



ROCKY MOUNTAIN GROUP

Job No. 159855

September 21, 2017

Seigel Boys Racing, LLC
12755 Thiebaud Lane
Colorado Springs, CO 80908

Re: Onsite Wastewater Report
SBR Racing Minor Subdivison
SW4SE4 W/2 MR SEC 22-12-63
21430 Spencer Rd
El Paso County, Colorado

Dear Seigel Boys Racing, LLC:

As requested, personnel of RMG – Rocky Mountain Group has performed a preliminary investigation and site reconnaissance at the above referenced address. It is our understanding that the 40-acre parcel is to be subdivided into (1) one 5-acre parcel and (1) 35-acre parcel. The 5-acre parcel contains an existing single-family residence with the well and septic. The existing well and septic are excluded from this report.

The 35-acre parcel currently is a motor sports "race track" without an existing septic field or a well. The 35-acre parcel **is not** anticipated to contain any structures that will require an On-Site Wastewater Treatment System at the time.

As such, our services exclude evaluation of the environmental and/or human, health-related work products or recommendations previously prepared, by others, for this project. This letter is to provide information for the Onsite Wastewater Report per the On-Site Wastewater Treatment Systems (OWTS) Regulations of the El Paso County Board of Health pursuant to Chapter 8.

SITE CONDITIONS

Based on our site observations, the ground surface generally slopes gently down to the south and southwest across the entire site. Vegetation across the site generally consists of tall native grasses and weeds surrounding the existing residence. The proposed 35-acre parcel consists of low lying grasses and weeds with a paved track near the northwest corner of the property and a "dirt" track near the northeastern portion of the property.

The following conditions were not observed on the 35-acre parcel:

- A well currently does not exist onsite;

- Conditions that may cause deleterious effects if an OWTS were proposed in the future currently do not exist;
- The proximity of lakes, streams, irrigation ditches, and other sources of water do not exist;
- Soils testing was not performed;
- Steep slopes and major drainage channels do not exist.

DOCUMENT REVIEW

RMG reviewed publically available and documented information related to the site. RMG has reviewed the data provided by websoilsurvey.nrcs.usda.gov, present below, and FEMA Map No. 081041C0600F which indicates that the 35 acre parcel is not located within an identified flood plain.

SOIL EVALUATION

Personnel of RMG performed a soil evaluation using the United States Department of Agriculture (USDA) along with U.S. Soil Conservation Service has identified the soils on the property as:

El Paso County Area, Colorado

8—Blakeland loamy sand, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: 369v
Elevation: 4,600 to 5,800 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Flats, hills
Landform position (three-dimensional): Side slope, tal
Down-slope shape: Linear
Across-slope shape: Linear
*Parent material: Alluvium derived from sedimentary rock and/or
eolian deposits derived from sedimentary rock*

Typical profile

A - 0 to 11 inches: loamy sand
AC - 11 to 27 inches: loamy sand
C - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Low
*Capacity of the most limiting layer to transmit water (Ksat): High to
very high (5.95 to 19.98 in/hr)*
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Available water storage in profile: Low (about 4.5 inches)

El Paso County Area, Colorado

83—Stapleton sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 369z
Elevation: 6,500 to 7,300 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Stapleton and similar soils: 80 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stapleton

Setting

Landform: Hills
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium derived from arkose

Typical profile

A - 0 to 11 inches: sandy loam
Bw - 11 to 17 inches: gravelly sandy loam
C - 17 to 60 inches: gravelly loamy sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: Gravelly Foothill (R049BY214CO)
Hydric soil rating: No

The USDA Soil Map is presented in Figure 1.

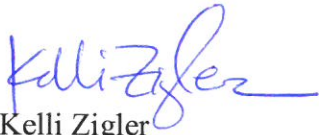
CONCLUSIONS

There are no foreseeable or stated construction related issues or special problems at this time. However, if a septic system were to be proposed for the 35-acre parcel an OWTS Investigation will need to be performed to provide recommendations for the proposed treatment area. During the reconnaissance, a total of two 8-foot deep test pits will need to be excavated in the vicinity of the proposed treatment area. A minimum separation of 4 feet shall be maintained from bedrock and groundwater to the infiltrative surface.

Should you have questions or require additional information, please do not hesitate to call.

Cordially,

RMG – Rocky Mountain Group



Kelli Zigler
Project Geologist



ASSUMED
PROPERTY BOUNDARY

8

83

8 - Blakeland loamy sand

83 - Stapleton sandy loam



REFERENCE
NOT TO SCALE

JOB No. 159855
FIG No. 1
DATE 9-21-2017

**USDA WEB SOIL
SURVEY**
SBR RACING MINOR SUBDIVISION
EL PASO COUNTY, CO
SIEGEL BOYS RACING, LLC

Southern Office
Colorado Springs, CO
80918
(719) 548-0600
Central Office:
Englewood, CO 80112
(303) 688-9475
Northern Office:
Greeley / Evans, CO 80620
(970) 330-1071



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