



Applied Geotechnical Engineering Consultants, Inc.

GEOTECHNICAL INVESTIGATION

PROPOSED SUBDIVISION

10317 SOUTH 1300 WEST

SOUTH JORDAN, UTAH

PREPARED FOR:

**ARBOR GARDNER
45 WEST 10000 SOUTH, SUITE 301
SANDY, UTAH 84070**

ATTENTION: MIKE MADDOX

PROJECT NO. 1061051

NOVEMBER 27, 2006

TABLE OF CONTENTS

EXECUTIVE SUMMARY	Page 1
SCOPE	Page 2
SITE CONDITIONS	Page 2
FIELD STUDY	Page 3
SUBSURFACE CONDITIONS	Page 3
SUBSURFACE WATER	Page 5
PROPOSED CONSTRUCTION	Page 5
RECOMMENDATIONS	Page 6
A. Site Grading	Page 6
B. Foundations	Page 9
C. Concrete Slab-on-Grade	Page 10
D. Lateral Earth Pressure	Page 11
E. Subsurface Drains	Page 12
F. Seismicity, Faulting and Liquefaction	Page 13
G. Water Soluble Sulfates	Page 14
H. Pavement	Page 14
LIMITATIONS	Page 17
REFERENCES CITED	Page 18
FIGURES AND TABLES	
LOCATIONS OF TEST PITS	FIGURE 1
LOGS OF TEST PITS	FIGURE 2
LOGS, LEGEND AND NOTES OF TEST PITS	FIGURE 3
CONSOLIDATION TEST RESULTS	FIGURES 4-5
SUMMARY OF LABORATORY TEST RESULTS	TABLE I

EXECUTIVE SUMMARY

1. Subsurface materials encountered in the test pits consist of approximately 1 to 1½ feet of topsoil overlying silt and clay. Approximately 2 feet of fill was encountered in Test Pit TP-1 overlying the natural soils. Approximately 3 feet of silty sand was encountered below the topsoil in Test Pit TP-3. The silt and clay extends to the maximum depth investigated, approximately 12 feet.
2. Subsurface water was measured at depths ranging from 5 to 8 feet below the ground surface at the time of test pit excavation. When checked on November 15, 2006, the subsurface water was measured at depths ranging from 7 to 11 feet below ground surface and no groundwater was encountered in Test Pits TP-1 and TP-3.
3. The proposed residences may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil. Spread footing bearing on the undisturbed natural soil or on compacted structural fill may be designed for a net allowable bearing pressure of 1,500 pounds per square foot. Footings bearing on at least 2 feet of structural fill extending down to undisturbed natural soil may be designed for a net allowable bearing pressure of 2,500 pounds per square foot.
4. The upper natural soil generally consists of clay and silt. The clay and silt may result in construction equipment access difficulties when the upper soil is very moist to wet such as in the winter or spring or at times of prolonged rainfall. Placement of 1 to 2 feet of granular fill will improve site access for rubber-tired construction equipment and may be needed to facilitate pavement construction when the upper soil is very moist to wet.
5. The subgrade floor portion of the residences should be protected with a perimeter drain system. Recommendations for a subsurface drain system are included in the report.
6. Geotechnical information related to foundations, subgrade preparation, materials and pavement is included in the report.

SCOPE

This report presents the results of a geotechnical investigation for the proposed subdivision to be located at 10317 South 1300 West in South Jordan, Utah. The report presents the subsurface conditions encountered, laboratory test results and recommendations for foundations. The study was conducted in general accordance with our proposal dated September 12, 2006.

Field exploration was conducted to obtain information on the subsurface conditions and to obtain samples for laboratory testing. Information obtained from the field and laboratory was used to define conditions at the site and to develop recommendations for the proposed foundations and pavement.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

At the time of our investigation, the site consisted of farmland and a single-family home with a number of small wooden barns. There was no pavement at the site.

Vegetation at the site consists of grass, weeds, corn, pumpkins and small to medium-sized trees.

The ground surface at the site slopes gently down to the east.

The property is bordered to the west by 1300 South, a two-lane, asphalt-paved road, a single-family residence and an irrigation canal. At the time of test pit excavation, the water level in the canal was approximately 4 to 5 feet above the ground surface at Test Pit TP-3. The property is bordered to the north by Mabey Lane, an unpaved road and residential construction. The site is bordered to the east by residential construction and a Hindu Temple. The site is bordered to the south by undeveloped land.

FIELD STUDY

Test pits were excavated on September 20 and October 12, 2006. Seven test pits were excavated at the approximate locations indicated on Figure 1 using a rubber-tired backhoe. The test pits were logged and soil samples obtained by an engineer from AGECE. Logs of the subsurface conditions encountered in the test pits are graphically shown on Figure 2.

The test pits were backfilled without significant compaction. The backfill in the test pits should be properly compacted where it will support buildings, floor slabs and pavement.

SUBSURFACE CONDITIONS

Subsurface materials encountered in the test pits consist of approximately 1 to 1 ½ feet of topsoil overlying silt and clay. Approximately 2 feet of fill was encountered in Test Pit TP-1 overlying the natural soils. Approximately 3 feet of silty sand was encountered below the topsoil in Test Pit TP-3. The silt and clay extends to the maximum depth investigated, approximately 12 feet.

A description of the various soils encountered in the test pits follows:

Fill - The fill consists of sandy lean clay that is dark brown and moist.

Topsoil - The topsoil consists of sandy lean clay. The topsoil is moist, dark brown and contains roots and organics.

Lean Clay - The clay contains a small to moderate amount of sand. It is soft to medium stiff, moist to wet and brown to gray.

Laboratory tests conducted on samples of the clay indicate that the natural moisture contents range from 21 to 40 percent and natural dry densities range from 80 to 103 pounds per cubic foot (pcf).

A consolidation test conducted on a sample of the clay indicates that the soil will compress a small to moderate amount with the addition of light to moderate loads. Results of the consolidation test are presented on Figure 5. Unconfined compressive strengths of 2,050 and 1,440 pounds per square foot (psf) were measured for samples of the clay.

Interlayered Lean Clay and Sandy Silt - The silt and clay contains a small to moderate amount of sand. It is soft to medium stiff, moist to wet and brown.

Laboratory tests conducted on a sample of the silt and clay indicate that it has natural moisture contents ranging from 27 to 34 percent and natural dry densities ranging from 89 to 92 pcf.

A consolidation test conducted on a sample of the silt and clay indicates that the soil will compress a small to moderate amount with the addition of light to moderate loads. Results of the consolidation test are presented on Figure 4.

Silty Sand - The silty sand is medium dense, moist and brown.

Results of the laboratory tests are summarized on Table I and are included on the logs of the test pits.

SUBSURFACE WATER

Subsurface water was measured at depths ranging from 5 to 8 feet below the ground surface at the time of test pit excavation. When checked on November 15, 2006, the subsurface water was measured at depths ranging from 7 to 11 feet below ground surface and no groundwater was encountered in Test Pits TP-1 and TP-3. PVC pipe was installed in each of the test pits for future measurement of groundwater. Fluctuations in the water level will occur over time. An evaluation of such fluctuations is beyond the scope of this report.

PROPOSED CONSTRUCTION

We understand that the site will be developed for single-family residences. We anticipate that the residences will consist of one to two-story, wood-frame structures with basements.

We have assumed building loads consisting of wall loads up to 3 kips per lineal foot and column loads up to 20 kips based on typical residential construction.

We have assumed traffic for the roads consisting of 500 cars and one delivery truck per day and two garbage trucks per week.

If the proposed construction, building loads or traffic is significantly different from what is described above, we should be notified so that we can reevaluate our recommendations.

RECOMMENDATIONS

Based on the subsurface conditions encountered, laboratory test results and the proposed construction, the following recommendations are given:

A. Site Grading

Site grading plans were not available at the time of our investigation. However, the site is relatively flat and we anticipate that there will be relatively small amounts of cut and fill required for the proposed project. Fill placed at the site should be placed as soon as possible prior to building construction to allow the significant portion of the settlement of the underlying soil induced by the load of the fill to occur prior to building construction.

1. Excavation

We anticipate that excavation can be accomplished with typical excavation equipment.

If excavations extend below the subsurface water level, they should be dewatered. Free-draining gravel should be used as fill or backfill below the original free water level. A support fabric should be provided between the natural soil and free-draining gravel.

2. Subgrade Preparation

Prior to placing grading fill, the topsoil, organics, unsuitable fill, debris and other deleterious material should be removed.

The upper soil consists of lean clay and silt. The upper fine-grained soil will result in construction access difficulties for rubber-tired construction equipment when the upper soil is very moist to wet such as in the winter or

spring or during times of prolonged rainfall. Care will be required to minimize disturbance of the natural soil during construction. Placement of granular fill will generally improve site access for construction equipment. Generally, 1 to 2 feet of granular fill is needed to support limited traffic from moderately loaded rubber-tired construction equipment above very moist to wet clay and silt.

3. Materials

Listed below are materials recommended for imported structural fill.

Fill to Support	Recommendations
Footings	Non-expansive granular soil Passing No. 200 Sieve < 35% Liquid Limit < 30% Maximum size 4 inches
Floor Slab (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve < 5% Maximum size 2 inches
Slab Support	Non-expansive granular soil Passing No. 200 Sieve < 50% Liquid Limit < 30% Maximum size 6 inches

The on-site soil consists predominantly of clay and silt. The clay and silt are not recommended for use as structural fill but may be used as site grading fill, utility trench and wall backfill if the topsoil, organics, debris and other deleterious material are removed or they may be used in landscape areas.

The natural soil will likely require moisture conditioning (wetting or drying) prior to use as fill. Drying of the soil may not be practical during cold or wet periods of the year.

4. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D-1557.

Fill To Support	Compaction
Foundations	≥ 95 %
Concrete Slabs	≥ 90 %
Landscaping	≥ 85 %
Retaining Wall Backfill	85 - 90 %

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

The base course should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D-1557.

Fill placed for the project should be frequently tested during construction for compaction.

5. Drainage

The ground surface surrounding the proposed residences should be sloped away from the residences in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

The collection and diversion of drainage away from the pavement surface is important to the satisfactory performance of the pavement section. Proper drainage should be provided.

B. Foundations

1. Bearing Material

With the proposed construction and the subsurface conditions encountered, the residences may be supported on spread footings bearing on the undisturbed natural soil or on structural fill. Structural fill should extend down to the undisturbed natural soil and should extend out away from the edge of footings a distance at least equal to the depth of fill beneath footings.

Unsuitable fill, topsoil, organics and other deleterious materials should be removed from below proposed foundations.

2. Bearing Pressure

Spread footings bearing on the undisturbed natural soil may be designed using an allowable net bearing pressure of 1,500 psf. Footings bearing on at least 2 feet of structural fill extending down to undisturbed natural soil may be designed using an allowable net bearing pressure of 2,500 psf.

Footings should have a width of at least 1 ½ feet and a depth of embedment of at least 10 inches.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Settlement

We estimate that total and differential settlement will be less than 1 inch for footings bearing on the natural soil or on compacted structural fill.

5. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 30 inches below grade for frost protection.

6. Foundation Base

The base of foundation excavations should be cleared of loose or deleterious material prior to fill or concrete placement.

7. Construction Observation

A representative of the geotechnical engineer should observe footing excavations prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

Unsuitable fill, topsoil, organics and other deleterious materials should be removed from below proposed slab areas.

2. Underslab Sand and/or Gravel

A 4-inch layer of free draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below floor slabs for ease of construction and to promote even curing of the slab concrete.

D. Lateral Earth Pressure

1. Lateral Resistance for Footings

Lateral resistance for footings placed on the natural soil or on compacted structural fill is controlled by sliding resistance between the footing and the foundation soils. A friction value of 0.35 may be used in design for ultimate lateral resistance.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for the design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

Soil Type	Active	At-Rest	Passive
Clay & Silt	50 pcf	65 pcf	250 pcf
Sand & Gravel	40 pcf	55 pcf	300 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 30 pcf for active and at-rest conditions and decreased by 30 pcf for passive conditions. This assumes a short period spectral response acceleration of 1.25g for International Building Code 2003 or a short period spectral response acceleration of 1.26g for International Building Code 2006 for a 2 percent probability of exceedance in a 50-year period.

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve the soil strength under active and passive conditions. Conventional safety

factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Subsurface Drains

The subgrade floor portion of the residences should be protected with a perimeter drain system. The perimeter drain system should consist of at least the following items:

1. The underdrain system should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of the building.
2. The flow line of the pipe should be placed at least 18 inches below the finished floor level and should slope to a sump or outlet where water can be removed by pumping or by gravity flow.
3. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1 horizontal to 1 vertical so as not to disturb the soil below the footing.
4. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine-grained material filling in the void spaces of the gravel.
5. The subgrade floor slab should have at least 6 inches of free-draining gravel placed below it and the underslab gravel should connect to the perimeter drain.

6. Consideration should be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.

F. Seismicity, Faulting and Liquefaction

1. Seismicity

Listed below is a summary of the site parameters for the 2003 International Building Code.

- | | | |
|----|---|-------|
| a. | Site Class | D |
| b. | Short Period Spectral Response Acceleration, S_S | 1.25g |
| c. | One Second Period Spectral Response Acceleration, S_1 | 0.50g |

Listed below is a summary of the site parameters for the 2006 International Building Code.

- | | | |
|----|---|-------|
| a. | Site Class | D |
| b. | Short Period Spectral Response Acceleration, S_S | 1.26g |
| c. | One Second Period Spectral Response Acceleration, S_1 | 0.52g |

2. Faulting

The closest mapped active fault to the site is the Wasatch Fault located approximately 6 miles to the east (Salt Lake County, 1995).

3. Liquefaction

The site is located within an area mapped as having a "moderate" potential for liquefaction (Salt Lake County, 1995). Research indicates that the soil type most susceptible to liquefaction during a large magnitude earthquake is loose, clean sand. In order for liquefaction to occur, the soil must be saturated. The liquefaction potential for soil tends to decrease with an increase in fines content and density. The subsurface soils encountered at

the site to the depth investigated consists of lean clay and silt. The clay and silt are not susceptible to liquefaction. Investigation to a greater depth would be needed to evaluate the liquefaction potential at the site. Such a study is beyond the scope of this report.

G. Water Soluble Sulfates

One sample of the natural soil was tested in the laboratory for water soluble sulfate content. Test results indicate that there is less than 0.1 percent water soluble sulfate in the sample tested. Based on the test results and published literature, sulfate resistant cement is not needed for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

H. Pavement

Based on the subsurface conditions encountered, laboratory test results and the assumed traffic, the following pavement support recommendations are given:

1. Subgrade Support

The near surface soil consists primarily of lean clay and silt. A California Bearing Ratio (CBR) value of 3 percent was used in the analysis which assumes a clay subgrade.

2. Pavement Thickness

Based on the subsoil conditions encountered at the site, assumed traffic as described in the Proposed Construction section of the report, a design life of 20 years for flexible pavement and 30 years for rigid pavement and methods presented by the Utah Department of Transportation, a flexible pavement section consisting of 3 inches of asphaltic concrete overlying 6 inches of high

quality base course is calculated. Alternatively a rigid pavement section consisting of 5 inches of Portland cement concrete may be used.

Approximately 1 to 2 feet of granular borrow may be needed to support construction traffic if construction occurs when the upper soil is very moist to wet. This is discussed in the Subgrade Preparation section of the report.

3. Pavement Materials and Construction

a. Flexible Pavement (Asphaltic Concrete)

The pavement materials should meet the specifications for the applicable jurisdiction. Other materials may be considered for use in the pavement section. The use of other materials may result in the need for different pavement material thicknesses.

b. Rigid Pavement (Portland Cement Concrete)

The rigid pavement thickness given above assumes that the pavement will have aggregate interlock joints and that a concrete shoulder or curb will be provided.

The pavement materials should meet the specifications for the applicable jurisdiction. The pavement thickness indicated above assumes that the concrete will have a 28-day compressive strength of 4,000 pounds per square inch. Concrete should be air entrained with approximately 6 percent air. Maximum allowable slump will depend on the method of placement but should not exceed 4 inches.

4. Jointing

Joints for concrete pavement should be laid out in a square or rectangular pattern. Joint spacings should not exceed 30 times the thickness of the slab. The joint spacings indicated should accommodate the contraction of the concrete and under these conditions steel reinforcing will not be required. The depth of joints should be approximately one-fourth of the slab thickness.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the test pits excavated at the approximate locations indicated on Figure 1 and the data obtained from laboratory testing. Variations in the subsurface conditions may not become evident until additional exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate our recommendations.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Matthew B. Olsen, P.E.

Reviewed by Jay R. McQuivey, P.E.

MBO/dc

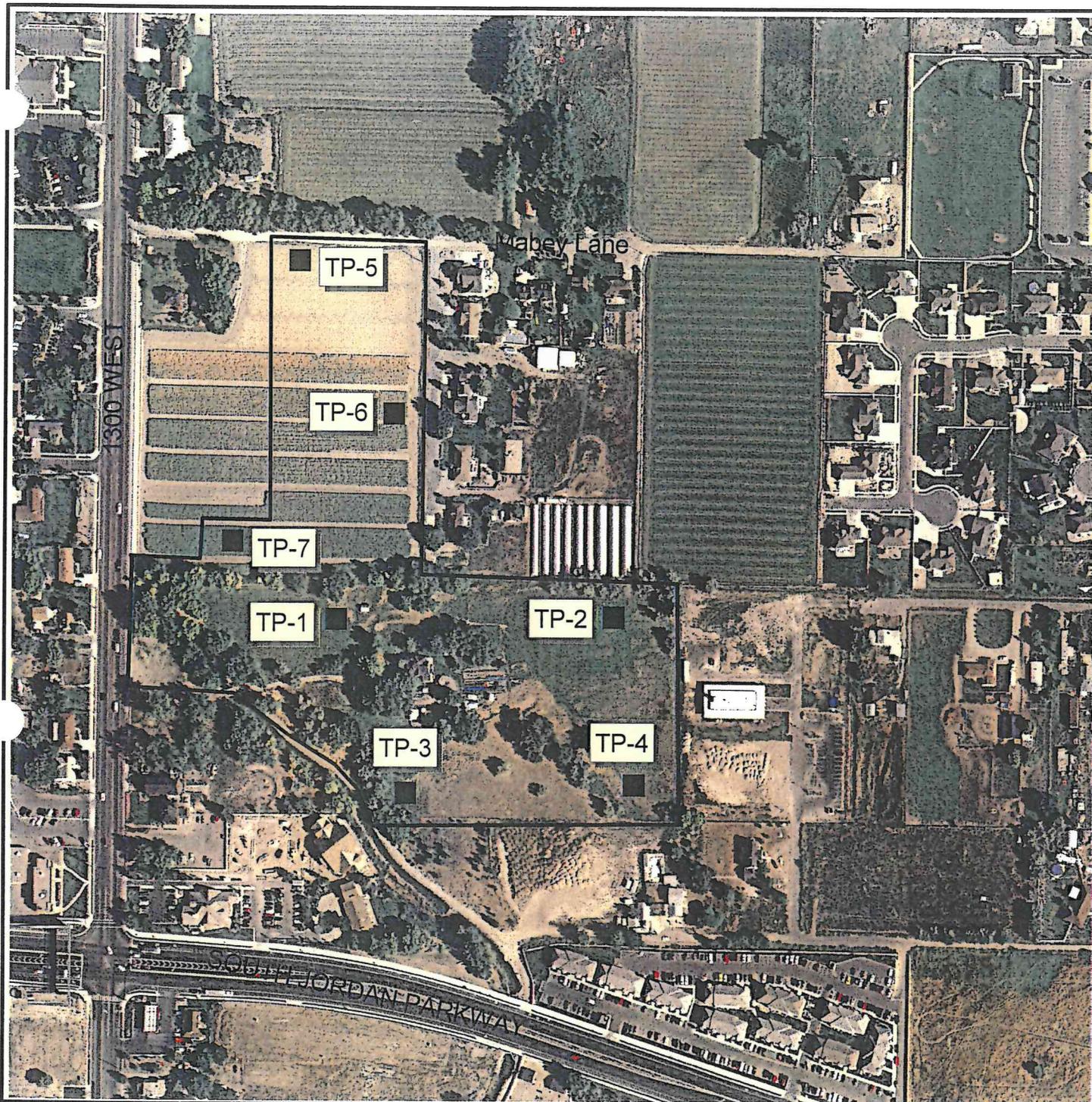
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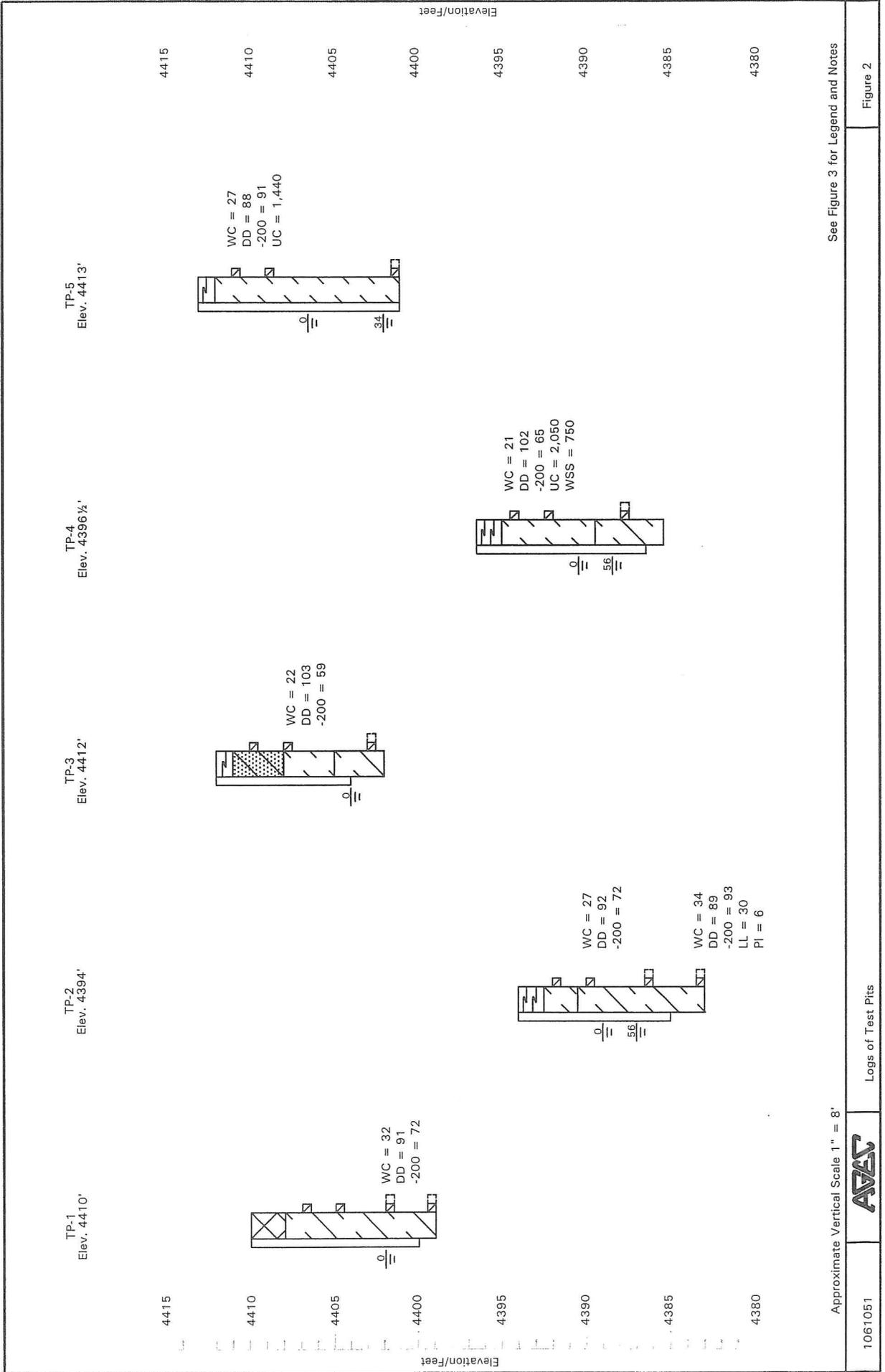


From USGS Aerial Photo, 2004



Approximate Scale
1 inch = 300 feet

PROPOSED SUBDIVISION
10317 SOUTH 1300 WEST
SOUTH JORDAN, UTAH



See Figure 3 for Legend and Notes

Figure 2

Approximate Vertical Scale 1" = 8'



Logs of Test Pits

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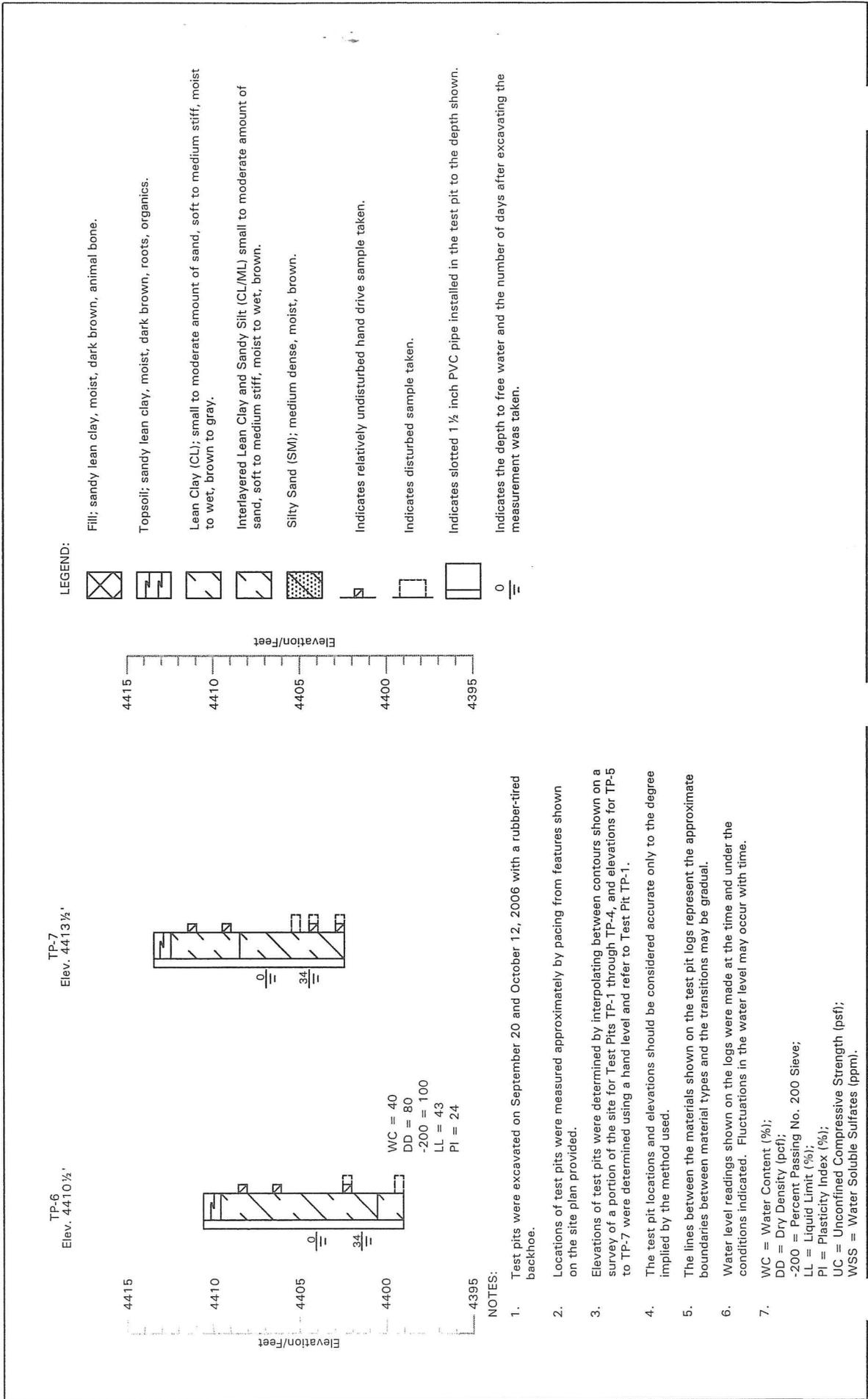
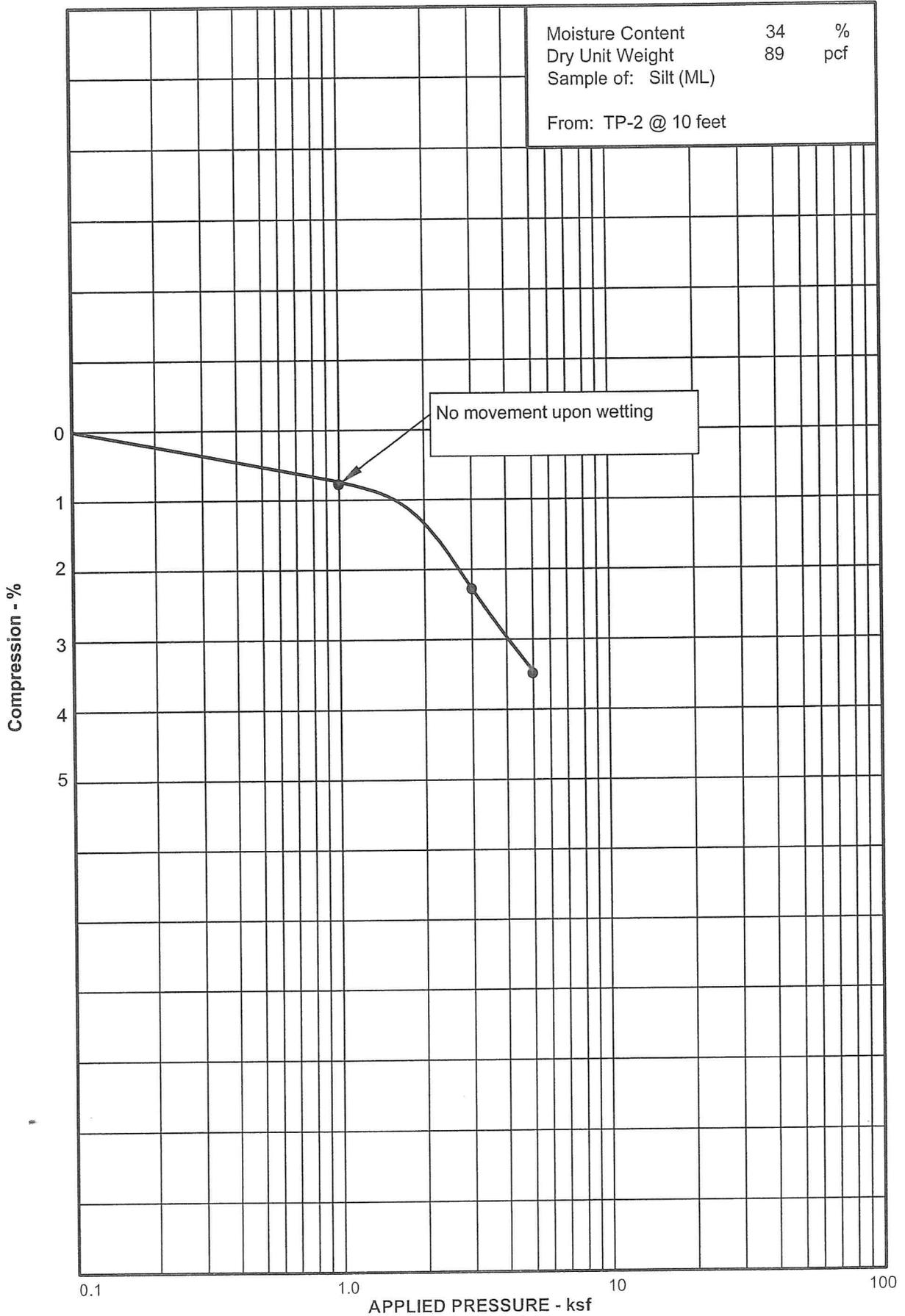


Figure 3

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