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July 12, 2017

Brandon Development Foundation c/o Sayre Associates, Attn: Monty Miller

Subj: Preliminary Geotechnical Exploration Proposed Rovang Industrial Park Corson, SD GeoTek #17-483

Introduction

This correspondence presents our reporting of the recent test borings for the industrial park expansion in Corson, SD. Previous correspondence is dated June 5 & 14, 2017. This work was done in accordance with the Brandon Development Foundation approval on May 1, 2017.

Field Data

The site is located in the southwest quarter of section 23 and northeast of the intersection of 481st Avenue and Hemlock Boulevard (260 Street). The property slopes mostly from the west to the east and has been in agricultural use.

A site sketch is attached showing the relative locations of the soil borings. Surface elevations at the boring locations were referenced to the top of a fire hydrant near the intersection of Hemlock Boulevard and 1st Avenue. An elevation of 1372.63' was used for the referenced data.

Eight borings were initially put down for the project with two additional borings, 9 and 10, completed on the easterly half of the property. The logs of the test holes are attached.

The test borings indicated a soil profile that consists of virtually all clay soil. The borings are paired into three groups with the first group consisting of only boring 1 in which the clay soil are of a favorable water content and stiffness. The second group consists of borings 2 through 8 in which silty clay soils are found and become soft and wet at a depth of about 5'.

The final group would be borings 9 and 10 in which fat clay soils were found in the upper 10' of the profile.

Groundwater

Groundwater measurements were made at the boring locations and data is recorded on the boring logs. Multiple groundwater measurements were made at borings 1, 2, 3 and 4 and therefore that data has a degree of reliability. The other borings in which the groundwater measurements were made upon immediate completion of the borings are less reliable as accurate indications of the water table elevation.

<u>Analysis</u>

As a generalization, the development park expansion on the north side of Hemlock will be similar to the existing park on the south side of Hemlock in that more favorable soils are found in the higher elevations of the two properties. As one moves to the east and ground elevations are lower, more challenging soil conditions are found. As characterized earlier in the report, the second category of borings (2 through 8) encountered elevated water content in the soil beginning at about the 5' level. Depending upon earthwork cut and fill and final grade levels these elevated water content of the soil and resulting soft condition of the soil may have an impact on utility construction, pavements and buildings.

The fat clay encountered in borings 9 and 10 will require significant site preparation (soil correction) if building construction occurs in this area.

On other project development sites, the planting of high water demand crops such as alfalfa has resulted in a favorable reduction of water content of the subgrade soils to significant depths which would be beneficial to a large portion of the site.

Standard of Care

The recommendations and opinions presented in this report are in accordance with current engineering practices for this time and area. Other than this, no express or implied warranty is intended.

Because the area of the borings is small in relation to the entire site, and for other reasons, GeoTek does not guarantee continuity or warrant conditions between the soil borings.

This report is for the exclusive use of the addressee and its representatives for the use in design of the proposed project described herein and preparation of construction documents. Without written approval, we assume no responsibility to other parties regarding this report.

Our conclusions, opinions and recommendations may not be appropriate for other parties or project.

Remarks

The collected soil samples will be retained in our office for a period of thirty days after the date of this report and will then be discarded unless we are notified otherwise.

We trust that this report provides you with the necessary information for the project. Should you have any comments or questions, please feel free to contact our office.

GeoTek Engineering & Testing Services, Inc.

Ralph E. Líndner

Ralph E. Lindner, PE Project Engineer







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| 13 _ - - | <u>L</u> br | EAN CLAY V own, moist, | VITH SAND : firm to stiff, | a little grav (CL) | rel, | | TILL | - - 13 | | 4 | X | SPT | | | | | |
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| 14 _ - - - - - | br | EAN CLAY V own, moist, | VITH SAND stiff to very | a little grav stiff, (CL) | vel, | | TILL | - - - - - - 19 | | 4 | | SPT | | | | | |
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| But of the surface (L2) Surry CLAY: brown moist, firm, a 11" layer of topsoil at the surface (CL) LOESS N WL NO. TYPE WC D LL PL 6 SILTY CLAY: brown and gray, moist, firm, (CL) 11 HSA 1 HSA 1 <th>Description OF WATERIAL GEOLOGIC N WL NO. TYPE WC D LL PL SULTY CLAY: brown moist, firm, a 11° layer of topsoil at the surface (CL) 0 1 HSA 1 HSA 1 HSA 6 SILTY CLAY: brown and gray, moist, soft to firm, (CL) 7 7 7 2 SPT 24 1 HSA 1 HSA 4 3 SPT 30 1 1 HSA 2 SPT 30 5 5 4 SPT 30 1 1 HSA 1 HSA 1 HSA 1 HSA 1 HSA 1 HSA</th> <th></th> <th>СТ</th> <th>Preliminary (</th> <th><u>Geotechnical</u></th> <th>Exploration,</th> <th>, Proposed</th> <th>Rova</th> <th>ing Industrial Par</th> <th>k, Cor</th> <th>son, S</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> | Description OF WATERIAL GEOLOGIC N WL NO. TYPE WC D LL PL SULTY CLAY: brown moist, firm, a 11° layer of topsoil at the surface (CL) 0 1 HSA 1 HSA 1 HSA 6 SILTY CLAY: brown and gray, moist, soft to firm, (CL) 7 7 7 2 SPT 24 1 HSA 1 HSA 4 3 SPT 30 1 1 HSA 2 SPT 30 5 5 4 SPT 30 1 1 HSA 1 HSA 1 HSA 1 HSA 1 HSA 1 HSA | | СТ | Preliminary (| <u>Geotechnical</u> | Exploration, | , Proposed | Rova | ing Industrial Par | k, Cor | son, S | | | | | | | | |
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| 18 | 18 | - | | | | | | | | - - 4 - | Ţ | | X | SPT | 30 | | | | |
| LEAN CLAY WITH SAND: a little gravel, brown, moist, stiff, (CL) TILL Image: Constraint of the second s | LEAN CLAY WITH SAND: a little gravel, brown, moist, stiff, (CL) TILL TILL Image: Constraint of the second se | - - - 18 | | | | | | | | - - 5 - | | 4 | X | SPT | 30 | | | | |
| Bottom of borehole at 21 feet. - < | Bottom of borehole at 21 feet. - < | - | br | rown, moist, | stiff, (CL) | | | | TILL | - - 11 | | 5 | X | SPT | | | | | |
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| 4½ - - - | (C | LTY CLAY: L) | brown and g | gray, moist, | firm, | | LOESS | - 7 - | | 2 | | SPT | 24 | | | | |
| 9½ - - - | (C | <u>SILTY CLAY</u> : grayish brown, moist, soft, (CL) | | | | | LOESS | - - - | ⊥ | 3 | Χ | SPT | 28 | | | | |
| - 14½ - - - | br | LEAN CLAY WITH SAND: a little gravel, brown, moist, stiff to very stiff, (CL) | | | | | TILL | - - - - | | 4 | X | SPT | | | | | |
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| 4½ - - - - | <u>SI</u> (C | LTY CLAY : iL) | brown and g | gray, moist, | soft, | | LOESS | - - - | | 2 | | SPT | 30 | | | | |
| 9½ - - - - | <u>L</u> E br | EAN CLAY V own, moist, | WITH SAND firm to very | a little grav stiff, (CL) | vel, | | TILL | - - | | 3 | X | SPT | 18 | 113 | 36 | 14 | 180 |
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| | | | | | | | | - 5 - - | Ţ | 2 | X | SPT | 22 | | | | |
| 9½ | <u>SI</u> (C | LTY CLAY: :L) | grayish brov | wn, moist, f | irm, | | LOESS | - 5 | | 3 | X | SPT | 29 | | | | |
| 14 /2 - - - 18 _ | <u>SI</u> (C | <u>SILTY CLAY</u> : brown and gray, moist, soft, (CL) | | | | | LOESS | 4 | | 4 | X | SPT | | | | | |
| - 21 | | EAN CLAY V own, moist, | <u>WITH SAND</u> : stiff, (CL) | a little grav | vel, | | TILL | - - - 11 | | 5 | X | SPT | | | | | |
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| - | | | | | | | | - - - | | 2 | | SPT | 27 | | | | |
| 9½ - | <u>SI</u> (C | SANDY I FAN CI AY: brown moist verv | | | | | LOESS | - - - | Ţ | 3 | X | SPT | | | | | |
| 14 | <u>S/</u> sti | SANDY LEAN CLAY: brown, moist, very stiff, (CL) | | | | | MIXED ALLUVIUM | - 26 - - | | 4 | X | SPT | 19 | | | | |
| 19 _ _ 21 _ | | ense, (SP) | ained, brow | | - | | COARSE ALLUVIUM | - - 29 | | 5 | | SPT | | | | | |
| | | Botto | m of boreho | ie at 21 fee | τ. | | | - | | | | | | | | | |
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| - | to | LTY CLAY: psoil at the | brown, mois surface (CL | st, a 11" lay) | er of | | LOESS | - | | 1 | | HSA | | | | | |
| 4½ - - - - | (C | LTY CLAY : CL) | brown and g | gray, moist, | soft, | | LOESS | - - - - | Ţ | 2 | | SPT | 25 | | | | |
| 9½ - - - - | <u>SI</u> (C | <u>SILTY CLAY</u> : grayish brown, moist, soft, (CL) <u>SILTY CLAY</u> : brown and gray, moist, soft, | | | | | LOESS | - - - | | 3 | X | SPT | 32 | | | | |
| 14½ - | (C | (CL) | | | | | LOESS | 4 | | 4 | X | SPT | 30 | | | | |
| | br | LEAN CLAY WITH SAND : a little gravel, brown, moist, stiff, (CL) | | | | | TILL | - - - 12 | | 5 | X | SPT | | | | | |
| - - - | | Botto | m of boreho | le at 21 fee | t. | | | - | | | | | | | | | |
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|-------------------|---------------|-----------------------------|----------------------------|--------------------|------------------|------|-------------------|---------------|----------|-------------------|---------|-----|------------|------|------|------------|-----------|
| DEPTH | | DESC | RIPTION O | F MATERIA | AL. | | GEOLOGIC | N | | SA | MP | LE | | ABOR | ATOF | RY TES | STS I |
| in FEET | F | SURFACE E | LEVATION | 1375.3 ft | | | ORIGIN | N | WL | NO. | ΤY | ′PE | wc | D | LL | PL | QL |
| - | F/ to | AT CLAY: br psoil at the | own, moist, surface (CH | firm, a 8" la) | ayer of | | FINE ALLUVIUM | - | | 1 | | HSA | | | | | |
| | | | | | | | | - 8 - - | | 2 | X | SPT | 33 | | | | |
| 9½ - - - | SI | ILTY CLAY: | brown, mois | st, firm, (CL |) | | FINE ALLUVIUM | - 6 | | 3 | X | SPT | 20 | | | | |
| - - 18 _ | | | | | | | MIVED | - - | | 4 | X | SPT | 25 | | | | |
| - - 21 _ | <u>א</u> m | ANDY LEAN oist, very st | iff, (CL) | ie gravei, c | irown, | | MIXED ALLUVIUM | - - 16 | | 5 | X | SPT | | | | | |
| - - - | | Botto | m of boreho | le at 21 fee | t | | | - | | | | | | | | | |
| | | WA | TER LEVE | L MEASUR | EMENTS | | | STAR | <u> </u> | 6-9- ⁻ | ∟ 17 | | L OMPLE | TE | 6-9- | 17 8:3 | l 5 am |
| DATE | | TIME | SAMPLED DEPTH | CASING DEPTH | CAVE-IN DEPTH | | WATER LEVEL | METI 3.25" | HOD | | | | | | | | |
| 6-9-17 | 7 | 8:35 am | 21 | | 19 | | | 3.25 | ם ח | | 31 | | uyer | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | + | | CRE | | | | | anson | | | | |





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| | | <pre># <u>17-483</u></pre> Preliminary (| Geotechnical | Exploration | , Proposed | Rova | ng Industrial Pa | rk, Cors | son. S | D | _ | ORING | | | - , | | • |
|--------------------|-----------------|--|----------------------------|-----------------|------------------|------------------|--------------------|-----------------------|--------|-------|-----|-------|-------|-------|------|--------|------|
| DEPTH | | | RIPTION O | | | | GEOLOGIC | | | | M | PLE | L | ABOR | ATOF | RY TES | STS |
| in FEET | | | LEVATION | | | | ORIGIN | N | WL | NO. | т | YPE | wc | D | LL | PL | Q |
| | F/ | AT CLAY: br | own, moist, surface (CH | firm, a 8" la | ayer of | | FINE ALLUVIUM | _ | | 1 | | HSA | | | | | |
| - | | | | | | | | - 8 | | 2 | | SPT | 32 | 89 | 97 | 27 | 380 |
| - 9½ - | <u>SI</u> (C | LTY CLAY : CL) | brown and g | firm, | | FINE ALLUVIUM | - 5 | | 3 | X | SPT | 28 | | | | | |
| - 14½ - - | SI | SILTY CLAY: brown, moist, firm, (CL) | | | | | MIXED ALLUVIUM | - - - 7 - | | 4 | X | SPT | 27 | | | | |
| | | | | | | | | - - 6 - | | 5 | X | SPT | 25 | | | | |
| - - 26 _ | <u>S/</u> m | oist, dense, | | | | | COARSE ALLUVIUM | - - - 18 | | 6 | X | SPT | | | | | |
| | | Botto | m of boreho | le at 26 fee | t. | | | | | | | | | | | | |
| | | WA | TER LEVE | | | | | STAR | | 6-9-′ | 17 | C | OMPLE | ETE _ | 6-9- | 17 9:3 | 0 am |
| DATE | | TIME | SAMPLED DEPTH | CASING DEPTH | CAVE-IN DEPTH | | WATER LEVEL | METI 3.25" | | ollow | ۶. | tem A | uger | | | | |
| 6-9-17 | 7 | 9:30 am | 26 | | 22 | | | | | | | | | | | | |
| | | | | | | _ | | | | | | | | | | | |
| | | | | | | | | CRE | | | | | anson | | | | |

SOIL CLASSIFICATION CHART

| M | | ONS | SYME GRAPH | BOLS | TYPICAL DESCRIPTIONS |
|--|--|----------------------------------|---------------|------|---|
| | GRAVEL AND | CLEAN GRAVELS | | GW | WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES |
| | GRAVELLY SOILS | (LITTLE OR NO FINES) | | GP | POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES |
| COARSE GRAINED SOILS | MORE THAN 50% OF COARSE | GRAVELS WITH FINES | | GM | SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES |
| | FRACTION RETAINED ON NO. 4 SIEVE | (APPRECIABLE AMOUNT OF FINES) | | GC | CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES |
| MORE THAN 50% OF MATERIAL IS | SAND AND | CLEAN SANDS | | SW | WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES |
| LARGER THAN NO. 200 SIEVE SIZE | SANDY SOILS | (LITTLE OR NO FINES) | | SP | POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES |
| | MORE THAN 50% OF COARSE FRACTION | SANDS WITH FINES | | SM | SILTY SANDS, SAND - SILT MIXTURES |
| | PASSING ON NO. 4 SIEVE | (APPRECIABLE AMOUNT OF FINES) | | SC | CLAYEY SANDS, SAND - CLAY MIXTURES |
| | | | | ML | INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY |
| FINE GRAINED SOILS | SILTS AND CLAYS | LIQUID LIMIT LESS THAN 50 | | CL | INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS |
| 00120 | | | | OL | ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY |
| MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE | | | | МН | INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS |
| SIZE | SILTS AND CLAYS | LIQUID LIMIT GREATER THAN 50 | | СН | INORGANIC CLAYS OF HIGH PLASTICITY |
| | | | | ОН | ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS |
| Н | GHLY ORGANIC S | SOILS | | PT | PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS |

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

SYMBOLS FOR DRILLING AND SAMPLING

| <u>Symbol</u> | Definition |
|---------------|---|
| Bag | Bag sample |
| CS | Continuous split-spoon sampling |
| DM | Drilling mud |
| FA | Flight auger; number indicates outside diameter in inches |
| HA | Hand auger; number indicates outside diameter in inches |
| HSA | Hollow stem auger; number indicates inside diameter in inches |
| LS | Liner sample; number indicates outside diameter of liner sample |
| Ν | Standard penetration resistance (N-value) in blows per foot |
| NMR | No water level measurement recorded, primarily due to presence of drilling fluid |
| NSR | No sample retrieved; classification is based on action of drilling equipment and/or |
| | material noted in drilling fluid or on sampling bit |
| SH | Shelby tube sample; 3-inch outside diameter |
| SPT | Standard penetration test (N-value) using standard split-spoon sampler |
| SS | Split-spoon sample; 2-inch outside diameter unless otherwise noted |
| WL | Water level directly measured in boring |
| V | Water level symbol |
| _ | |

SYMBOLS FOR LABORATORY TESTS

| <u>Symbol</u> | <u>Definition</u> |
|---------------|---|
| WC | Water content, percent of dry weight; ASTM:D2216 |
| D | Dry density, pounds per cubic foot |
| LL | Liquid limit; ASTM:D4318 |
| PL | Plastic limit; ASTM:D4318 |
| QU | Unconfined compressive strength, pounds per square foot; ASTM:D2166 |

DENSITY/CONSISTENCY TERMINOLOGY

| Density | | Consistency |
|--------------|---------|-------------|
| Term | N-Value | Term |
| Very Loose | 0-4 | Soft |
| Loose | 5-8 | Firm |
| Medium Dense | 9-15 | Stiff |
| Dense | 16-30 | Very Stiff |
| Very Dense | Over 30 | Hard |

PARTICLE SIZES

| <u>Term</u> | Particle Size |
|---------------|-------------------|
| Boulder | Over 12" |
| Cobble | 3" – 12" |
| Gravel | #4 – 3" |
| Coarse Sand | #10 – #4 |
| Medium Sand | #40 – #10 |
| Fine Sand | #200 – #40 |
| Silt and Clay | passes #200 sieve |

DESCRIPTIVE TERMINOLOGY

| <u>Term</u> |
|--------------|
| Dry |
| Frozen |
| Moist |
| Waterbearing |
| Wet |
| Lamination |
| Layer |
| Lens |

DefinitionAbsence of moisture, powderyFrozen soilDamp, below saturationPervious soil below waterSaturated, above liquid limitUp to $\frac{1}{2^n}$ thick stratum $\frac{1}{2^n}$ to 6" thick stratum $\frac{1}{2^n}$ to 6" discontinuous stratum

GRAVEL PERCENTAGES

| Term | Range |
|-------------------|--------|
| A trace of gravel | 2-4% |
| A little gravel | 5-15% |
| With gravel | 16-50% |