

June 13, 2011



Maxwell Development LLC  
2937 Sierra Court SW  
Iowa City, Iowa 52240-8503

Attn: Mr. Jeff Maxwell  
P: 319-358-6392  
F: 319-631-1121  
E: [jmaxwell@maxwellconstructioninc.com](mailto:jmaxwell@maxwellconstructioninc.com)

Re: Preliminary Geotechnical Engineering Report  
Proposed One University Place Multi-Family Housing & Retail Buildings  
1300 Melrose Avenue  
City of University Heights, Iowa  
Terracon Project No. 06115608.02

Dear Mr. Maxwell:

As requested, three hand auger borings were performed at selected locations along sensitive slope areas classified as "Protected Slope" within the proposed project site. Based on visual examination of the soil samples obtained from these hand auger borings (see attachments), the following observations are made:

- Existing variable fill materials were encountered in the hand auger borings. These fill materials are primarily composed of lean clay with varying amounts of sand, crushed stone pieces, asphalt pieces, cinders, and rubble.
- Hand auger refusal was encountered at depths of about 3 to almost 5 feet below the existing grade where apparent rubble was encountered.

In summary, the areas of the hand auger borings contained random fill materials and these materials are considered to be areas which have been altered by human activity. In addition, it is our opinion that the existing slopes have a relatively low factor of safety against a deep-seated slope failure. Thus, it is our opinion that the proposed development should be designed such that the stability of the slopes are improved.



Terracon Consultants, Inc. 2640 12<sup>th</sup> Street SW Cedar Rapids, Iowa 52404  
P [319] 366 8321 F [319] 366 0032 [terracon.com](http://terracon.com)

Geotechnical



Environmental



Construction Materials



Facilities

**Preliminary Geotechnical Engineering Report**

Proposed One University Place ■ City of University Heights, Iowa  
June 13, 2011 ■ Terracon Project No. 06115608.02



We appreciate the opportunity to be of continued assistance to you on this phase of your project. Should you have any questions regarding this letter, or if we may be of further services to you, please contact us.

Sincerely,

**Terracon Consultants, Inc.**

A handwritten signature in black ink that reads "Bachan K. Sinha". The signature is written in a cursive, slightly slanted style.

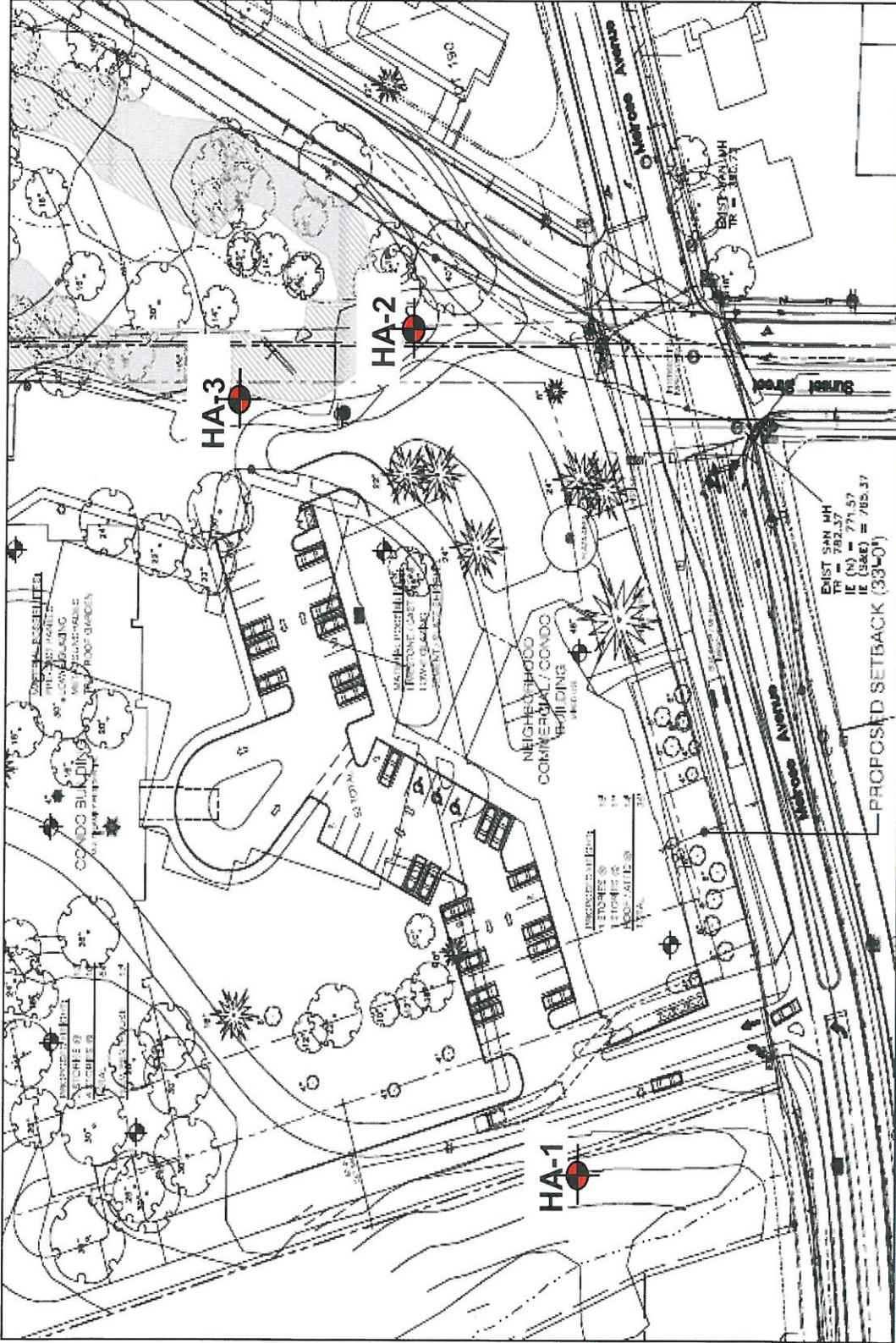
Bachan K. Sinha, M.S., E.I.  
Project Engineer/Project Manager

A handwritten signature in black ink that reads "André M. Gallet". The signature is written in a cursive, slightly slanted style.

André M. Gallet, P.E.  
Iowa No. 13430

BKS/AMG: N:\Projects\2011\06115608\Working Files\DRAFTS (Proposal-Reports-Communications)\06115608.02.docx

Copies: 3 – Client



**LEGEND**

- Approximate Boring Location



DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	TWS
Drawn by:	BKS
Checked by:	AMG
Approved by:	TWS

Project No.:	06115608.02
Scale:	N.T.S.
File Name:	06115608.02 BLP
Date:	10/6/13/2011

**Terracon**  
 Consulting Engineers & Scientists  
 2640 12<sup>th</sup> Street SW  
 Cedar Rapids, Iowa 52404  
 PH. (319) 366-8321 FAX. (319) 366-0032

**BORING LOCATION PLAN**

One University Place Multi-Family Housing & Retail Bldg.  
 1300 Melrose Avenue  
 Iowa City, Iowa

Exhibit

**A-1**