



Job No. 198011

January 14, 2025

Mary Lee DeConza-Winblad
2825 Slocum Road
Peyton, CO 80831

Re: Wastewater Study
2819 and 2825 Slocum Road
Lots 1 and 2, Amo Acres, Filing No. 1
El Paso County, Colorado

Ref: *Land Survey Plat, Amo Acres, Filing No. 1*, prepared by Apex Land Surveying and Mapping, LLC. dated September 30, 2024.

Dear Mr. and Mrs. Wilson:

As requested, personnel of RMG – Rocky Mountain Group has performed a preliminary investigation and site reconnaissance at the above referenced address. It is our understanding the parcels included in this study are:

- **EPC Schedule No. 4336000004**, addressed as 2825 Slocum Rd, which consists of 38.46 acres and is zoned RR-5, Residential Rural. This schedule number is also currently being used for 2819 Slocum Road.

PROJECT DESCRIPTION

It is our understanding that the parcel was not properly subdivided per the El Paso County regulations. El Paso County is requesting the lot to be replatted into two new lots. The *Land Survey Plat*, referenced above, indicates the residence currently addressed as 2825 Slocum Road is to remain on Lot 1, the northern lot. The residence currently addressed as 2819 Slocum Road is to remain on Lot 2, the southern lot. Both residences have an individual well and septic systems that are to remain on each lot. The residence on Lot 1 was reportedly constructed in 1996 and the residence on Lot 2 was reportedly constructed in 2008. Both residences are described as a manufactured home with an attached garage.

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

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 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. *Soil and Geology Study, Lots 1 and 2, Amo Acres, Filing No. 1, El Paso County, Colorado*, prepared by RMG Engineers, dated January 14, 2025
2. *Soils Report, 2819 Slocum Road, El Paso County, Colorado*, prepared by Geoquest, LLC, Job #07-0287, dated July 24, 2007;
3. *Soil test for Lot 1, Amo Estates Subdivision, El Paso County, Colorado*, prepared by Colorado Engineering & Geotechnical Group, Inc., Job # 00059, dated February 14, 2000.

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

SITE CONDITIONS

Personnel of RMG performed a reconnaissance visit on December 19, 2024. The purpose of the reconnaissance visit was to evaluate the site surface characteristics including landscape position, topography, vegetation, natural and cultural features, and current and historic land uses. Two 8-foot deep test pits were performed around the existing residence and septic field on Lot 2, during our reconnaissance visit. A Test Pit Location Plan is presented in Figure 2.

The site surface characteristics were observed to consist of low lying grasses and weeds across the entire site. Deciduous trees are located around the residences on the property. A horse stall and barn is located northeast of the residence addressed as 2825 Slocum Road. Three sheds are located south of the residence addressed as 2819 Slocum Road, near the southern property boundary.

The following conditions were observed with regard to the 38.46-acre parcel:

- Two wells currently **do** exist on the existing 38.46-acre site;
- No runoff or irrigation features anticipated to cause deleterious effects to treatment systems on the site were observed;
- A minor waterway exists near the southwestern corner of the property. This portion of the property lies within 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 lots are 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, each lot has a minimum of two locations for the OWTS.

It is our understanding the existing wastewater treatment systems are to remain in service, and no new OWTS are currently proposed.

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

DOCUMENT REVIEW

RMG has reviewed the above referenced site plan. We have identified the soil conditions that would have likely been encountered during construction of the OWTS on Lot 2. 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. 08041C0785G, effective December 7, 2018 indicates that the existing treatment areas are not located within an identified floodplain. The FEMA Map is presented below.



SOIL EVALUATION

Personnel of RMG performed a soil evaluation to include two 8-foot deep test pits, on December 19, 2024 (Test Pit TP-1 and TP-2), utilizing the visual and tactile method for the evaluation of the site soils. The test pits were excavated in areas that appeared most likely to be used for residential construction. The Test Pit Logs are presented in Figure 3.

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

- 10 – Blendon sandy loam, 0 to 3 percent slopes. The Blendon sandy loam was mapped by the USDA to encompass a narrow “strip” that runs parallel to the northern property line. 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.
- 96 – Truckton loamy sand, 0 to 3 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.
- 97 – Truckton loamy sand, 3 to 9 percent slopes. The Truckton loamy sand was mapped within the southeastern 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.

The USDA Soil Survey Map is presented below.



Neither groundwater nor bedrock were encountered in the test pits performed by RMG.

An OWTS was previously installed on each lot. The OWTS for Lot 1 (2825) was reportedly installed in 1996. The OWTS for Lot 2 (2819) was reportedly installed in 2008, prior to the subdivision. At this time, no additional OWTS are proposed for either lot. If an OWTS is proposed for either lot in the future, an additional OWTS site evaluation will need to be performed in accordance with the applicable health department codes prior to construction. This report may require additional profile pits in the vicinity of the proposed treatment field. A minimum separation of 4 feet shall be maintained from groundwater and bedrock to the infiltrative surface. The Septic Suitability Map, presented in Figure 4, indicates the existing location of each OWTS, along with an alternate location.

An OWTS has been installed on both lots. We have not verified that the OWTS's conforms to the recommendations presented in accordance with the applicable health department codes. We are under the assumption that the appropriate designs and inspections were performed at the time of installation. Any future OWTS will likely require a report for an additional OWTS. The report may require additional test pits in the vicinity of the proposed treatment field. A minimum separation of 4 feet shall be maintained from groundwater and bedrock to the infiltrative surface. Redoximorphic features indicating the fluctuation of groundwater or higher ground water levels were not observed in the test pits.

CONCLUSIONS

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

Soil and groundwater conditions at the site are suitable for individual treatment systems. The soil types ranged between 1 to 3 with an associated Long Term Acceptance Rate (LTAR) between 0.8 and 0.5. It should be noted that the LTAR values stated 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 (soil types 3A to 5) or greater than 0.80 (soil type 0) is encountered at the time of the site specific OWTS evaluation, an "engineered system" will be required.

Additionally, limiting layers (e.g. groundwater and/or bedrock) were not encountered in the test pits performed for this study. If a limiting layer were encountered in the future, the maximum

depth of the OWTS components may be limited to less than 4 feet below the existing ground surface or mound systems (above finished ground surface) may be required.

LIMITATIONS

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

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

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

Cordially,

Reviewed by,

RMG – Rocky Mountain Group

RMG – Rocky Mountain Group



Kelli Ziegler
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

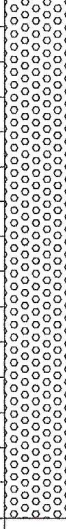
2825/2819 SLOCUM RD
LOT 1 and 2, AMO ACRES, FILING NO. 1
EL PASO COUNTY, CO
MARY LEE DECONZA-WINBLAD

JOB No. 198011

FIG No. 1

DATE 1-14-2024

TEST PIT TP-1			
DATE OBSERVED: 12/19/24			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 0.5 FT SANDY CLAY LOAM (GRANULAR, STRONG)			3
0.5 TO 8.0 FT LOAMY SAND (SINGLE-GRAIN, STRUCTURELESS)	2ft 4ft 6ft 8ft		1

TEST PIT TP-2			
DATE OBSERVED: 12/19/24			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 0.5 FT SANDY CLAY LOAM (GRANULAR, STRONG)			3
0.5 TO 8.0 FT LOAMY SAND (SINGLE-GRAIN, STRUCTURELESS)	2ft 4ft 6ft 8ft		1

SOIL DESCRIPTIONS



SANDY CLAY
LOAM



LOAMY SAND

Architecture
Structural
Geotechnical



Engineers / Architects

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Materials Testing
Forensics
Civil / Planning

TEST PIT LOGS

2528 / 2518 SLOCUM ROAD
LOTS 1 AND 2, AMO ACRES
FILING NO. 1

EL PASO COUNTY, CO
MARY LEE DECONZA-WINBLAD

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FIG No. 3

DATE 1-14-2025

