils during excavation, we recommend that smooth edge buckets/blades be utilized.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated. All excavations should be made following OSHA safety guidelines.

## 6.3 Fill Material

Following are our recommendations for the various fill types we anticipate will be used at this site:

| FILL MATERIAL TYPE | DESCRIPTION \| RECOMMENDED SPECIFICATION |
|---|---|
| Structural Fill | Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10. |
| Site Grading Fill | Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, a maximum 50% passing No. 200 sieve, and a maximum Plasticity Index of 15. |
| Non-Structural Fill | Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below). |
| Stabilization Fill | Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5-inch to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see **Section 6.6**). |

On-site sand soils do not appear suitable for use as structural fill but may be used as site grading fill and non-structural fill.

On-site silt/clay soils are not suitable for use as structural fill but may be used as site grading fill and non-structural fill. Note that these silt/clay soils are moisture-sensitive, which means they are inherently more difficult to work with in proper moisture conditioning (they are very sensitive to changes in moisture content), requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. We also recommend the site grading fill thickness using on-site silt/clay soils not exceed a maximum of 3 feet below structures, to minimize potential settlements.

All fill material should be approved by a CMT geotechnical engineer prior to placement.

## 6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most “trench compactors” have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO[8] T-180) in accordance with the following recommendations:

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[8] American Association of State Highway and Transportation Officials

| LOCATION | TOTAL FILL THICKNESS (FEET) | MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY |
|---|---|---|
| Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill) extending at least 2 feet beyond the perimeter | 0 to 5 | 95 |
| Site grading fill outside area defined above | 0 to 5 | 92 |
| Utility trenches within structural areas | -- | 96 |
| Roadbase and subbase | - | 96 |
| Non-structural fill | 0 to 5 | 90 |

Structural fills greater than 5 feet thick are not anticipated at the site. For best compaction results, we recommend that the moisture content for structural fill/backfill be within 2% of optimum. Field density tests should be performed on each lift as necessary to verify that proper compaction is being achieved.

## 6.5 Utility Trenches

For the bedding zone around the utility, we recommend utilizing sand bedding fill material that meets current APWA[9] requirements.

All utility trench backfill material below structurally loaded facilities (foundations, floor slabs, flatwork, parking lots/drive areas, etc.) should be placed at the same density requirements established for structural fill in the previous section.

Most utility companies and local governments are requiring Type A-1a or A-1b (AASHTO Designation) soils (sand/gravel soils with limited fines) be used as backfill over utilities within public rights of way, and the backfill be compacted over the full depth above the bedding zone to at least 96% of the maximum dry density as determined by AASHTO T-180 (ASTM D-1557). The natural sand soils at this site will not likely meet these specifications.

Where the utility does not underlie structurally loaded facilities and public rights of way, natural soils may be utilized as trench backfill above the bedding layer, provided they are properly moisture conditioned and compacted to the minimum requirements stated above in **Section 6.4**.

## 6.6 Stabilization

The natural silt/clay soils at this site will likely be susceptible to rutting and pumping. The likelihood of disturbance or rutting and/or pumping of the existing natural soils is a function of the load applied to the surface, as well as the frequency of the load. Consequently, rutting and pumping can be minimized by avoiding concentrated traffic, minimizing the load applied to the surface by using lighter equipment and/or

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[9] American Public Works Association

partial loads, by working in drier times of the year, or by providing a working surface for the equipment. Rubber-tired equipment particularly, because of high pressures, promotes instability in moist/wet, soft soils.

If rutting or pumping occurs, traffic should be stopped and the disturbed soils should be removed and replaced with stabilization material. Typically, a minimum of 18 inches of the disturbed soils must be removed to be effective. However, deeper removal is sometimes required.

To stabilize soft subgrade conditions (if encountered), a mixture of coarse, clean, angular gravels and cobbles and/or 1.5- to 2.0-inch clean gravel should be utilized, as indicated above in **Section 6.3**. Often the amount of gravelly material can be reduced with the use of a geotextile fabric such as Mirafi RS280i or equivalent. Its use will also help avoid mixing of the subgrade soils with the gravelly material. After excavating the soft/disturbed soils, the fabric should be spread across the bottom of the excavation and up the sides a minimum of 18 inches. Otherwise, it should be placed in accordance with the manufacturer's recommendation, including proper overlaps. The gravel material can then be placed over the fabric in compacted lifts as described above.

# 7.0 FOUNDATION RECOMMENDATIONS

The following recommendations have been developed on the basis of the previously described project characteristics, including the maximum loads discussed in **Section 1.3**, the subsurface conditions observed in the field and the laboratory test data, and standard geotechnical engineering practice.

## 7.1 Foundation Recommendations

Based on our geotechnical engineering analyses, the proposed residences may be supported upon conventional spread and/or continuous wall foundations placed on suitable, undisturbed natural soils and/or on structural fill extending to suitable natural soils. Footings may be designed using a net bearing pressure of 2,000 psf if placed on suitable, undisturbed, natural soils or 2,500 psf if placed on a minimum 18 inches of structural fill. The term "net bearing pressure" refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade, thus the weight of the footing and backfill to lowest adjacent final grade need not be considered. The allowable bearing pressure may be increased by 1/3 for temporary loads such as wind and seismic forces.

We also recommend the following:

1. Exterior footings subject to frost should be placed at least 30 inches below final grade.
2. Interior footings not subject to frost should be placed at least 16 inches below grade.
3. Continuous footing widths should be maintained at a minimum of 18 inches.
4. Spot footings should be a minimum of 24 inches wide.

## 7.2 Installation

Under no circumstances shall foundations be placed on undocumented fill, topsoil with organics, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

Deep, large roots may be encountered where trees and larger bushes are located or were previously located at the site; such large roots should be removed. If other unsuitable soils are encountered, they must be completely removed and replaced with properly compacted structural fill. Excavation bottoms should be examined by a CMT geotechnical engineer to confirm that suitable bearing soils have been exposed.

All structural fill should meet the requirements for such, and should be placed and compacted in accordance with **Section 6** above. The width of structural replacement fill below footings should be equal to the width of the footing plus 1 foot for each foot of fill thickness. For instance, if the footing width is 2 feet and the structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

The minimum thickness of structural fill below footings should be equivalent to one-third the thickness of structural fill below any other portion of the foundations. For example, if the maximum depth of structural fill is 6 feet, all footings for the new structure should be underlain by a minimum 2 feet of structural fill.

### 7.3 Estimated Settlement

Foundations designed and constructed in accordance with our recommendations could experience some settlement, but we anticipate that total settlements of footings founded as recommended above will not exceed 1 inch, with differential settlements on the order of 0.5 inches over a distance of 25 feet. We expect approximately 50% of the total settlement to initially take place during construction.

### 7.4 Lateral Resistance

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.30 for natural silt/clay soils or 0.40 for natural sand soils and structural fill, may be utilized for design. Passive resistance provided by properly placed and compacted structural fill above the water table may be considered equivalent to a fluid with a density of 325 pcf. A combination of passive earth resistance and friction may be utilized if the passive resistance component of the total is divided by 1.5.

## 8.0 LATERAL EARTH PRESSURES

We anticipate that some below-grade walls up to 4 feet tall will be constructed at this site. The lateral earth pressure values given below anticipate that existing silt/clay soils will be used as backfill material, placed and compacted in accordance with the recommendations presented herein. If other soil types will be used as backfill, we should be notified so that appropriate modifications to these values can be provided, as needed.

The lateral pressures imposed upon subgrade facilities will depend upon the relative rigidity and movement of the backfilled structure. Following are the recommended lateral pressure values, which also assume that the soil surface behind the wall is horizontal and that the backfill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

| CONDITION | STATIC (psf/ft)* | SEISMIC (psf/ft)** |
|---|---|---|
| **Active Pressure** (wall is allowed to yield, i.e. move away from the soil, with a minimum 0.001H movement/rotation at the top of the wall, where "H" is the total height of the wall) | 43 | 42 |
| **At-Rest Pressure** (wall is not allowed to yield) | 64 | N/A |
| **Passive Pressure** (wall moves into the soil) | 325 | 165 |

*Equivalent Fluid Pressure (applied at 1/3 Height of Wall)
**Equivalent Fluid Pressure (added to static and applied at 1/3 Height of Wall)

## 9.0 FLOOR SLABS

Floor slabs may be established upon suitable, undisturbed, natural soils and/or on structural fill extending to suitable natural soils (same as for foundations). Under no circumstances shall floor slabs be established directly on any topsoil, undocumented fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

In order to facilitate curing of the concrete, we recommend that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or 3/4-inch to 1-inch minus, clean, gap-graded gravel. To help control normal shrinkage and stress cracking, the floor slabs should have the following features:

1. Adequate reinforcement for the anticipated floor loads with the reinforcement continuous through interior floor joints;
2. Frequent crack control joints; and
3. Non-rigid attachment of the slabs to foundation walls and bearing slabs.

## 10.0 DRAINAGE RECOMMENDATIONS

It is important to the long-term performance of foundations and floor slabs that water not be allowed to collect near the foundation walls and infiltrate into the underlying soils. We recommend the following:

1. All areas around each residence should be sloped to provide drainage away from the foundations. We recommend a minimum slope of 4 inches in the first 10 feet away from the structure. This slope should be maintained throughout the lifetime of the structure.

2. All roof drainage should be collected in rain gutters with downspouts designed to discharge at least 10 feet from the foundation walls or well beyond the backfill limits, whichever is greater.

3. Adequate compaction of the foundation backfill should be provided. We suggest a minimum of 90% of the maximum laboratory density as determined by ASTM D-1557. Water consolidation methods should not be used under any circumstances.

4. Landscape sprinklers should be aimed away from the foundation walls. The sprinkling systems should be designed with proper drainage and be well-maintained. Over watering should be avoided.

5. Other precautions that may become evident during construction.

## 11.0 PAVEMENTS

All pavement areas must be prepared as discussed above in **Section 6.1**. Under no circumstances shall pavements be established over topsoil, undocumented fills (if encountered), loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

In roadway areas, subsequent to stripping and prior to the placement of pavement materials, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered, we recommend they be removed to a minimum of 18 inches below the subgrade level and replaced with structural fill.

We anticipate the natural silt/clay soils will exhibit poor pavement support characteristics when saturated or nearly saturated. Based on our laboratory testing experience with similar soils, our pavement design utilized a California Bearing Ratio (CBR) of 3 for the natural silt/clay soils. Given the projected traffic as discussed above in **Section 1.3**, the following pavement sections are recommended for approximately 4 ESAL's (18-kip equivalent single-axle loads) per day:

| MATERIAL | PAVEMENT SECTION THICKNESS (inches) | |
|---|---|---|
| Asphalt | **3** | **3** |
| Road-Base | **10** | **6** |
| Subbase | **0** | **6** |
| Total Thickness | **13** | **15** |

Untreated base course (UTBC) should conform to city specifications, or to 1-inch-minus UDOT specifications for A–1-a/NP, and have a minimum CBR value of 70%. Material meeting our specification for structural fill can be used for subbase, as long as the fines content (percent passing No. 200 sieve) does not exceed 15%. Roadbase and subbase material should be compacted as recommended above in **Section 6.4**. Asphalt material generally should conform to APWA requirements, having a ½-inch maximum aggregate size, a 75-gyration Superpave mix containing no more than 15% of recycled asphalt (RAP) and a PG58-28 binder.

## 12.0 QUALITY CONTROL

We recommend that CMT be retained as part of a comprehensive quality control testing and observation program. With CMT on-site we can help facilitate implementation of our recommendations and address, in a timely manner, any subsurface conditions encountered which vary from those described in this report. Without such a program CMT cannot be responsible for application of our recommendations to subsurface conditions which may vary from those described herein. This program may include, but not necessarily be limited to, the following:

### 12.1 Field Observations

Observations should be completed during all phases of construction such as site preparation, foundation excavation, structural fill placement and concrete placement.

### 12.2 Fill Compaction

Compaction testing by CMT is required for all structural supporting fill materials. Maximum Dry Density (Modified Proctor, ASTM D-1557) tests should be requested by the contractor immediately after delivery of any fill materials. The maximum density information should then be used for field density tests on each lift as necessary to ensure that the required compaction is being achieved.

### 12.3 Excavations

All excavation procedures and processes should be observed by a geotechnical engineer from CMT or their representative. In addition, for the recommendations in this report to be valid, all backfill and structural fill placed in trenches and all pavements should be density tested by CMT. We recommend that freshly mixed concrete be tested by CMT in accordance with ASTM designations.

## 13.0 LIMITATIONS

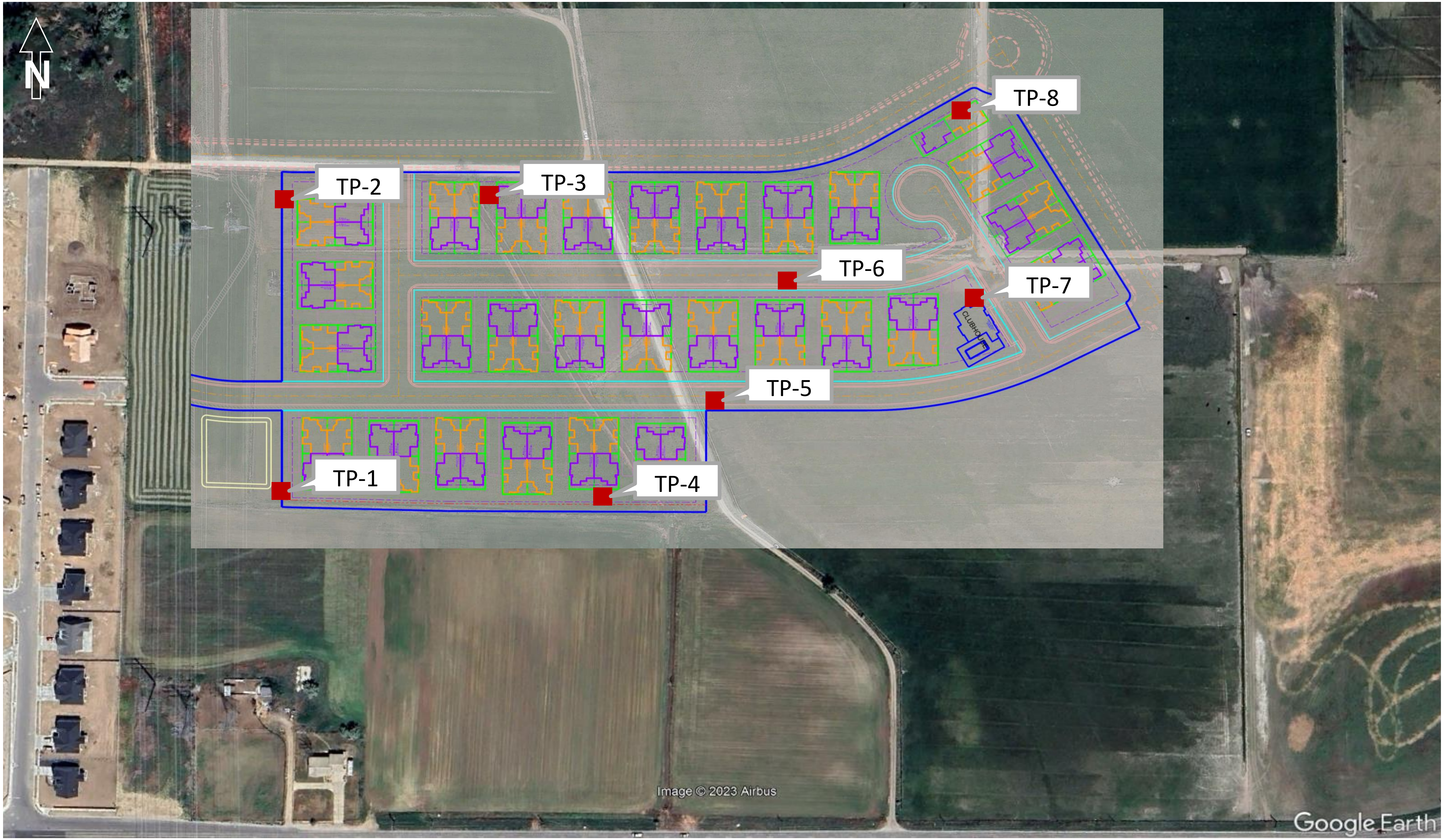
The recommendations provided herein were developed by evaluating the information obtained from the subsurface explorations and soils encountered therein. The exploration logs reflect the subsurface conditions only at the specific location at the particular time designated on the logs. Soil and ground water conditions may differ from conditions encountered at the actual exploration locations. The nature and extent of any variation in the explorations may not become evident until during the course of construction. If variations do appear, it may become necessary to re-evaluate the recommendations of this report after we have observed the variation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

We appreciate the opportunity to be of service to you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 492-4132. To schedule materials testing, please call (801) 381-5141.

# APPENDIX

## SUPPORTING DOCUMENTATION



**CMT ENGINEERING LABORATORIES**

**Leisure Villas Plain City Site**
About 3000 West 2800 North, Plain City, Utah

**SITE PLAN**

| | |
|---|---|
| Date: | 6-Sep-2023 |
| CMT No.: | 20827 |

Figure:
1

# Leisure Villas Plain City Site

About 3000 West 2800 North, Plain City, Utah

## Test Pit Log

## TP-1

Total Depth: 8.5'
Water Depth: 7'

Date: 9/6/23
Job #: 20827

| Depth (ft) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation Gravel % | Gradation Sand % | Gradation Fines % | Atterberg LL | Atterberg PL | Atterberg PI |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | ⁘ | Topsoil: clayey sand, major roots | | | | | | | | | | |
| | ⁞ | Dark Brown Silty SAND (SM), some roots<br>moist, medium dense (estimated) | | | | | | | | | | |
| 1 | ⁞ | | ◢ | 1 | | | | | | | | |
| 2 | ⁞ | | ◢ | 2 | | | | | | | | |
| | ⁞ | roots grade out | | | | | | | | | | |
| 3 | ⁞ | | | | | | | | | | | |
| 4 | ⁞ | grades light brown | | | | | | | | | | |
| 5 | ⁞ | | ◢ | 3 | | | | | | | | |
| 6 | ▨ | Brown Silty CLAY (CL)<br>very moist, stiff (estimated) | ◢ | 4 | | | | | | | | |
| ∇ 7 | ⁞ | Brown Silty SAND (SM)<br>wet<br>medium dense (estimated) | ◢ | 5 | 25 | | 0 | 85 | 15 | | | |
| 8 | ⁞ | | ◢ | 6 | | | | | | | | |
| | | END AT 8.5' | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |

Remarks: Groundwater encountered during excavation at depth of 7 feet.

Coordinates: 41.30692°, -112.05571°
Surface Elev. (approx): Not Given

Equipment: Mini Excavator
Excavated By: CMT
Logged By: Charlotte Irvine

CMT TECHNICAL SERVICES

Page: 1 of 1

Figure: 2

# Leisure Villas Plain City Site

About 3000 West 2800 North, Plain City, Utah

# Test Pit Log

# TP-2

Total Depth: 8.5'
Water Depth: 6'

Date: 9/6/23
Job #: 20827

| Depth (ft) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation |  |  | Atterberg |  |  |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  | Gravel % | Sand % | Fines % | LL | PL | PI |
| 0 |  | Topsoil: sand with clay, major roots |  |  |  |  |  |  |  |  |  |  |
|  |  | Brown Silty SAND (SM), some roots<br>moist, medium dense (estimated) | ■ | 7 |  |  |  |  |  |  |  |  |
| 1 |  |  |  |  |  |  |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | Brown Sandy SILT (ML)<br>moist, stiff (estimated) |  |  |  |  |  |  |  |  |  |  |
| 3 |  |  | ■ | 8 | 23 | 91 |  |  |  |  | NP | NP |
| 4 |  |  |  |  |  |  |  |  |  |  |  |  |
| 5 |  | Brown Silty CLAY (CL)<br>very moist, medium stiff (estimated) | ◣ | 9 |  |  |  |  |  |  |  |  |
| ▽ 6 |  | wet |  |  |  |  |  |  |  |  |  |  |
| 7 |  | Light Brown Silty SAND (SM)<br>wet, medium dense (estimated) | ◣ | 10 |  |  |  |  |  |  |  |  |
| 8 |  |  | ◣ | 11 |  |  |  |  |  |  |  |  |
|  |  | END AT 8.5' |  |  |  |  |  |  |  |  |  |  |
| 9 |  |  |  |  |  |  |  |  |  |  |  |  |
| 10 |  |  |  |  |  |  |  |  |  |  |  |  |
| 11 |  |  |  |  |  |  |  |  |  |  |  |  |
| 12 |  |  |  |  |  |  |  |  |  |  |  |  |
| 13 |  |  |  |  |  |  |  |  |  |  |  |  |
| 14 |  |  |  |  |  |  |  |  |  |  |  |  |

Remarks: Groundwater encountered during excavation at depth of 6 feet.

Coordinates: 41.30853°, -112.05581°
Surface Elev. (approx): Not Given

Equipment: Mini Excavator
Excavated By: CMT
Logged By: Charlotte Irvine

CMT TECHNICAL SERVICES

Figure:
3

# Leisure Villas Plain City Site

About 3000 West 2800 North, Plain City, Utah

## Test Pit Log

## TP-3

Total Depth: 8.5'
Water Depth: 5'

Date: 9/6/23
Job #: 20827

| Depth (ft) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation<br>Gravel % | <br>Sand % | <br>Fines % | Atterberg<br>LL | <br>PL | <br>PI |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 | ▨ | Topsoil: sand with clay, major roots | | | | | | | | | | |
| | ▨ | Brown Sandy SILT (ML)<br>moist, stiff (estimated) | ◢ | 12 | | | | | | | | |
| 1 | ▨ | | | | | | | | | | | |
| 2 | ▨ | | | | | | | | | | | |
| 3 | ▨ | Brown Silty SAND (SM)<br>moist, medium dense (estimated) | | | | | | | | | | |
| 4 | ▨ | | ◢ | 13 | 23 | | 0 | 62 | 38 | | | |
| ▽ 5 | ▨ | wet | | | | | | | | | | |
| 6 | ▨ | | ◢ | 14 | | | | | | | | |
| 7 | ▨ | grades with less silt | | | | | | | | | | |
| 8 | ▨ | | ◢ | 15 | | | | | | | | |
| | | END AT 8.5' | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |

Remarks: Groundwater encountered during excavation at depth of 5 feet.

Coordinates: 41.30858°, -112.05426°
Surface Elev. (approx): Not Given

Equipment: Mini Excavator
Excavated By: CMT
Logged By: Charlotte Irvine

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Figure:
4

# Leisure Villas Plain City Site

About 3000 West 2800 North, Plain City, Utah

## Test Pit Log

## TP-4

Total Depth: 7'
Water Depth: 6'

Date: 9/6/23
Job #: 20827

| Depth (ft) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation | | | Atterberg | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Gravel % | Sand % | Fines % | LL | PL | PI |
| 0 | | Topsoil: clayey sand, major roots | | | | | | | | | | |
| | | Brown Silty SAND (SM), some roots<br>moist, medium dense (estimated) | ■ | 16 | | | | | | | | |
| 1 | | | | | | | | | | | | |
| 2 | | | ◢ | 17 | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | |
| ▽ 6 | | grades with trace gravel<br>wet | ◢ | 18 | 26 | | 1 | 86 | 13 | | | |
| 7 | | Test Pit caving in at 7 feet, had to stop excavating.<br>END AT 7' | | | | | | | | | | |
| 8 | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |

Remarks: Groundwater encountered during excavation at depth of 6 feet.

Coordinates: 41.30689°, -112.05346°
Surface Elev. (approx): Not Given

Equipment: Mini Excavator
Excavated By: CMT
Logged By: Charlotte Irvine

CMT TECHNICAL SERVICES

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Figure: 5

# Leisure Villas Plain City Site

About 3000 West 2800 North, Plain City, Utah

## Test Pit Log

## TP-5

Total Depth: 8.5'
Water Depth: (see Remarks)

Date: 9/6/23
Job #: 20827

| Depth (ft) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation Gravel % | Gradation Sand % | Gradation Fines % | Atterberg LL | Atterberg PL | Atterberg PI |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0 |  | Topsoil: clay with sand, major roots | ◢ | 19 |  |  |  |  |  |  |  |  |
|  |  | Grayish Brown Sandy SILT (ML), some oxidation<br>moist, stiff (estimated) | ◢ | 20 |  |  |  |  |  |  |  |  |
| 1 |  |  | ◢ | 21 | 21 | 108 |  |  |  |  | NP | NP |
| 2 |  |  |  |  |  |  |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |  |  |  |  |  |  |
| 4 |  | Light Brown Silty SAND (SM), oxidation<br>moist, medium dense (estimated) |  |  |  |  |  |  |  |  |  |  |
| 5 |  |  | ◢ | 22 |  |  |  |  |  |  |  |  |
| 6 |  |  |  |  |  |  |  |  |  |  |  |  |
| 7 |  |  |  |  |  |  |  |  |  |  |  |  |
| 8 |  |  | ◢ | 23 |  |  |  |  |  |  |  |  |
|  |  | END AT 8.5' |  |  |  |  |  |  |  |  |  |  |
| 9 |  |  |  |  |  |  |  |  |  |  |  |  |
| 10 |  |  |  |  |  |  |  |  |  |  |  |  |
| 11 |  |  |  |  |  |  |  |  |  |  |  |  |
| 12 |  |  |  |  |  |  |  |  |  |  |  |  |
| 13 |  |  |  |  |  |  |  |  |  |  |  |  |
| 14 |  |  |  |  |  |  |  |  |  |  |  |  |

Remarks: Groundwater not encountered during excavation.

Coordinates: 41.3073°, -112.05259°
Surface Elev. (approx): Not Given

Equipment: Mini Excavator
Excavated By: CMT
Logged By: Charlotte Irvine

CMT TECHNICAL SERVICES

# Leisure Villas Plain City Site

About 3000 West 2800 North, Plain City, Utah

## Test Pit Log

## TP-6

Total Depth: 8.5'
Water Depth: 4'

Date: 9/6/23
Job #: 20827

| Depth (ft) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation | | | Atterberg | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Gravel % | Sand % | Fines % | LL | PL | PI |
| 0 | ▨ | Topsoil: clay with sand, major roots | | | | | | | | | | |
| | ▨ | Grayish Brown Sandy SILT (ML)<br>moist, stiff (estimated) | ◢ | 24 | | | | | | | | |
| 1 | ▨ | | ◢ | 25 | | | | | | | | |
| 2 | ▨ | grades with oxidation | ◢ | 26 | | | | | | | | |
| 3 | ▨ | | | | | | | | | | | |
| ▽ 4 | ▨ | wet | ◢ | 27 | 27 | | 0 | 31 | 69 | | | |
| 5 | ▨ | | | | | | | | | | | |
| 6 | ▨ | | ◢ | 28 | | | | | | | | |
| 7 | ▨ | Orange Brown Silty SAND (SM), oxidation<br>wet, medium dense (estimated) | | | | | | | | | | |
| 8 | ▨ | | ◢ | 29 | | | | | | | | |
| | | END AT 8.5'<br>Some caving below 2' | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |

Remarks: Groundwater encountered during excavation at depth of 4 feet.

Coordinates: 41.3081°, -112.05217°
Surface Elev. (approx): Not Given

Equipment: Mini Excavator
Excavated By: CMT
Logged By: Charlotte Irvine

CMT TECHNICAL SERVICES

Page: 1 of 1

Figure:
7

# Leisure Villas Plain City Site

About 3000 West 2800 North, Plain City, Utah

## Test Pit Log

## TP-7

Total Depth: 8.5'
Water Depth: 7.5'

Date: 9/6/23
Job #: 20827

| Depth (ft) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation | | | Atterberg | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Gravel % | Sand % | Fines % | LL | PL | PI |
| 0 | ⁘ | Topsoil: clay with sand, major roots | ◣ | 30 | | | | | | | | |
| 1 | ▨ | Gray Sandy CLAY (CL)<br>moist, stiff (estimated) | ▮ | 31 | 21 | 102 | | | | 26 | 15 | 11 |
| 2 | | | | | | | | | | | | |
| 3 | ⁞ | Orange Brown Silty SAND (SM), oxidation<br>moist, medium dense (estimated) | ◣ | 32 | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | | ◣ | 33 | | | | | | | | |
| 6 | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| ▽ | | wet | | | | | | | | | | |
| 8 | | | | | | | | | | | | |
| | | END AT 8.5'<br>Some caving at 2' | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |

Remarks: Groundwater encountered during excavation at depth of 7.5 feet.

Coordinates: 41.308°, -112.05083°
Surface Elev. (approx): Not Given

Equipment: Mini Excavator
Excavated By: CMT
Logged By: Charlotte Irvine

CMT TECHNICAL SERVICES

Page: 1 of 1

Figure: 8

# Leisure Villas Plain City Site

About 3000 West 2800 North, Plain City, Utah

## Test Pit Log

## TP-8

Total Depth: 8.5'
Water Depth: (see Remarks)

Date: 9/6/23
Job #: 20827

| Depth (ft) | GRAPHIC LOG | Soil Description | Sample Type | Sample # | Moisture (%) | Dry Density(pcf) | Gradation |  |  | Atterberg |  |  |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  | Gravel % | Sand % | Fines % | LL | PL | PI |
| 0 | ▨ | Topsoil: clay with sand, major roots |  |  |  |  |  |  |  |  |  |  |
|  | ▨ |  | ◢ | 34 |  |  |  |  |  |  |  |  |
| 1 | ▨ | Gray Sandy SILT (ML), blocky, plastic<br>moist, stiff (estimated) | ◢ | 35 |  |  |  |  |  |  |  |  |
| 2 | ▨ |  |  |  |  |  |  |  |  |  |  |  |
| 3 | ▨ |  | ▮ | 36 | 34 | 79 |  |  |  | 44 | 27 | 17 |
| 4 | ▨ |  |  |  |  |  |  |  |  |  |  |  |
| 5 | ▨ | Orange Brown Silty SAND (SM), oxidation<br>moist, medium dense (estimated) | ◢ | 37 |  |  |  |  |  |  |  |  |
| 6 | ▨ |  |  |  |  |  |  |  |  |  |  |  |
| 7 | ▨ |  |  |  |  |  |  |  |  |  |  |  |
| 8 | ▨ |  | ◢ | 38 |  |  |  |  |  |  |  |  |
|  |  | END AT 8.5'<br>Some caving below 3' |  |  |  |  |  |  |  |  |  |  |
| 9 |  |  |  |  |  |  |  |  |  |  |  |  |
| 10 |  |  |  |  |  |  |  |  |  |  |  |  |
| 11 |  |  |  |  |  |  |  |  |  |  |  |  |
| 12 |  |  |  |  |  |  |  |  |  |  |  |  |
| 13 |  |  |  |  |  |  |  |  |  |  |  |  |
| 14 |  |  |  |  |  |  |  |  |  |  |  |  |

Remarks: Groundwater not encountered during excavation.

Coordinates: 41.30964°, -112.05092°
Surface Elev. (approx): Not Given

Equipment: Mini Excavator
Excavated By: CMT
Logged By: Charlotte Irvine

CMT TECHNICAL SERVICES

Figure: 9

# Leisure Villas Plain City Site

# Key to Symbols

About 3000 West 2800 North, Plain City, Utah

Date: 9/6/23
Job #: 20827

| ① Depth (ft) | ② GRAPHIC LOG | ③ Soil Description | ④ Sample Type | ⑤ Sample # | ⑥ Moisture (%) | ⑦ Dry Density(pcf) | Gradation ⑧ Gravel % | Gradation ⑧ Sand % | Gradation ⑧ Fines % | Atterberg ⑨ LL | Atterberg ⑨ PL | Atterberg ⑨ PI |
|---|---|---|---|---|---|---|---|---|---|---|---|---|

## COLUMN DESCRIPTIONS

① **Depth (ft.):** Depth (feet) below the ground surface (including groundwater depth - see below right).

② **Graphic Log:** Graphic depicting type of soil encountered (see ② below).

③ **Soil Description:** Description of soils, including Unified Soil Classification Symbol (see below).

④ **Sample Type:** Type of soil sample collected; sampler symbols are explained below-right.

⑤ **Sample #:** Consecutive numbering of soil samples collected during field exploration.

⑥ **Moisture (%):** Water content of soil sample measured in laboratory (percentage of dry weight).

⑦ **Dry Density (pcf):** The dry density of a soil measured in laboratory (pounds per cubic foot).

⑧ **Gradation:** Percentages of Gravel, Sand and Fines (Silt/Clay), obtained from lab test results of soil passing the No. 4 and No. 200 sieves.

⑨ **Atterberg:** Individual descriptions of Atterberg Tests are as follows:

**LL = Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

**PL = Plastic Limit (%):** Water content at which a soil changes from liquid to plastic behavior.

**PI = Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties (= Liquid Limit - Plastic Limit).

| STRATIFICATION | |
|---|---|
| **Description** | **Thickness** |
| Seam | Up to ½ inch |
| Lense | Up to 12 inches |
| Layer | Greater than 12 in. |
| Occasional | 1 or less per foot |
| Frequent | More than 1 per foot |

| MODIFIERS |
|---|
| **Trace** |
| <5% |
| **Some** |
| 5-12% |
| **With** |
| > 12% |

| MOISTURE CONTENT |
|---|
| **Dry:** Absence of moisture, dusty, dry to the touch. |
| **Moist:** Damp / moist to the touch, but no visible water. |
| **Wet:** Visible water, usually soil below groundwater. |

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

| MAJOR DIVISIONS | | | USCS SYMBOLS | ② | TYPICAL DESCRIPTIONS |
|---|---|---|---|---|---|
| **COARSE-GRAINED SOILS**<br>More than 50% of material is larger than No. 200 sieve size. | **GRAVELS**<br>The coarse fraction retained on No. 4 sieve. | **CLEAN GRAVELS**<br>(< 5% fines) | GW | ▨ | Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines |
| | | | GP | ▨ | Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines |
| | | **GRAVELS WITH FINES**<br>( ≥ 12% fines) | GM | ▨ | Silty Gravels, Gravel-Sand-Silt Mixtures |
| | | | GC | ▨ | Clayey Gravels, Gravel-Sand-Clay Mixtures |
| | **SANDS**<br>The coarse fraction passing through No. 4 sieve. | **CLEAN SANDS**<br>(< 5% fines) | SW | ▨ | Well-Graded Sands, Gravelly Sands, Little or No Fines |
| | | | SP | ▨ | Poorly-Graded Sands, Gravelly Sands, Little or No Fines |
| | | **SANDS WITH FINES**<br>( ≥ 12% fines) | SM | ▨ | Silty Sands, Sand-Silt Mixtures |
| | | | SC | ▨ | Clayey Sands, Sand-Clay Mixtures |
| **FINE-GRAINED SOILS**<br>More than 50% of material is smaller than No. 200 sieve size. | **SILTS AND CLAYS**<br>Liquid Limit less than 50% | | ML | ▨ | Inorganic Silts and Sandy Silts with No Plasticity or Clayey Silts with Slight Plasticity |
| | | | CL | ▨ | Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays |
| | | | OL | ▨ | Organic Silts and Organic Silty Clays of Low Plasticity |
| | **SILTS AND CLAYS**<br>Liquid Limit greater than 50% | | MH | ▨ | Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils |
| | | | CH | ▨ | Inorganic Clays of High Plasticity, Fat Clays |
| | | | OH | ▨ | Organic Silts and Organic Clays of Medium to High Plasticity |
| **HIGHLY ORGANIC SOILS** | | | PT | ▨ | Peat, Soils with High Organic Contents |

Note: Dual Symbols are used to indicate borderline soil classifications (i.e. GP-GM, SC-SM, etc.).

**SAMPLER SYMBOLS**

◧ Block Sample
◩ Bulk/Bag Sample
⧗ Modified California Sampler 3.5" OD, 2.42" ID
⧗ D&M Sampler
◫ Rock Core
◩ Standard Penetration Split Spoon Sampler
▥ Thin Wall (Shelby Tube)

**WATER SYMBOL**

▽ Encountered Water Level
▼ Measured Water Level
(see Remarks on Logs)

1. The results of laboratory tests on the samples collected are shown on the logs at the respective sample depths.
2. The subsurface conditions represented on the logs are for the locations specified. Caution should be exercised if interpolating between or extrapolating beyond the exploration locations.
3. The information presented on each log is subject to the limitations, conclusions, and recommendations presented in this report.

CMT TECHNICAL SERVICES

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