Structural
Geotechnical

Materials Testing
Forensic

SOIL AND GEOLOGY STUDY

Triple H Ranch
North and East of Jones Road and Murr Road
EPC Schedule No. 3300000168 and 3300000388
El Paso County, Colorado

PREPARED FOR:

P760 Land LLC
13395 Voyager Pkwy Ste 130 #2059
Colorado Springs, CO 80921

JOB NO. 193940

September 15, 2023
Amended May 29, 2026

Respectfully Submitted,

RMG – Rocky Mountain Group

Kelli Zigler

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Project Geologist

Reviewed by,

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1.0 GENERAL SITE AND PROJECT DESCRIPTION

The project site lies in portions of Section 19 and Section 20, Township 13 South, Range 63 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located north and east of the intersection of Jones Road and Murr Road. The approximate location of the site is shown on the Site Vicinity Map, Figure 1.

1.1 Existing Land Use and Legal Descriptions

The site currently consists of two parcels (per the El Paso County Assessor's website) that are to be combined and subdivided for a total of 752.68 acres per the Preliminary Plans prepared by Classic Consulting. The parcels included in this study are:

- **Schedule No. 3300000168 (eastern parcel: portion of)**, currently labeled as Jones Rd, zoned A-35, consists of approximately 320 acres, and land use is classified as agricultural grazing land;
- **Schedule No. 3300000388 (western parcel: portion of)** currently labeled as Jones Rd, zoned A-35, consists of approximately 440 acres and land use is classified as agricultural grazing land;

1.2 Project Description

It is our understanding that the parcels listed above are to be combined then subdivided into 244 single family residential lots to be constructed in 5 filings. Additionally, a water tank site, two open-space areas for recreation, and easement areas are included. A rezone from A-35 to RR-2.5 has been requested, this rezone will require all the included lots to have a minimum lot size of 2.5 acres. A 40-acre single-family residential parcel is to remain for the original owners of the subject site.

The proposed lots are to be accessed from two new residential roads extending north from Jones Road. It is our understanding no additional improvements to Jones Road will also be required at this time. The lots are to utilize a central water system for water supply and individual On-Site Wastewater Treatment Systems (OWTS). The Proposed Lot Layout is presented in Figure 2.

1.3 Previous Investigations

This report is an amended version of our previous geotechnical engineering/geologic investigation. No other geotechnical engineering/geologic reports have been provided by the Client for this site to date.

2.0 QUALIFICATIONS OF PREPARERS

This Soil and Geology Study was prepared by a professional geologist as defined by Colorado Revised Statures section 34-1-201(3) and by a qualified geotechnical engineer as defined by policy statement 15, "Engineering in Designated Natural Hazards Areas" of the Colorado State Board of Registration for Professional Engineers and Professional Land Surveyors. (Ord. 96-74; Ord. 01-42)

The principle investigators for this study are Kelli Zigler P.G., and Tony Munger, P.E. Ms. Zigler is a Professional Geologist as defined by State Statute (C.R.S 34-1-201) with over 25 years of experience in the geological and geotechnical engineering field. Ms. Kelli Zigler holds a B.S. in Geology from the University of Tulsa. Ms. Zigler has supervised and performed numerous geological and geotechnical field investigations throughout Colorado.

Tony Munger, P.E. is a licensed professional engineer with over 25 years of experience in the construction engineering (residential) field. Mr. Munger holds a B.S. in Architectural Engineering from the University of Wyoming

3.0 STUDY OVERVIEW

The purpose of this investigation is to characterize the general geotechnical, geologic site conditions and present our opinions of the potential effect of these conditions on the proposed development within El Paso County, Colorado. 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.

Revisions to the conclusions presented in this report may be issued based upon submission of the Development Plan. This study has been prepared in accordance with the requirements outlined in the El Paso County Land Development Code (LDC) specifically Chapter 8, last updated August 27, 2019. Applicable sections include 8.4.8 and 8.4.9, and the El Paso County Engineering Criteria Manual (ECM), specifically Appendix C last updated July 9, 2019.

3.1 Scope and Objective

The scope of this study is to include a physical reconnaissance of the site and a review of pertinent, publically available documents including, but not limited to, previous geologic and geotechnical reports, overhead and remote sensing imagery, published geology and/or hazard maps, design documents, etc.

The objectives of our study are to:

- Identify geologic conditions present on the site
- Analyze potential negative impacts of these conditions on the proposed site development
- Analyze potential negative impacts to surrounding properties and/or public services resulting from the proposed site development as it relates to existing geologic conditions
- Provide our opinion of suitable techniques that may be utilized to mitigate any potential negative impacts identified herein

This report presents the findings of the study performed by RMG-Rocky Mountain Group relating to the geologic conditions of the above-referenced site. Revisions and modifications to this report may be issued subsequently by RMG, based upon:

- Additional observations made during grading and construction which may indicate conditions that require re-evaluation of some of the criteria presented in this report
- Review of pertinent documents (development plans, plat maps, drainage reports/plans, etc.) not available at the time of this study
- Comments received from the governing jurisdiction and/or their consultants subsequent to submission of this document

3.2 Site Evaluation Techniques

The information included in this report has been compiled from several sources, including:

- Field reconnaissance
- Geologic and topographic maps
- Review of selected publicly available, pertinent engineering reports
- Available aerial photographs
- Subsurface exploration
- Geologic research and analysis

Geophysical investigations were not considered necessary for characterization of the site geology. Monitoring programs, which typically include instrumentation and/or observations for changes in groundwater, surface water flows, slope stability, subsidence, and similar conditions, are not known to exist and were not considered applicable for the scope of this report.

As noted in the Colorado Geological Survey's (CGS) review comments dated December 22, 2025, it was noted that shallow groundwater is a geologic condition impacting the project that has not been evaluated in accordance with El Paso County's Land Development Code and the Engineering Criteria Manual. Although no groundwater or indications of groundwater were encountered to the explored depths of our investigations (2023 or 2026), RMG installed two monitoring wells to monitor the groundwater levels, if any, for a 12-month period to determine if shallow groundwater exists on the site. For the purposes of this monitoring, shallow groundwater refers to groundwater within 4 to 6 feet below foundation grade.

3.3 Additional Documents

Additional documents reviewed during the performance of this study are included in Appendix A.

4.0 SITE CONDITIONS

4.1 Existing Site Conditions

The site is currently undeveloped agricultural land. The site is generally located north and east of the intersection of Jones Road and Murr Road, within El Paso County, Colorado. The site is bound to the south by Jones Road, to the east by a vacant 320-acre parcel to the north by grazing land, and to the west by 35-acre parcels. The parcels in this study do not contain existing structures, wells, or individual septic systems.

4.2 Topography

Based on our site reconnaissance on April 13, 2026 and USGS 2022 topographic map of south-central Colorado, the site contains two unnamed tributaries that traverse portions of the site. Black Squirrel Creek is located to the northwest of the site. The site consists of undulating terrain with gentle to mild rolling hills. No steep slopes are present on the site. Minor erosional features were visible along the banks of Black Squirrel Creek. At the time of the site reconnaissance, Black Squirrel Creek was muddy. The water level in the Black Squirrel Creek is expected to vary, depending upon local precipitation events.

4.3 Vegetation

The site vegetation primarily consists of tall native grasses, cacti, weeds, and other prairie-type vegetation. There are no deciduous trees located on the property.

4.4 Aerial Photographs and Remote-Sensing Imagery

Personnel of RMG reviewed aerial photos available through Google Earth Pro dating back to 1985, Colorado Geological Survey (CGS) surficial geologic mapping, and historical photos by historicaerials.com dating back to 1947. Other than the fluctuations of water in the drainageway, that traverses the site within the southwestern corner of the property. Historically, the site has remained undeveloped agricultural land, relatively similar as the present usage.

5.0 FIELD INVESTIGATION AND LABORATORY TESTING

The subsurface conditions were explored by drilling twelve (12) exploratory borings on July 31, 2023, extending to depths of approximately 20 to 35 feet below the existing ground surface. Twelve (12) test pits to depths of 8 feet were observed on August 22, 2023. An additional exploration was made on April 14, 2026 and included thirteen (13) exploratory borings extending to depths of approximately 20 to 35 feet. Two of the borings were converted into piezometers / temporary monitoring wells. Additionally, twelve (12) test pits were observed on April 13, 2026.

The test borings and test pits were spaced to provide preliminary soil information across the site for future residential foundations and on-site wastewater treatment systems. The Test Boring/Test Pit Layout Plan is presented in Figure 3.

The number of borings and test pits generally meets the minimum one test boring per 10 acres of development up to 100 acres and one additional boring for every 25 acres of development above 100 acres as required by the ECM, Section C.3.3.

The test borings were drilled with a power-driven, continuous-flight auger drill rig. Samples were obtained during drilling of the test boring in general accordance with ASTM D-1586 and D-3550, utilizing a 2-inch O.D. Split Barrel Sampler and a 2½-inch O.D. California sampler, respectively. The test pits were performed with a mini-excavator, provided by others, and observed by RMG at the time of excavation. An Explanation of Test Boring Logs and the Test Boring/Test Pit Logs (2023) are presented in Figures 4 through 15 and the Test Boring/Test Pit Logs (2026) are presented in 22-34.

5.1 Laboratory Testing

Soil laboratory testing was performed as part of this investigation. The laboratory tests included moisture content, grain-size analyses, Atterberg Limit tests and one swell test. A Summary of Laboratory Test Results, Soils Classification Data and the Swell/Consolidation Test Results (2023) are presented in Figures 17-21. The 2026 Summary of Laboratory Test Results, Soils Classification Data and the Swell/Consolidation Test Results are presented in Figures 22-39. The 2026 lab testing included dry density tests performed on samples at depths of 2, 4, 7, 9, and 14 feet.

6.0 SOIL, GEOLOGY, AND ENGINEERING GEOLOGY

The site is located within the central portion of the Great Plains Physiographic Province. The site exists within the southern portion of a large structural feature known as the Denver Basin. In general, the geology at the site consists of eolian deposits and alluvium composed of sand, silt, clay, gravel, and occasional boulders that overlies the Dawson Formation.

6.1 Subsurface Soil Conditions

The subsurface materials encountered in the test borings were classified visually in the field and within the laboratory using the Unified Soil Classification System (USCS). The materials were identified and classified in the laboratory as silty sand (SM), with the understanding not every sample was tested, and it is expected the soils contain a various amounts of silt. In the previous 2023 investigation, the soils also classified as silty sand (SM), and in addition classified as well graded silty sand (SW-SM), poorly graded silty sand (SP-SM), and sandy silt (ML). The sandy soils were encountered at densities ranging from very loose to medium dense.

Additional descriptions and the interpreted distribution (approximate depths) of the subsurface materials are presented on the Test Boring Logs. The classifications shown on the logs are based upon the engineer's classification of the samples at the depths indicated. Stratification lines shown on the logs represent the approximate boundaries between material types and the actual transitions may be gradual and vary with location.

6.2 Bedrock Conditions

In general, the bedrock (as mapped by Colorado Geologic Survey - CGS) beneath the site is considered to be part of the Dawson Formation. Sandstone bedrock was encountered in one of the test borings (TB-1 from the 2023 investigation). Sandstone bedrock was not encountered in the borings for this investigation. Claystone bedrock is generally interbedded within the Dawson Formation. Indications of clay seams or claystone seams were not encountered in our test borings or test pits, in either the 2023 or current investigation. Foundation stability within the Dawson Formation generally is good and permeability is anticipated to be low. The claystone seams (if encountered), are generally not considered suitable for foundations, and their permeability is anticipated to be very low.

Depending on the final site grading and depth of foundations, bedrock will likely not be encountered in the majority of the excavations across the site. Bedrock is also not likely to be encountered in the deeper utility trenches for the proposed development. If encountered, the sandstone and claystone within the Dawson Formation can readily be excavated with standard construction equipment such as a front-end loader or excavator.

6.3 U.S. Soil Conservation Service

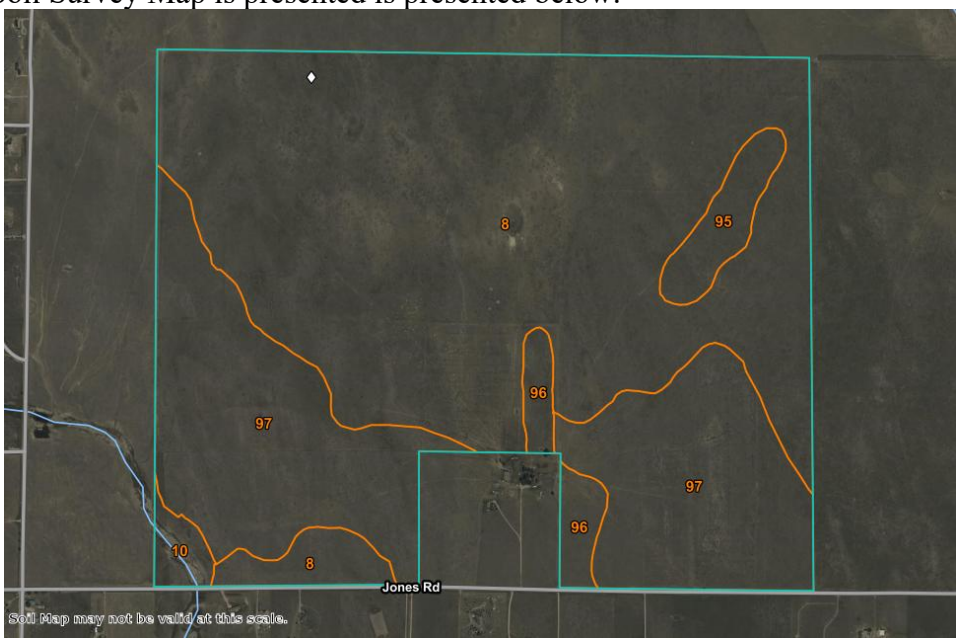
The USDA/NRCS soil survey identifies the site soils as:

- ***8 – Blakeland loamy sand,*** 1 to 9 percent slopes. The Blakeland loamy sand was mapped by the USDA and is located throughout most of the property. The Blakeland loamy sand encompasses the majority of the property. The properties of the Blakeland loamy sand include somewhat excessively drained soil, depth of the water table is anticipated to be greater than 6.5 feet. Runoff is anticipated to be low and frequency of flooding or ponding is none. Landforms are flats and hills.
- ***10 – Blendon sandy loam***, 0 to 3 percent slopes. The Blendon sandy loam was mapped by the USDA to encompass the area long the unnamed drainageway. Properties of the sandy loam include, well-drained soils, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to be medium, frequency of flooding and ponding is none, and landforms include depressions.
- ***95 – Truckton loamy sand***, 1 to 9 percent slopes. The Truckton loamy sand was mapped within a "pocket" near the northeast corner of the property. The properties of the Truckton loamy sand include

well drained soils, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to low, frequency of flooding and ponding is none, and landforms include interfluves and fan remnants.

- ***96 – Truckton loamy sand***, 0 to 3 percent slopes. The Truckton loamy sand was mapped within the central portion of the property. The properties of the Truckton loamy sand include well drained soils, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to low, frequency of flooding and ponding is none, and landforms include interfluves and fan remnants.
- ***97 – Truckton loamy sand***, 3 to 9 percent slopes. The Truckton loamy sand was mapped within the southern portion of the property. The properties of the Truckton loamy sand include well drained soils, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to low, frequency of flooding and ponding is none, and landforms include interfluves and fan remnants.

The USDA Soil Survey Map is presented is presented below:



USGS: Haegler Ranch Quadrangle, Col orado El Paso County, 2022

6.4 General Geologic Conditions

Based on our field observations and review of relevant geologic maps, we identified the geologic conditions (listed below) affecting the development, as shown on the Engineering and Geology Map, Figure 40.

The site generally consists of eolian and alluvium deposits of the Holocene overlying the Dawson Formation of the Paleocene. Two geologic units were mapped at the site as:

- ***Qp_1 – Piney Creek Alluvium*** (upper Holocene) – generally firmly compacted clayey silt and sand. Contains pebble lenses. Thickness is estimated to be at least 20 feet.
- ***Fp – Floodplain*** – floodplain as mapped by FEMA. This area should be considered a No Build Zone.

6.5 Engineering Geology

Two engineering geology units were mapped at the site as:

- ***3B*** – Expansive and potentially expansive soil and bedrock on flat to moderate slopes (0-12%)

- ***7A*** - Physiographic floodplain where erosion and deposition presently occurs and is generally subject to recurrent flooding. Includes the 100-year flood plain along major streams where flood plain studies have been conducted.

The map unit description for the above units were provided by Charles Robinson and Associates (1977).

6.6 Structural Features

Structural features such as schistocity, folds, zones of contortion or crushing, joints, shear zones or faults were not observed by RMG on the site or in the surrounding area.

6.7 Surficial (Unconsolidated) Deposits

Lake and pond sediments, swamp accumulations, sand dunes, marine terrace deposits, talus accumulations, and creep were not observed on the site. Slump and slide debris were also not observed on the site.

6.8 Features of Special Significance

Features of special significance such as accelerated erosion, (advancing gully head, badlands, or cliff reentrants) were not observed on the property. Features indicating settlement or subsidence such as fissures, scarplets, and offset reference features were not observed on the study site or surrounding areas.

Features indicating creep, slump, or slide masses in bedrock and surficial deposits were not observed on the property.

6.9 Groundwater and Drainage of Surface Water

The overall topography of the site slopes down to the south and east. Groundwater was not encountered in our test borings at the time of drilling on July 31, 2023 or on April 14, 2026. Groundwater was also not observed in the test pits at the time of our original excavation observation on August 22, 2023 or on April 13, 2026. Groundwater was not observed in the test borings at the time of the follow-up groundwater checks performed on August 22, 2023.

Fluctuations in groundwater and subsurface moisture conditions may occur due to variations in rainfall and other factors not readily apparent at this time. Development of the property and adjacent properties may also affect groundwater levels.

As noted in the Colorado Geological Survey's (CGS) review comments dated December 22, 2025, it was noted that shallow groundwater is a geologic condition impacting the project that has not been evaluated in accordance with El Paso County's Land Development Code and the Engineering Criteria Manual. Although no groundwater or indications of groundwater were encountered to the explored depths of our investigations (2023 or 2026), RMG installed two monitoring wells to monitor the groundwater levels, if any, for a 12-month period to determine if shallow groundwater exists on the site. For the purposes of this monitoring, shallow groundwater refers to groundwater within 4 to 6 feet below foundation grade.

Two piezometers were installed along the western portion of the property, one near the northwest corner and one near the southwest corner of the property. The thought being if groundwater were to occur, it would be along the Creek.

Follow-up groundwater readings from the borings performed on April 14, 2026 will be completed at the same time as the groundwater monitoring of the two piezometers on May 14, 2026. Periodic groundwater monitoring is to continue through the end of the year. Due to the lack of groundwater, monitoring is to occur bimonthly and/or after any large precipitation event. Once the monitoring is complete groundwater monitoring results can be provided, if needed.

It should be noted that in granular soils, some subsurface water conditions might be encountered due to the variability of the soil profile. Isolated sand and gravel layers within the soil, even those of limited thickness and width, can convey subsurface water. Subsurface water may also flow atop the interface between the upper soils and the underlying bedrock. While not indicative of a "groundwater" condition, these occurrences of subsurface water migration can (especially in times of heavy rainfall or snowmelt) result in water migration into the excavation or (once construction is complete) the building envelope. Builders and planners should be cognizant of the potential for the occurrence of subsurface water conditions during on-site construction, and be prepared to evaluate and mitigate each individual occurrence as necessary.

Based on our knowledge of the area and engineering design and construction practices commonly employed in El Paso County, it is our opinion that basement construction should not be restricted at the subject site at this time.

No indications of a persistent groundwater table were encountered during our subsurface explorations, which extended to depths ranging from approximately 8 to 35 feet below existing grades. Based on the exploration data obtained, the separation between anticipated basement foundation elevations and any underlying persistent groundwater table is estimated to be in excess of 12 feet across the site (and in excess of 25 feet across much of the site, based on the deepest borings completed). Even considering typical seasonal groundwater fluctuations, the separation between basement construction and groundwater is anticipated to exceed the generally recommended minimum separation of approximately 3 to 5 feet.

CGS also expressed concerns regarding the potential for perched groundwater to develop above relatively low-permeability clayey soils or near the bedrock surface. Bedrock was encountered in one boring (TB-1) at a depth of 27 feet. The sandstone bedrock had no indications of perched water atop or through the bedrock. No perched groundwater conditions were encountered within the explored depths of our investigation, and no widespread subsurface conditions indicative of persistent perched groundwater were identified.

As with any subsurface exploration program, localized conditions may exist between boring locations that were not encountered during the investigation. However, based on the available subsurface information and the absence of groundwater-related impacts observed in the completed borings across the site, it is our opinion that the potential for localized perched groundwater conditions affecting potential basement construction is nil to low. Furthermore, if such localized perched conditions are present below the site, they wouldn't be anticipated to provide a sufficiently persistent source of water necessary to result in the type of significant long-term homeowner impacts described by CGS. Further, due to their localized and/or intermittent nature, such conditions would not be anticipated to warrant subdivision-wide mitigation measures and may not be reliably identified through the groundwater monitoring program proposed by CGS.

Accordingly, based on the data currently available, additional groundwater monitoring does not appear warranted to further evaluate the feasibility of basement construction at the site. In our opinion, sufficient

information exists to conclude that typical basement construction can be supported without subdivision-wide basement restrictions, and additional monitoring is not anticipated to materially alter the conclusions or recommendations presented herein.

If the ongoing groundwater monitoring or the future lot-specific subsurface soil investigations reveal indications of shallow groundwater (less than 15 feet below ground surface) below the proposed structures, mitigation measures are to be recommended at that time. However, based on the data currently available, shallow groundwater is not considered a geologic concern for the proposed subdivision.

6.10 Flooding and Surface Drainage

Black Squirrel Creek is located within the southwestern corner of the site. Black Squirrel Creek traverses the corner from the northwest to the southeast. Black Squirrel Creek was dry at the time of the original site reconnaissance in 2023 but was muddy in March 2026.

Based on our review of the Federal Emergency Management Agency (FEMA) Community Panel No. 08041C0590G and the online ArcGIS El Paso County Risk Map, the majority of the site lies outside of a 100-year floodplain. The site is within the boundaries of Zone X and Zone A.

Zone X is defined by FEMA as an area of minimal flood hazard that is determined to be outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood. The majority of the site lies within Zone X. Zone A is considered a special flood hazard area with a regulatory floodway. Zone A encompasses the area around the unnamed drainageway. The Base Flood Elevations (BFE) for the drainageway have not been defined. The FEMA Map is presented below.

7.0 ECONOMIC MINERAL RESOURCES

Under the provision of House Bill 1529, it was made a policy by the State of Colorado to preserve for extraction commercial mineral resources located in a populous county. Review of the *El Paso Aggregate*

Resource Evaluation Map, Master Plan for Mineral Extraction, *Map 2* indicates the site is identified as Upland Deposits. The deposits are composed of sand, gravel with silt and clay. These deposits are remnants of older streams deposited on topographic highs or bench like features. The site is underlain primarily by the Dawson Arkose, a sedimentary formation of Tertiary age related to uplift and erosion of the Front Range.

According to the *Evaluation of Mineral and Mineral Fuel Potential of El Paso County State Mineral Lands*, the site is mapped within the Denver Basin Coal Region. The area of the site has been mapped "Poor" for coal resources. In this part of the Denver coal region, coal resources are locally present within the lower part of the Laramie Formation of Upper Cretaceous age. The area contains strata that may contain coal. This area is not prospective for metallic mineral resources. No oil and gas wells are drilled in the area, or within two miles of it. Alluvial deposits are commonly mined in the region for sand and gravel. There are no active or inactive gravel pits in the area, but there are several within a three-mile radius of it. In the vicinity of this area, the coal-bearing beds of the Laramie Formation lie at a depth of approximately 1,500 feet (Kirkham and Ladwig, 1979). It is possible that the tract contains coal resources at this depth. The coal seams in the Laramie Formation tend to be lenticular and discontinuous in comparison to areas currently being mined in western Colorado.

8.0 IDENTIFICATION AND MITIGATION OF POTENTIAL GEOLOGIC CONDITIONS

The El Paso County Engineering Criteria Manual recognizes and delineates the difference between geologic hazards and constraints. A *geologic hazard* is one of several types of adverse geologic conditions capable of causing significant damage or loss of property and life. Geologic hazards are defined in Section C.2.2 Sub-section E.1 of the ECM. A *geologic constraint* is one of several types of adverse geologic conditions capable of limiting or restricting construction on a particular site. Geologic constraints are defined in Section C.2.2 Sub-section E.2 of the ECM (1.15 Definitions of Specific Terms and Phrases). The following geologic hazards and constraints were considered in the preparation of this report and are not anticipated to pose a significant risk to the proposed development:

- Avalanches
- Debris Flow-Fans/Mudslides
- Ground Subsidence and Abandoned Mining Activity
- Landslides
- Ponding Water, Springs and Groundwater
- Rockfall
- Steeply Dipping Bedrock
- History of Landfill or Uncontrolled/Undocumented Fill Placement
- Valley Fill
- Downhill/Down-slope Creep
- Soil Slumps and Undercutting
- Corrosive Minerals

The following sections present the geologic conditions that have been identified on (or anticipated to be on) the property:

8.1 Potentially Expansive Soils - constraint

Based on the test borings performed for this investigation and our experience with similar soils in the area, seams of expansive materials generally possessing low to high swell potential may be encountered on the site. If expansive soils are encountered mitigation maybe required. These materials are readily mitigated with typical construction practices common to this region of El Paso County, Colorado.

Mitigation

Sporadic areas of expansive soils may be encountered. Generally, for a typical basement foundation, excavations of 6 to 8 feet below existing ground surface are anticipated. Expansive soils are not expected to be encountered on the majority of the lots. If seams of expansive soils are encountered beneath the foundations, mitigation will be required. Due to the variability of the soil conditions across the site and the anticipated 2.5- to 5-acre lot sizes, "mass" subexcavation of expansive materials during land development is currently not proposed, nor are we recommending it at this time.

Localized overexcavation below the proposed foundations and replacement with structural fill is anticipated to be the preferred mitigation. The on-site soil is generally suitable for structural fill. Overexcavation is not expected for the majority of the lots. Overexcavation depths of up to 2 to 3 feet may be required for lots if expansive materials are encountered within the excavation. Floor slabs bearing directly on expansive material should be expected to experience a higher degree of movement. Overexcavation and replacement below the floor slabs has been successful in reducing slab movement.

The final determination of mitigation alternatives and foundation design criteria are to be determined in site-specific subsurface soil investigations for each lot. Provided that appropriate mitigations and/or foundation design adjustments are implemented, the presence of expansive soils or bedrock is not considered to pose a risk to the proposed structures.

8.2 Compressible Soils - constraint

Based on the test borings performed for this investigation, the poorly to well graded sands will likely be encountered within the majority of the excavations. Very loose to loose sands were encountered in all of the test borings and are expected to be encountered in the majority of the excavations. Overexcavation and recompaction is a suitable mitigation for loose/compressible soils.

Mitigation

If loose soils are encountered beneath the foundations, mitigation will be required. Due to the variability of the soil conditions across the site and the anticipated 2.5- to 5-acre lot sizes, "mass" subexcavation of very loose to loose materials is not currently proposed, nor are we recommending it at this time.

Localized overexcavation below the proposed foundations and replacement with structural fill is anticipated to be the preferred mitigation. The onsite sand soils can be utilized as structural fill once moisture conditioned. If very loose to loose soils are encountered during the open excavation observation, they may require removal and recompaction of up to 2 to 3 feet. The use of track-mounted excavation equipment, or other low ground pressure equipment, is recommended on loose soils to reduce the likelihood of loss of stability during excavation.

The final determination of mitigation alternatives and foundation design criteria are to be determined in site-specific subsurface soil investigations for each lot. Provided that appropriate mitigations and/or foundation design adjustments are implemented, the presence of loose/ compressible soils is not considered to pose a risk to the proposed structures.

8.3 Flood Prone Areas - hazard

Based on our review of the FEMA map and the online ArcGIS El Paso County Risk Map the majority of the site lies outside the 100-year floodplain. However, portions of the site surrounding the unnamed drainageway do lie within a Regulatory Floodway. Per the latest approved edition of the Pikes Peak Regional Building Code, the lowest finished floor elevation (including basement together with attendant utility and sanitary facilities) shall be elevated one-foot or more above the designated Base Floor elevation (BFE).

Mitigation

We recommend that the proposed residences be located outside the designated Regulatory Floodway. Based on review of the Lot Layout, provided by NES, portions of 5 lots are located within the floodway. The portion of each lot located within the floodway should be considered a No Build Zone. If new development and/or construction are proposed near the floodway, additional investigations should be performed to determine the feasibility of construction within the streamside outer buffer zone and, if necessary, develop mitigation recommendations.

Per the latest approved edition of the Pikes Peak Regional Building Code, the lowest finished floor elevation (including basement together with attendant utility and sanitary facilities) shall be elevated one-foot or more above the BFE.

Builders should be advised that mitigation may be required for the potential floodwater and any resulting debris. Designs may be required to include (but are not limited to) openings to automatically equalize hydrostatic pressure, anchorage to resist buoyancy, "breakaway" panels, etc.

At the time of permit submittal, although not anticipated, the building department may require the preparation of either a Zero Rise Certification or a Less Than One Foot Rise Certification to demonstrate that the proposed structures will cause zero or less than one foot of rise (respectively) in the established BFE. If this certification cannot be obtained, more extensive submittals to FEMA may be required.

The presence of the floodplain is not believed to pose a high risk if the structures and OWTS's are located appropriately on the lots Provided that the recommendations presented herein, as well as any requirements stipulated by the governing regulatory agencies, are adhered to, the presence of the revised floodplain/floodway is not anticipated to preclude the proposed construction.

8.4 Faults and Seismicity - hazard

Based on review of the Earthquake and Late Cenozoic Fault and Fold Map Server provided by CGS located at http://dnrwebmapgdev.state.co.us/CGSOnline/ and the recorded information dating back to November of 1900, Colorado Springs has not experienced a recorded earthquake with a magnitude greater than 1.6 during that period. The nearest recorded earthquakes over 1.6 occurred in December of 1995 in Manitou Springs, which experienced magnitudes ranging between 2.8 to 3.5. Additional earthquakes over 1.6 occurred between 1926 and 2001 in Woodland Park, which experienced magnitudes ranging from 2.7 to 3.3. Both of these locations are located near the Ute Pass Fault, which is greater than 10 miles from the

subject site. Earthquakes felt at this site will most likely result from minor shifting of the granite mass within the Pikes Peak Batholith, which includes pull from minor movements along faults found in the Denver basin. It is our opinion that ground motions resulting from minor earthquakes may affect structures (and the surrounding area) at this site if minor shifting were to occur.

Mitigation

The Pikes Peak Regional Building Code, 2023 Edition, indicates maximum considered earthquake spectral response accelerations of 0.213g for a short period (S_s) and 0.059g for a 1-second period (S_1). Based on the results of our experience with similar subsurface conditions, we recommend the site be classified as Site Class B, with average shear wave velocities ranging from 2,500 to 5,000 feet per second for the materials in the upper 100 feet.

8.5 Radon – constraint

***"Radon Act 51** passed by Congress set the natural outdoor level of radon gas (0.4 pCi/L) as the target radon level for indoor radon levels".*

Eastern El Paso County and the 80831 zip code in which the site is located, has an EPA assigned Radon Zone of 1. A radon Zone of 1 predicts an average indoor radon screening level greater than 0.4 pCi/L (picocuries per liter), which is above the recommended levels assigned by the EPA. *The EPA recommends corrective measures to reduce exposure to radon gas.*

All of the State of Colorado is considered EPA Zone 1 based on the information provided at https://county-radon.info/CO/El_Paso.html. Elevated hazardous levels of radon from naturally occurring sources are not anticipated at this site.

Mitigation

Radon hazards are best mitigated at the building design and construction phases. Providing increased ventilation of basements, crawlspaces, creating slightly positive pressures within structures, and sealing of joints and cracks in the foundations and below-grade walls can help mitigate radon hazards. Passive radon mitigation systems are also available.

Passive and active mitigation procedures are commonly employed in this region to effectively reduce the buildup of radon gas. Measures that can be taken after the residence is enclosed during construction include installing a blower connected to the foundation drain and sealing the joints and cracks in concrete floors and foundation walls. If the occurrence of radon is a concern, it is recommended that the residence be tested after they are enclosed and commonly utilized techniques are in place to minimize the risk.

9.0 ON-SITE WASTEWATER TREATMENT SYSTEMS

It is our understanding that On-site Wastewater Treatment Systems (OWTS) are proposed for the subdivision. The site was evaluated in general accordance with the El Paso Land Development Code, specifically sections 8.4.8. Our original investigation included twelve (12) test pits ranging to 8 feet in depth were performed across the site on August 22, 2023 to obtain a general understanding of the soil and bedrock conditions. Twelve (12) additional test pits were observed April 13, 2026. The 2023 Test Pit Logs are presented in Figures 11 through 16 and the 2026 Test Pit Logs are presented in Figures 29 through 34.

The United States Department of Agriculture (USDA) soil descriptions, as discussed in section 6.3, consisted of sandy clay, clay loam, and sand. A limiting layer was encountered in one of the test pits at 6 feet due to bedrock. Signs of seasonal groundwater fluctuation were not observed in the remaining test pits. The long-term acceptance rates (LTAR) associated with the soils observed in the test pits range from 0.2 to 0.80 gallons per day per square foot (soil types 4 to 1).

Contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to the El Paso County Board of Health Guidelines and property maintained.

Treatment areas at a minimum, must achieve the following:

- 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, most recently amended May 23, 2018;
- Each lot (after purchase but prior to construction of an OWTS) will require an OWTS site evaluation report prepared per *the Regulations of the El Paso County Board of Health, Chapter 8 OWTS Regulations*. During the site reconnaissance, a minimum of two 8-foot deep test pits will need to be excavated in the vicinity of the proposed treatment area;
- 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;
- Each lot shall be designed to insure that a minimum of 2 sites are appropriate for a OWTS and do not fall within the restricted areas, potentially seasonally wet and floodplain, as identified on the Engineering and Geology Map, Figure 40.

It is our opinion that if the EPCDHE physical setback requirements (both horizontal and vertical) are met for each lot. Other than the designated No Build/Floodway area that encroaches upon the western half of the 5 lots boarding the drainageway, there are no restrictions on the placement of the individual On-site Wastewater Treatment Systems.

Soil and groundwater conditions at the site are suitable for individual treatment systems. It should be noted that the LTAR values stated above are for the test pit locations performed for this report only. The LTAR values may change throughout the site. If an LTAR value of less than 0.35 (or soil types 3A to 5) or greater than 0.80 (soil type 0) are encountered at the time of the site specific OWTS evaluations an "engineered system" will be required. Engineered systems should be anticipated for some of the lots within this subdivision due to the LTAR values encountered.

10.0 BEARING OF GEOLOGIC CONDITIONS UPON PROPOSED DEVELOPMENT

Geologic hazards (as described in section 8 of this report) found to be present at this site include faults, seismicity and radon. Geologic conditions (as described in section 8 of this report) found to be present at this site include potentially expansive and compressible soils and flood prone areas. It is our opinion that the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

11.0 ANTICIPATED FOUNDATION SYSTEMS

Based on the information presented previously, conventional shallow foundation systems (crawlspace or basement) consisting of standard spread footings/stemwalls or conventionally-reinforced stiffened (ribbed) slabs-on-grade are anticipated to be suitable for the proposed residential structures. It is anticipated the deepest basement excavation cuts will be approximately 6 to 8 feet below the final ground surface, not including overexcavation, as determined by the site-specific subsurface soil investigations.

If expansive soils are encountered near spread footing foundation or floor slab levels, they should be removed. In general, the exposed surface soils should be scarified and moisture conditioned to facilitate compaction (usually within 2 percent of the optimum moisture content) and compacted to a minimum of 92 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D-1557).

After compaction of the in-situ soil, the foundation construction should then be backfilled in compacted lifts to bottom of footing elevation with approved native soil or structural fill consisting of well-graded non-cohesive granular material. The material should not be excessively wet, should be free of organic matter and construction debris, and contain no rock fragments greater than 2-inches in any dimension. Structural fill material should be placed in 8-inch loose lifts with moisture content within 2 percent of optimum as determined by ASTM D-1557. Each loose lift should be compacted to a minimum of 92 percent of Modified Proctor maximum dry density as determined by ASTM D-1557. The structural fill should be density tested to verify compaction meets these requirements.

The foundation design should be prepared by a qualified Colorado Registered Professional Engineer using the recommendations presented in this report. This foundation system should be designed to span a minimum of 10 feet under the design loads. The bottoms of exterior foundations should be at least 30 inches below finished grade for frost protection. When prepared and properly compacted, total settlement of 1-inch or less with differential settlement of ½ inch or less is estimated. Settlement in granular material generally occurs relatively rapidly with construction loads. Long-term consolidation settlement should not be an issue if the fill materials are prepared as recommended above.

The foundation system for each lot should be designed and constructed based upon recommendations developed in a detailed Subsurface Soil Investigation completed after site development activities are complete. The recommendations presented in the Subsurface Soil Investigations should be verified by an Open Excavation Observation following the excavation on each lot.

11.1 Granular Structural Fill - General

The processed sandstone (maximum particle size of 3 inches) is suitable for use as structural fill. Claystone is not considered suitable for use as structural fill. Except as described above for foundations, areas to receive structural fill should have topsoil, organic material, and debris removed. The upper 6-inches of the exposed surface soils should be scarified and moisture conditioned to facilitate compaction (usually within 2 percent of the optimum moisture content) and compacted to a minimum of 92 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D-1557).

Structural fill should be placed in thin lifts not to exceed 6 inches and moisture conditioned to facilitate compaction (usually within 2 percent of the optimum moisture content) and compacted to a minimum of 92 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D-1557).

Structural fill placed on slopes should be benched into the slope. Maximum bench heights should not exceed 4 feet, and bench widths should be wide enough to accommodate compaction equipment. Structural fill should not be placed on frozen subgrade or allowed to freeze during moisture conditioning and placement. To verify the condition of the compacted soils, density tests should be performed during placement.

11.2 Exterior Backfill

Backfill should be placed in loose lifts not exceeding 8 to 12 inches, moisture conditioned to facilitate compaction (usually within 2 percent of the optimum moisture content) and compacted to 85 percent of the maximum dry density as determined by the Modified Proctor test, ASTM D-1557 on exterior sides of walls in landscaped areas. In areas where backfill supports pavement and/or concrete flatwork, the materials should be compacted to 90 percent of the maximum dry density.

Fill placed on slopes should be benched into the slope. Maximum bench heights should not exceed 4 feet, and bench widths should be wide enough to accommodate compaction equipment.

The appropriate government/utility specifications should be used for fill placed in utility trenches. If material is imported for backfill, the material should be approved by the Geotechnical Engineer prior to hauling it to the site.

The backfill should not be placed on frozen subgrade or allowed to freeze during moisture conditioning and placement. Backfill should be compacted by mechanical means, and foundation walls should be braced during backfilling and compaction.

11.3 Surface Detention and Drainage

The ground surface should be sloped from structures with a minimum gradient of 10 percent for the first 10 feet. This is equivalent to 12 inches of fall across this 10-foot zone. If a 10-foot zone is not possible on the upslope side of the structure, then a well-defined swale should be created a minimum 5 feet from the foundation and sloped parallel with the wall with a minimum slope of 2 percent to intercept the surface water and transport it around and away from the structure. Roof drains should extend across backfill zones and landscaped areas to a region that is graded to direct flow away from the structure. Water should be kept from ponding near the foundations.

Landscaping should be selected to reduce irrigation requirements. Plants used close to foundation walls should be limited to those with low moisture requirements and irrigated grass should not be located within 5 feet of the foundation. To help control weed growth, geotextiles should be used below landscaped areas adjacent to foundations. Impervious plastic membranes are not recommended. Further, stormwater and snowmelt runoff from driveway areas should be directed towards designated drainage pathways, both during construction activities and upon completion of site development.

Irrigation devices should not be placed within 5 feet of the foundation. Irrigation should be limited to the amount sufficient to maintain vegetation. Excess surface water may increase the likelihood of slab and foundation movements.

Significant care should be taken, both during construction and in the final grading of the lots to divert surface drainage and downspout discharge water around the structures to a location that will not

significantly alter the overall drainage of the development or result in the need for additional drainage mitigation measures at the time of construction on nearby lots.

11.4 Foundation Drains

A subsurface perimeter drain is required around portions of the structure which will have habitable or storage space located below the finished ground surface. This includes crawlspace areas but not the walkout trench, if applicable.

Groundwater was not encountered during either of our investigations. Additional subsurface drainage systems will likely not be required. However, the requirement for additional drainage systems, outside the perimeter drain, should be verified at the time of the site-specific subsurface soil investigation. A typical Perimeter Drain detail is presented in Figure 41.

11.5 Design Parameters

The allowable bearing pressure of the subsurface soils should be determined by a detailed site specific subsurface soil investigation and verified by and open excavation observation, as noted above. For preliminary purposes, spread footing foundation are suitable for the proposed residential structures. For a structure supported atop the on-site sand soils and/or compacted structural fill, a maximum allowable bearing pressure is anticipated to range from 1,500 psf to 2,400 psf, as determined by a site-specific subsurface soil investigation for each lot.

The foundation design should be prepared by a qualified Colorado Registered Professional Engineer using the recommendations presented in this report. This foundation system should be designed to span a minimum of 10 feet under the design loads. The bottoms of exterior foundations should be at least 30 inches below finished grade for frost protection.

12.0 ADDITIONAL STUDIES

The findings, conclusions and recommendations presented in this report were provided to evaluate the suitability of the site for future development. Unless indicated otherwise, the test borings, test pits, laboratory test results, conclusions and recommendations presented in this report are not intended for use for design and construction. ***A site-specific subsurface soil investigation will be required for all proposed structures including (but not limited to) residences and any proposed retaining walls, etc.***

To develop recommendations for construction of the proposed roadways, a pavement design investigation should be performed. This investigation should consist of additional test borings, soil laboratory testing and specific recommendations for the design and construction of roadway pavement sections.

13.0 CONCLUSIONS

Based upon our evaluation of the geologic conditions, it is our opinion that the proposed development is feasible. The geologic conditions identified are considered typical for the Front Range region of Colorado. Mitigation of geologic conditions is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and suitable construction practices.

In addition to the previously identified mitigation alternatives, surface and subsurface drainage systems should be considered. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

We believe the sand and sandstone will classify as Type B material as defined by OSHA. OSHA requires that temporary excavations made in Type B materials be laid back at ratios no steeper than 1:1 (horizontal to vertical), unless the excavation is shored and braced. Excavations deeper than 20 feet, or when water is present, should always be braced or the slope designed by a professional engineer.

Long term cut slopes in the upper soil should be limited to no steeper than 3:1 (horizontal to vertical). Flatter slopes will likely be necessary should groundwater conditions occur. It is recommended that long term fill slopes be no steeper than 3:1 (horizontal to vertical).

Revisions and modifications to the conclusions and recommendations presented in this report may be issued subsequently by RMG based upon additional observations made during grading and construction, which may indicate conditions that require re-evaluation of some of the criteria presented in this report.

It is important for the Owner(s) of each lot read and understand this report, and to carefully familiarize themselves with the geologic hazards associated with construction in this area. This report only addresses the geologic constraints contained within the boundaries of the site referenced above.

14.0 CLOSING

This report is for the exclusive purpose of providing geologic hazards information and preliminary geotechnical engineering recommendations. The scope of services did not include, either specifically or by implication, evaluation of wild fire hazards, environmental assessment of the site, or identification of contaminated or hazardous materials or conditions. Development of recommendations for the mitigation of environmentally related conditions, including but not limited to, biological or toxicological issues, are beyond the scope of this report. If the owner is concerned about the potential for such contamination or conditions, other studies should be undertaken.

This report has been prepared for **P760 Land, LLC** in accordance with generally accepted geotechnical engineering and engineering geology practices. The conclusions and recommendations in this report are based in part upon data obtained from review of available topographic and geologic maps, review of available reports of previous studies conducted in the site vicinity, a site reconnaissance, and research of available published information, soil test borings, soil laboratory testing, and engineering analyses. The nature and extent of variations may not become evident until construction activities begin. If variations then become evident, RMG should be retained to re-evaluate the recommendations of this report, if necessary.

Our professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by geotechnical engineers and engineering geologists practicing in this or similar localities. RMG does not warrant the work of regulatory agencies or other third parties supplying information which may have been used during the preparation of this report. No warranty, express or implied, is made by the preparation of this report. Third parties reviewing this report should draw their own conclusions regarding site conditions and specific construction techniques to be used on this project.

FIGURES

NOT TO SCALE

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Southern Colorado, Denver Metro, Northern Colorado

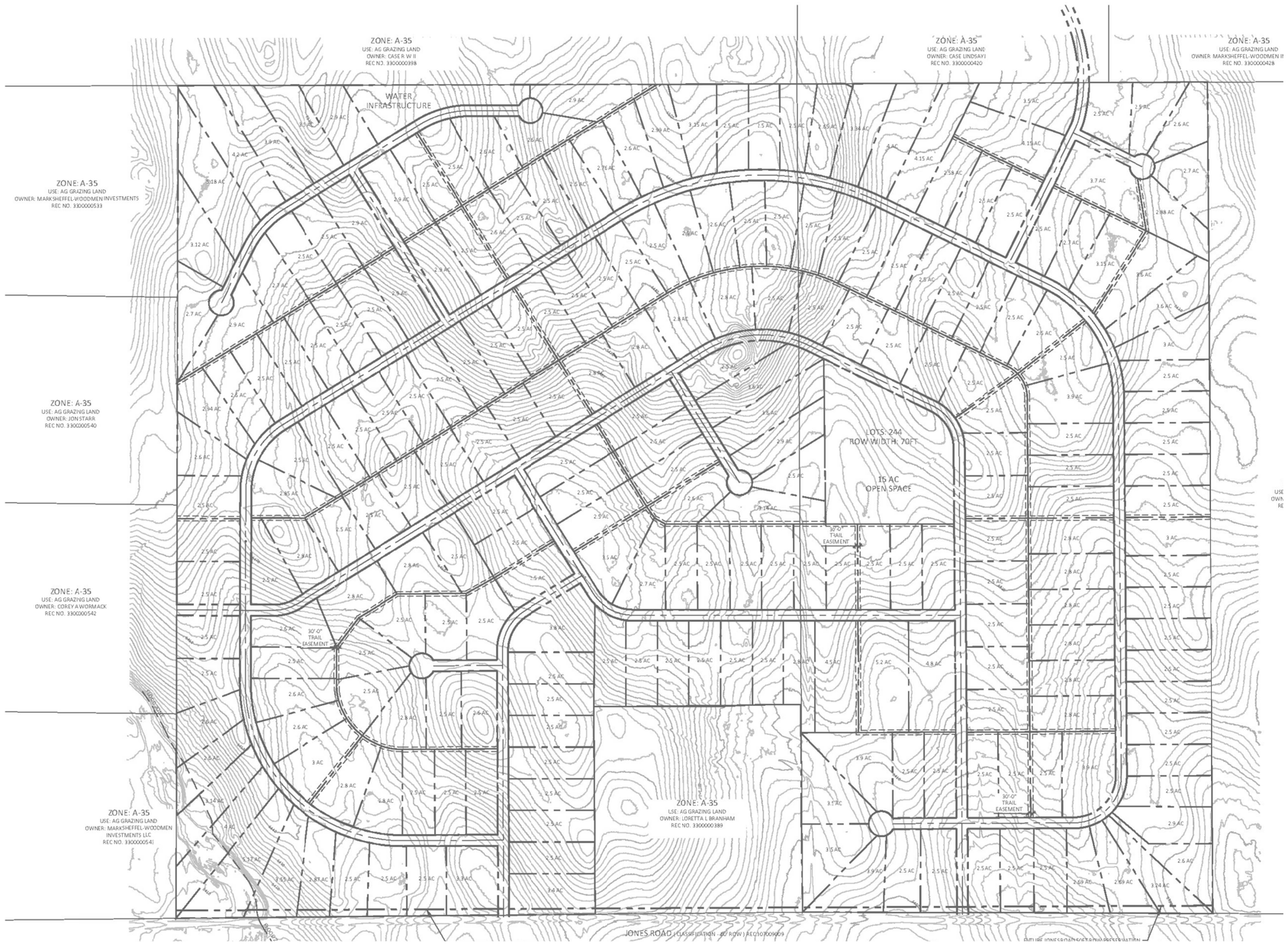
SITE VICINITY MAP

JONES ROAD
Schedule No. 3300000168 and 3300000388
EL PASO COUNTY, COLORADO
9760 LAND LLC

JOB No. 193940

FIG No. 1

DATE 9-15-2023



NOT TO SCALE

BASE MAP PROVIDED BY: NES

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JONES ROAD
Schedule No. 3300000168 and
3300000388
EL PASO COUNTY, CO
9760 LAND LLC

ENGINEER:	TM
DRAWN BY:	KZ
CHECKED BY:	TM
ISSUED:	9-15-2023

PROPOSED
LOT LAYOUT

SHEET No.
FIG-2

DENOTES APPROXIMATE LOCATIONS OF TEST PITS PERFORMED FOR THE INVESTIGATION COMPLETED 2023

DENOTES APPROXIMATE LOCATIONS OF TEST PITS PERFORMED FOR THE INVESTIGATION COMPLETED 2026

NOT TO SCALE

BASE MAP PROVIDED BY: NES and GOOGLE EARTH

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9760 LAND LLC

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DRAWN BY:	KZ
CHECKED BY:	TM
ISSUED:	9-15-2023

TEST BORING / PIT LOCATION PLAN

SHEET No.
FIG-3

SOILS DESCRIPTION


SANDSTONE


SANDY CLAY


SLIGHTLY SANDY TO SANDY SILT


SILTY, CLAYEY SAND


SILT


SILTY SAND

UNLESS NOTED OTHERWISE, ALL LABORATORY
TESTS PRESENTED HEREIN WERE PERFORMED BY:
RMG - ROCKY MOUNTAIN GROUP
5085 LIST DRIVE, SUITE 200
COLORADO SPRINGS, COLORADO

SYMBOLS AND NOTES


XX — STANDARD PENETRATION TEST - MADE BY DRIVING A SPLIT-BARREL SAMPLER INTO THE SOIL BY DROPPING A 140 LB. HAMMER 30", IN GENERAL ACCORDANCE WITH ASTM D-1586. NUMBER INDICATES NUMBER OF HAMMER BLOWS PER FOOT (UNLESS OTHERWISE INDICATED).


XX — UNDISTURBED CALIFORNIA SAMPLE - MADE BY DRIVING A RING-LINED SAMPLER INTO THE SOIL BY DROPPING A 140 LB. HAMMER 30", IN GENERAL ACCORDANCE WITH ASTM D-3550. NUMBER INDICATES NUMBER OF HAMMER BLOWS PER FOOT (UNLESS OTHERWISE INDICATED).


FREE WATER TABLE


DEPTH AT WHICH BORING CAVED


BULK — DISTURBED BULK SAMPLE


AUG — AUGER "CUTTINGS"

4.5 — WATER CONTENT (%)

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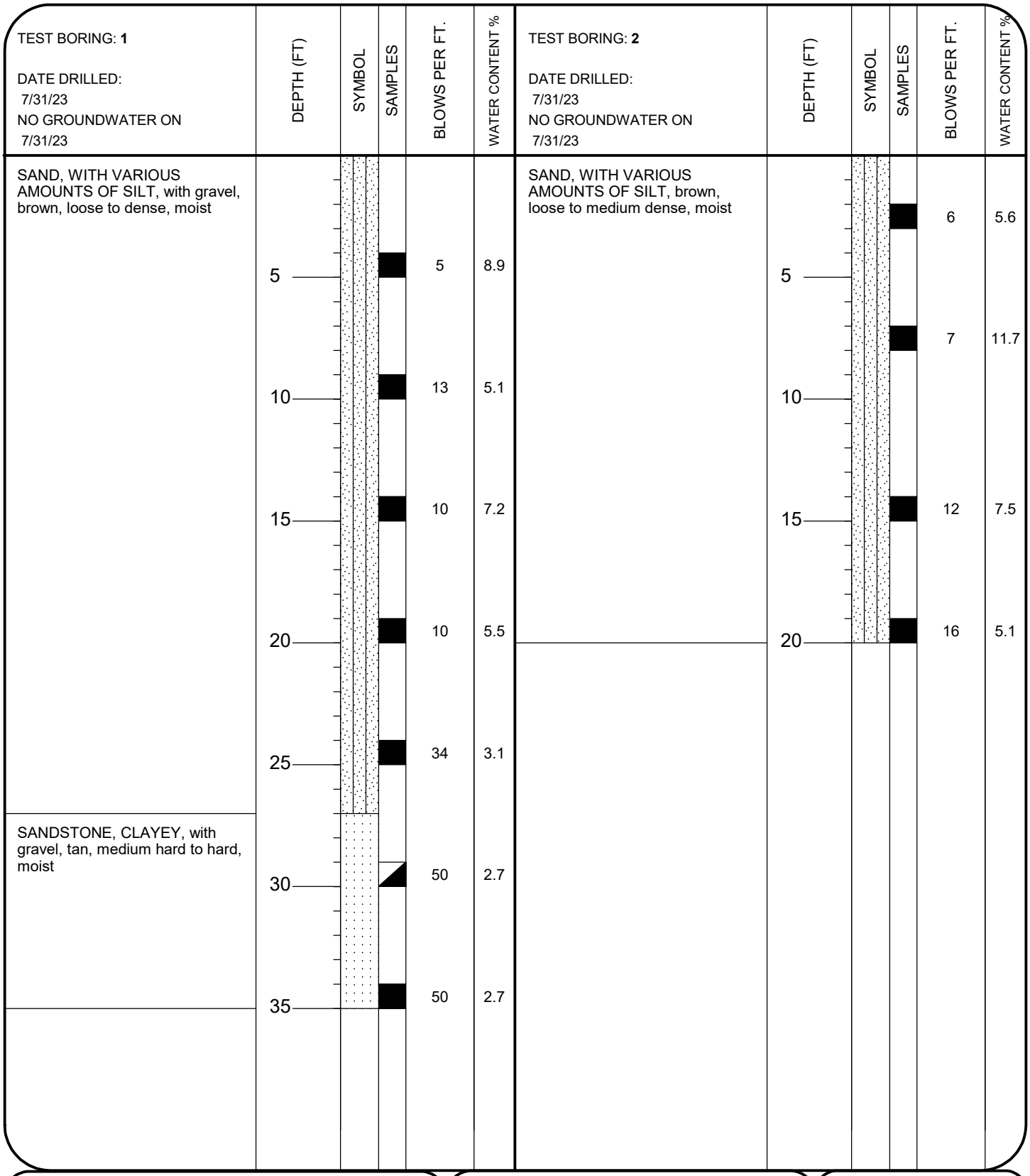
EXPLANATION OF TEST BORING LOGS

JOB No. 193940

FIGURE No. 4

DATE May/08/2026



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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 5

DATE Sep/15/2023

TEST BORING: **3**

DATE DRILLED:
7/31/23
NO GROUNDWATER ON
7/31/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
	SAND, WITH VARIOUS AMOUNTS OF SILT, brown, loose, moist			
5			7	5.0
10			6	5.4
15			5	3.8
20			8	5.1

TEST BORING: **4**

DATE DRILLED:
7/31/23
NO GROUNDWATER ON
7/31/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
	SAND, WITH VARIOUS AMOUNTS OF SILT, brown, very loose to medium dense, moist			
			3	4.1
5			7	5.5
10				
15			6	6.4
20			9	8.0
25			12	7.9
30			10	6.8
35			16	4.4

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 6

DATE Sep/15/2023

TEST BORING: **5** DATE DRILLED: 7/31/23 NO GROUNDWATER ON 7/31/23	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, brown, loose to medium dense, moist	5			4	6.9
	10			7	8.7
	15			7	5.8
	20			10	7.2

TEST BORING: **6** DATE DRILLED: 7/31/23 NO GROUNDWATER ON 7/31/23	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, brown, loose to medium dense, moist				5	4.1
	5			7	9.2
	10				
	15			11	5.6
	20			9	7.0

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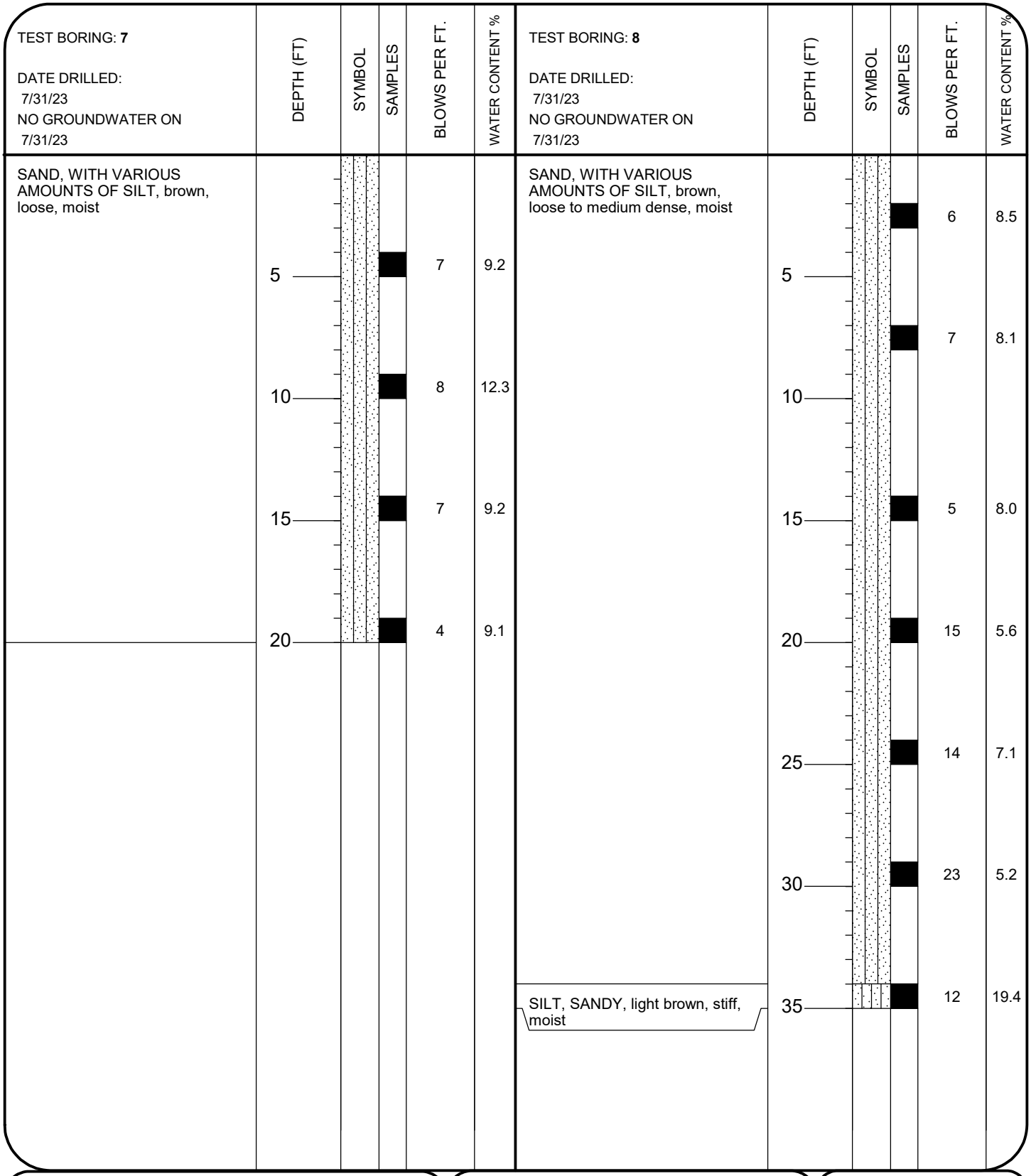
TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 7

DATE Sep/15/2023



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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 8

DATE Sep/15/2023

TEST BORING: **9** DATE DRILLED: 7/31/23 NO GROUNDWATER ON 7/31/23	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, tan to brown, loose to medium dense, moist	5			5	9.8
	10			8	11.0
	15			27	5.4
	20			24	4.9

TEST BORING: **10** DATE DRILLED: 7/31/23 NO GROUNDWATER ON 7/31/23	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, very loose to medium dense, moist				2	14.2
	5			8	11.0
	10				
	15			27	4.3
	20			29	3.2

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 9

DATE Sep/15/2023

TEST BORING: **11** DATE DRILLED: 7/31/23 NO GROUNDWATER ON 7/31/23	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, brown, loose to medium dense, moist	5			6	6.3
	10			11	4.7
	15			10	4.9
	20			6	5.9

TEST BORING: **12** DATE DRILLED: 7/31/23 NO GROUNDWATER ON 7/31/23	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, brown, loose to medium dense, moist				5	8.6
	5			7	9.1
	10				
	15			8	8.1
	20			10	5.7

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 10

DATE Sep/15/2023

TEST BORING: **TP-01**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structureless
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

TEST BORING: **TP-02**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 11

DATE Sep/15/2023

TEST BORING: **TP-03**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

TEST BORING: **TP-04**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 12

DATE Sep/15/2023

TEST BORING: **TP-05**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

TEST BORING: **TP-06**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Clay loam
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 3

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 13

DATE Sep/15/2023

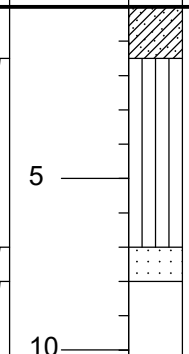
TEST BORING: **TP-07**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Clay Loam
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 3

SANDSTONE BEDROCK / LIMITING LAYER



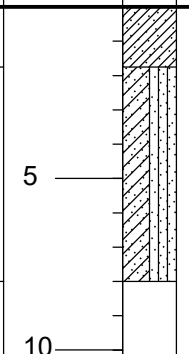
TEST BORING: **TP-08**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED



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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 14

DATE Sep/15/2023

TEST BORING: **TP-09**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

TEST BORING: **TP-10**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 15

DATE Sep/15/2023

TEST BORING: **TP-11**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

TEST BORING: **TP-12**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Clay Loam
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 3

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 16

DATE Sep/15/2023

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	Load at Saturation (psf)	% Swell/ Collapse	USCS Classification
1	4.0	8.9		NP	NP	0.0	27.4			SM
1	9.0	5.1								
1	14.0	7.2								
1	19.0	5.5								
1	24.0	3.1								
1	29.0	2.7	114.2						- 5.0	
1	34.0	2.7								
2	2.0	5.6								
2	7.0	11.7		NP	NP	0.0	22.6			SM
2	14.0	7.5								
2	19.0	5.1								
3	4.0	5.0								
3	9.0	5.4		NP	NP	0.0	9.8			SW-SM
3	14.0	3.8								
3	19.0	5.1								
4	2.0	4.1								
4	7.0	5.5								
4	14.0	6.4								
4	19.0	8.0								
4	24.0	7.9		NP	NP	0.0	20.6			SM
4	29.0	6.8								
4	34.0	4.4								
5	4.0	6.9								
5	9.0	8.7								
5	14.0	5.8								
5	19.0	7.2		NP	NP	0.0	18.3			SM
6	2.0	4.1								
6	7.0	9.2								
6	14.0	5.6		NP	NP	0.0	6.0			SP-SM
6	19.0	7.0								
7	4.0	9.2		NP	NP	0.0	7.9			SP-SM
7	9.0	12.3								
7	14.0	9.2								
7	19.0	9.1								

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SUMMARY OF LABORATORY TEST RESULTS (2023)

JOB No. 193940
FIGURE No. 17

DATE Sep/15/2023

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	Load at Saturation (psf)	% Swell/ Collapse	USCS Classification
8	2.0	8.5								
8	7.0	8.1								
8	14.0	8.0		NP	NP	0.0	22.3			SM
8	19.0	5.6								
8	24.0	7.1								
8	29.0	5.2								
8	34.0	19.4		NP	NP	0.0	67.2			ML
9	4.0	9.8								
9	9.0	11.0								
9	14.0	5.4		NP	NP	4.4	11.2			SW-SM
9	19.0	4.9								
10	2.0	14.2		NP	NP	0.0	42.3			SM
10	7.0	11.0								
10	14.0	4.3								
10	19.0	3.2								
11	4.0	6.3								
11	9.0	4.7		NP	NP	0.0	15.3			SM
11	14.0	4.9								
11	19.0	5.9								
12	2.0	8.6								
12	7.0	9.1		NP	NP	0.0	22.4			SM
12	14.0	8.1								
12	19.0	5.7								

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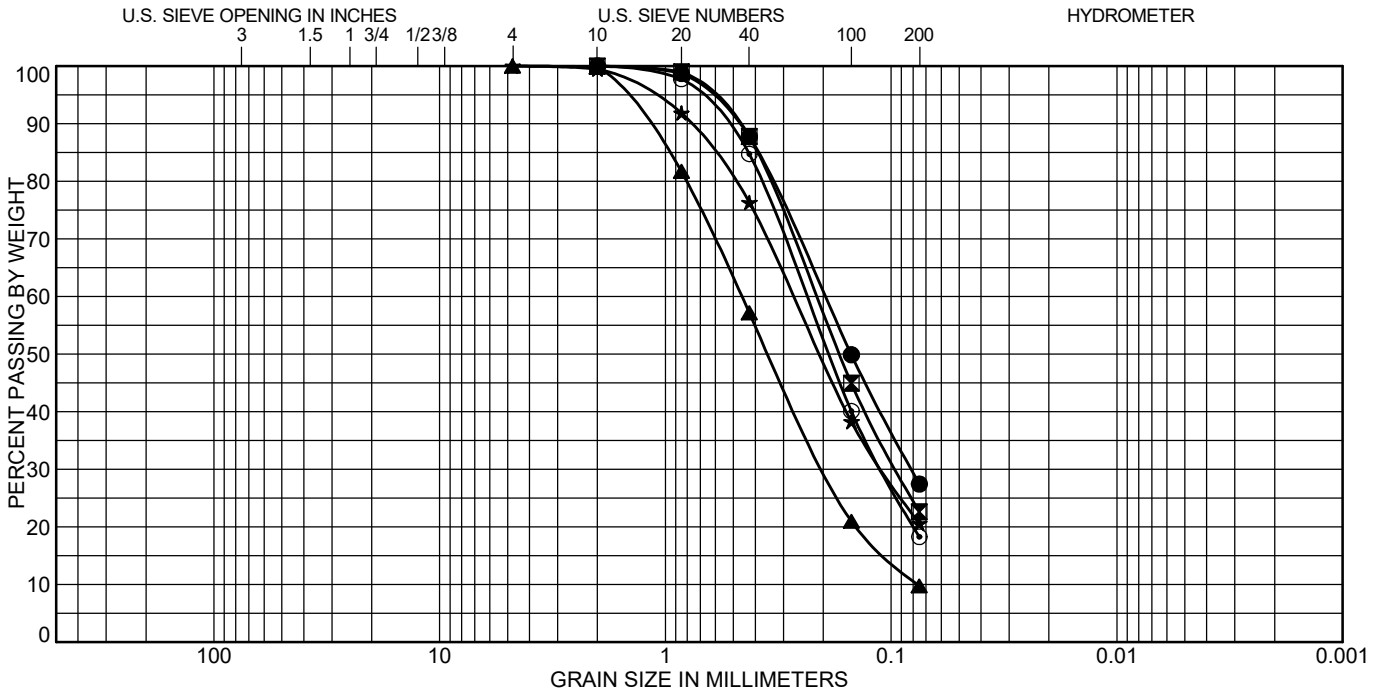
SUMMARY OF LABORATORY TEST RESULTS (2023)

JOB No. 193940
FIGURE No. 17

DATE Sep/15/2023



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Test Boring	Depth (ft)	Classification	LL	PL	PI
●	1	4.0	SILTY SAND(SM)	NP	NP	NP
⊠	2	7.0	SILTY SAND(SM)	NP	NP	NP
▲	3	9.0	WELL-GRADED SAND with SILT(SW-SM)	NP	NP	NP
★	4	24.0	SILTY SAND(SM)	NP	NP	NP
⊙	5	19.0	SILTY SAND(SM)	NP	NP	NP

	Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
●	1	4.0	0.0	72.6	27.4	
⊠	2	7.0	0.0	77.4	22.6	
▲	3	9.0	0.0	90.2	9.8	
★	4	24.0	0.0	79.4	20.6	
⊙	5	19.0	0.0	81.7	18.3	

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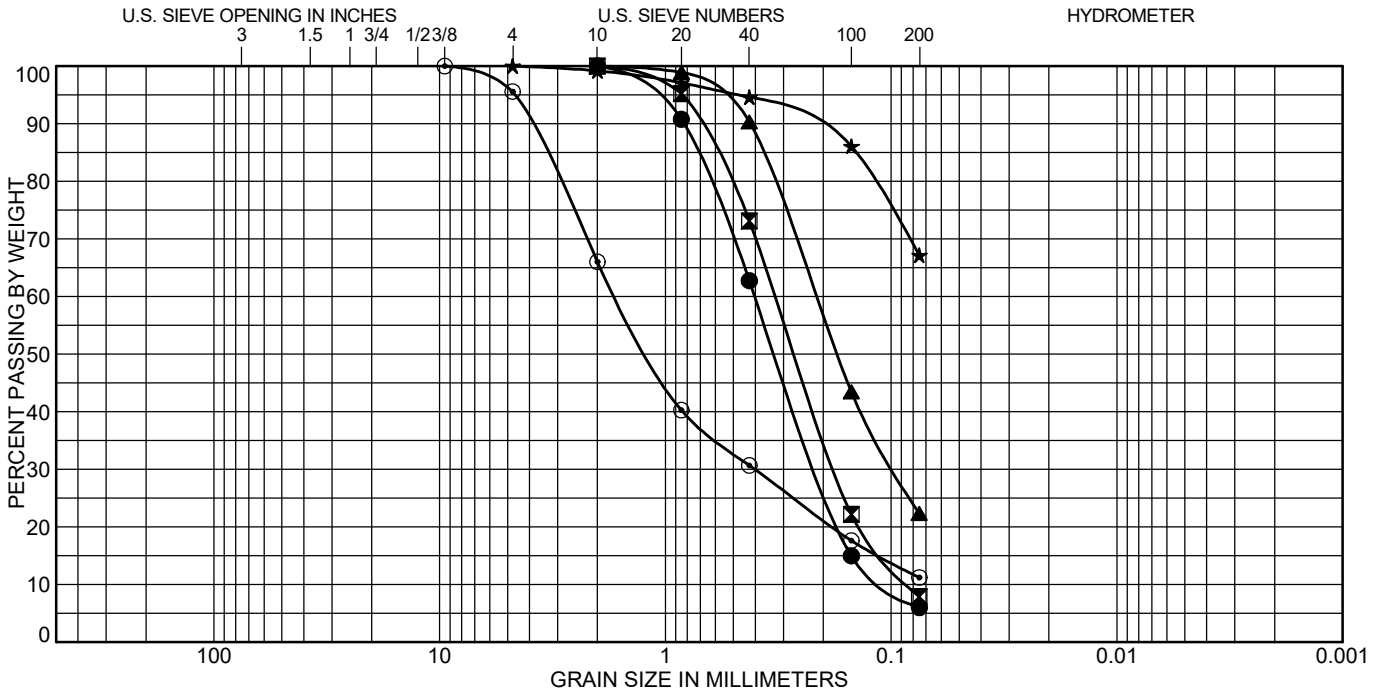
SOIL CLASSIFICATION DATA (2023)

JOB No. 193940

FIGURE No. 18

DATE Sep/15/2023



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Test Boring	Depth (ft)	Classification	LL	PL	PI
●	6	14.0	POORLY GRADED SAND with SILT(SP-SM)	NP	NP	NP
⊠	7	4.0	POORLY GRADED SAND with SILT(SP-SM)	NP	NP	NP
▲	8	14.0	SILTY SAND(SM)	NP	NP	NP
★	8	34.0	SANDY SILT(ML)	NP	NP	NP
⊙	9	14.0	WELL-GRADED SAND with SILT(SW-SM)	NP	NP	NP

	Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
●	6	14.0	0.0	94.0	6.0	
⊠	7	4.0	0.0	92.1	7.9	
▲	8	14.0	0.0	77.7	22.3	
★	8	34.0	0.0	32.8	67.2	
⊙	9	14.0	4.4	84.4	11.2	

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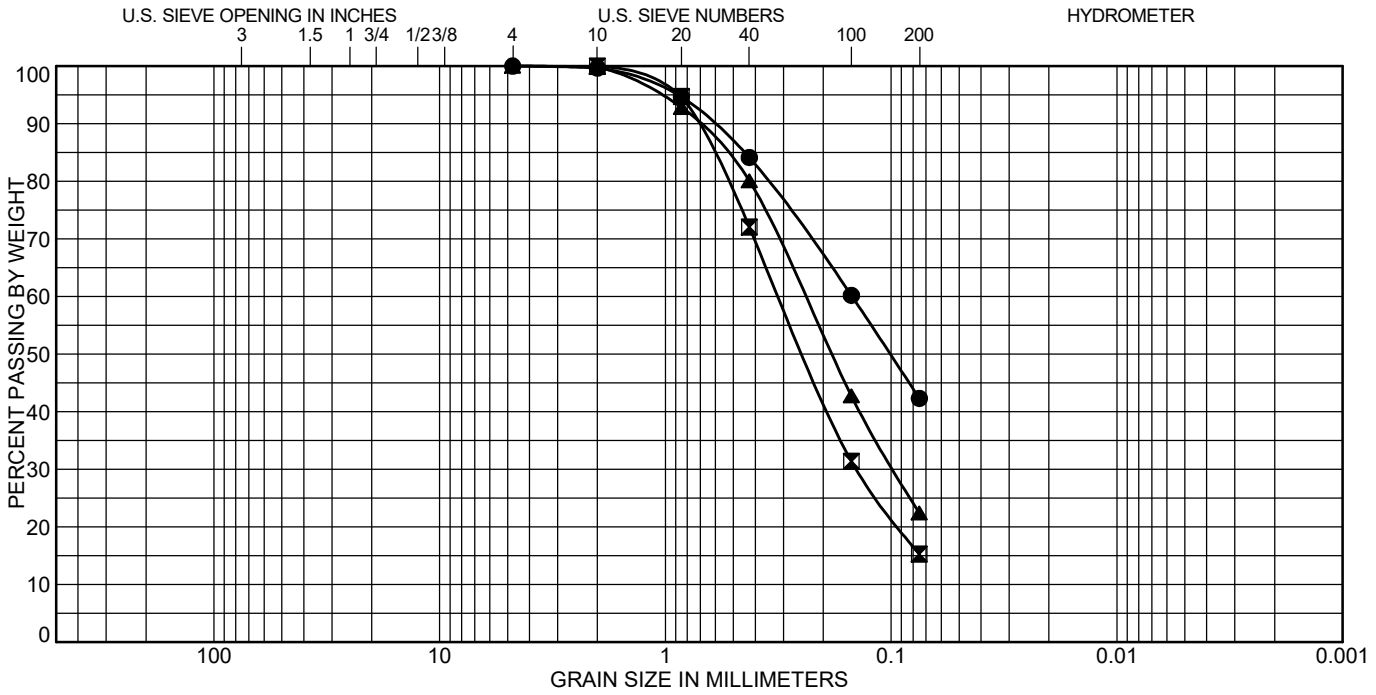
SOIL CLASSIFICATION DATA (2023)

JOB No. 193940

FIGURE No. 19

DATE Sep/15/2023



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Test Boring	Depth (ft)	Classification	LL	PL	PI
●	10	2.0	SILTY SAND(SM)	NP	NP	NP
⊠	11	9.0	SILTY SAND(SM)	NP	NP	NP
▲	12	7.0	SILTY SAND(SM)	NP	NP	NP

	Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
●	10	2.0	0.0	57.7	42.3	
⊠	11	9.0	0.0	84.7	15.3	
▲	12	7.0	0.0	77.6	22.4	

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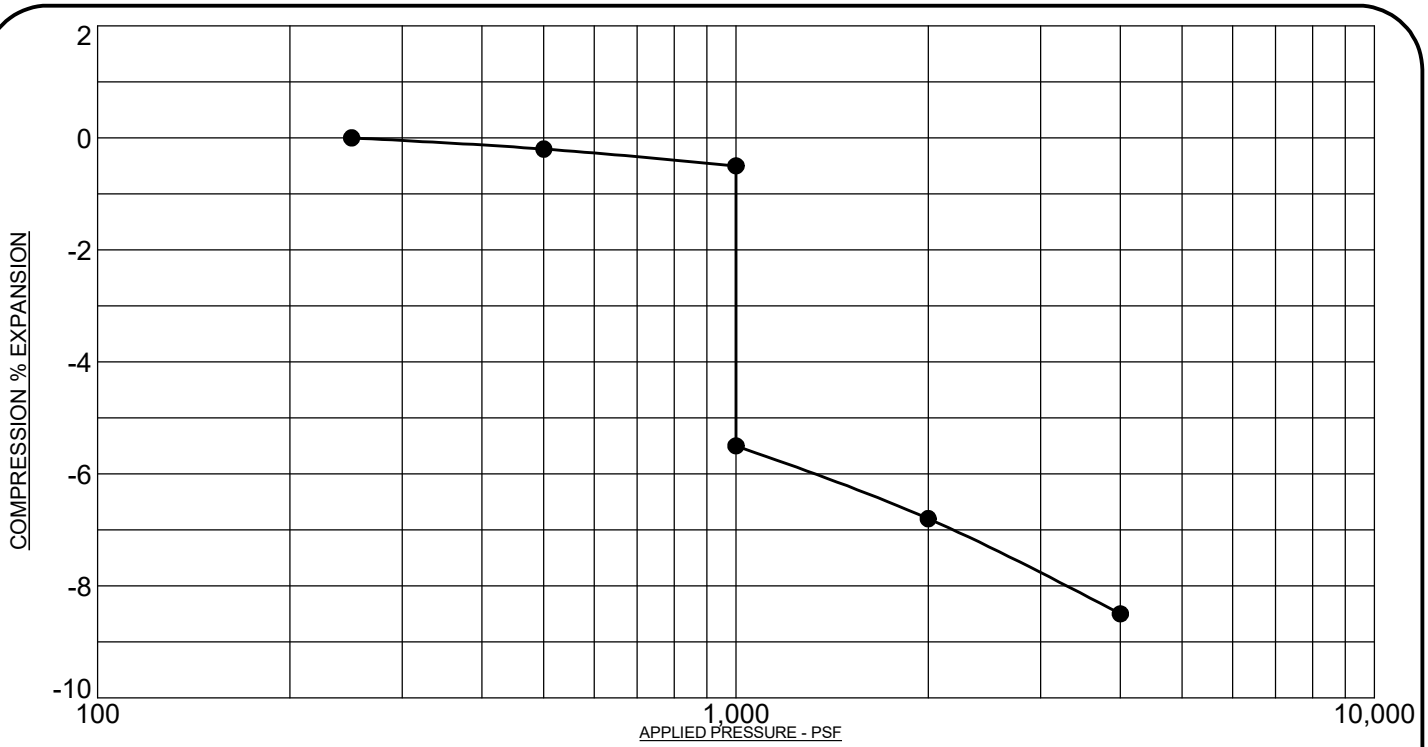
SOIL CLASSIFICATION DATA (2023)

JOB No. 193940

FIGURE No. 20

DATE Sep/15/2023



PROJECT: **Jones Rd, El Paso County, Colorado**
SAMPLE DESCRIPTION: **SANDSTONE, CLAYEY**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: **1 @ 29 FT**
NATURAL DRY UNIT WEIGHT: **114.2 PCF**
NATURAL MOISTURE CONTENT: **2.7%**
PERCENT SWELL/COMPRESSION: **- 5.0**

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SWELL/CONSOLIDATION TEST RESULTS (2023)

JOB No. 193940

FIGURE No. 21

DATE Sep/15/2023

TEST BORING: **13**

DATE DRILLED:
4/14/26
NO GROUNDWATER ON
4/14/26

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
	SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose to medium dense, moist			
5			8	8.2
10			9	5.2
15			7	2.3
20			14	5.7
25				
30			18	5.8

TEST BORING: **14**

DATE DRILLED:
4/14/26
NO GROUNDWATER ON
4/14/26

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
	SAND, clayey, brown, loose, moist		11	11.0
	SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, medium dense,moist			
5			12	3.4
10				
15			12	8.3
20			20	5.8

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 22

DATE May/29/2026

TEST BORING: **15** DATE DRILLED: 4/14/26 NO GROUNDWATER ON 4/14/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose to dense, moist	5			10	6.9
	10			11	6.8
	15			10	8.3
	20			33	3.7

TEST BORING: **16** DATE DRILLED: 4/14/26 NO GROUNDWATER ON 4/14/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose, moist				4	6.2
	5			10	8.5
	10				
	15			8	5.3
	20			7	8.6

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 23

DATE May/29/2026

TEST BORING: **17**

DATE DRILLED:
4/14/26
NO GROUNDWATER ON
4/14/26

DEPTH (FT)	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5		8	3.4
10		7	7.0
15		9	4.8
20		9	4.5
25			
30		13	10.6

SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose to medium dense, moist

TEST BORING: **18**

DATE DRILLED:
4/14/26
NO GROUNDWATER ON
4/14/26

DEPTH (FT)	SAMPLES	BLOWS PER FT.	WATER CONTENT %
		18	11.6
5		13	6.0
10			
15		11	5.9
20		8	6.8

SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose to medium dense, moist

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 24

DATE May/29/2026

TEST BORING: **19** DATE DRILLED: 4/14/26 NO GROUNDWATER ON 4/14/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose to medium dense, moist	5			13	6.7
	10			9	5.6
	15			10	6.3
	20			14	6.5

TEST BORING: **20** DATE DRILLED: 4/14/26 NO GROUNDWATER ON 4/14/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, silty, brown, loose to medium dense, moist				7	3.3
	5			13	5.6
	10				
	15			12	4.3
	20			12	3.5

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 25

DATE May/29/2026

TEST BORING: **21** DATE DRILLED: 4/14/26 NO GROUNDWATER ON 4/14/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose to medium dense, moist	5			12	4.9
	10			12	4.8
	15			11	6.0
	20			14	5.4

TEST BORING: **22** DATE DRILLED: 4/14/26 NO GROUNDWATER ON 4/14/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose to medium dense, moist				17	4.5
	5			10	5.7
	10			11	4.9
	15			16	4.4
	20				

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 26

DATE May/29/2026

TEST BORING: **23**

DATE DRILLED:
4/14/26
NO GROUNDWATER ON
4/14/26

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose to medium dense, moist				
5			14	2.4
10			13	5.6
15			22	4.2
20			16	7.3

TEST BORING: **24**

DATE DRILLED:
4/14/26
NO GROUNDWATER ON
4/14/26

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, very loose to medium dense, moist				
			3	4.1
5			14	5.3
10				
15			10	8.2
20			9	6.5

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 27

DATE May/29/2026

TEST BORING: **25**

DATE DRILLED:
4/14/26
NO GROUNDWATER ON
4/14/26

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
SAND, WITH VARIOUS AMOUNTS OF SILT, with gravel, brown, loose to medium dense, moist				
5			16	3.8
10			13	9.4
15			9	5.3
20				3.6

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 28

DATE May/29/2026

TEST BORING: **TP-13** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-14** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 29

DATE May/29/2026

TEST BORING: **TP-15** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-16** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 30

DATE May/29/2026

TEST BORING: **TP-17** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4 USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1 NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED	5				

TEST BORING: **TP-18** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4 USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1 NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED	5				

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 31

DATE May/29/2026

TEST BORING: **TP-19** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-20** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 32

DATE May/29/2026

TEST BORING: **TP-21** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4 USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1 NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED	5				

TEST BORING: **TP-22** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4 USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1 NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED	5				

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 33

DATE May/29/2026

TEST BORING: **TP-23** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-24** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 34

DATE May/29/2026

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	Water Added at (psf)	% Swell	USCS Classification
13	4.0	8.2	93.1					1,000	- 4.2	
13	9.0	5.2								
13	14.0	2.3								
13	19.0	5.7								
13	29.0	5.8		NP	NP					
14	2.0	11.0	82.6	NP	NP					
14	7.0	3.4								
14	14.0	8.3								
14	19.0	5.8								
15	4.0	6.9								
15	9.0	6.8	98.3				15.7			
15	14.0	8.3								
15	19.0	3.7								
16	2.0	6.2								
16	7.0	8.5	90.4	NP	NP			1,000	0.1	
16	14.0	5.3								
16	19.0	8.6								
17	4.0	3.4								
17	9.0	7.0								
17	14.0	4.8	95.3	NP	NP		6.0	1,000	- 1.7	
17	19.0	4.5								
17	29.0	10.6								
18	2.0	11.6								
18	7.0	6.0								
18	14.0	5.9								
18	19.0	6.8		NP	NP		13.1			SM
19	4.0	6.7								
19	9.0	5.6				0.0	22.5			
19	14.0	6.3								
19	19.0	6.5								
20	2.0	3.3								
20	7.0	5.6				0.0	48.9			
20	14.0	4.3								
20	19.0	3.5								

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SUMMARY OF LABORATORY TEST RESULTS (2026)

JOB No. 193940
FIGURE No. 35

DATE May/29/2026

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	Water Added at (psf)	% Swell	USCS Classification
21	4.0	4.9								
21	9.0	4.8								
21	14.0	6.0								
21	19.0	5.4								
22	2.0	4.5								
22	7.0	5.7		NP	NP		16.2			SM
22	14.0	4.9								
22	19.0	4.4								
23	4.0	2.4				0.0	11.5			
23	9.0	5.6								
23	14.0	4.2								
23	19.0	7.3								
24	2.0	4.1				0.0	13.0			
24	7.0	5.3								
24	14.0	8.2								
24	19.0	6.5								
25	4.0	3.8		NP	NP					
25	9.0	9.4								
25	14.0	5.3								
25	19.0	3.6								

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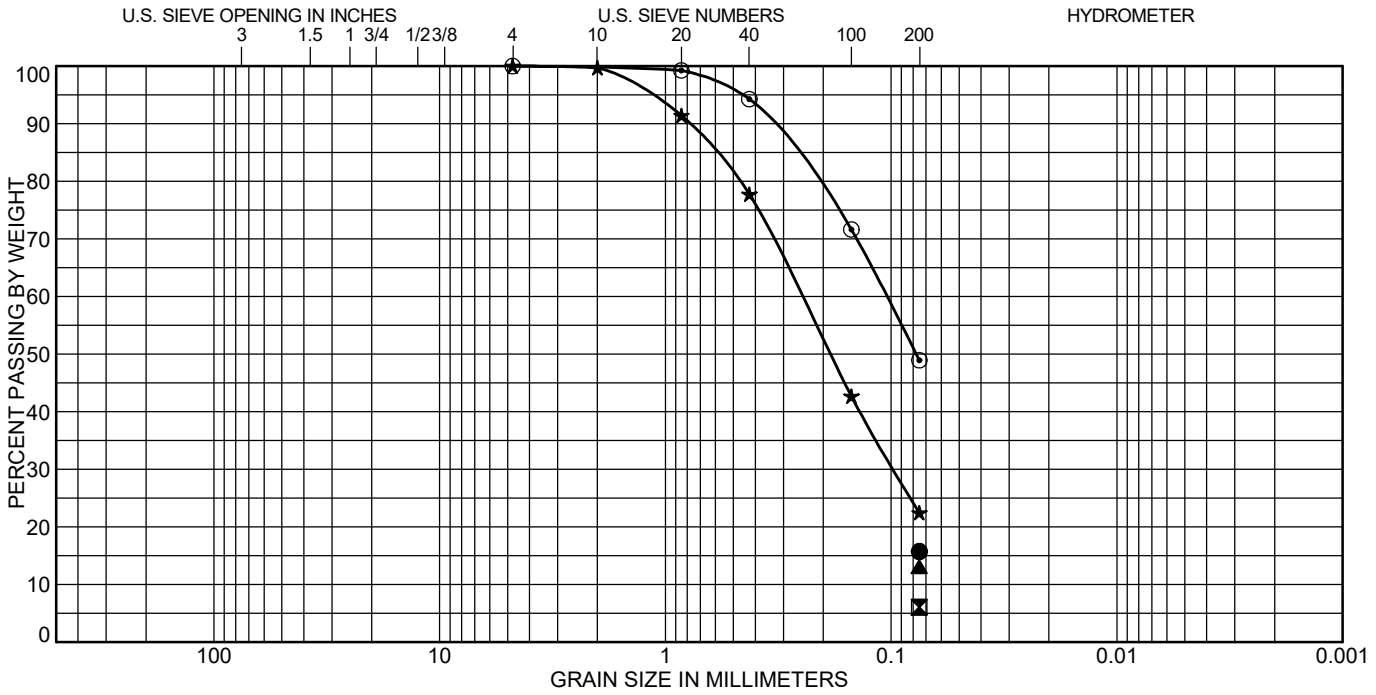
SUMMARY OF LABORATORY TEST RESULTS (2026)

JOB No. 193940
FIGURE No. 35

DATE May/29/2026



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Test Boring	Depth (ft)	Classification	LL	PL	PI
●	15	**9.0**				
⊠	17	**14.0**		**NP**	**NP**	**NP**
▲	18	**19.0**	**SILTY SAND(SM)**	**NP**	**NP**	**NP**
★	19	**9.0**				
⊙	20	**7.0**				

	Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
●	15	**9.0**			**15.7**	
⊠	17	**14.0**			**6.0**	
▲	18	**19.0**			**13.1**	
★	19	**9.0**	**0.0**	**77.5**	**22.5**	
⊙	20	**7.0**	**0.0**	**51.1**	**48.9**	

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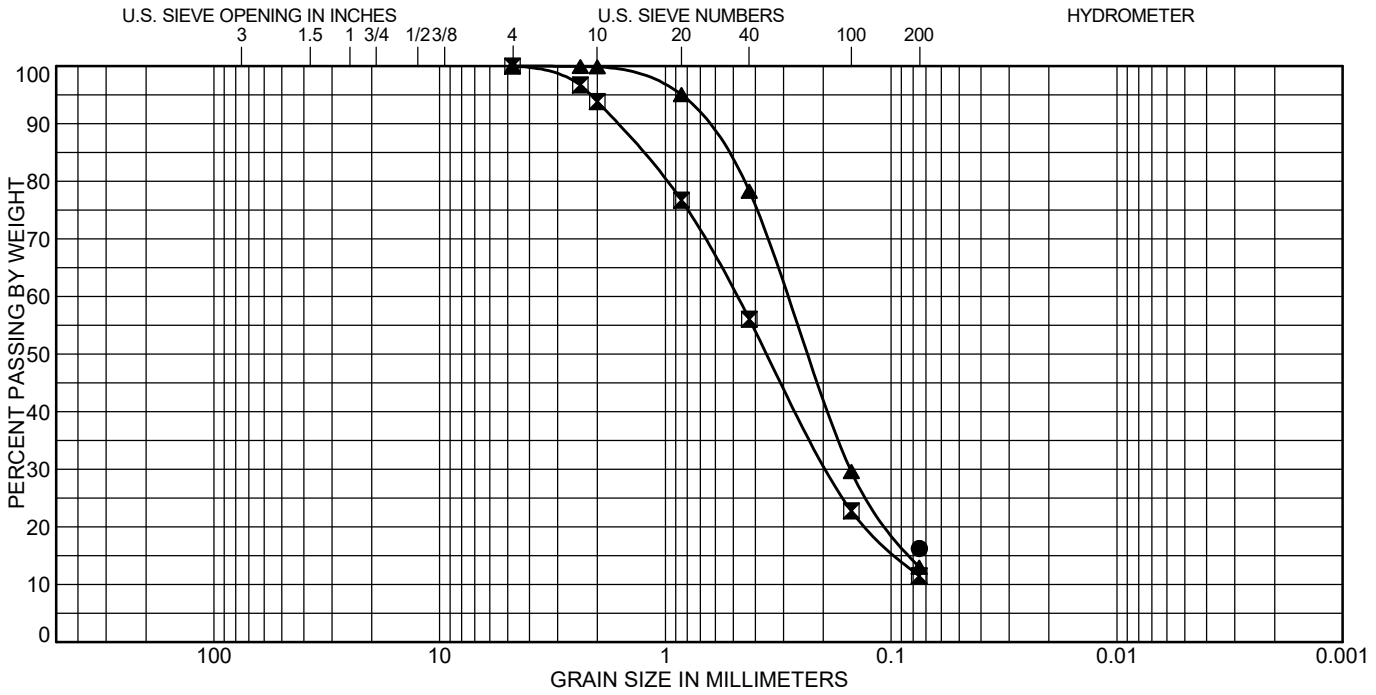
SOIL CLASSIFICATION DATA (2026)

JOB No. 193940

FIGURE No. 36

DATE May/29/2026



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Test Boring	Depth (ft)	Classification	LL	PL	PI
●	22	**7.0**	**SILTY SAND(SM)**	**NP**	**NP**	**NP**
⧓	**23**	**4.0**				
▲	**24**	**2.0**				

	Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
●	22	**7.0**			**16.2**	
⧓	23	**4.0**	**0.0**	**88.5**	**11.5**	
▲	**24**	**2.0**	**0.0**	**87.0**	**13.0**	

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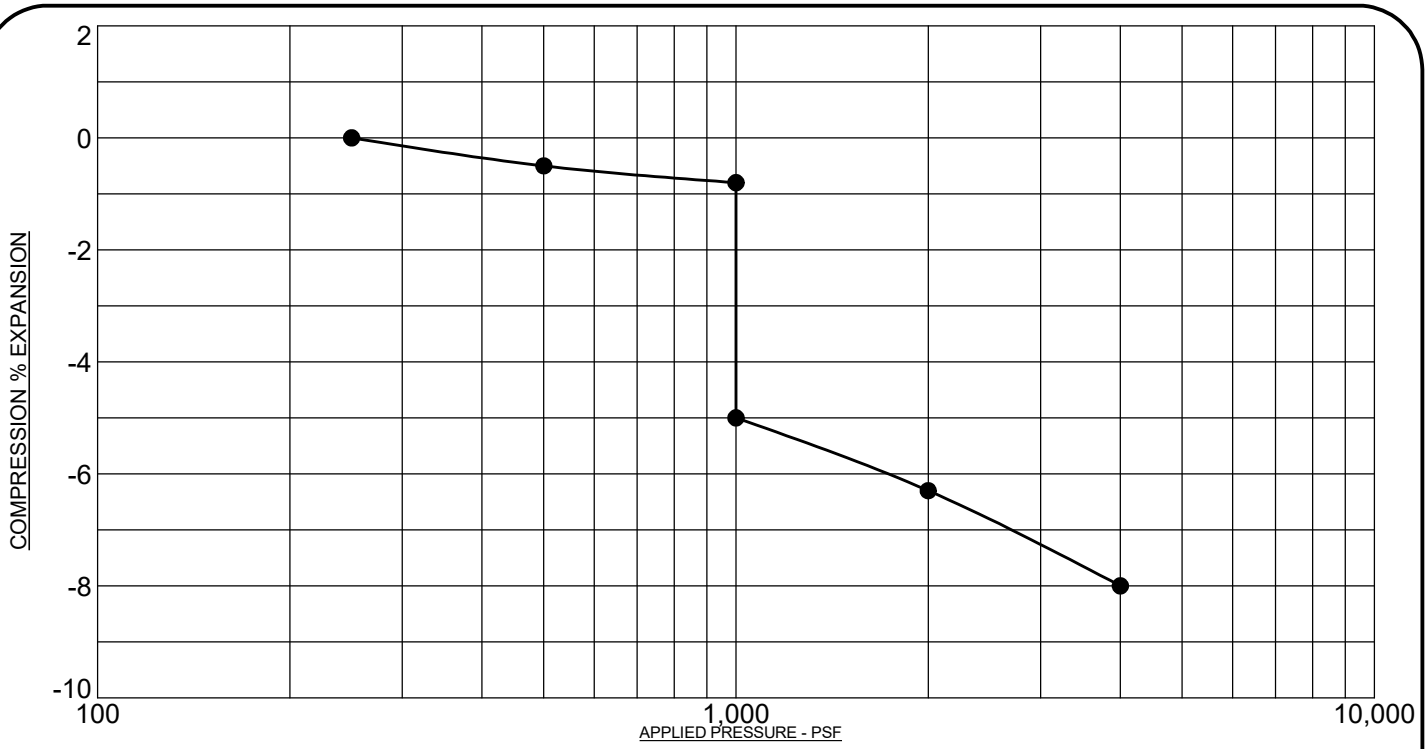
SOIL CLASSIFICATION DATA (2026)

JOB No. 193940

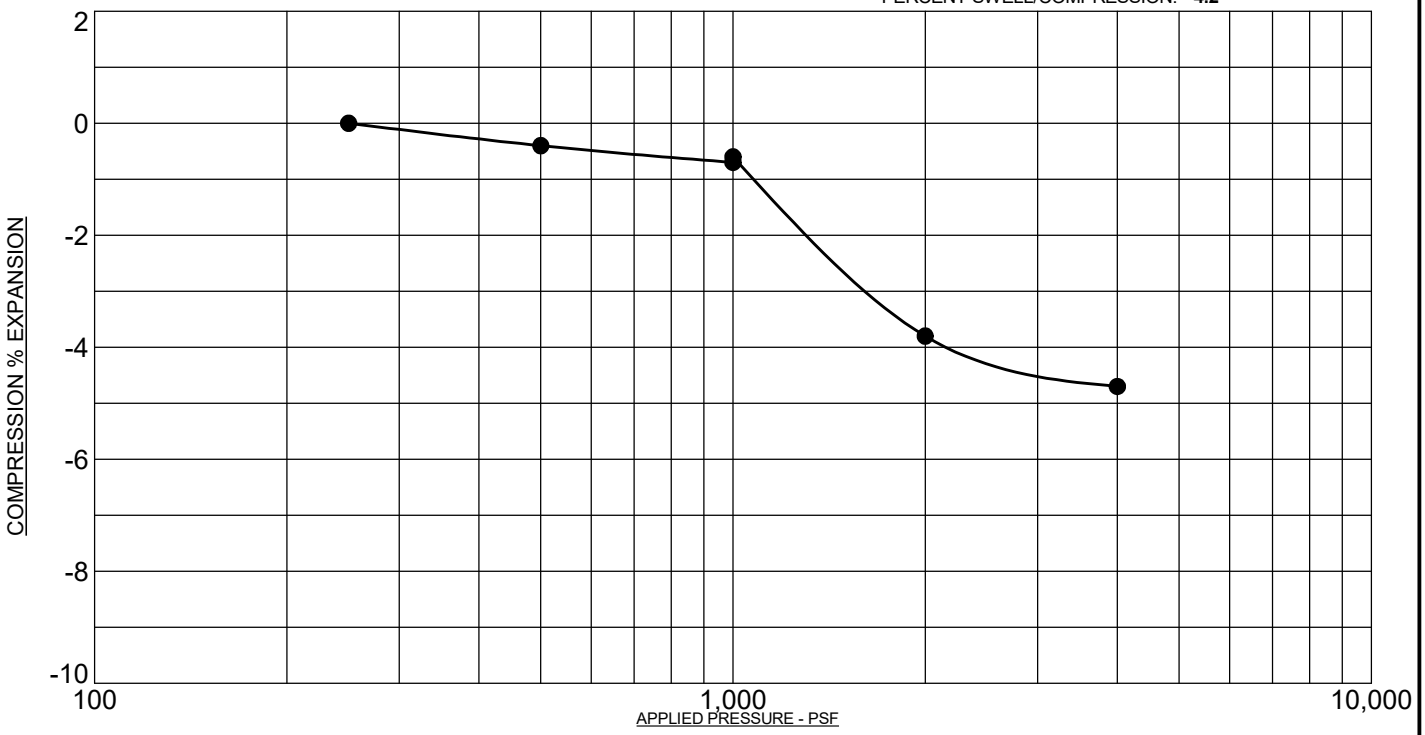
FIGURE No. 37

DATE May/29/2026



PROJECT: **Jones Rd, El Paso County, Colorado**
SAMPLE DESCRIPTION: **SAND, silty**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: **13 @ 4 FT**
NATURAL DRY UNIT WEIGHT: **93.1 PCF**
NATURAL MOISTURE CONTENT: **8.2%**
PERCENT SWELL/COMPRESSION: **- 4.2**



PROJECT: **Jones Rd, El Paso County, Colorado**
SAMPLE DESCRIPTION: **SAND, silty**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: 16 **@ 7 FT**
NATURAL DRY UNIT WEIGHT: **90.4 PCF**
NATURAL MOISTURE CONTENT: **8.5%**
PERCENT SWELL/COMPRESSION: **0.1**

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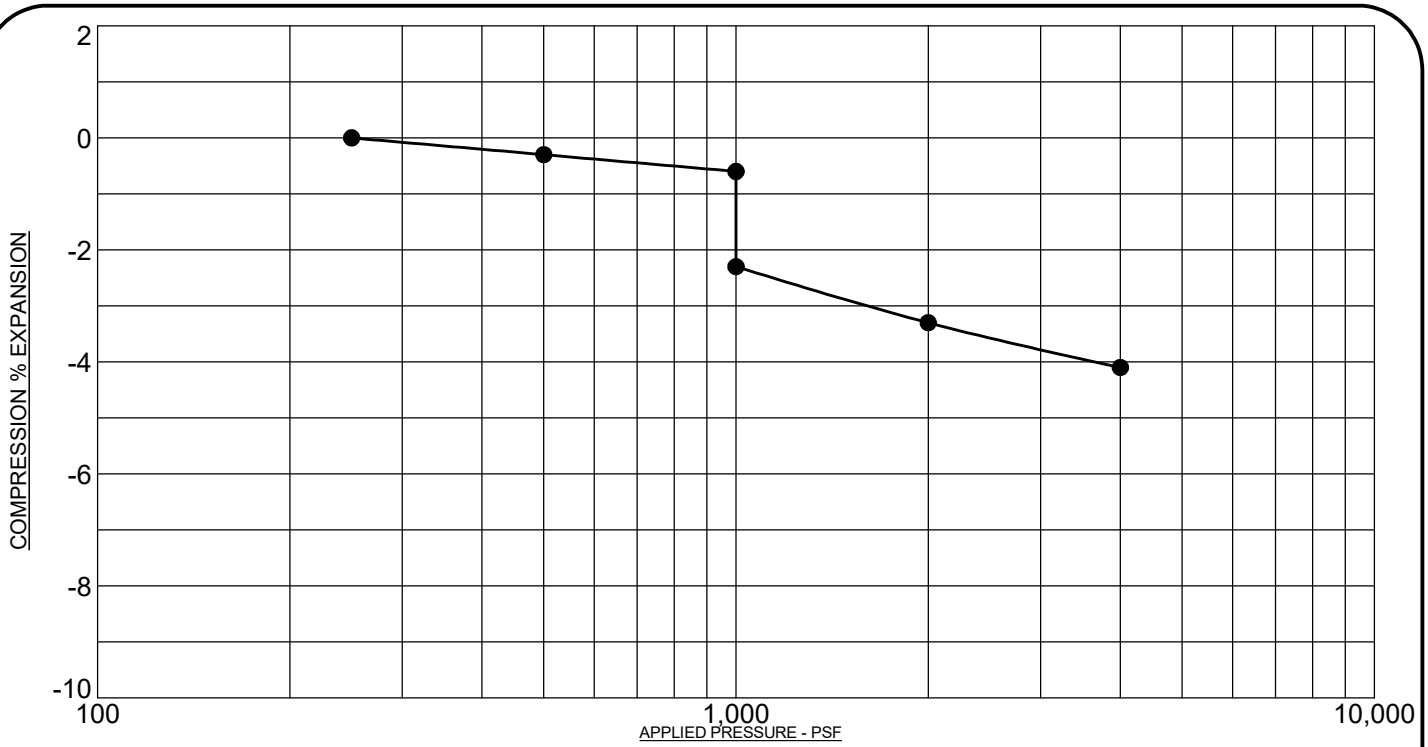
SWELL/CONSOLIDATION TEST RESULTS (2026)

JOB No. 193940

FIGURE No. 38

DATE May/29/2026



PROJECT: **Jones Rd, El Paso County, Colorado**
SAMPLE DESCRIPTION: **SAND, silty**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: 17 **@ 14 FT**
NATURAL DRY UNIT WEIGHT: **95.3 PCF**
NATURAL MOISTURE CONTENT: **4.8%**
PERCENT SWELL/COMPRESSION: **- 1.7**

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SWELL/CONSOLIDATION TEST RESULTS (2026)

JOB No. 193940

FIGURE No. 39

DATE May/29/2026

DENOTES APPROXIMATE LOCATIONS OF TEST BORINGS/PITS PERFORMED FOR THE INVESTIGATION COMPLETED 2023

DENOTES APPROXIMATE LOCATIONS OF TEST BORINGS/PITS PERFORMED FOR THE INVESTIGATION COMPLETED 2026

BASE MAP PROVIDED BY: NES, INC. and GOOGLE EARTH

General Geologic Conditions

- *Qp-1 - Piney Creek Alluvium* (upper Holocene) - generally firmly compacted clayey silt and sand. Contains pebble lenses. Thickness is estimated to be at least 20 feet.
- *Fp - Floodplain* - floodplain as mapped by FEMA. This area should be considered a No Build Zone.

Engineering Geology

- *3B* - Expansive and potentially expansive soil and bedrock on flat to moderate slopes (0-12%)
- *7A* - Physiographic floodplain where erosion and deposition presently occurs and is generally subject to recurrent flooding. Includes the 100-year flood plain along major streams where flood plain studies have been conducted.

NO BUILD ZONE

NOT TO SCALE

JOB No. 193940

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SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

JONES ROAD
Schedule No. 3300000168 and
3300000388
EL PASO COUNTY, CO
9760 LAND LLC

ENGINEER:	TM
DRAWN BY:	KZ
CHECKED BY:	TM
ISSUED:	9-15-2023
REVISION:	5-7-2026
REVISION: Include New TP	5-29-26

ENGINEERING AND GEOLOGY MAP

SHEET No.
FIG-40

APPENDIX A
Additional Reference Documents

1. *Preliminary Plan, Triple H Ranch,* prepared by Classic Consulting, Job No. 2604.00 dated April 14, 2025.
2. *Flood Insurance Rate Map, El Paso County, Colorado and Unincorporated Areas, Community Panel No. 08041C0590G,* Federal Emergency Management Agency (FEMA), effective December 7, 2018.
3. *Generalized Surficial Geologic Map of the Pueblo 1 degree X 2 degree Quadrangle, Colorado. U.S. Geological Survey, Map MF-2388, 2002.*
4. *Geologic Map of the Pueblo 1 Degree X 2 Degrees Quadrangle, South-Central Colorado, U.S. Geological Survey*. Compiled by Scott, Taylor, Epis and Wobus, 1976.
5. *Notes on the Denver Basin Geologic Maps: Bedrock Geology, Structure, and Isopach Maps of the Upper Cretaceous to Paleogene Strata between Greely and Colorado Springs, Colorado, Colorado Geological Survey.* Compiled by Dechesne, Raynolds, Barkmann and Johnson, 2011.
6. *Environmental and Engineering Geologic Map for Land Use*, compiled by Dale M. Cochran, Charles S. Robinson & Associates, Inc., Golden, Colorado, 1977.
7. *Pikes Peak Regional Building Department:* https://www.pprbd.org/.
8. *El Paso County Assessor Website* https://property.spatialest.com/co/elpaso/#/ Schedule No.s 3300000388 and 3300000168
9. *Colorado Geological Survey, USGS Geologic Map Viewer*: http://coloradogeologicalsurvey.org/geologic-mapping/6347-2/.
10. *Historical Aerials:* https://www.historicaerials.com/viewer, Images dated 1952, 1955, 1983, 1984, 1999, 2005, 2009, 2011, 2013, 2015, and 2017.
11. *USGS Historical Topographic Map Explorer:* http://historicalmaps.arcgis.com/usgs/ El Paso County, Pueblo Quadrangle, 2019.
12. *Google Earth Pro*, Imagery dated 1999, 2003, 2004, 2005, 2006, 2011, 2013, 2015, 2017, 2019 and 2022.
13. Kirkham, R.M., and Ladwig, L.R., 1979, Coal resources of the Denver and Cheyenne basins, Colorado: Colorado Geological Survey Resource Series 5, 70 p., 5 plates
14. *Historic coal mines of Colorado,* Carroll, C.J., and Bauer, M.A., 2002, Colorado Geological Survey Information Series 64, CD ROM.
15. *Evaluation of Mineral and Mineral Fuel Potential of El Paso County State Mineral Lands*
16. The *El Paso Aggregate Resource Evaluation Map, Master Plan for Mineral Extraction*, *Map 1*

APPENDIX B

Amended Wastewater Study – RMG Engineers

Job No. 193940

September 15, 2023
Amended May 29, 2026

P760 Land LLC
13395 Voyager Pkwy Ste 130 #2059
Colorado Springs, CO 80921

Re: Wastewater Study
Triple H Ranch, North and East of Jones Rd and Murr Rd
EPC Schedule No. 3300000168 and 3300000388
El Paso County, Colorado

Dear P760 Land LLC:

As requested, personnel of RMG Engineers has performed a preliminary investigation and site reconnaissance at the above referenced address. The site currently consists of two parcels (per the El Paso County Assessor's website) that are to be combined and subdivided for a total of 752.68 acres per the Preliminary Plans prepared by Classic Consulting. The parcels included in this study are:

- **Schedule No. 3300000168 (eastern parcel: portion of)**, currently labeled as Jones Rd, zoned A-35, consists of approximately 320 acres, and land use is classified as agricultural grazing land;
- **Schedule No. 3300000388 (western parcel: portion of)** currently labeled as Jones Rd, zoned A-35, consists of approximately 440 acres and land use is classified as agricultural grazing land;

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

Project Description

It is our understanding that the parcels listed above are to be combined then subdivided into 244 single family residential lots. A rezone from A-35 to RR-2.5 has been requested, this rezone will require all the included lots to have a minimum lot size of 2.5 acres, as currently shown on the proposed lot layout plan provided to us by NES Inc.

The proposed lots are to be accessed from two new residential roads, each extending north from Jones Road. The lots are to utilize a centralized water system and individual On-Site Wastewater Treatment Systems (OWTS). The Proposed Lot Layout is presented in Figure 2.

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

Reports of previous geotechnical engineering/geologic investigations for this site were available for our review and are listed below:

1. *Geologic Hazard Study, Jones Rd, EPC Schedule No. 3300000168 and 3300000388 El Paso County, Colorado*, prepared by RMG – Rocky Mountain Group, Job No. 193940, dated September 15, 2023.

SITE CONDITIONS

Personnel of RMG performed our original reconnaissance visit on August 22, 2023, and a follow-up visit on April 13, 2026. The purpose of the reconnaissance visits was to evaluate the site surface characteristics including landscape position, topography, vegetation, natural and cultural features, and current and historic land uses. Twelve 8-foot deep test pits were performed across the site during each reconnaissance visit. A Test Pit Location Plan is presented in Figure 3.

The site surface characteristics were observed to consist of low lying grasses and weeds across the entire site. No deciduous trees are located on the property.

The following conditions were observed with regard to the proposed 760-acre parcel:

- A well currently **does not** exist on the proposed 760-acre site;
- No runoff or irrigation features anticipated to cause deleterious effects to treatment systems on the site were observed;
- An unnamed drainageway exists on the property. The majority of the 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 general soil conditions anticipated to be encountered during construction of the proposed OWTS for the lots within the subdivision. 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. 08041C0590G, 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 twelve 8-foot deep test pits, on August 22, 2023 (Test Pit TP-1 through TP-12), 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 2023 Test Pit Logs are presented in Figures 4 through 9 and the 2026 Test Pit Logs are presented in Figures 10 through 15.

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

- ***8 – Blakeland loamy sand,*** 1 to 9 percent slopes. The Blakeland loamy sand was mapped by the USDA and is located throughout most of the property. The Blakeland loamy sand encompasses the majority of the property. The properties of the Blakeland loamy sand include somewhat excessively drained soil, depth of the water table is anticipated to be greater than 6.5 feet. Runoff is anticipated to be low and frequency of flooding or ponding is none. Landforms are flats and hills.
- ***10 – Blendon sandy loam***, 0 to 3 percent slopes. The Blendon sandy loam was mapped by the USDA to encompass the area long the unnamed drainageway. Properties of the sandy loam include, well-drained soils, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to be medium, frequency of flooding and ponding is none, and landforms include depressions.

- ***95 – Truckton loamy sand*****,** 1 to 9 percent slopes. The Truckton loamy sand was mapped within a "pocket" near the northeast corner of the property. The properties of the Truckton loamy sand include well drained soils, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to low, frequency of flooding and ponding is none, and landforms include interfluves and fan remnants.
- ***96 – Truckton loamy sand***, 0 to 3 percent slopes. The Truckton loamy sand was mapped within southern central portion of the property. The properties of the Truckton loamy sand include well drained soils, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to low, frequency of flooding and ponding is none, and landforms include interfluves and fan remnants.
- ***97 – Truckton loamy sand***, 3 to 9 percent slopes. The Truckton loamy sand was mapped within the southern portion of the property. The properties of the Truckton loamy sand include well drained soils, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to low, frequency of flooding and ponding is none, and landforms include interfluves and fan remnants.

Groundwater was not encountered in the test pits observed by RMG. Bedrock was encountered in one of the test pits at 7 feet. The bedrock is considered a limiting layer.

An OWTS is proposed for each lot included in the subdivision 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 (or any limiting layer) to the infiltrative surface.

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

With the exception of the 5 lots partially located within the floodway, it is our opinion that if the EPCDHE physical setback requirements (both horizontal and vertical) are met for each lot, there are no restrictions on the placement of the individual On-site Wastewater Treatment Systems. The OWTS Suitability Map, showing two locations for the OWTS for each lot, is presented in Figure 16.

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.

It is our opinion that if the EPCDHE physical setback requirements (both horizontal and vertical) are met for each lot. Other than the designated No Build/Floodway area that encroaches upon the western half of the 5 lots boarding Black Squirrel Creek, there are no restrictions on the placement of the individual On-site Wastewater Treatment Systems.

Soil and groundwater conditions at the site are suitable for individual treatment systems. It should be noted that the LTAR values stated above are for the test pit locations performed for this report only. The LTAR values may change throughout the site. If an LTAR value of less than 0.35 (or soil types 3A to 5) or greater than 0.80 (soil type 0) are encountered at the time of the site specific OWTS evaluation an "engineered system" will be required. Engineered systems should be anticipated for some of the lots within this subdivision due to the LTAR values encountered.

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 – Rocky Mountain Group

Kelli Zigler

Kelli Zigler
Project Geologist

Reviewed by,

RMG – Rocky Mountain Group

Tony Munger, P.E.
Sr.Geotechnical Project Manager

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Southern Colorado, Denver Metro, Northern Colorado

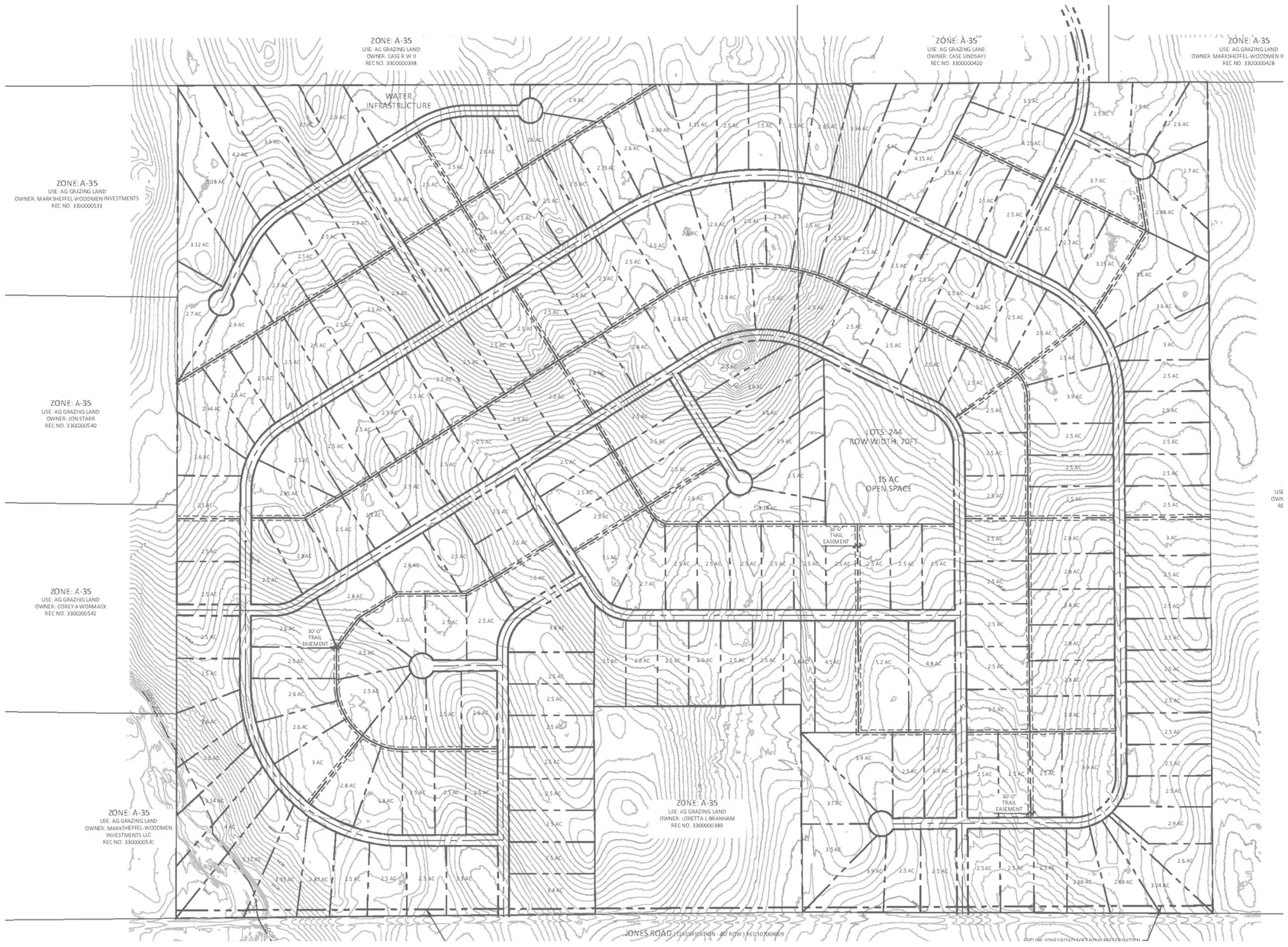
SITE VICINITY MAP

JONES ROAD
Schedule No. 3300000168 and 3300000388
EL PASO COUNTY, COLORADO
9760 LAND LLC

JOB No. 193940

FIG No. 1

DATE 9-15-2023



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BASE MAP PROVIDED BY: NES

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JONES ROAD
Schedule No. 3300000168 and
3300000388
EL PASO COUNTY, CO
9760 LAND LLC

ENGINEER:	TM
DRAWN BY:	KZ
CHECKED BY:	TM
ISSUED:	9-15-2023

PROPOSED
LOT LAYOUT

SHEET No.
FIG-2

DENOTES APPROXIMATE LOCATIONS OF TEST PITS PERFORMED FOR THIS INVESTIGATION

DENOTES APPROXIMATE LOCATIONS OF TEST PITS PERFORMED FOR THE INVESTIGATION COMPLETED 2026

NOT TO SCALE

BASE MAP PROVIDED BY: NES and GOOGLE EARTH

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3300000388
EL PASO COUNTY, CO
9760 LAND LLC

ENGINEER:	TM
DRAWN BY:	KZ
CHECKED BY:	TM
ISSUED:	9-15-2023
REVISION: Update Lot Layout	11-24-25
REVISION: Include New TP	5-29-26

TEST PIT LOCATION PLAN

SHEET No.
FIG-3

TEST BORING: **TP-01**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structureless
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

TEST BORING: **TP-02**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 4

DATE Sep/15/2023

TEST BORING: **TP-03**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT) | SYMBOL | SAMPLES | BLOWS PER FT. | WATER CONTENT %

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

5

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

10

TEST BORING: **TP-04**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT) | SYMBOL | SAMPLES | BLOWS PER FT. | WATER CONTENT %

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

5

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

10

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 5

DATE Sep/15/2023

TEST BORING: **TP-05**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

TEST BORING: **TP-06**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Clay loam
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 3

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 6

DATE Sep/15/2023

TEST BORING: **TP-07**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Clay Loam
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 3

SANDSTONE BEDROCK / LIMITING LAYER

TEST BORING: **TP-08**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 7

DATE Sep/15/2023

TEST BORING: **TP-09**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4				
5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structurelss SOIL GRADE: Single Grain SOIL TYPE: 1				
10				
NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED				

TEST BORING: **TP-10**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4				
5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structurelss SOIL GRADE: Single Grain SOIL TYPE: 1				
10				
NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED				

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 8

DATE Sep/15/2023

TEST BORING: **TP-11**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

TEST BORING: **TP-12**

DATE DRILLED:
8/22/23
NO GROUNDWATER ON
8/22/23

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5				
10				

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Sand
SOIL STRUCTURE/SHAPE: Structurelss
SOIL GRADE: Single Grain
SOIL TYPE: 1

USDA SOIL TEXTURE: Sandy Clay
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 4

USDA SOIL TEXTURE: Clay Loam
SOIL STRUCTURE/SHAPE: Blocky
SOIL GRADE: Moderate
SOIL TYPE: 3

NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED

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TEST BORING LOG (2023)

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FIGURE No. 9

DATE Sep/15/2023

TEST BORING: **TP-13** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-14** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 10

DATE May/29/2026

TEST BORING: **TP-15** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-16** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

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TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 11

DATE May/29/2026

TEST BORING: **TP-17** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-18** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

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TEST BORING LOG (2026)

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FIGURE No. 12

DATE May/29/2026

TEST BORING: **TP-19** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-20** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

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TEST BORING LOG (2026)

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FIGURE No. 13

DATE May/29/2026

TEST BORING: **TP-21** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-22** DATE DRILLED: 4/23/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

RMG ENGINEERS

Structural Forensics

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Geotechnical Materials Testing

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Colorado Spings, CO 80918
(719) 548-0600
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 14

DATE May/29/2026

TEST BORING: **TP-23** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

TEST BORING: **TP-24** DATE DRILLED: 4/13/26 NO GROUNDWATER ON 4/13/26	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA SOIL TEXTURE: Sandy Clay SOIL STRUCTURE/SHAPE: Blocky SOIL GRADE: Moderate SOIL TYPE: 4	5				
USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1					
NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED					

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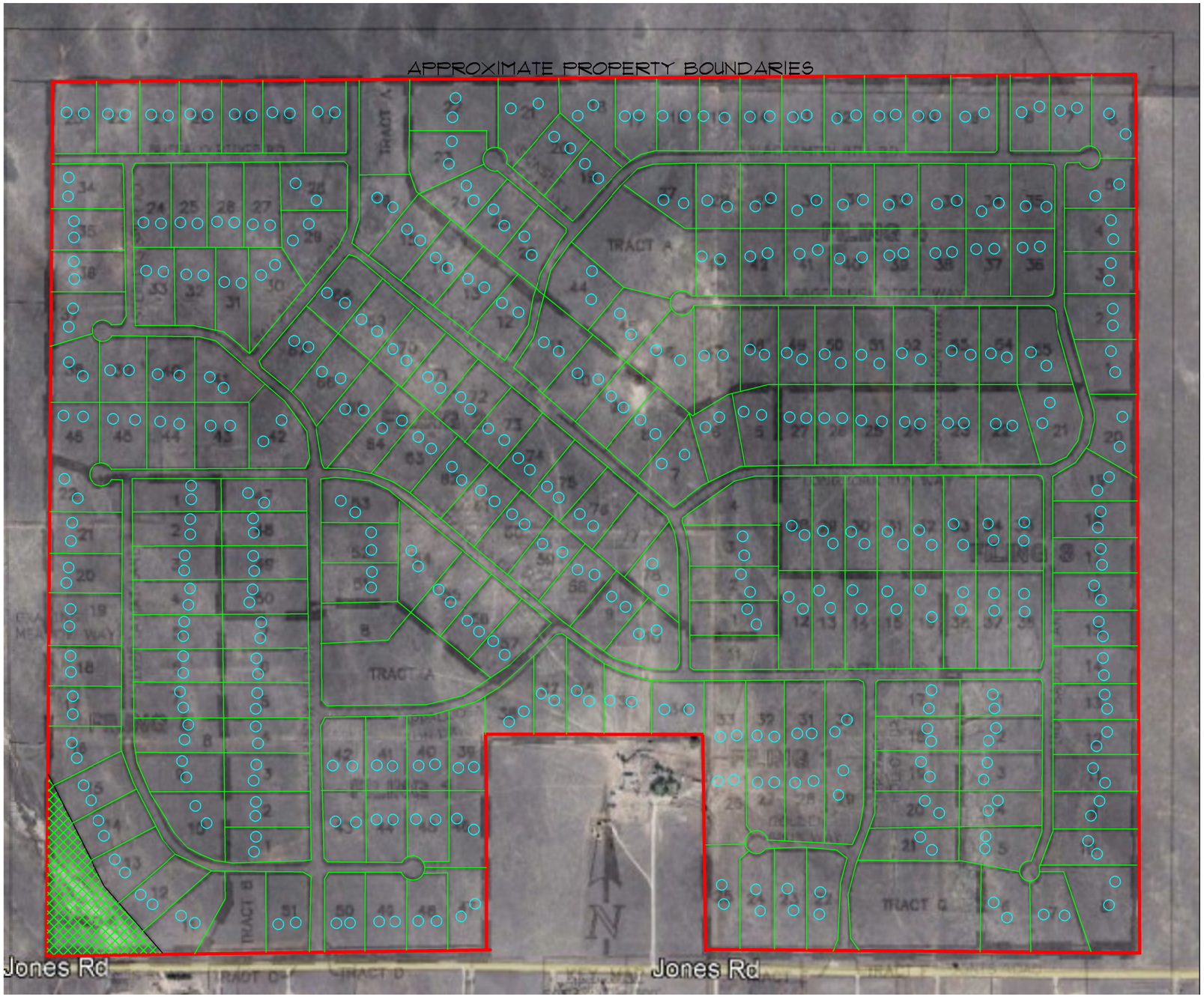
TEST BORING LOG (2026)

JOB No. 193940

FIGURE No. 15

DATE May/29/2026



DENOTES APPROXIMATE LOCATIONS FOR PROPOSED OWTS SYSTEMS

NOT TO SCALE

BASE MAP PROVIDED BY: NES and GOOGLE EARTH

JOB No. 193940

RMG
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Forensics
Civil / Planning
Architecture
Structural
Geotechnical
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SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

JONES ROAD
Schedule No. 3300000168 and 3300000388
EL PASO COUNTY, CO
9760 LAND LLC

ENGINEER:	TM
DRAWN BY:	KZ
CHECKED BY:	TM
ISSUED:	9-15-2023
REVISION: Update Lot Layout	11-24-25
REVISION: Include Septic Areas	5-29-26

SEPTIC SUITABILITY MAP

SHEET No.
FIG-16