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**ROCKY MOUNTAIN GROUP
EMPLOYEE OWNED**

Job No. 177784

August 10, 2020

Elite Property Group, LLC
6400 Montview Blvd
Denver, CO 80207

Re: Reliance Letter
Subsurface Soil Investigation
6895 Space Village Av

El Paso County, Colorado

Dear Elite Property Group:

RMG – Rocky Mountain Group has previously completed a Geology and Soils Report (RMG Job No. 173403, dated December 6, 2019) for Bridle Dale, LLC. Mr. Jonathan Hoehn of Bridle Dale, LLC has provided authorization for release of this information to you. By reliance upon the information presented in the referenced reports, attached herewith, all subject terms, conditions, and limitations pertinent to our consultant service agreement under which our reports were prepared, and the information presented therein, extend to use of these documents by Elite Property Group and/or your representatives.

It is our understanding that no substantive changes have occurred on, or beneath, the subject property subsequent to our issuance of the referenced reports. If site conditions or usage have changed since the time the referenced reports were prepared, please apprise us immediately in order that the information presented therein may be updated or modified as appropriate.

Please consider this letter as authorization for Elite Property Group's and/or their representatives' reliance upon the information presented in the referenced reports, subject to the qualifications presented in this letter.

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

Tony Munger, P.E.
Geotechnical Project Manager



Architecture
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Geotechnical



Materials Testing
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**ROCKY MOUNTAIN GROUP
EMPLOYEE OWNED**

GEOLOGY AND SOILS REPORT

**6895 Space Village Drive
EPC Schedule No. 5417000019
El Paso County, Colorado**

PREPARED FOR:

**Elite Property Group, LLC
6400 Montview Blvd
Denver, CO 80207**

JOB NO. 177784

August 10, 2020

**Respectfully Submitted,
RMG – Rocky Mountain Group**

**Reviewed by,
RMG – Rocky Mountain Group**

A handwritten signature in blue ink that reads "Kelli Zigler".

**Kelli Zigler
Project Geologist**



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

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1.0 GENERAL SITE AND PROJECT DESCRIPTION

1.1 Project Location

The project lies in the south central portion of Section 17, Township 14 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is located south and east of the intersection of Peterson Road and Space Village Avenue. The approximate location of the site is shown on the Site Vicinity Map, Figure 1.

1.2 Existing Land Use

The site currently consists of one parcel, Schedule No. 5417000019. The total square footage involved in the project is approximately 27,625 sq. ft. The parcel is currently developed and zoned as CC CAD-O. The existing zoning is to remain. It is our understanding that a variance of use permit is needed to authorize the proposed reuse of the site.

1.3 Project Description

It is our understanding the site was developed in 1985 and was originally included in the 4-lot Highway 94 Commercial Plan. Based on conversations with Thomas and Thomas and Bridal Dale, LLC, the site was originally developed as a hotel and has since changed usage to an apartment complex. The development currently utilizes waste and wastewater services provided by Cherokee Water and Sanitation District. Individual wells and on-site wastewater treatment systems are not proposed. It is our understanding that the site is to remain as an apartment complex, and that no additional development is proposed.

It is our understanding that El Paso County is reportedly requiring completion of a geology and soils report for the previously completed development and the existing structure (built in 1985), despite the fact that no additional development or modifications to the structure are currently proposed. Due to this requirement, Rocky Mountain Group - RMG was retained to explore the subsurface conditions at the site and develop this document.

Access to the lot is provided by one entrance from Space Village Avenue. Per the Highway 94 Commercial Preliminary Plan prepared by Monument Valley Engineers, Inc., dated May, 1988, the entrance to the development is a 30-foot drive lane and tapers to a 24-foot drive lane along the western portion of the western property line. The Variance Map is presented in Figure 2.

2.0 QUALIFICATIONS OF PREPARERS

This Soil and Geology study was prepared by a professional geologist as defined by Colorado Revised Statutes 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 19 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 is a licensed professional engineer with over 19 years of experience in the construction engineering (residential) field. Mr. Munger and holds a Bachelor of Science in Architectural Engineering from the University of Wyoming.

3.0 STUDY OVERVIEW

The purpose of this investigation is to characterize the general geotechnical and geologic site conditions, and present our opinions of the potential effect of these conditions on the previously completed development and the existing structure within the referenced site. 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), Chapter 8, and the El Paso County Engineering Criteria Manual (ECM), Appendix C.

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. Our services exclude the evaluation of the environmental and/or human, health-related work products or recommendations previously prepared, by others, for this project.

The objectives of our study are to:

- Identify geologic conditions that are present on this site,
- Analyze the potential negative impacts of these conditions on the existing development/structure,
- Analyze the potential for future negative impacts to the surrounding properties and/or public services resulting from the existing site development/structure as it relates to existing geologic hazards,
- Provide our opinion of suitable techniques that may be utilized to mitigate the potential negative impacts (if any) identified herein.

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

- 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 the following:

- Field reconnaissance
- Geologic and topographic maps
- Available aerial photographs
- Exploratory soil test borings by RMG
- Laboratory testing of representative site soil samples by RMG
- 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.

3.3 Previous Studies and Field Investigation

Reports of previous geotechnical engineering/geologic investigations for this site were not available for our review.

3.4 Additional Documents

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

4.0 SITE CONDITIONS

4.1 Proposed Land Use and Zoning

The property is currently developed. It is our understanding the original development was a two story hotel. Based on information provided by Bridal Dale, LLC, it is our understanding that the hotel was converted into a multi-family residential apartment complex in or around 2002. The building reportedly contains 22 units. The development utilizes sewer services provided by Cherokee Water and Sanitation District. Figure 1 presents the general boundaries of our investigation.

4.2 Topography

Based on our site observation on November 8, 2019, the site topography is generally flat. The approximate elevation difference from the north to the south of the property is 3 to 6 feet.

4.3 Vegetation

The majority of the site is occupied by the existing structure and the surrounding flatwork. The remaining portions of the site contain vegetation consisting of low lying native grasses, weeds, and deciduous trees.

5.0 FIELD INVESTIGATION AND LABORATORY TESTING

The subsurface conditions within the property were explored by drilling two (2) exploratory borings extending to depths of approximately 20 feet below the existing ground surface. That is in excess of the minimum one test boring per 10 acres of development up to 100 acres, required by the ECM.

The test borings were drilled with a power-driven, continuous-flight auger drill rig. Samples were obtained during drilling of the test borings in general accordance with ASTM D-1586 utilizing a 2-inch O.D. Split Barrel Sampler. Results of the penetration tests are shown on the drilling logs. The Variance Map with Test Boring Locations plan is presented in Figure 2. An Explanation of Test Boring Logs is shown in Figure 3, and the Test Boring Logs are shown in Figure 4.

Soil laboratory testing was performed as part of this investigation. The laboratory tests included moisture content, dry density, grain-size analyses, Atterberg Limits, and one Swell/Consolidation test. A Summary of Laboratory Test Results is presented in Figure 5. Soils Classification Data is presented in Figure 6. The soils encountered were visually classified at the time of drilling as non-cohesive sand with various amounts of silt.

5.1 Groundwater

Groundwater was not encountered in the test borings during the field exploration. Due to the location of the test borings, they were backfilled shortly after drilling and a subsequent water check was unavailable. However, shallow groundwater conditions are not anticipated to exist on the site. 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 adjacent properties may also affect groundwater levels.

6.0 SOIL, GEOLOGY, AND ENGINEERING GEOLOGY

The site physiographically lies in the western portion of the Great Plains Physiographic Province south of the Palmer Divide. Approximately 10 miles to the west is a major structural feature known as the Rampart Range Fault. The fault marks the boundary between the Great Plains Physiographic and Southern Rocky Mountain Province.

6.1 Subsurface Soil Conditions

The subsurface materials encountered in the test borings were visually identified in the field and classified within the laboratory using the Unified Soil Classification System (USCS). The materials were identified and classified as sand with various amounts of silt (SP-SM and SW-SM). The silty sand consists of wind-blown deposits of eolian soils of the middle and early Holocene and late(?) Pleistocene Age.

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) beneath the site is considered to be part of a "sand sheet" overlying the Laramie, Fox Hills, and Dawson formations. Bedrock was not encountered in the test borings performed for this investigation.

6.3 U.S. Soil Conservation Service

The U.S. Soil Conservation Service along with United States Department of Agriculture (USDA) has identified the soils on the property as:

- 8 – Blakeland loamy sand, 1 to 9 percent slopes. The Blakeland loamy sand was mapped by the USDA to be located near the southeastern corner of the property. The Blakeland loamy sand encompasses approximately 7.5 percent of the property. Properties of the Blakeland loamy sand include, well-drained soil, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to be low, frequency of flooding is none, and landforms are hills and flats.
- 96 – Truckton sandy loam, 0 to 3 percent slopes. The Truckton sandy loam was mapped by the USDA to encompass the remainder of the property. The Truckton sandy loam encompasses approximately 92.5 percent of the property. 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 low, frequency of flooding is none, and landforms include flats.

The USDA Soil Survey Map is presented in Figure 8.

6.4 General Geologic Conditions

Based on our field observations, the U.S. Soil Conservation Service, United States Department of Agriculture (USDA) and the Geologic Map of the Fountain Quadrangle, a geologic map of significant surficial deposits and features were mapped. The identified geologic conditions affecting the development are presented in the Engineering and Geology Map, Figure 7.

The site generally consists of silty to clayey sand (alluvium). One geologic unit was mapped at the site as:

- *Qes₁* – *Younger eolian sand (middle and early Holocene and late? Pleistocene)* – coarse to very coarse sand that appears to have been deposited as sand sheets. The unit is up to 20 ft. The eolian sand was encountered in the two test borings performed by RMG to a depth of 20 feet.

6.5 Structural Features

Structural features such as schistosity, folds, zones of contortion or crushing, joints, shear zones or faults were not observed on the site or the surrounding the site or in the soil samples collected for laboratory testing.

6.6 Surficial (Unconsolidated) Deposits

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

6.7 Engineering Geology

Charles Robinson and Associates (1977) have mapped one environmental engineering unit at the site as:

- 2d – Eolian deposits generally on flat to gentle slopes of upland areas.

The Engineering Geology is presented in the Engineering and Geology Map, Figure 7.

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

6.9 Drainage of Water and Groundwater

The overall topography of the site slopes down from the north to the south, overall the surrounding area slopes down to the southwest towards East Fork Sand Creek, which is currently a defined drainage way that is located approximately 0.43 miles from the western property boundary. The creek is not anticipated to adversely impact the site.

Groundwater and indications of seasonally shallow groundwater were not observed in the test borings performed by RMG at the time of the field observation.

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 3* indicates the site does not have any identified economical aggregate deposits.

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. However, the area of the site has been mapped "Poor" for coal resources, and no active or inactive mines have been mapped in the area of the site. No metallic mineral resources have been mapped on the site.

8.0 IDENTIFICATION AND MITIGATION OF POTENTIAL GEOLOGIC HAZARDS AND CONDITIONS

The El Paso County Engineering Criteria Manual recognizes and delineates the difference between 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 conditions were not identified on the parcel:

- Expansive Soils and Bedrock
- Hydrocompactive Soils (Moisture Sensitive Soils)
- Avalanches
- Debris Flow-Fans/Mudslides
- Floodways, Floodplains
- Ground Subsidence
- Landslides
- Rockfall
- Ponding water
- Steeply Dipping Bedrock
- Unstable or Potentially Unstable Slopes
- Scour, Erosion, accelerated erosion along creek banks and drainageways
- Springs and High Groundwater
- Corrosive Minerals
- Proposed Grading, Erosion Control, Cuts and Masses of Fill

The following geologic constraints were identified on the property:

8.1 Artificial or Man-placed Fill

The site is currently developed. Fill was not encountered in the test borings performed for this investigation. However, existing man-placed fill is presumed to be present around the perimeter of the existing structure. As of the issue date of this report, no documentation has been provided to RMG indicating that the fill was placed in a controlled manner, or that it was observed or tested during placement. Until such documentation is provided, the fill soils encountered on the site are considered non-engineered and are not suitable for support of foundation components. These unsuitable fill soils may be encountered in the excavations, even on lots where none are indicated on the test boring logs. Furthermore, any fill placed atop those unsuitable fill soils will also be considered unsuitable for support of foundation components, unless the new fill soils comprise one component of a foundation bearing enhancement system. This report does not include recommendations for design or construction of such a bearing enhancement system. If such recommendations are desired, contact personnel of RMG for more information.

Mitigation

As no new construction is currently planned, mitigation is not required for man-placed fill at this time. If man-placed fill is encountered during construction of any future structures or additions to the existing

structure, the fill will require removal (overexcavation) and replacement with compacted structural fill. The zone of overexcavation shall extend to the bottom of the unsuitable fill zone and shall extend at least that same distance beyond the building perimeter (or lateral extent of the fill, if encountered first).

8.2 Faults and Seismicity

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. 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 in the vicinity of the Ute Pass Fault, but 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 at this site if minor shifting were to occur.

Mitigation

The Pikes Peak Regional Building Code, 2017 Edition, indicates maximum considered earthquake spectral response accelerations of 0.185g 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.

As noted above, the existing structure was built in 1985. It is unclear what seismic parameters (if any) were used in its structural design. However, based on the location of the site, the size/configuration of the structure, and the conditions encountered, the potential for life-threatening damage resulting from a seismic event occurring during the "working" life of the structure is considered to be low to very low. It is our opinion that no mitigation measures are required at this time.

8.3 Radon

"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.

Southern El Paso, CO and the 80925 zip code has an EPA assigned Radon Zone of 1. A radon zone of 1 predicts an average indoor radon screening level greater than 4 pCi/L, which is above the recommended levels assigned by the EPA. The area is located in a high risk area of the country. *The EPA recommends you take corrective measures to reduce your exposure to radon gas.*

Most of Colorado is generally considered to have the potential of high levels of radon gas, based on the information provided at: http://county-radon.info/CO/El_Paso.html. There is not believed to be unusually hazardous levels of radon from naturally occurring sources at this site.

Mitigation

Radon hazards are best mitigated at the building design and construction phases. However, providing increased ventilation, creating slightly positive pressures within structures, and sealing of joints and cracks in the foundations can help mitigate radon hazards in existing structures.

9.0 BEARING OF GEOLOGIC CONDITIONS UPON PROPOSED DEVELOPMENT

Geologic conditions such as artificial man-placed fill, seismicity, and radon were found on the site. It is our opinion that these conditions do not require specific mitigation at this time. It is also our opinion that these conditions are not anticipated to pose a risk of future negative impacts to the surrounding properties and/or public services resulting from the previously completed site development/structure.

10.0 BURIED UTILITIES

It is presumed that all necessary utilities were installed at the time of construction, in or around 1985. Additional utilities are not proposed at this time.

11.0 PAVEMENTS

The parking areas of the site are currently paved with approximately 4 inches of asphalt. Additional paving operations are not proposed at this time.

12.0 ANTICIPATED FOUNDATION SYSTEMS

An existing structure, complete with foundation, is already present on the site. No new structures or additions to the existing structure are proposed at this time.

13.0 ADDITIONAL STUDIES

The findings, conclusions and recommendations presented in this report were provided to meet the final plat requirements for the requested geology and soils report. No new construction is proposed at this time. However, if new structures (or additions to the existing structure) are proposed at a future time, a site-specific Subsurface Soil Investigation shall be performed to evaluate the subsurface soils, determine an appropriate foundation system (a shallow, spread footing foundation system would likely be deemed suitable) and develop the appropriate design parameters. Unless indicated otherwise, the test borings, laboratory test results, conclusions and recommendations presented in this report are not intended for use in design or construction of new foundations.

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

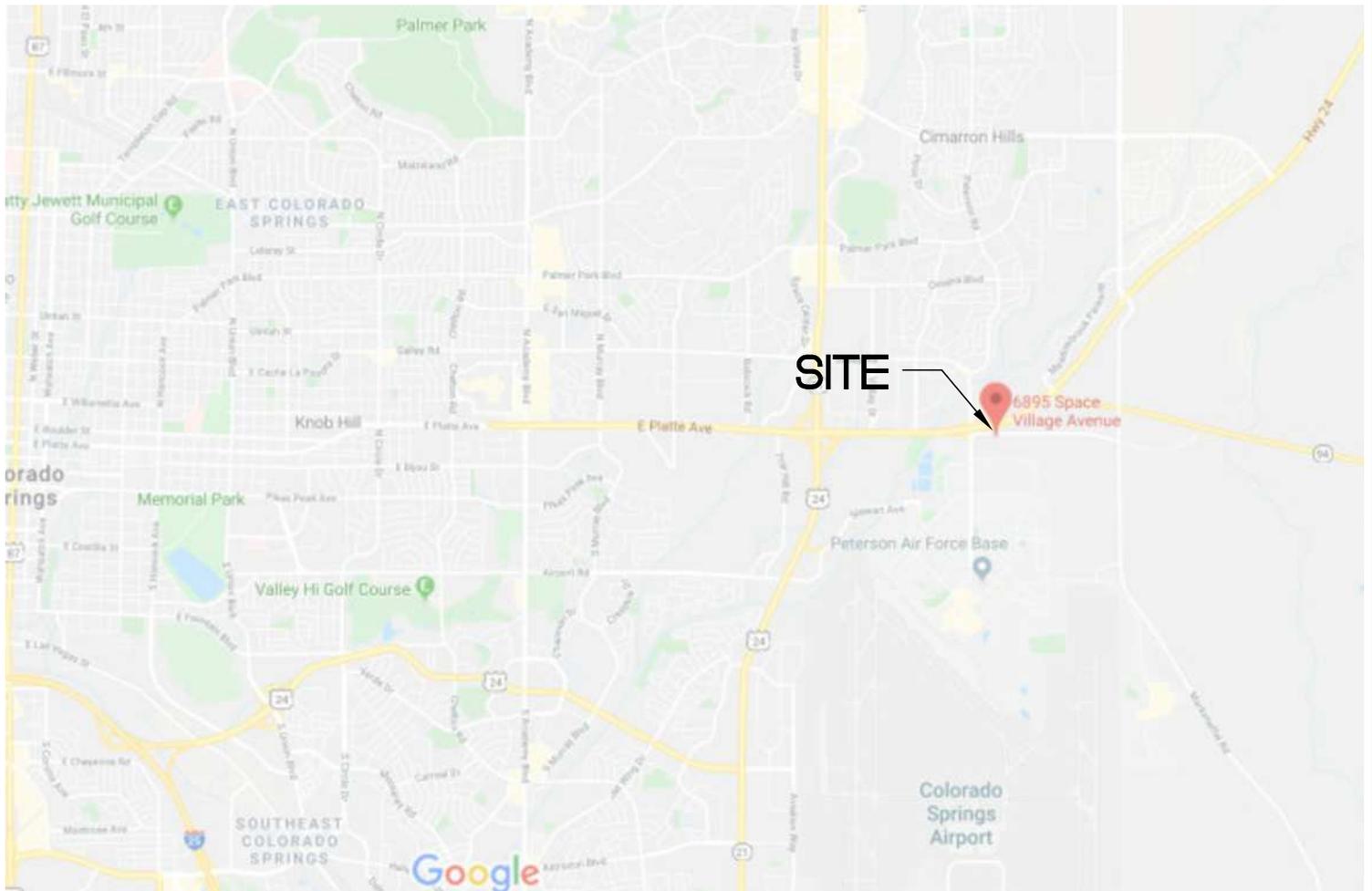
contaminated or hazardous materials or conditions. Development of recommendations for the mitigation of environmentally related conditions, including but not limited to, biological or toxicological issues, are beyond the scope of this report. If the owner is concerned about the potential for such contamination or conditions, other studies should be undertaken.

This report has been prepared for **Elite Property Group, 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.

If we can be of further assistance in discussing the contents of this report or analysis of the proposed development, from a geotechnical engineering point-of-view, please feel free to contact us.

FIGURES



NOT TO SCALE



ROCKY MOUNTAIN GROUP

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

SITE VICINITY MAP

**6895 SPACE VILLAGE AVE
 COLORADO SPRINGS, CO
 ELITE PROPERTIES GROUP, LLC**

JOB No. 177784

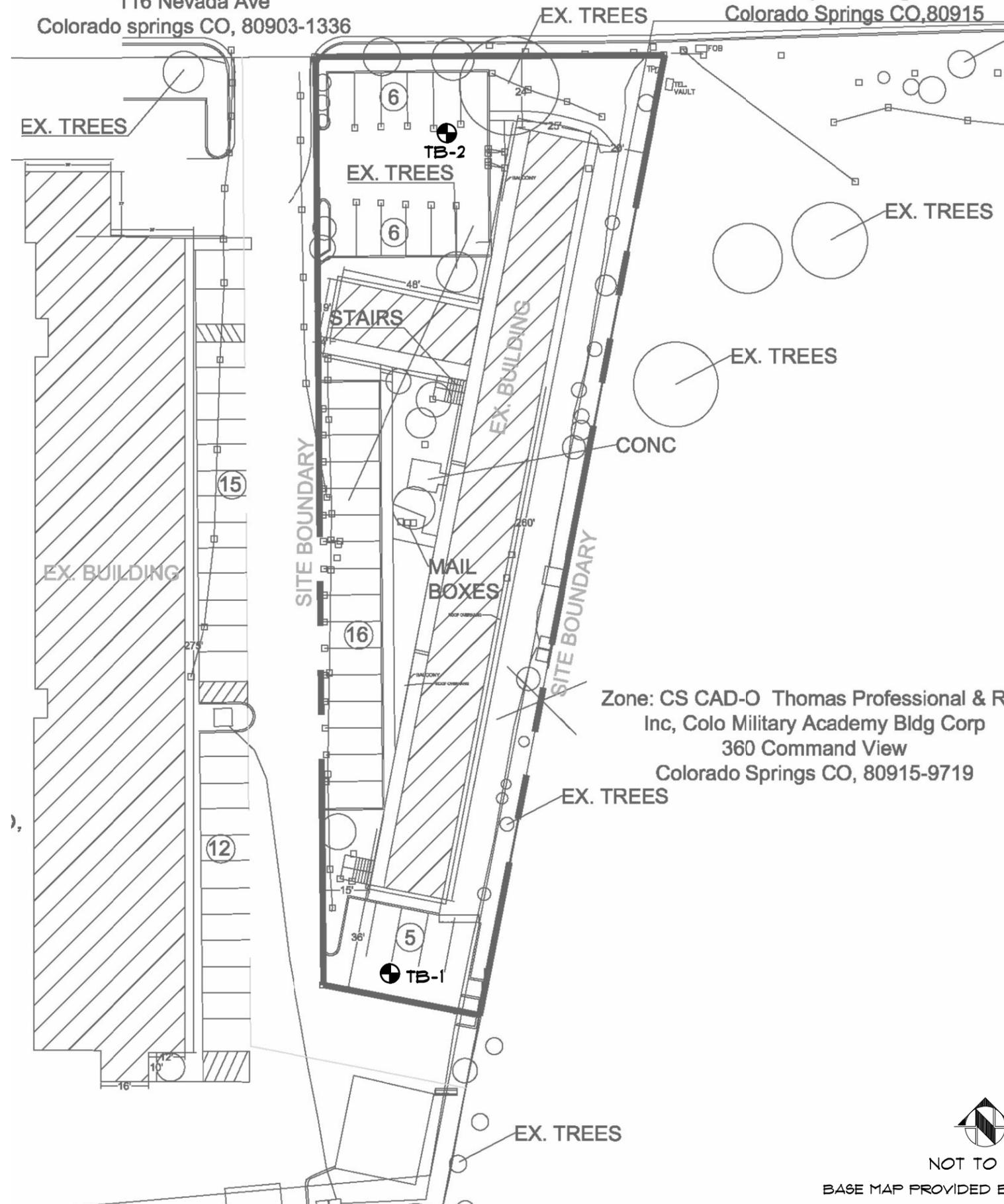
FIG No. 1

DATE 7-24-2020

Zone: CR CAD-U
 Jovenchi II
 116 Nevada Ave
 Colorado springs CO, 80903-1336

Space Village Ave

Allan F Fierro
 6940 Space Village Ave
 Colorado Springs CO, 80915



⊕ DENOTES APPROXIMATE LOCATION OF TEST BORING PERFORMED FOR THIS INVESTIGATION

NOT TO SCALE
 BASE MAP PROVIDED BY: THOMAS AND THOMAS.

JOB No. 177748



ROCKY MOUNTAIN GROUP

Southern Office
 Colorado Springs, CO
 80918
 (719) 548-0600
Central Office:
 Englewood, CO 80112
 (303) 688-9475
Northern Office:
 Greeley / Evans, CO 80620
 (970) 330-1071
Woodland Park Office:
 (719) 687-6077
Monument Office:
 (719) 488-2145
Pueblo / Canon City:
 (719) 544-7750

6895 SPACE VILLAGE AVE
 COLORADO SPRINGS, CO
 ELITE PROPERTY GROUP, LLC

ENGINEER:	
DRAWN BY:	KZ
CHECKED BY:	TFM
ISSUED:	11-6-2019
REVISION:	DATE:
	JOB #:

VARIANCE MAP

SHEET No.
FIG-2

SOILS DESCRIPTION



ASPHALT



SAND, WITH VARIOUS AMOUNTS OF SILT

UNLESS NOTED OTHERWISE, ALL LABORATORY TESTS PRESENTED HEREIN WERE PERFORMED BY:
 RMG - ROCKY MOUNTAIN GROUP
 2910 AUSTIN BLUFFS PARKWAY
 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 (%)

ROCKY MOUNTAIN GROUP

Architectural
Structural
Forensics



Geotechnical
Materials Testing
Civil, Planning

Colorado Springs: (Corporate Office)
 2910 Austin Bluffs Parkway
 Colorado Springs, CO 80918
 (719) 548-0600

SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

EXPLANATION OF TEST BORING LOGS

JOB No. 173403

FIGURE No. 3

DATE 12/6/19

TEST BORING: 1 DATE DRILLED: 11/11/19 NO GROUNDWATER ON 11/11/19	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: 2 DATE DRILLED: 11/11/19 NO GROUNDWATER ON 11/11/19	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
4 INCHES ASPHALT SAND, WITH VARIOUS AMOUNTS OF SILT, light brown, medium dense, moist	5			12	7.0	4 INCHES ASPHALT SAND, WITH VARIOUS AMOUNTS OF SILT, light brown, loose to medium dense, moist	5			7	3.3
	10			23	5.4		10			27	6.4
	15			26	7.8		15			27	9.3
	20			26	10.5		20			24	9.0

ROCKY MOUNTAIN GROUP

Architectural
Structural
Forensics



Geotechnical
Materials Testing
Civil, Planning

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Colorado Springs, CO 80918
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TEST BORING LOG

JOB No. 173403

FIGURE No. 4

DATE 12/6/19

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	FHA Expansion Pressure (psf)	% Swell/ Collapse	USCS Classification
1	4.0	7.0		NP	NP	0.0	7.7			SP-SM
1	9.0	5.4								
1	14.0	7.8								
1	19.0	10.5								
2	4.0	3.3								
2	9.0	6.4		NP	NP	4.7	6.8			SW-SM
2	14.0	9.3								
2	19.0	9.0								

ROCKY MOUNTAIN GROUP

ARCHITECTS



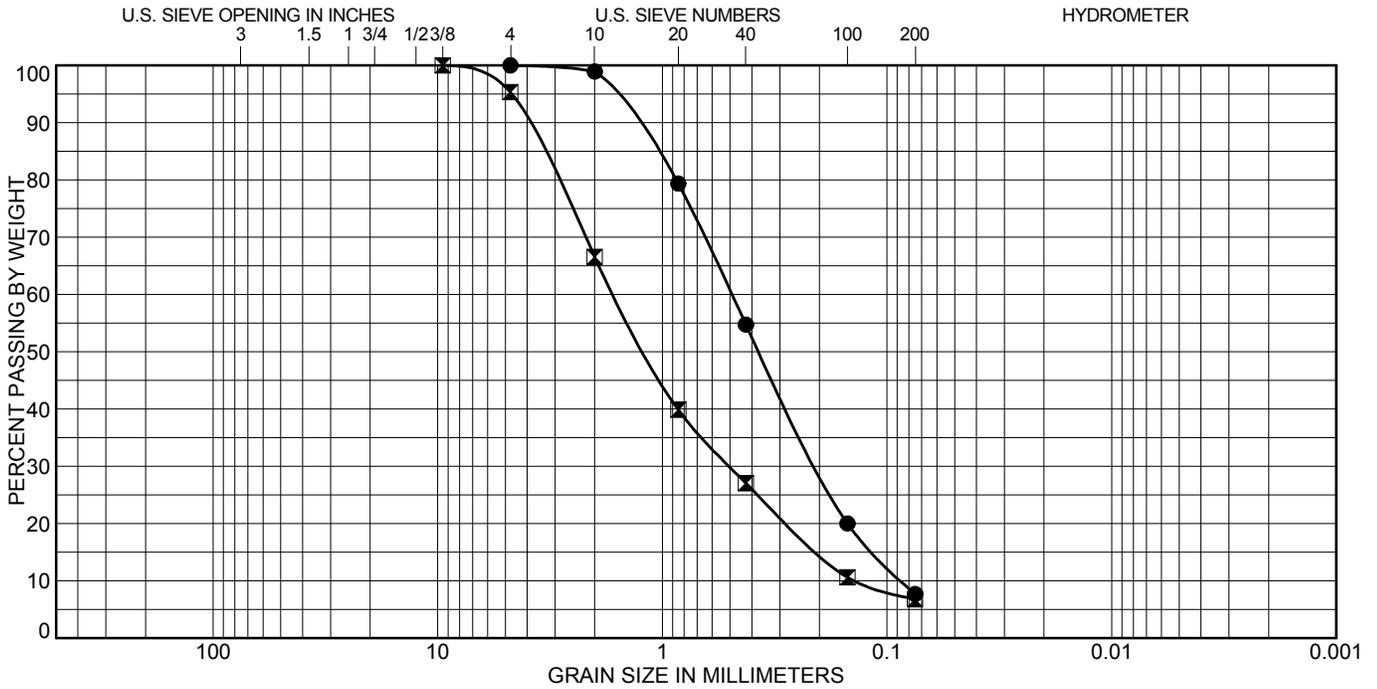
ENGINEERS

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Materials Testing
Civil, Planning

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SUMMARY OF LABORATORY TEST RESULTS

JOB No. 173403
 FIGURE No. 5
 PAGE 1 OF 1
 DATE 12/6/19



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring	Depth (ft)	Classification	LL	PL	PI
● 1	4.0	POORLY GRADED SAND with SILT(SP-SM)	NP	NP	NP
☒ 2	9.0	WELL-GRADED SAND with SILT(SW-SM)	NP	NP	NP

Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
● 1	4.0	0.0	92.3	7.7	
☒ 2	9.0	4.7	88.5	6.8	

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SOIL CLASSIFICATION DATA

JOB No. 173403

FIGURE No. 6

DATE 12/6/19



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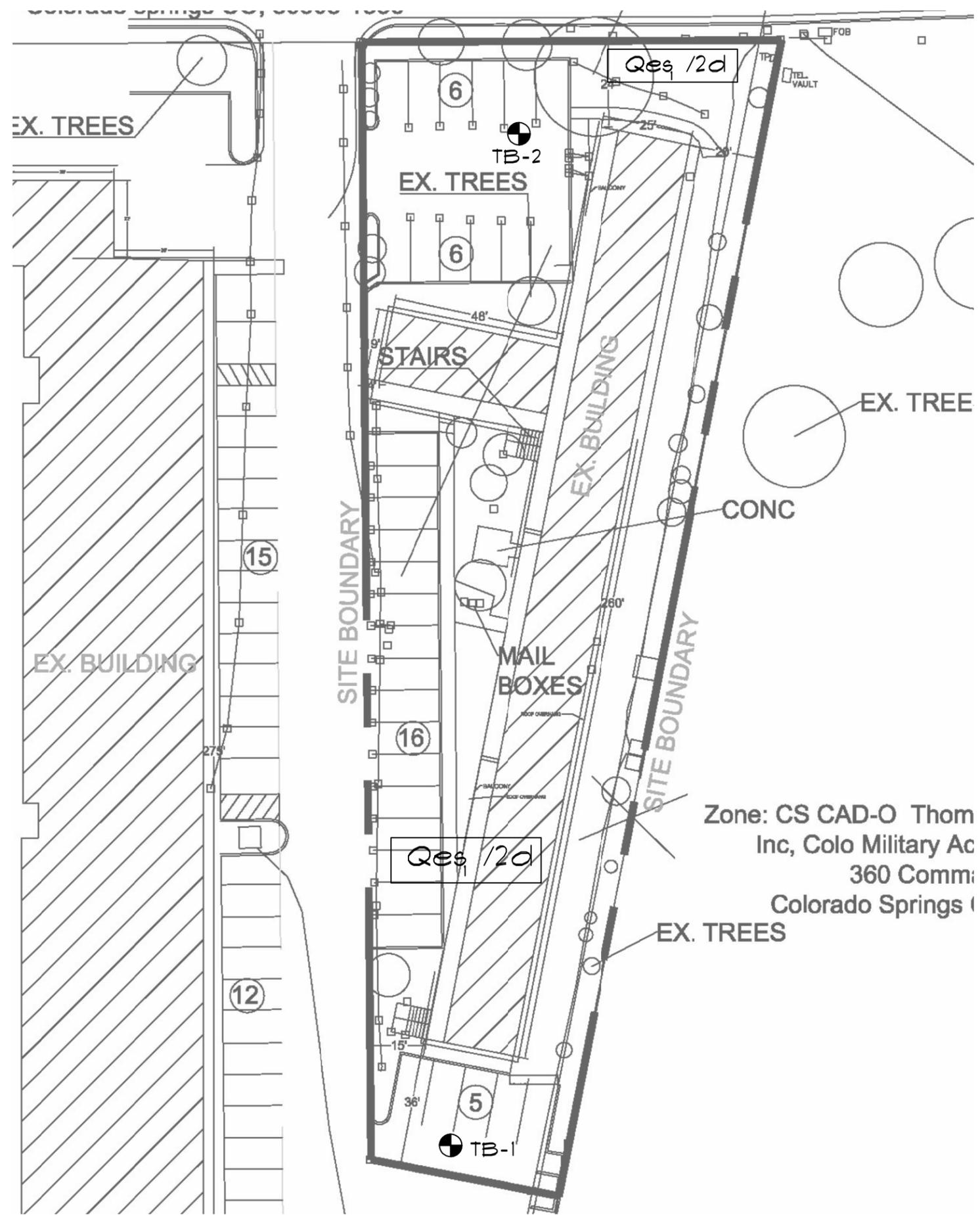
Central Office:
 Englewood, CO 80112
 (303) 688-9475

Northern Office:
 Greeley / Evans, CO 80620
 (970) 330-1071

Woodland Park Office:
 (719) 687-6077

Monument Office:
 (719) 488-2145

Pueblo / Canon City:
 (719) 544-7750



GEOLOGIC

Qes - Younger eolian sand - coarse to very coarse sand that appears to have been deposited by sand sheets. Encountered up to 20-feet in the test borings

ENGINEERING

2d - Eolian deposits generally on flat to gentle slopes of upland areas.

⊕ DENOTES APPROXIMATE LOCATION OF TEST BORING PERFORMED FOR THIS INVESTIGATION

6895 SPACE VILLAGE AVE
 COLORADO SPRINGS, CO
 ELITE PROPERTY GROUP, LLC

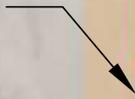
ENGINEER:	
DRAWN BY:	KZ
CHECKED BY:	TFM
ISSUED:	11-6-2019
REVISION:	
DATE:	
JOB #:	

ENGINEERING AND GEOLOGY MAP

SHEET No. **FIG-7**


 NOT TO SCALE
 BASE MAP PROVIDED BY: GOOGLE EARTH

SITE



TRUCKTON SANDY LOAM
0-3% SLOPES



BLAKELAND LOAMY SAND
1-9% SLOPES



NOT TO SCALE

BASE MAP PROVIDED BY: USDA



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USDA SOIL SURVEY MAP

6895 SPACE VILLAGE AVE
COLORADO SPRINGS, CO
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JOB No. 177784

FIG No. 8

DATE 7-24-2020



NOT TO SCALE

BASE MAP PROVIDED BY: CGS



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ELSMERE QUADRANGLE

6895 SPACE VILLAGE AVE
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FIG No. 9

DATE 7-24-2020



NOT TO SCALE

BASE MAP PROVIDED BY: FEMA



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Central Office:
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Northern Office:
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 (970) 330-1071

FEMA MAP
6895 SPACE VILLAGE AVE
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ELITE PROPERTY GROUP, LLC

JOB No. 177748

FIG No. 10

DATE 8-10-2020

APPENDIX A

Additional Reference Documents

1. *Highway 94 Commercial Preliminary Plan*, prepared by Monument Valley Engineers Inc., Project No. 60390-001, last dated May, 1988.
2. *El Paso County Planning Department, Preliminary Plan – Highway 94 Commercial Plan (SP-90-1), Final Plat – Mientka Subdivision*, dated August 27, 1990.
3. *Flood Insurance Rate Map, El Paso County, Colorado and Unincorporated Areas, Community Panel No. 081041C754G*, Federal Emergency Management Agency (FEMA), effective December 7, 2018, revised to reflect LOMR effective December 7 2018.
4. *Geologic Map of the Elsmere quadrangle, El Paso County, Colorado*, Madole, R.F., and Thorson, J.P. 2003. Colorado Geological Survey Open-File Report OF02-02.
5. *Elsmere, Quadrangle, Environmental and Engineering Geologic Map for Land Use*, compiled by Dale M. Cochran, Charles S. Robinson & Associates, Inc., Golden, Colorado, 1977.
6. *Elsmere, Quadrangle, Map of Potential Geologic Hazards and Surficial Deposits*, compiled by Dale M. Cochran, Charles S. Robinson & Associates, Inc., Golden, Colorado, 1977.
7. *Pikes Peak Regional Building Department*: <https://www.pprbd.org/>.
8. <https://property.spatalest.com/co/elpaso/#/property/5417000019>Schedule No.: 5417000019.
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 1947, 1960, 1969, 1999, 2005, 2009, 2011, 2013, and 2015.
11. *USGS Historical Topographic Map Explorer*: <http://historicalmaps.arcgis.com/usgs/> Colorado Springs and Elsmere Quadrangles dated 1893, 1909, 1950, 1958, 1961, 1969, 1976 and 1981.
12. *Google Earth Pro*, Imagery dated 1999, 2003, 2004, 2005, 2006, 2011, 2015, and 2017.