

WHEN RECORDED RETURN TO:  
WASHINGTON CITY  
BUILDING DEPARTMENT  
111 NORTH 100 EAST  
WASHINGTON, UT 84780

DOC # 20250029031

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Gary Christensen Washington County Recorder  
08/25/2025 01:43:04 PM Fee \$ 40.00  
By WASHINGTON CITY



SPACE ABOVE FOR RECORDERS USE

### SOILS REPORT ACKNOWLEDGEMENT

TAX I.D. W-RASV-3-13

PROPERTY OWNER: S&S Construction, Inc.

ADDRESS: 775 S. Shunes Creek Circle, Washington, UT 84780

LEGAL DESCRIPTION: Riverbend at Sunrise Valley 3 AMD (W) Lot 13

SOILS REPORT PROJECT NO. 2251659 SOILS REPORT AGENCY: AGECE

PLAT RECORDING NO. 2023 0031308 PLAT NOTE:

I, Devin Sullivan / S&S Construction, Inc., PROPERTY OWNER at address:  
775 S. Shunes Creek Circle, have read and understand the above listed  
soils report for the proposed installation of a swimming pool.

Signature D Sullivan Date 8-20-25  
Printed Name Devin Sullivan

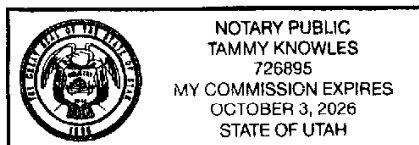
State of Utah )

County of Washington )

On this 20 day of August, in the year 2025, before me, Tammy Knowles a  
notary public, appeared Devin Sullivan, proved on the basis of satisfactory  
evidence to be the person whose name(s) (is/are) subscribed to this instrument, and acknowledged  
(he/she/they) executed the same.

Witness my hand and official seal.

Tammy Knowles



# AGEC

## Applied GeoTech

August 20, 2025

Sure Design Pools  
P.O. Box 910511  
St. George, Utah 84791

Attention: Kaden Sullivan  
email: suredesignpools@gmail.com

Subject: Geotechnical Consultation - Swimming Pool  
Riverbend at Sunrise Valley, Lot 13 Pool  
Washington, Utah  
Project No. 2251659

### References:

1. "Geotechnical Investigation, Red Waters Pod 2" conducted by AGECE under Project No. 2200778, dated April 28, 2020.
2. Compaction tests completed by AGECE during mass grading under project no. 2202164.
3. "Pool Plan, Riverbend, Lot 13, 775 South Shunes Creek, Provided by Sure Design Pools.

Applied Geotechnical Engineering Consultants, Inc. (AGECE) was requested to review the subsurface conditions given in references Nos. 1 and 2 and provide recommendations for support of the proposed swimming pool to be constructed in Lot 13 in the Riverbend at Sunrise Valley Subdivision, located in Washington, Utah.

### PROPOSED CONSTRUCTION

We understand it is proposed to construct a 20'X47' below-grade, earth formed reinforced gunite pool on the subject lot. The pool will include a tanning shelf and a spa and will be up to 7 feet deep.

### SUBSURFACE CONDITIONS

Based on a review of the referenced report, Test Pit TP-13 was excavated near the proposed pool location. The subsurface soils consist of silty sand underlain by poorly graded gravel with sand. Groundwater was not encountered in the above listed test pit to the maximum depth investigated, approximately 14 feet. Fluctuations in the groundwater level may occur over time. An evaluation of such fluctuations is beyond the scope of this report.

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## RECOMMENDATIONS

Based on our review of the referenced geotechnical investigation and our experience in the area, the following recommendations are provided:

1. The proposed pool may be supported on a conventional mat foundation underlain by a properly prepared subgrade.
2. The pool should be supported on a properly prepared subgrade as indicated in Reference No. 1. Specifically, the full depth of loose/dry collapsible soils should be removed from beneath the pool and replaced in properly moisture conditioned and compacted lifts or treated by prewetting.

In order to properly treat the pool support soils, we recommend excavating an area extending three feet beyond the pool footprint to a depth of 3 feet below the existing grade. Subsequently, we recommend filling the excavation with a volume of water equivalent to two feet of water across the excavation and allowing the water infiltrate to "pre-wet" the underlying soils. This process is intended to improve the long term support characteristics by causing the soils to densify before pool constructed.

3. The excavation should then be overexcavated to remove two additional feet of soil from the bottom of the excavation. The excavation should then be re-filled with properly compacted lifts of fill. Fill placed to support the proposed pool should be tested to verify compaction is at least 95 percent of the maximum dry density as determined by ASTM D1557. We recommend testing the fill at a minimum frequency of once per each vertical foot of fill placed and compacted in 6- to 8-inch lifts.
4. Subsequently, the pool should be excavated in the prepared pad using a trackhoe equipped with a bladed bucket to minimize disturbance. After excavation, the pool support subgrade should be tested to verify compaction.
5. Our experience has shown the on-site soils may contain sulfates in sufficient concentration to be corrosive to concrete. Therefore, we recommend concrete elements that will be exposed to the on-site soils be designed in accordance with provisions provided in the American Concrete Institute Manual of Concrete Practice (ACI) 318-19. Tables 19.3.1.1 and 19.3.2.1 of ACI 318-19 should be referenced for design of concrete elements utilizing a Sulfate Exposure Class of S2.

Consideration should also be given to cathodic protection of buried metal pipes. We recommend utilizing PVC pipes where local building codes allow.

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#### 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 this letter are based on the condition of subsurface soils observed in the referenced geotechnical investigation (Reference No. 1). If the soil and groundwater conditions are found to be different from those described in the report, we should be notified to reevaluate the recommendations given.

If you have any questions, or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

Arnold DeCastro, P.E.

Reviewed by: Jacob Erickson, P.E.

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