

Job No. 197651

March 27, 2026

Signature Homes
655 S. Pointe Court, Ste. 200
Colorado Springs, CO 80906

Re: Wastewater Study
Andon Heights
Currently addressed as: 19225 Elliott View
EPC Schedule No. 3208000002
El Paso County, Colorado

Dear Mr. Andon:

As requested, personnel of RMG Engineers (RMG) has performed a preliminary investigation and site reconnaissance at the above referenced address. It is our understanding the parcel included in this study is:

- **EPC Schedule No. 3208000002**, currently addressed as 19225 Elliott View, which consists of 38.77 acres and is zoned A-35.

It is our understanding the 38.77-acre parcel is to be subdivided into seven (7) lots. The lot sizes are to range between 5.21 and 6.49 acre lots. The approximate location of the site is shown on the Site Vicinity Map, Figure 1.

The subdivision is to be accessed from one new road extending south from Elliott View. Each lot is to be serviced by an individual wastewater treatment system and well. Preliminary grading plans were not available at the time of this study, but it is our understanding that grading is anticipated to be minor, with construction occurring near the existing grades. The Proposed Lot Layout, Figure 2, outlines the proposed subdivision and the general boundaries of our investigation.

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 not available for our review. RMG completed a geologic investigation in conjunction with this study and it is listed below:

1. *Soil and Geology Study, Andon Heights, 19225 Elliott View, El Paso County, Colorado*, prepared by RMG Engineers, Job No. 197651, dated March 27, 2026.

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

SITE CONDITIONS

Personnel of RMG performed a reconnaissance visit on March 9, 2026. 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 (2) 8-foot deep test pits were performed on proposed Lots 3 and 6, during our 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 majority of the site. Taller grasses and cattails were observed near the three man-made ponds. The man-made ponds were dry. No deciduous trees are located on the property.

The following conditions were observed with regard to the 38.77-acre parcel:

- A well currently **does not** exist on the existing 38.77-acre site;
- No runoff or irrigation features anticipated to cause deleterious effects to treatment systems on the site were observed. However, areas that may be prone to fluctuating seasonal surface water were observed;
- No major waterways exist on the property. The entire 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 residences 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 soil conditions anticipated to be encountered during construction of the proposed OWTS for the proposed 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. 08041C0375G, effective December 7, 2018 indicates that the proposed treatment areas are not located within an identified floodplain.

SOIL EVALUATION

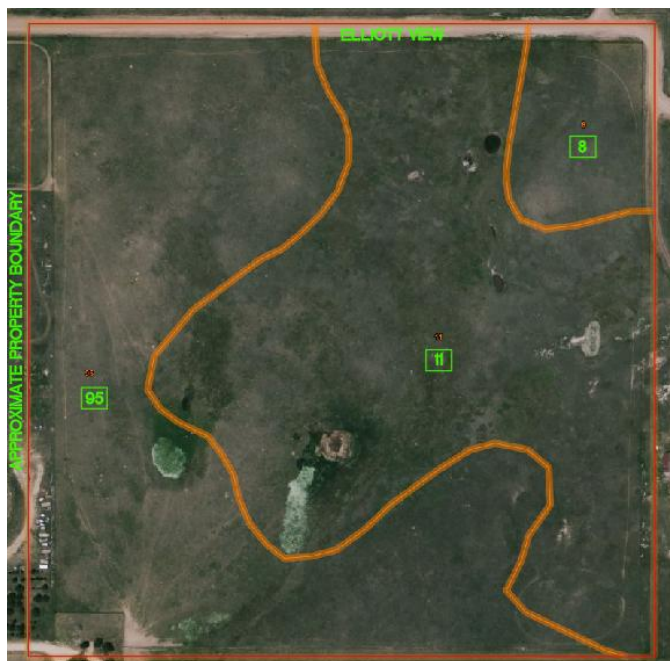
Personnel of RMG performed a soil evaluation to include two (2) 8-foot deep test pits, on March 9, 2026 (Test Pit TP-1 and TP-2), utilizing the visual and tactile method for the evaluation of the site soils. The test pits were excavated in areas that appeared most likely to determine if shallow groundwater was encountered. The Test Pit Logs are presented in Figure 4. A Septic Suitability map is presented in Figure 5.

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

- **Blakeland loamy sand** (Map Unit 8) with 1 to 9 percent slopes. The Blakeland loamy sand was mapped by the USDA to encompass a small portion of the northeast corner of the property. Properties of the loamy sand include somewhat excessively drained soils, depth of the water table is anticipated to be greater than 80 inches (6.5 feet), runoff is anticipated to be low, frequency of flooding and/or ponding is none, and landforms include hills and flats;
- **Bresser sandy loam, cool, 0 to 3 percent slopes** (Map Unit 11). The Bresser sandy loam was mapped by the USDA to encompass the majority of the central portion of the property. Properties of the sandy loam include well drained soils, depth of the water table is anticipated to be greater than 80 inches (6.5 feet), runoff is anticipated to be low, frequency of flooding and/or ponding is none, and landforms include broad and flat interfluvies.

- **Truckton loamy sand** (Map Unit 95) was mapped to encompass the majority of the western and southern portion of the property. Properties of the Truckton loamy sand include well drained soils, depth of the water table is anticipated to be greater than 80 inches (6.5 feet), runoff is anticipated to be low, frequency of flooding and/or ponding is none, and landforms include interfluves and fan remnants.

The USDA Soil Survey Map is presented below:



Groundwater and bedrock were not encountered in the test pits observed by RMG.

An OWTS is proposed for each lot 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 to the infiltrative surface.

Redoximorphic features indicating the fluctuation of surface water levels were observed in test pit TP-1 at a depth of approximately 4 feet. Redoximorphic features were not observed in TP-2, but the soils were moist to the touch.

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 with planning and proper placement. The LTAR values ranged between 0.15 and 0.60 for the on-site

soils observed in the test pits. It should be noted that the LTAR values are for the test pit locations performed for this report only. The LTAR values will likely 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 R-0) is encountered at the time of the site specific OWTS evaluation, an "engineered system" will be required.

Additionally, based on the depth of the limiting layer (evidence of seasonally fluctuating surface water) encountered at a depth of 4 feet below the existing ground surface on Lot 7, the maximum depth of the OWTS components may be limited, or mound systems (above finished ground surface) may be required.

LIMITATIONS

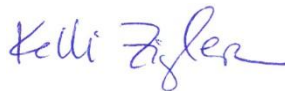
The information provided in this report is based upon the subsurface conditions observed in the profile pit excavations and accepted engineering procedures. The subsurface conditions encountered in the excavation for the treatment area may vary from those encountered in the test pit excavations. Therefore, 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,

RMG Engineers



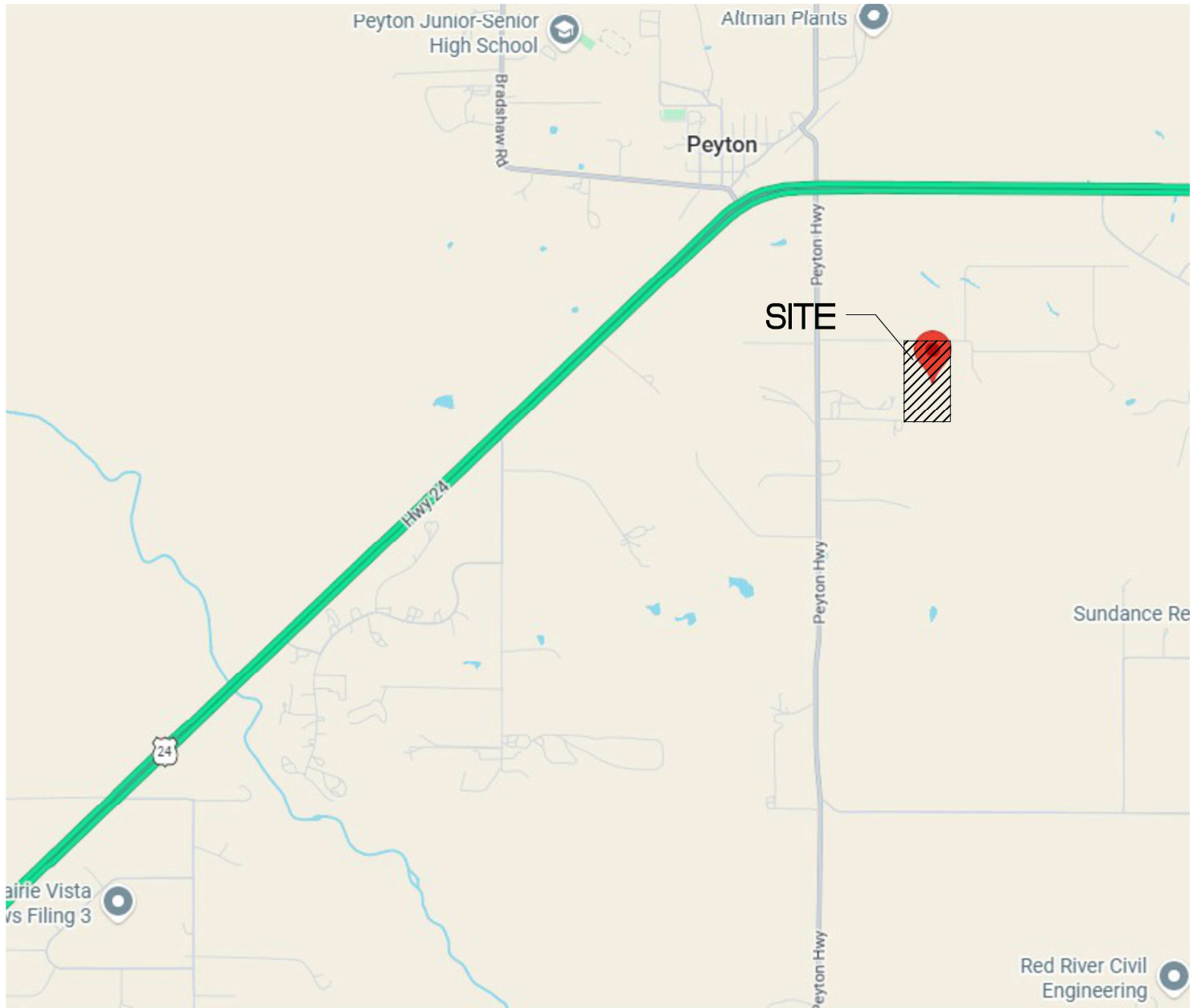
Kelli Zigler
Geotechnical Group Director

Reviewed by,

RMG Engineers

Tony Munger, P.E.
Sr. Geotechnical Proj Mgr | COO





NOT TO SCALE

Structural
Geotechnical



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5085 LIST DRIVE, SUITE 200, COLORADO SPRINGS, CO 80919
(719) 548-0600 ~ WWW.RMGENGINEERS.COM
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

Materials Testing
Forensics

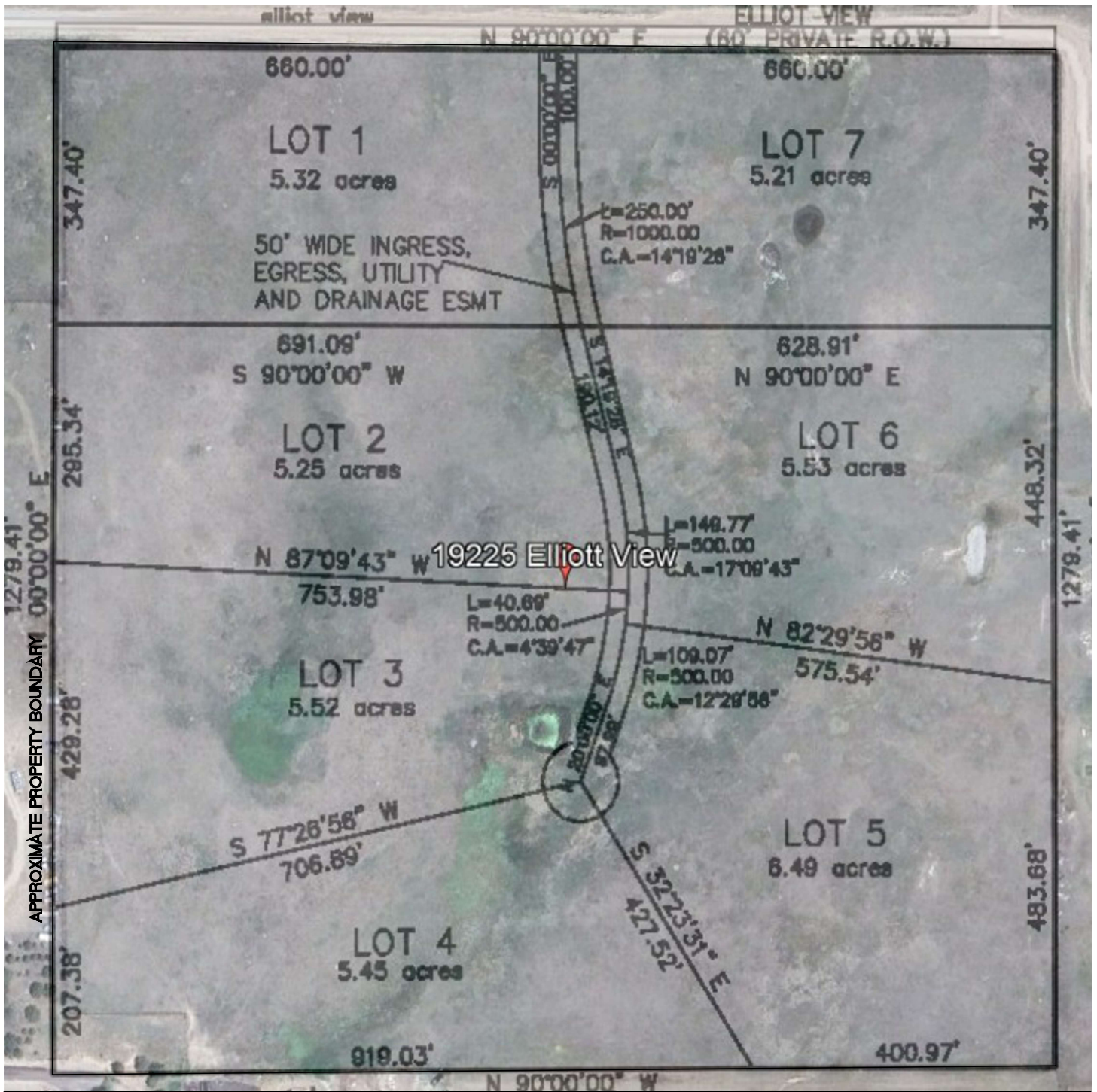
SITE VICINITY MAP

ANDON HEIGHTS
Currently Addressed: 19225 ELLIOTT VIEW
SCHEDULE NO. 3208000002
EL PASO COUNTY, COLORADO
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FIG No. 1

DATE 3-27-2026



NOT TO SCALE

Architecture
Structural
Geotechnical



Engineers / Architects

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PROPOSED LOT LAYOUT

ANDON HEIGHTS

Currently Addressed: 19225 ELLIOTT VIEW

SCHEDULE NO. 3208000002

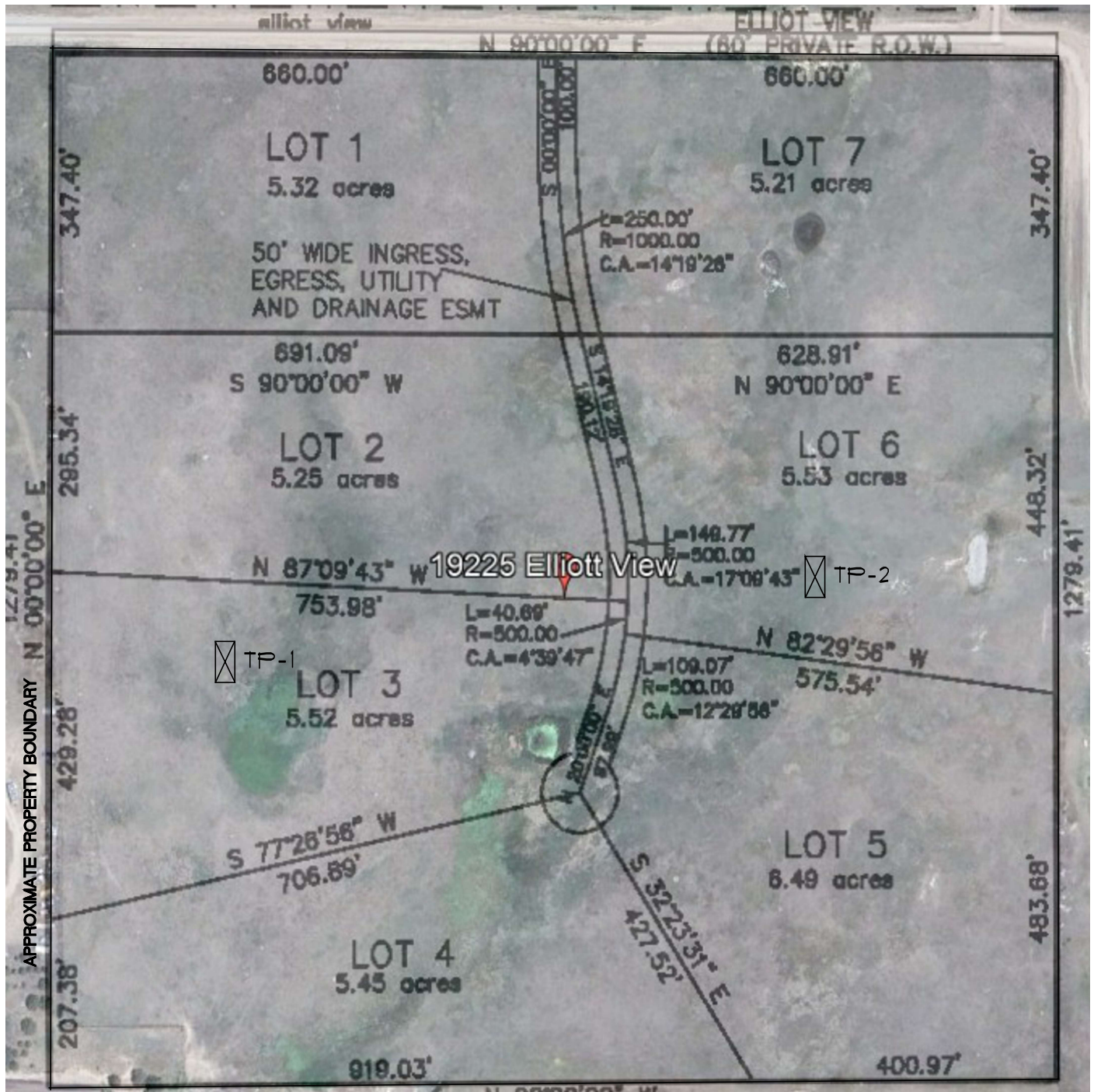
EL PASO COUNTY, COLORADO

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FIG No. 2

DATE 3-27-2026



NOT TO SCALE

X DENOTES APPROXIMATE
LOCATION OF TEST PITS

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TEST PIT LOCATION PLAN

ANDON HEIGHTS
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FIG No. 3

DATE 3-27-2026

TEST PIT TP-1			
DATE OBSERVED: 3/9/2026			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 1.5 FT SANDY LOAM (SINGLE-GRAIN)			2
1.5 - 8.0 FT SANDY LOAM (BLOCKY, WEAK)	2ft		2A
INDICATIONS OF REDOX	4ft		
	6ft		
	8ft		

TEST PIT TP-2			
DATE OBSERVED: 3/9/2026			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 1.5 FT SANDY LOAM (SINGLE-GRAIN)			2
1.5 FT - 8.0 FT SANDY LOAM (BLOCKY, WEAK)	2ft		2A
	4ft		
	6ft		
	8ft		
@ 8.0 FT SANDY LOAM (GRANULAR, MASSIVE)			4A

SOIL DESCRIPTIONS



SANDY LOAM
(2A)



SANDY LOAM (2)

PROFILE PIT LOGS

ANDON HEIGHTS
Currently Addressed:
19225 ELLIOTT VIEW
EPC SCHEDULE NO. 3208000002

EL PASO COUNTY, COLORADO
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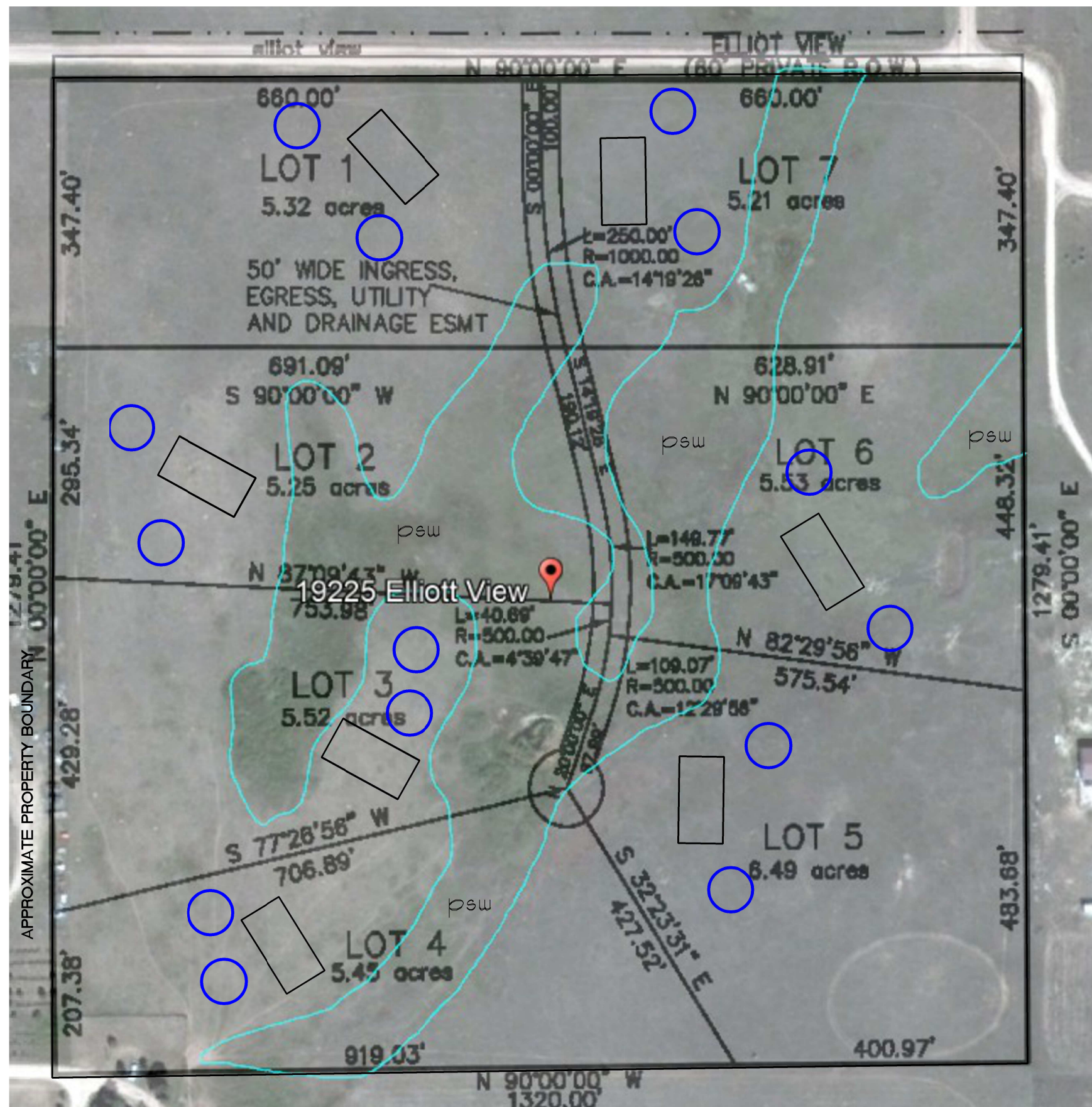
FIG No. 4

DATE 3-27-2026



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



psw - **potential seasonally wet** - areas that have historically collected surface water during high moisture events. These areas can be avoided with proper planning prior to development.

-  DENOTES POSSIBLE LOCATIONS FOR OWTS
-  DENOTES POSSIBLE LOCATION FOR RESIDENCES



NOT TO SCALE

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Materials Testing
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ANDON HEIGHTS

Currently Addressed:

19225 ELLIOTT VIEW

EPC SCHEDULE NO. 3208000002

EL PASO COUNTY, COLORADO

SIGNATURE HOMES

ENGINEER: TM
DRAWN BY: KZ
CHECKED BY: TM

ISSUED: 3-21-2026

SEPTIC SUITABILITY
MAP

SHEET No.

FIG-5