

Job No. 201954

June 8, 2026

Home Run Residential Inc
710 S. Blaney Rd
Colorado Springs, CO 80929

Re: Wastewater Study – 2-Lot Minor Subdivision
Currently Addressed as: 18050 Quarterhorse Ln
Lot 6, Blk 1, Willow Springs Estates
El Paso County, Colorado

Dear Mr. Shaffer:

As requested, personnel of RMG Engineers (RMG) has performed a preliminary investigation and site reconnaissance at the above referenced address. Per the El Paso County Assessors website information, the overall site encompasses approximately 10 acres. The proposed site development is to consist of subdividing the site into two lots. The included parcel is:

- **EPC Schedule No. 5115003006**, is currently addressed as 18050 Quarterhorse Lane, with a legal description of Lot 6, Blk 1, Willow Springs Estates, contains a single-family residence, well, and septic system.

The approximate location of the site is shown on the Site Vicinity Map, Figure 1.

It is our understanding that the parcel is to be subdivided into two (2) lots. The two lots are to be 5.0 acres each. Access is currently provided to the existing residence from Quarterhorse Lane. Access to the new lot is to be from Quarterhorse Lane. The existing residence, well and septic are to remain on proposed Lot 2. The proposed new Lot 1 is to contain a single-family residence, well and septic once the subdivision is approved. Preliminary grading plans for proposed Lot 1, were not available at the time of this study, but it is our understanding that grading is anticipated to be minor, with construction occurring near the existing grades. The Proposed Lot Layout, Figure 2, outlines the proposed subdivision and the general boundaries of our investigation.

This letter is to provide information for the on-site wastewater report per the On-Site Wastewater Treatment Systems (OWTS) Regulations of the El Paso County Board of Health pursuant to Chapter 8.

The following are also excluded from the scope of this report including (but not limited to) foundation recommendations, site grading/surface drainage recommendations, subsurface drainage recommendations, geologic, natural and environmental hazards such as landslides, unstable slopes, seismicity, snow avalanches, water flooding, corrosive soils, erosion, radon, wild fire protection, hazardous waste and natural resources.

Previous Studies and Field Investigation

One engineering investigation was completed in conjunction with this site. A previous geotechnical report for the existing residence was also available for our review. Both reports are listed below:

1. *Soil and Geology Study, Currently Addressed as 18050 Quarterhorse Lane, Lot 6, Blk 1, Willow Springs Estates, EPC Schedule No. 5115003006, El Paso County, Colorado*, prepared by RMG Engineers, dated June 8, 2026, Job No. 201954.
2. *Soils Report for J.D. Mc Grath Construction, Job #5027, Lot 6, Block 1, Willow Springs Estates Subdivision, Quarterhorse Lane, El Paso County, Colorado*, prepared by Front Range Geotechnical, Inc., dated August 4, 1997.

The findings, conclusions and recommendations contained in these reports were considered during the preparation of this report.

SITE CONDITIONS

Personnel of RMG performed a reconnaissance visit on May 28, 2026. The purpose of the reconnaissance visit was to evaluate the site surface characteristics including landscape position, topography, vegetation, natural and cultural features, and current and historic land uses. Two (2) test pits to depths of 8 and 5 feet were performed on proposed Lot 1, during our reconnaissance visit. Currently no new development is proposed for Lot 2. Test Pit TP-2 was terminated at 5 feet due to claystone bedrock, which is considered a limiting layer. A Test Pit Location Plan is presented in Figure 3.

The site surface characteristics were observed to consist of maintained, low-lying grasses and weeds across the entire site. Deciduous trees are scattered across the property.

The following conditions were observed with regard to the 10-acre parcel:

- A well currently **does** exist on the existing 10-acre site;
- One drainage feature exists on the site, currently (a long, narrow trench). This drainage feature is to be avoided, and runoff around the feature is to be maintained during new construction. If avoided, it is not anticipated to cause deleterious effects to treatment systems;
- No major waterways exist on the property. The entire site lies outside the designated floodway or floodplain;
- Slopes greater than 20 percent **do not** exist on the site; and
- Significant man-made cuts **do not** exist on the site.

Treatment Areas

Treatment areas at a minimum must achieve the following:

- The treatment areas must be 4 feet above groundwater or bedrock as defined by the Definitions 8.3.4 of the Regulations of the El Paso County Board of Health, Chapter 8, *OWTS Regulations*, effective July 7, 2018;
- Prior to construction of an OWTS, an OWTS design prepared per *the Regulations of the El Paso County Board of Health, Chapter 8, OWTS Regulations* will need to be completed. A scaled site plan and engineered design will also be required prior to obtaining a building permit;
- Comply with any physical setback requirements of Table 7-1 of the El Paso County Department of Health and Environment (EPCDHE);
- Treatment areas are to be located a minimum 100 feet from any well (existing or proposed), including those located on adjacent properties per Table 7-2 per the EPCDHE;
- Treatment areas must also be located a minimum 50 feet from any spring, lake, water course, irrigation ditch, stream or wetland, and 25 feet from dry gulches;
- Other setbacks include the treatment area to be located a minimum 10 feet from property lines, cut banks and fill areas (from the crest);
- The new lots shall be laid out to ensure that the proposed OWTS does not fall within any restricted areas, (e.g. utility easements, right of ways). Based on the test pit observations, the parcel has a minimum of two locations for the OWTS.

Contamination of surface and subsurface water resources should not occur if the treatment areas are evaluated and installed according to El Paso County Health Department and State Guidelines in conjunction with proper maintenance.

DOCUMENT REVIEW

RMG has reviewed the above referenced site plan. We have identified the soil conditions anticipated to be encountered during construction of the proposed OWTS for proposed Lot 1. Our review included a review of documented Natural Resource Conservation Service (NRCS) data provided by websoilsurvey.nrcs.usda.gov. The Soil Survey Descriptions are presented below. A review of FEMA Map No. 08041C0310G, effective December 7, 2018 indicates that the proposed treatment areas are not located within an identified floodplain.

SOIL EVALUATION

Personnel of RMG performed a soil evaluation to include two (2) test pits to depths of 5 feet (Test Pit TP-2) and 8 feet (Test Pit TP-1) on May 28, 2026, utilizing the visual and tactile method for the evaluation of the site soils. The test pits were excavated in areas that appeared most likely to be used for residential construction. The Test Pit Logs are presented in Figure 4. A Septic Suitability map is presented in Figure 5.

The soil conditions as indicated by the NRCS data are anticipated to consist of:

- **68 – Peyton-Pring complex, 3 to 8 percent slopes.** The Peyton-Pring complex was mapped by the USDA to encompass the entire property. Properties of the Peyton-Pring complex include, well-drained soils, depth of the water table is anticipated to be greater

than 6.5 feet, runoff is anticipated to be low, frequency of flooding and ponding is none, and landforms include hills.

The USDA Soil Survey Map is presented below.



Groundwater or evidence of below ground water was not observed in the test pits. Bedrock was encountered in both the test pits observed by RMG.

A new OWTS is proposed for Lot 1 and should conform to the recommendations of a future OWTS site evaluation, performed in accordance with the applicable health department codes prior to construction. This report may require additional test pits in the vicinity of the proposed treatment field. A minimum separation of 4 feet shall be maintained from groundwater and bedrock to the infiltrative surface. Currently, a new OWTS is not proposed for Lot 2.

Redoximorphic features indicating the fluctuation of groundwater or higher ground water levels were not observed in the test pits.

CONCLUSIONS

In summary, it is our opinion the site is suitable for individual on-site wastewater treatment systems within the cited limitations. There are no foreseeable or stated construction related issues or land use changes proposed at this time.

The subsurface materials encountered in the test pit excavations were classified using Table 10-1 Soil Treatment Area Long-term Acceptance Rates from the EPCDHE Chapter 8, OWTS Regulations and the USDA Soil Structure Shape and Grade. The materials were grouped into a two soil types to include the following general categories:

- Sandy Clay (Soil Type 4)
- Sandy Clay Loam (Soil Type 3)

Groundwater and bedrock are considered limiting layers. Neither groundwater nor redox (indications of the fluctuation of water within the upper 8 feet) were observed in the test pits. Clay and claystone bedrock were encountered in both of the test pits. The long term acceptance rate (LTAR) associated with the most restrictive soils observed (claystone) in the test pits was 0.20 gallons per day per square foot (gpd/sf) for the sandy clay (Soil Type 4).

Additionally, based on the depth to the limiting layer (bedrock) (at depths of 5 to 8 feet below the existing ground surface), the maximum depth of the OWTS components may be limited and/or mound systems (above finished ground surface) may be required.

LIMITATIONS

The information provided in this report is based upon the subsurface conditions observed in the profile pit excavations and accepted engineering procedures. The subsurface conditions encountered in the excavation for the treatment area may vary from those encountered in the test pit excavations. Therefore, depth to limiting or restrictive conditions, bedrock, and groundwater may be different from the results reported in this letter.

An OWTS site evaluation will need to be performed in accordance with the applicable health department codes prior to construction.

I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

RMG Engineers

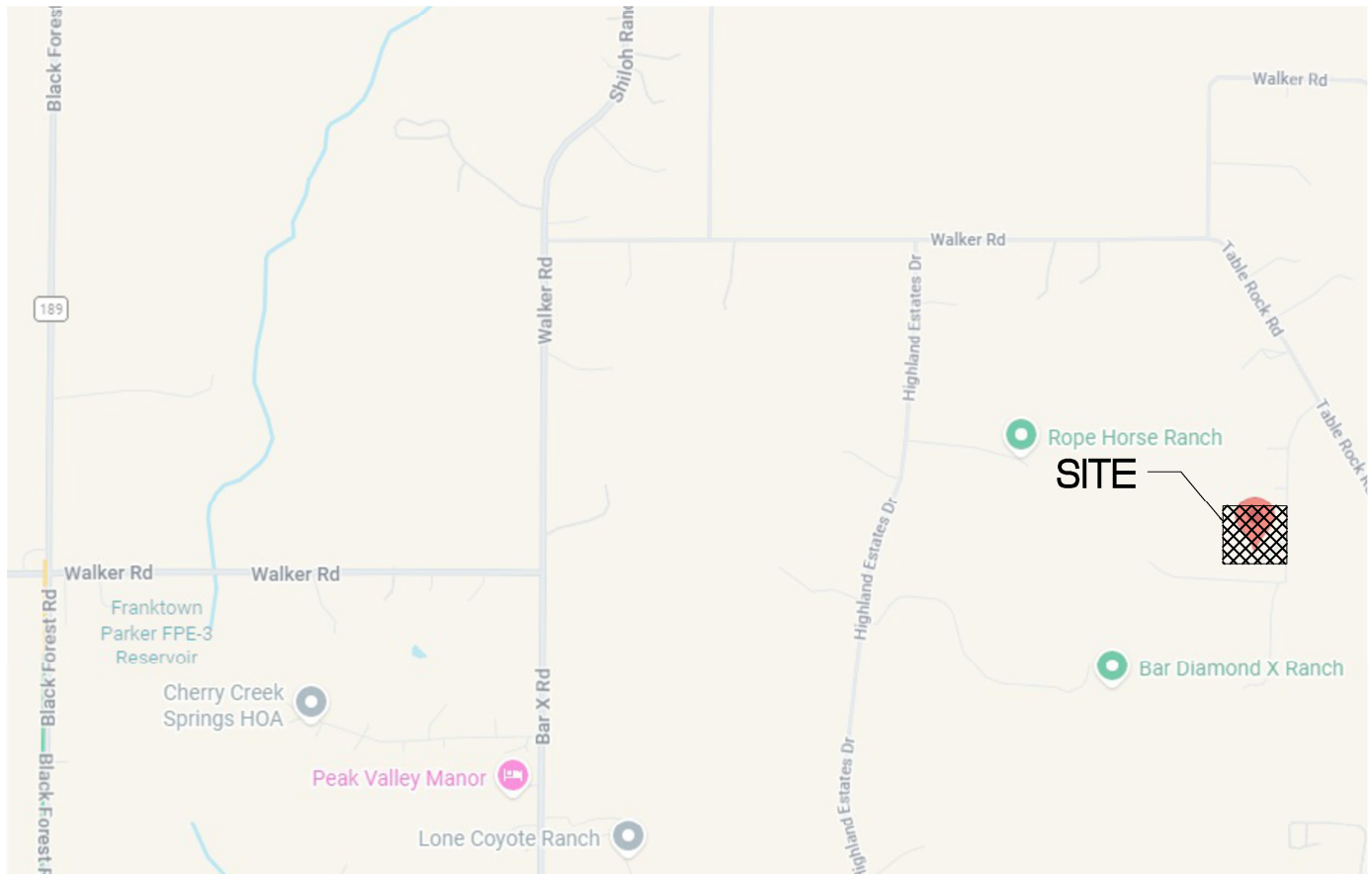
Kelli Zigler
Geotechnical Group Director

Reviewed by,

RMG Engineers

Tony Munger, P.E.
Sr. Geotechnical Proj Mgr | COO





NOT TO SCALE

Structural
Geotechnical



Materials Testing
Forensics

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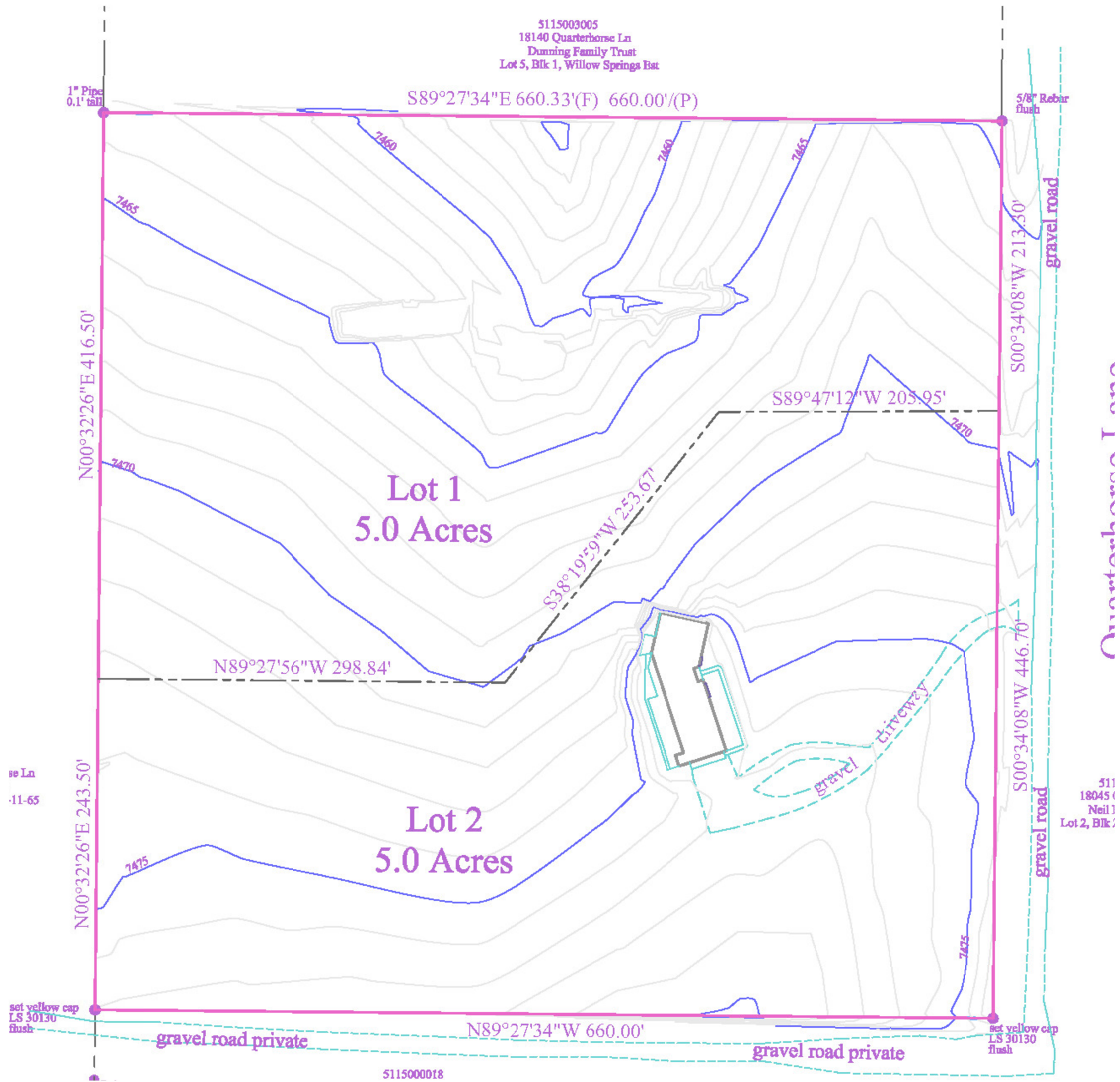
SITE VICINITY MAP

Currently Addressed as: 18050
QUARTERHORSE LANE
LOT 6, LOT 1 WILLOW SPRINGS ESTATES
EL PASO COUNTY, CO
HOME RUN RESIDENTIAL, INC.

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FIG No. 1

DATE 6-8-2026



NOT TO SCALE
BASE MAP PROVIDED BY: ALESSI and ASSOCIATES, Inc.

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Materials Testing
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Currently Addressed as: 18050
QUARTERHORSE LANE
LOT 6, LOT 1 WILLOW SPRINGS ESTATES
EL PASO COUNTY, CO
HOME RUN RESIDENTIAL, INC.

ENGINEER: TM
DRAWN BY: KZ
CHECKED BY: TM
ISSUED: 6-8-2026

PROPOSED
LOT LAYOUT

SHEET No.

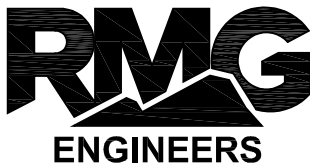
FIG-2



NOT TO SCALE

⊠ DENOTES APPROXIMATE
LOCATION OF TEST PITS

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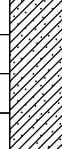
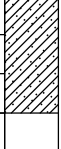
TEST PIT LOCATION PLAN

Currently Addressed as: 18050
QUARTERHORSE LANE
LOT 6, LOT 1 WILLOW SPRINGS ESTATES
EL PASO COUNTY, CO
HOME RUN RESIDENTIAL, INC.

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FIG No. 3

DATE 6-8-2026

TEST BORING: TP-1 DATE DRILLED: 5/28/26 NO GROUNDWATER ON 5/28/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: TP-2 DATE DRILLED: 5/28/26 NO GROUNDWATER ON 5/28/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
TOPSOIL: SANDY CLAY LOAM MODERATE, BLOCKY, SOIL TYPE 3	5					TOPSOIL: SANDY CLAY LOAM MODERATE, BLOCKY, SOIL TYPE 3	5				
SANDY CLAY LOAM MODERATE, BLOCKY, SOIL TYPE 3						SANDY CLAY LOAM MODERATE, BLOCKY, SOIL TYPE 3					
SANDY CLAY MODERATE, BLOCKY, SOIL TYPE 4						LIMITING LAYER AT 5 FEET DUE TO CLAYSTONE BEDROCK					
LIMITING LAYER AT 8 FEET DUE TO CLAYSTONE BEDROCK											

RMG ENGINEERS

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Forensics



Geotechnical
Materials Testing

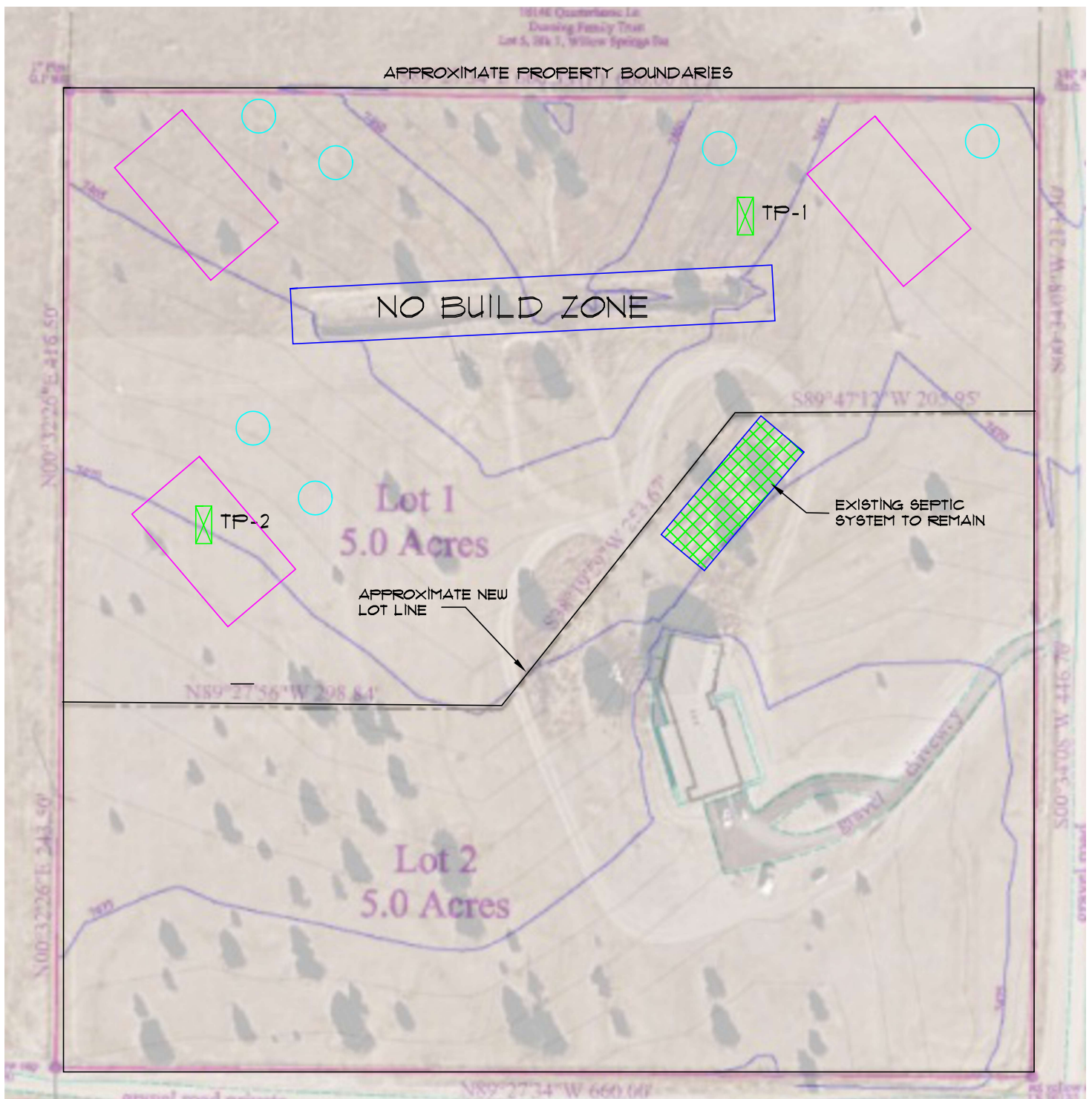
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TEST BORING LOG

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FIGURE No. 4

DATE Jun/08/2026



NOT TO SCALE

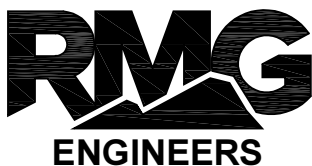


DENOTES POSSIBLE LOCATIONS FOR NEW RESIDENCE



DENOTES POSSIBLE LOCATIONS FOR NEW OWTS

Structural
Geotechnical



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SEPTIC SUITABILITY MAP

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LOT 6, LOT 1 WILLOW SPRINGS ESTATES
EL PASO COUNTY, CO
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FIG No. 5

DATE 6-8-2026