

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 along 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.

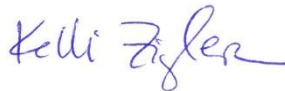
I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

Reviewed by,

RMG – Rocky Mountain Group

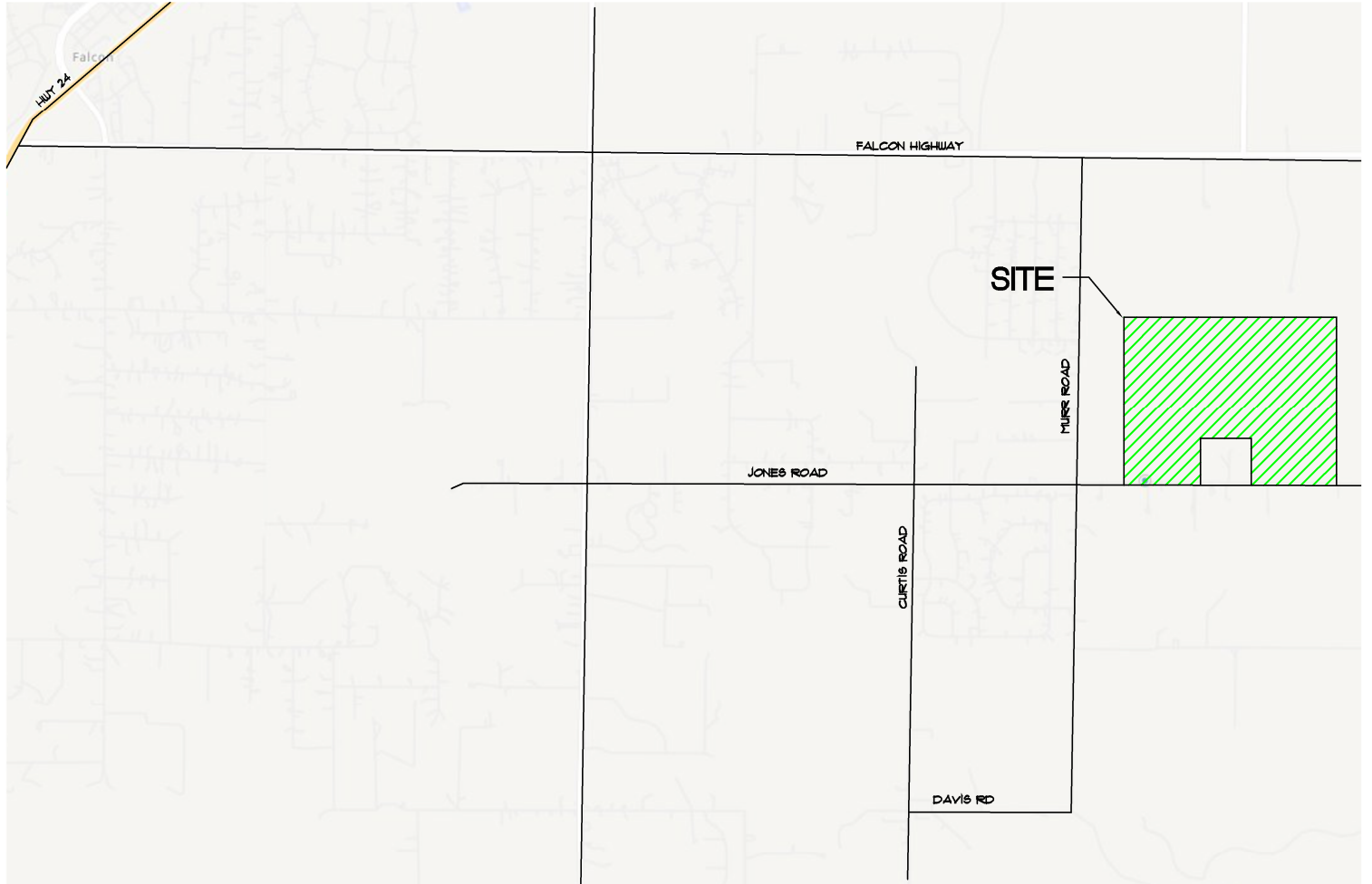
RMG – Rocky Mountain Group



Kelli Zigler
Project Geologist

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





NOT TO SCALE

Architecture
Structural
Geotechnical



Engineers / Architects

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SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

Materials Testing
Forensics
Civil / Planning

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

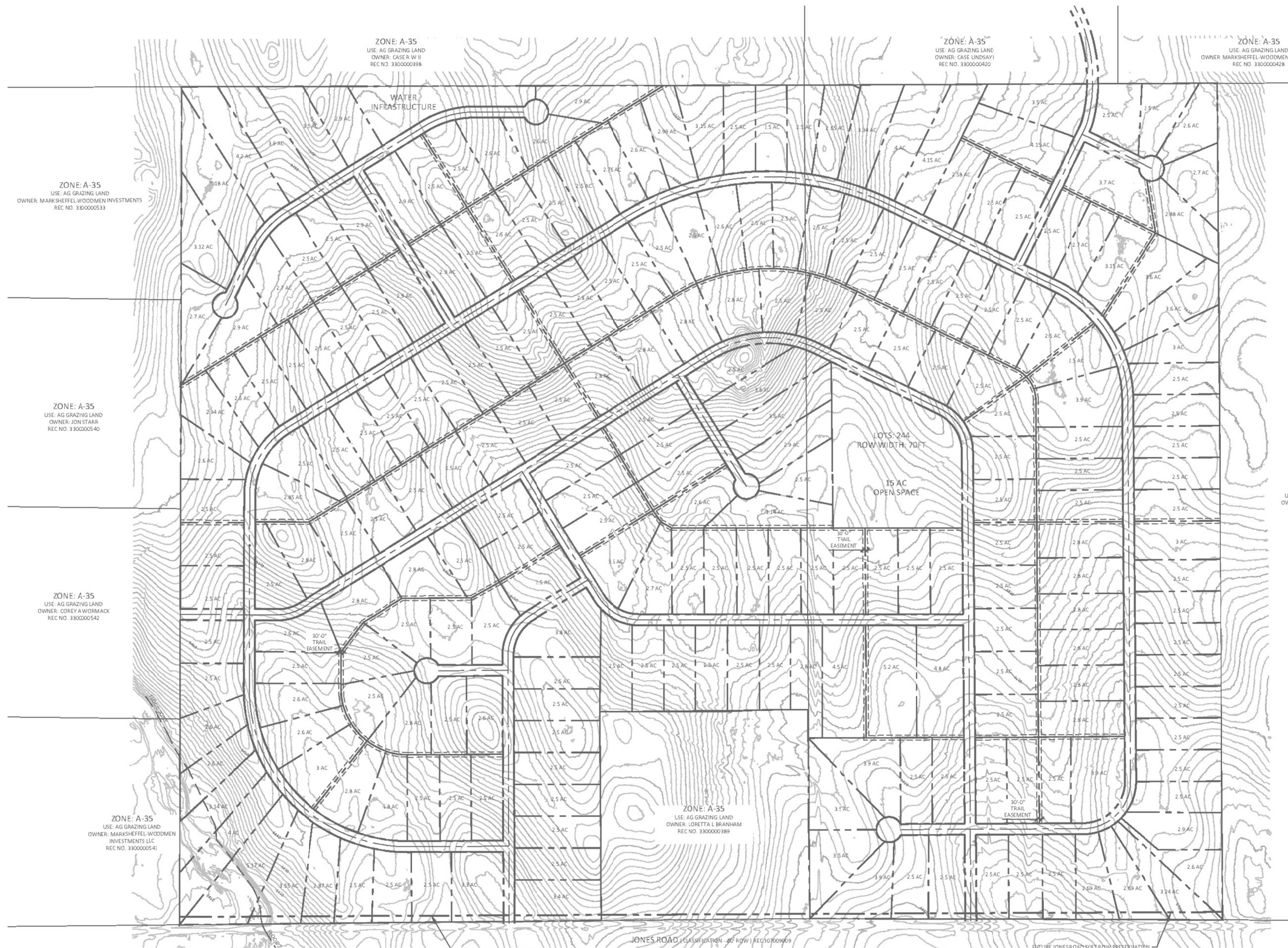
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ZONE: A-35
USE: AG GRAZING LAND
OWNER: MARKSHEFFEL-WOODMEN INVESTMENTS
REC NO. 330000533

ZONE: A-35
USE: AG GRAZING LAND
OWNER: JON STARR
REC NO. 330000540

ZONE: A-35
USE: AG GRAZING LAND
OWNER: COREY WORMACK
REC NO. 330000542

ZONE: A-35
USE: AG GRAZING LAND
OWNER: MARKSHEFFEL-WOODMEN INVESTMENTS LLC
REC NO. 330000541

ZONE: A-35
USE: AG GRAZING LAND
OWNER: LORETTA L BRANNAM
REC NO. 330000389

JONES ROAD (CLASSIFICATION - 60' ROW) REC1020909

DATE: 09/15/2023 09:54:00 AM



NOT TO SCALE
BASE MAP PROVIDED BY: NES


JONES ROAD
Schedule No. 330000168 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

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 DENOTES APPROXIMATE LOCATIONS OF TEST PITS PERFORMED FOR THIS INVESTIGATION

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





JONES ROAD
Schedule No. 330000168 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 New TP 5-23-26

**TEST PIT
LOCATION PLAN**

SHEET No.
FIG-3



TEST BORING: TP-01 DATE DRILLED: 8/22/23 NO GROUNDWATER ON 8/22/23	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: TP-02 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: 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	10					USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1	10				
NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED						NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED					

ROCKY MOUNTAIN GROUP

Architectural
Structural
Forensics



Engineers / Architects

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


Geotechnical
Materials Testing
Civil, Planning

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 %	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: 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	10					USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1	10				
NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED						NO GROUNDWATER OR LIMITING LAYER ENCOUNTERED					

ROCKY MOUNTAIN GROUP

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Structural
Forensics



Engineers / Architects

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TEST BORING LOG (2023)

JOB No. 193940

FIGURE No. 5

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 %	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 USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1 NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED	5					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. 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 %	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 USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1 NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED	5					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. 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 %	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					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. 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 %	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 USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1 NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED	5					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. 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 %	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 USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1 NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED	5					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. 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 %	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 USDA SOIL TEXTURE: Sand SOIL STRUCTURE/SHAPE: Structureless SOIL GRADE: Single Grain SOIL TYPE: 1 NO GROUNDWATER OR LIMITING LAYERS ENCOUNTERED	5					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. 15

DATE May/29/2026

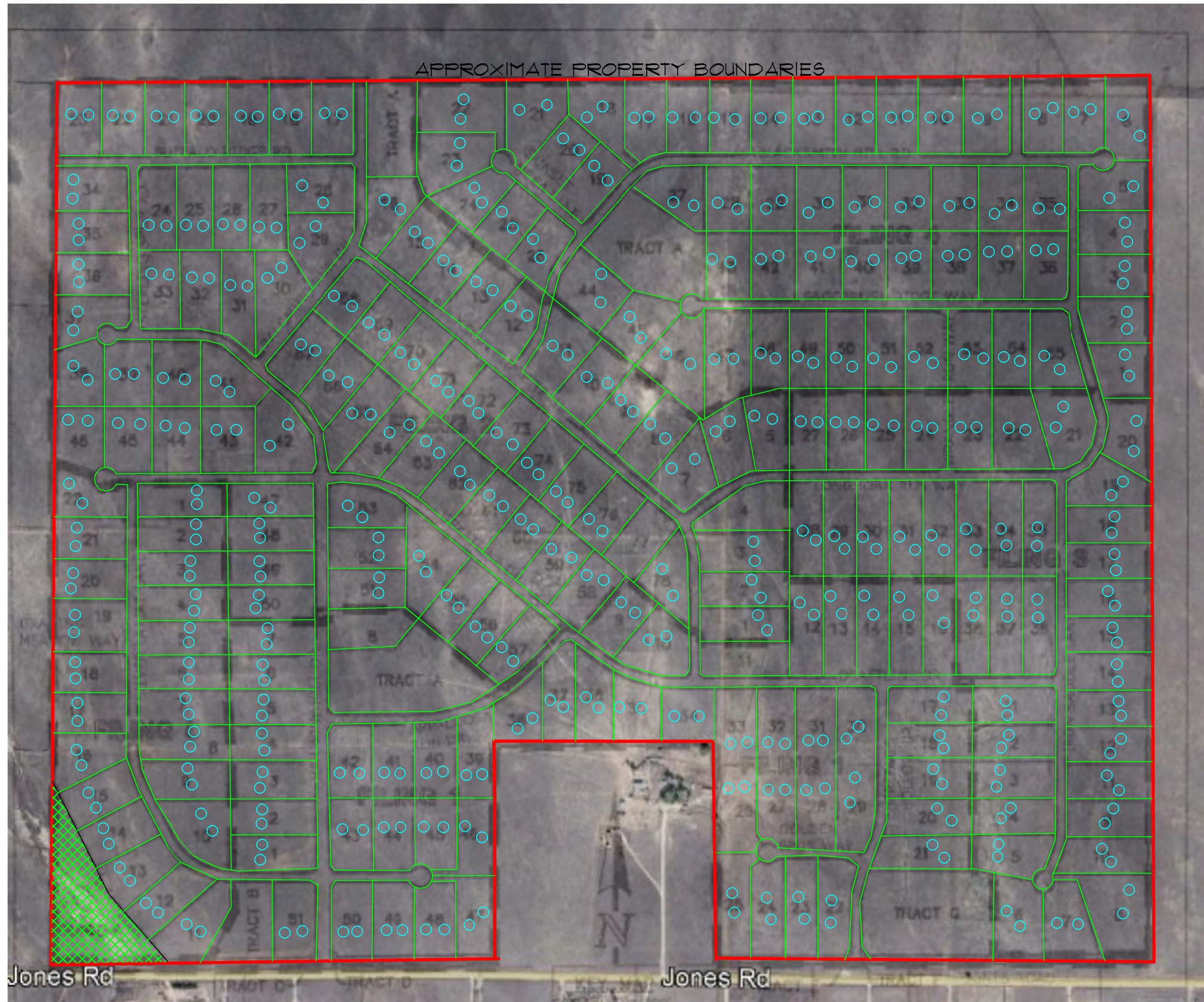
Materials Testing
Forensics
Civil / Planning



Engineers / Architects

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SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

Architecture
Structural
Geotechnical



Jones Rd

Jones Rd

○ DENOTES APPROXIMATE LOCATIONS FOR PROPOSED OWTS SYSTEMS



NOT TO SCALE

BASE MAP PROVIDED BY: NES and GOOGLE EARTH

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 5-23-26

SEPTIC SUITABILITY
MAP

SHEET No.
FIG-16