

Include discussion on suitability of soils for proposed rain gardens or porous landscape detention facilities.

Planning Comments V1 -

The geologic hazards evaluation was drafted with the original design concept. That concept has changed and many more buildings are proposed in different areas of the site. This report should reflect those changes, especially the underground channeling of the 100 year floodplain and the proposed buildings on the current flood plain.

Please include the CLOMR with the second submittal.

Also, What would be the impacts of channelizing the 100 year flood plain on the surrounding soils? Would the channeling decrease the moisture content of the soil and therefore change the soil dynamics? Will this create a problem with soil movement in the future?

Discuss which individual lots will required slab construction and which may have basements.

Please indicate the date this was provided.

**GEOLOGIC HAZARDS EVALUATION AND
PRELIMINARY GEOTECHNICAL INVESTIGATION
THE COVE AT WOODMOOR
DEER CREEK WAY AND BURNING OAK WAY
WOODMOOR, COLORADO**

Prepared for:

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CTL|T Project No. CS18589-115

This should not be a draft copy.

➔ DRAFT

PUDSP-22-008

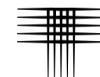


TABLE OF CONTENTS

SCOPE.....	1
SUMMARY.....	2
SITE CONDITIONS.....	3
PROPOSED DEVELOPMENT.....	4
PREVIOUS INVESTIGATION.....	4
SUBSURFACE INVESTIGATION.....	4
SUBSURFACE CONDITIONS.....	5
Existing Fill.....	5
Natural Soil.....	5
Bedrock.....	6
Groundwater.....	6
SITE GEOLOGY.....	6
Surficial Deposits.....	7
Bedrock.....	8
POTENTIAL GEOLOGIC HAZARDS AND ENGINEERING CONSTRAINTS.....	8
Flooding.....	9
Erosion.....	9
Shallow Groundwater.....	9
Shallow Hard Bedrock.....	10
Expansive Soil and Bedrock.....	10
Economic Minerals.....	10
Seismicity.....	10
Radon and Radioactivity.....	11
SITE DEVELOPMENT CONSIDERATIONS.....	12
Site Grading.....	12
Buried Utilities.....	13
Underdrain Systems.....	14
FOUNDATION AND FLOOR SYSTEM CONCEPTS.....	15
PAVEMENTS.....	16
CONCRETE.....	17
SURFACE DRAINAGE AND IRRIGATION.....	17
RECOMMENDED FUTURE INVESTIGATIONS.....	18
LIMITATIONS.....	18

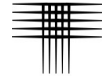


TABLE OF CONTENTS – Page 2

REFERENCES

FIG. 1 – LOCATION OF EXPLORATORY BORINGS

FIG. 2 – SURFICIAL GEOLOGIC CONDITIONS

FIG. 3 – ENGINEERING CONDITIONS

FIG. 4 – ACTIVE DRAIN BESIDE SEWER

FIG. 5 – PASSIVE DRAIN BESIDE SEWER

APPENDIX A – SUMMARY LOGS OF EXPLORATORY BORINGS

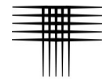
APPENDIX B – GRADATION TEST RESULTS

TABLE B-1: SUMMARY OF LABORATORY TESTING

APPENDIX C – GUIDELINE SITE GRADING SPECIFICATIONS

SPRING CREEK, SOUTHEAST QUAD

COLORADO SPRINGS, COLORADO

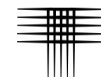


SCOPE

This report presents the results of our Geologic Hazards Evaluation and Preliminary Geotechnical Investigation for The Cove at Woodmoor Subdivision, located at Deer Creek Road and Burning Oak Way in Woodmoor, Colorado. The investigated parcel is planned for development residential townhome buildings. Our purpose was to evaluate the property for the occurrence of geologic hazards. This report includes descriptions of our interpretation of site geology, a summary of subsurface and groundwater conditions found in our exploratory borings, a description of our engineering analysis of the geologic conditions at the site, and our opinion of the potential influence of the geologic hazards on the planned structures and other site improvements.

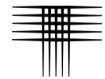
The report was prepared based on conditions interpreted from field reconnaissance mapping of the site, conditions found in our exploratory borings, results of laboratory tests, engineering analysis, and our experience. Observations made during grading or construction may indicate conditions that require revision or re-evaluation of some of the criteria presented in this report. The criteria presented are for the development as described. Revision in the scope of the project could influence our recommendations. If changes occur, we should review the development plans and their effect on our preliminary design criteria. Evaluation of the property for the possible presence of potentially hazardous materials (environmental site assessment) is beyond the scope of our investigation. Assessment of the site for the potential for wildfire hazards, corrosive soils, erosion problems, or flooding is also beyond the scope of this investigation.

The following section summarizes the report. A more complete description of the conditions found, our interpretations, and our recommendations are included in the report.



SUMMARY

1. No geologic hazards were identified that we believe preclude development of the site. Geologic hazards identified on this parcel include expansive or very hard, shallow bedrock, shallow groundwater, erosion potential flood potential, and regional issues of seismicity and naturally-occurring radioactive materials. These conditions can be mitigated with engineering design and construction methods commonly employed in the area.
2. The near-surface soils encountered in the four exploratory borings drilled at the site consisted of a layer of clayey sand fill at the surface and extending to a depth of up to 3.5 feet in two of the borings. Natural, silty to clayey sand, and sandy clay was encountered below the fill at the ground surface and varied in thickness from a 4 feet to 20.5 feet. Sandstone bedrock was found underlying the natural soils in the borings at depths between 4 to 24 feet below the existing ground surface. A sample of the natural clay tested in our laboratory exhibited slight swell values when wetted under approximate overburden pressures (the weight of the overlying soil and bedrock layer).
3. At the time of drilling, groundwater was measured in the exploratory borings at a depths ranging from 8 to 28 feet below the ground surface. When water levels were checked five days after the completion of drilling operations, groundwater was measured at depths ranging from 3 to 10 feet.
4. We believe site grading and utility installation across the majority of the site can be accomplished using conventional, heavy-duty construction equipment. Existing fill materials found at the site can be reused as backfill materials if free from deleterious substances. Shallow groundwater will likely be encountered in the areas of the existing flood plain.
5. Preliminary information suggests spread footing foundations, as well as slab-on-grade floors will be appropriate for construction of most of the proposed structures. This foundation approach may be appropriate where a thick layer of low-swelling, natural sand and/or clay is present, or where moisture conditioned and densely compacted fill is found at shallow foundation elevations after site grading. Although claystone was no encountered in our borings, if more expansive natural clay and/or claystone is encountered at or near footing and floor slab elevations following grading, it will likely be necessary to sub-excavate this material and then replace the expansive soils with moisture conditioned, densely compacted fill, prior to footing construction. Structurally supported floors are considered appropriate if the owner wishes to minimize potential floor movements.
6. Irrigation of landscaping should be minimized to reduce problems associated with expansive soils. Overall plans should provide for the rapid conveyance of surface runoff to the storm sewer system.

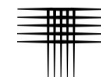


SITE CONDITIONS

The investigated property consists of just over 7 acres of vacant land situated south of the intersection of Deer Creek Road and Burning Oak Way and north of the Lake Woodmoor in Woodmoor, Colorado. The parcel is located in Section 11, Township 11 South, Range 67 West of the 6th Principal Meridian in El Paso County, Colorado. The site plan and a vicinity map are shown in Fig. 1.

The ground surface at the site generally slopes downward toward the south. The high point is located near the roadway and the low point is located near the “tail” end of Lake Woodmoor, the north side of the lake. Elevations range from approximately 7,130 feet at the near the roadway (Deer Creek Road) to about 7,100 feet along the southern property line. Overall, the site generally slopes toward the lake at about 6 percent. The flood plain leading to the Lake Woodmoor bisects the site as shown on Figure No. 1.

Existing utilities are present crossing the Site in various areas. Existing utilities include storm water, sanitary sewer, water lines, and other utility easements. Vegetation on the site consists of grasses, weeds, and small to large trees. The land surrounding the site to the north, east and west is developed with residential lots. The land to the south of the site contains Lake Woodmoor and a water storage easement extends into the site as shown on Figure No. 1. Asphalt roadways and access driveways are present along the north and west sides of the property.



PROPOSED DEVELOPMENT

We understand the site is to be developed with residential townhomes. We anticipate the buildings will be multi-story, wood-frame structures, possibly with habitable, below-grade areas (basements). Garages may be incorporated into the construction of the townhomes. Paved access driveways and parking areas will be constructed as part of the overall development.

No grading plans were available at the time of this investigation for our review. We anticipate cuts and fill will be necessary for building pad construction. We anticipate the dwellings will be serviced by a centralized sanitary sewer collection system and potable water distribution system, some of these utilities are currently present across the site. The buildings are to be located at either side of the flood plain with fill placed to channelize the flood plain.

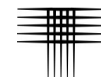
PREVIOUS INVESTIGATION

RMG Engineers performed a Preliminary Geotechnical Investigation for the parcel (Job No. 109806; report dated September 12, 2005). The study included the drilling of five borings to depths of 20 feet. The borings encountered similar subsurface conditions as were found during this investigation by CTL.

SUBSURFACE INVESTIGATION

Subsurface conditions across the site were investigated on a preliminary basis by drilling four, widely-spaced exploratory borings at the approximate locations shown in Fig. 1. Graphical logs of conditions found in our exploratory borings, the results of field penetration resistance tests, and some laboratory data are shown in Appendix A. Swell-consolidation tests and grain size analysis test results are presented in Appendix B. Laboratory test data are summarized in Table B-1.

Soil and bedrock samples obtained during this study were returned to our laboratory and visually classified. Laboratory testing was then assigned to representative



samples. Testing included moisture content and dry density, swell-consolidation, sieve analysis, and water-soluble sulfate content tests. The swell test samples were wetted under applied loads that approximated the overburden pressure (the weight of overlying soil and bedrock).

SUBSURFACE CONDITIONS

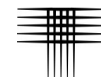
The near-surface soils encountered in two of the four exploratory borings drilled at the site during this study consisted of a shallow layer of clayey sand fill. A layer of natural, clayey to silty sand varying in thickness was encountered below the ground surface and the existing fill. A thick layer of sandy clay was encountered within the natural sand in Boring TH-3. Silty and clayey sandstone was found underlying the natural soils in the borings. Some of the pertinent engineering characteristics of the soils and bedrock encountered, and groundwater conditions are discussed in the following paragraphs.

Existing Fill

A shallow layer of near surface fill, about 3 feet thick, was encountered at the ground surface in borings TH-1 and TH-3. We have no knowledge about the origin of the fill material. The fill consisted of clayey sand and appeared to have been randomly placed at the site and must therefore be considered to be unsuitable to underlie the proposed structures, in its current condition.

Natural Soil

A layer of natural, silty to clayey sand that varied in thickness from a few feet to up to 24 feet was encountered at the ground surface or beneath the existing fill in each of the borings drilled during this study. The natural sand was loose to dense based on the results of field penetration resistance tests. Three samples of the sand contained 7 to 40 percent clay and silt-size particles (passing the No. 200 sieve). The clay layer within the sand layer was stiff. A sample obtained from the clay layer exhibited a low



measured swell values of 0.4 percent when wetted under estimated overburden pressure.

Bedrock

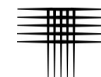
Silty to clayey sandstone bedrock was encountered in the borings, beneath the natural soils, at depths ranging from 4 to 24 feet below the existing ground surface. The sandstone is deepest in the northern portions of the site. Field penetration resistance test results indicated the bedrock was hard to very hard. Sieve analysis indicated two samples of the sandstone tested in our laboratory contained 26 to 28 percent clay and silt-size particles (passing the No. 200 sieve).

Groundwater

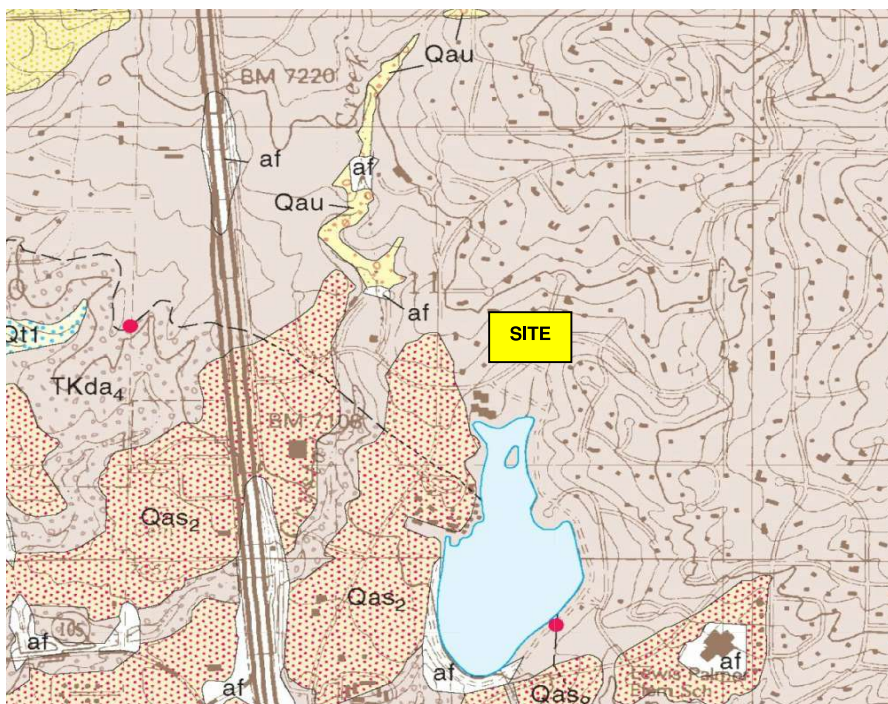
At the time of drilling, groundwater was measured at depths ranging from 8 to 28 feet in the exploratory borings. When water levels were checked five days after the completion of drilling operations, groundwater was measured at depths ranging from 3 to 10 feet below the existing ground surface. The lake appeared to be near capacity. Water levels should be expected to fluctuate in response to altered surface drainage patterns, seasonal precipitation, and irrigation of landscaping commonly associated with residential development as well as water levels in the lake. Our borings were drilled in the early spring months when groundwater levels and water levels of the lake are typically just starting to rise.

SITE GEOLOGY

The geology of this parcel located in Woodmoor, Colorado, north of Lake Woodmoor, was evaluated through the review of published geologic maps and a field reconnaissance on May 27, and through the drilling of four exploratory borings spread across the site. Information from these sources was used to produce our interpretation of surficial geologic conditions. An excerpt from the Colorado Geological Survey's "Geologic Map of the Monment Quadrangle, El Paso County, Colorado" (dated 2004) is presented below. We found the map to be generally accurate. We considered the soil deposits



found in the flood plain to also consist of an alluvial deposit. A list of references is included at the end of the text of this report. The following sections discuss the mapped units.



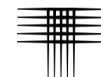
Excerpt from CGS 2004 Geologic Map of the Monument Quadrangle

Surficial Deposits

Soil deposits of up to 24 feet in depth overlie sandstone bedrock of the Dawson Formation. The various deposits are described in more detail in the following sections.

Af – Man-Made Fill: Our borings TH-1 and TH-3 encountered about 3 to 3.5 feet of fill. Other areas of the property shows signs of disturbance, possibly related to past grading of the site and utility installation. We expect other areas at the site will exhibit shallow fill at the surface. There are existing sanitary sewer, storm sewer, water lines and other utilities throughout the site.

Alluvium – Map unit Qas2: The bedrock is covered by up to 24 feet of alluvium, formed as sheetwash and stream deposits and residual weathering in place of the sandstone bedrock. The alluvium is silty, and clayey with occasional clay lay-



ers. While the above map suggests this unit to exist outside of the site boundaries, we considered the soil deposits within the flood plain also consist of alluvium.

Bedrock

Dawson Sandstone – Map Unit TKda5: Sandstone is present at the site below the fill and natural sands and clays. The sandstone is comprised of fine to medium grained, poorly sorted, high clay content materials. Very thin claystone bedding can be found throughout this formation. The material is hard to very hard based on our field penetration resistance testing. Based on geologic mapping in the area, the bedrock has a regional dip of about 5 to 12 degrees. Weathered lenses were not noted in our borings.

POTENTIAL GEOLOGIC HAZARDS AND ENGINEERING CONSTRAINTS

We did not identify geologic hazards that we believe preclude development of the site. The conditions identified at the site that may pose hazards or constraints to development include flooding, erosion, potentially expansive soil and bedrock, and shallow, hard bedrock, as well as shallow groundwater. Regional geologic conditions that impact the site include seismicity, flooding, and radioactivity. We believe each of these conditions can be mitigated with engineering design and construction methods commonly employed in this area. These conditions are discussed in greater detail in the sections that follow.

Our interpretation of the surficial geology and geologic hazards is presented in Fig. 2 and is described above. Our interpretation of the engineering geologic conditions is presented in Fig. 3. The site is shown as containing Map Units 2A, 3B, and 7A per the classification system described in Robinson's "El Paso County, Colorado - Potential Geologic Hazards and Surficial Deposits, Environmental and Engineering Geologic Maps and Tables for Land Use," 1977.

Map Unit 2A: described stable alluvium, colluvium, and bedrock on gentle to moderate slopes of 5 to 12 percent. Nearly all of the site lies on this unit.



Map Unit 3B: describes expansive and potentially expansive soil and bedrock on flat to moderate slopes of 0 to 12 percent. The site is adjacent to this unit.

Map Unit 7A: describes floodplain where erosion and deposition presently occur and is generally subject to recurrent flooding. This includes the 100-year flood plain along major streams where studies have been conducted. This unit bisects the site.

Flooding

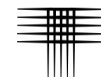
The site is mapped by FEMA in the Flood Insurance Rate Maps as prone to surface flooding by a 100 year event. However, a 100 year flood plain has been mapped bisecting the site as shown on Figure 1. Also, a water storage easement extends into the site as shown on Figure 1. The development plan we have seen takes into account these two restraints to development.

Erosion

The site contains soil and bedrock that are susceptible to the effects of wind and water erosion. Concentrated water flow can result in erosion. The surficial soils on slopes less than 20 percent are relatively stable and resistant to erosion where vegetation is established. Disturbance of the vegetative cover and long-term exposure to the erosive power of wind and water increases the potential for erosion. Maintaining vegetative cover and providing engineered surface drainage will reduce the potential for erosion from wind and water.

Shallow Groundwater

Our borings encountered groundwater during drilling at depths ranging from 8 to 28 feet and 3 to 10 feet when measured five days following the completion of our drilling. Perched groundwater can form after development due to landscape irrigation and disruption of natural drainage patterns. This condition can be mitigated by installing



drain systems around below-grade spaces and providing a pumped or gravity outfall. The best option is to limit the depth of habitable areas to be no closer than 3 feet above known groundwater elevations.

Shallow Hard Bedrock

Bedrock is shallowest in the northern portion of the site. We believe the materials at the site can normally be excavated using conventional heavy-duty equipment and should break down to a size suitable for use as grading fill.

Expansive Soil and Bedrock

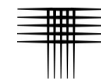
The near-surface soils are sandy to clayey and are considered generally low-swelling or non-expansive. Problems associated with expansive materials are mitigated through engineered foundation and floor slab systems, sometimes in conjunction with ground modification such as sub-excavation and treatment or replacement. Geotechnical investigations conducted for each building site should address procedures for mitigating issues associated with expansive soils and bedrock, if they are encountered.

Economic Minerals

The site does not contain coal. Therefore, it is doubtful the parcel has been undetermined. Other energy fuels such as uranium or oil and gas are considered not likely present in economic quantities. Although the site contains some sand and gravel, it is unlikely to be economically valuable in the foreseeable future, due to political considerations, the size and shape of the parcel, the depth of the material, and the proximity to existing developments. The area is not expected to contain economic deposits of energy fuels or other valuable minerals.

Seismicity

This area, like most of central Colorado, is subject to a degree of seismic activity. Geologic evidence indicates that movement along some Front Range faults has oc-



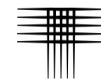
curred during the last two million years (Quaternary). These includes the Ute Pass Fault and Rampart Range Fault, which are located several miles west of the site. We believe the soils on the property classify as Site Class C (dense soil and soft rock profile), according to the 2009 International Building Code (2009 IBC).

Radon and Radioactivity

We believe no unusual hazard exists from naturally occurring sources of radioactivity on this site. However, some of the materials found in our borings are often associated with the production of radon gas, and concentrations in excess of EPA guidelines can occur. Radon tends to collect in below-grade areas where there is limited outside air exchange and interior ventilation. 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 a building 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, we recommend buildings be tested after they are enclosed and mitigation systems installed to reduce the risk.

Low-level gamma radiation levels were measured in the cuttings from our exploratory borings using a LUDLUM Micro R Meter (Model 19). The meter provides readings of low-level gamma radiation in terms of micro R/Hr (micro Roentgens per hour). Background readings which represent “means” ranged between 15 and 17 micro R/Hr. Readings on the drill cuttings also ranged between 18 and 20 micro R/Hr.

The “background” level of low-level gamma radiation in the state generally ranges from 15 to 20 micro R/Hr with the level of concern being established at about twice background. This would imply remediation should be performed for materials at this site that exceed about 30 to 40 micro R/Hr. Federal standards have been developed for uranium and thorium mill tailings that state that remediation is required when the concentration of radium-226 exceeds background levels by more than 5 pCi/g (picoCuries per gram). We understand this radium standard equates to a gamma reading of about 9



micro R/Hr above background. If the mill tailing standard is applied to the average of the background readings found across the site of about 15 micro R/Hr, remediation of material exhibiting gamma readings in excess of about 24 micro R/Hr would be required. Our readings were lower than the action level.

SITE DEVELOPMENT CONSIDERATIONS

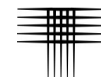
From an engineering point-of-view, the more significant subsurface conditions impacting construction are the occurrence of shallow groundwater, expansive materials, shallow bedrock, and erosion. The following sections discuss the impact of these conditions on development and possible methods of mitigation.

Site Grading

Relatively shallow groundwater was encountered at TH-2. Excavations in this area, and elsewhere across the site will likely encounter groundwater. Seasonally, the ground surface may become unstable where fill is to be placed requiring stabilization or dewatering. The more appropriate methods of dewatering and stabilization should be evaluated at the time of construction.

We believe the majority of site grading can be accomplished using conventional heavy-duty earthmoving equipment. We recommend grading plans consider long-term cut and fill slopes no steeper than 3:1 (horizontal to vertical). This ratio considers that no seepage of groundwater occurs. If groundwater seepage does occur, a drain system and flatter slopes may be appropriate.

Vegetation and organic materials should be removed from the ground surface of areas to be filled. Soft or loose soils, if encountered, should be stabilized or removed to stable material prior to placement of fill. Organic soils should be wasted in landscaped areas. If insufficient landscaped areas are planned, topsoil can be mixed with clean fill soils at a ratio of 15:1 (fill:topsoil) and placed as fill deeper than 8 feet below finish grade.



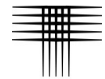
If fill is to be placed on slopes exceeding gradients of 20 percent (5:1, horizontal to vertical), horizontal benches should be cut into the hillside. The benches should be at least 12 feet wide or 1-1/2 times the width of the compaction equipment and be provided at a vertical spacing of not more than 5 feet. Once the grading and development plans have been finalized, we should be contacted to confirm the criteria recommended above are appropriate or provide additional recommendations.

The ground surface in areas to receive fill should be scarified, moisture conditioned and compacted. If natural clays are used for fill they should be placed at high moisture content to help mitigate potential swell. The properties of the fill will affect the performance of foundations, slabs-on-grade, and pavements. We recommend grading fill composed of the granular materials (non-cohesive) be placed in thin, loose lifts, moisture conditioned to within 2 percent of optimum moisture content, and compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557). Clay soils (cohesive) should be moisture conditioned to between 1 and 4 percent above optimum moisture content and compacted in thin, loose lifts to at least 95 percent of maximum standard Proctor dry density (ASTM D 698). Placement and compaction of the grading fill should be observed and tested by our representative during construction. Guideline specifications for overlot grading are presented in Appendix C.

Buried Utilities

Over most of the site, we believe utility trench excavation can be accomplished using heavy-duty track hoes. The bedrock encountered in our borings was medium hard to very hard, but generally at least 4 feet deep at our boring locations. Bedrock could be more shallow in areas, but we do not believe excavation will be difficult. Groundwater could also be encountered in sanitary sewer trenches, access to the site and even water line trenches in the area of TH-2 requiring dewatering.

Excavations for utilities should be braced or sloped to maintain stability and should meet applicable local, state, and federal safety regulations. The contractor



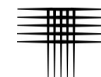
should identify the soils and bedrock encountered in trench excavations and refer to Occupational Safety and Health Administration (OSHA) standards to determine appropriate slopes. We anticipate the near-surface soils and grading fill, and the bedrock will classify as Type C materials. Temporary excavations in Type C materials require a maximum slope inclination of 1.5:1 (horizontal to vertical), respectively, unless the excavation is shored or braced. If groundwater seepage occurs, flatter slopes will likely be required.

Water and sewer lines are usually constructed beneath paved roads. Compaction of trench backfill will have a significant effect on the life and serviceability of pavements. We recommend cohesive trench backfill be placed in thin, loose lifts, moisture conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of maximum standard Proctor dry density (ASTM D 698). Non-cohesive materials should be compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D1557). Personnel from our firm should periodically observe and test the placement and compaction of the trench backfill during construction.

Underdrain Systems

We believe use of underdrains incorporated with the design of sanitary sewer systems will provide a positive gravity outlet at individual residences for below-grade foundation drains and help control localized shallow groundwater conditions. The drain pipe should consist of smooth wall, rigid PVC pipe placed at a minimum slope of 0.5 percent. An “active” section of smooth, perforated or slotted, rigid PVC pipe should be placed for a minimum distance of one pipe length upstream of manholes. The perforated pipe should be encased in at least 6 inches of free-draining gravel, separated from the surrounding trench backfill by geotextile fabric. Seepage collars should be constructed at the manhole locations to force water flowing through pipe bedding into the underdrain. The seepage collars can be constructed of concrete or clay.

If wet conditions or free water are encountered in the sanitary sewer trenches, we recommend an active underdrain system with perforated or slotted pipe for these



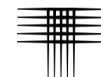
areas. A conceptual drain detail is shown in Fig. 4. A cutoff collar should be constructed around the sewer pipe and underdrain pipe immediately downstream of the point the underdrain pipe exits the sewer trench or changes from active to passive. Solid pipe should be used down gradient of this cutoff collar to the point of discharge. The underdrain should be maintained at least 3 to 5 feet below the lowest nearby foundation elevation. Where no groundwater is encountered in sanitary sewer excavations, passive underdrains may be used as presented on Fig. 5.

The design of the underdrain system should consider adjacent developments that will connect to the system. If a gravity outfall will be used for the underdrain system, the outfall point should be planned to not affect developments located down gradient. As-built plans of the underdrain system should be prepared including location, elevation, and cleanouts. The entity responsible for maintenance of the underdrain system should retain the as-built plans for future reference.

The appropriate sizes of underdrain pipe are dependent upon actual alignments, area served, and gradients. We can review grading, drainage, and underground utility plans and provide suggested pipe sizing recommendations, if requested. For preliminary planning purposes, we expect pipe diameters of 6 to 8 inches will be appropriate for drains for sixty dwellings or less. Where active seepage exists, 8-inch diameter or larger pipes will be appropriate for services to sixty dwellings or less. These pipe sizes consider an average gradient of 1 percent. We should review the design once sewer plans have been developed.

FOUNDATION AND FLOOR SYSTEM CONCEPTS

Preliminary information suggests spread footing foundations will be appropriate for construction of most of the proposed residential structures. This foundation approach may be appropriate where a thick layer of low-swelling, natural sand and/or clay is present, or where moisture conditioned and densely compacted fill is found at shallow foundation elevations after site grading. If more expansive natural clay and/or claystone is encountered, that was not encountered in our borings, at or near footing and floor



slab elevations following grading, it will likely be necessary to sub-excavate this material and then replace the expansive soils with moisture conditioned, densely compacted fill, prior to footing construction. Sub-excavation depths of 3 to 5 feet are anticipated. A straight-shaft, drilled pier foundation bottomed in the bedrock may be an appropriate alternative to sub-excavation, if thicker zones of expansive bedrock occur at shallow depth.

Slab-on-grade floors will probably perform satisfactorily across most of the site where low-swelling, natural sand and/or clay is present, or where moisture conditioned and densely compacted fill is found at floor slab elevations after site grading. Generally speaking, the risk of slab movement and cracking is believed to be low at this site. Highly expansive materials were not encountered in our borings at the site. It is not anticipated at this site, but where moderately to highly expansive soils are present at or near finished floor elevations after grading, structurally supported floors (crawl space construction) or removal of a zone of expansive material and replacement with non-expansive fill below the slab may be appropriate alternatives to enhance floor system performance. Soil and foundation investigation reports prepared after completion of site grading should address appropriate foundation systems and floor system alternatives on a site-by-site basis.

PAVEMENTS

Clayey sand fill, natural clayey to silty sand soils, and sandstone are expected to be the predominant pavement subgrade materials at this site. These clayey materials generally exhibit good subgrade support characteristics for pavement systems, as compared to the poor subgrade support characteristics of more clayey soils. For the sandy materials, we anticipate asphalt concrete pavement sections on the order of 3 to 4 inch thick asphalt over 6 inches of aggregate base course for the low volume streets is expected. These pavement thicknesses may not be sufficient for construction traffic and some maintenance and repair work may be needed prior to completion of the project. A subgrade investigation and pavement design should be performed after site grading and utility installation are complete.

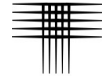


CONCRETE

Concrete in contact with soil can be subject to sulfate attack. We measured the water-soluble sulfate concentration in one sample of near surface soils from this site at less than 0.1 percent. Sulfate concentrations less than 0.1 percent indicate Class 0 exposure to sulfate attack for concrete in contact with the subsoils, according to ACI 201.2R-01, as published in the 2008 American Concrete Institute (ACI) Manual of Concrete Practice. For this level of sulfate concentration, the ACI indicates Type I cement can be used for concrete in contact with the subsoils. In our experience, superficial damage may occur to the exposed surfaces of highly permeable concrete, even though sulfate levels are relatively low. To control this risk and to resist freeze-thaw deterioration, the water-to-cementitious material ratio should not exceed 0.50 for concrete in contact with soils that are likely to stay moist due to surface drainage or high water tables. Concrete subjected to freeze-thaw cycles should be air entrained.

SURFACE DRAINAGE AND IRRIGATION

The performance of structures, flatwork, and roads within the development will be influenced by surface drainage. When developing an overall drainage scheme, consideration should be given to drainage around each structure and from pavement areas. Drainage should be planned such that surface runoff is directed away from foundations and is not allowed to pond adjacent to or between structures or over pavements. Ideally, slopes of at least 6 inches in the first 10 feet should be planned for the areas surrounding buildings, where possible. Roof downspouts and other water collection systems should discharge well beyond the limits of all backfill around the structures. Proper control of surface runoff is also important to prevent the erosion of surface soils. Concentrated flows should not be directed over unprotected slopes. Permanent slopes should be seeded or mulched to reduce the potential for erosion. Backfill soils behind the curb and gutter adjacent to streets and in utility trenches within individual lots should be compacted. If surface drainage between preliminary development and construction phases is neglected, performance of the roadways, flatwork, and foundations may be compromised.



RECOMMENDED FUTURE INVESTIGATIONS

Based on the results of this study, we recommend the following investigations and services be provided by our firm:

1. Soils and Foundation Investigations for individual buildings.
2. Subgrade Investigation and Pavement Design for on-site pavements.
3. Construction materials testing and observation services during site development and construction.

LIMITATIONS

The recommendations and conclusions presented in this report were prepared based on conditions disclosed by our exploratory borings, geologic reconnaissance, engineering analyses, and our experience. Variations in the subsurface conditions not indicated by the borings are possible and should be expected.

We believe this report was prepared with that level of skill and care ordinarily used by geologists and geotechnical engineers practicing under similar circumstances. No warranty, express or implied, is made.

Should you have any questions regarding the contents of this report or the project from a geotechnical engineering point-of-view, please call.

CTL | THOMPSON, INC.

Reviewed by:

Patrick Foley, EIT
Staff Engineer

William C. Hoffmann Jr., P.E.
Senior Principal Engineer

PF:WCH:vc

(3 copies sent)
Via email: mhester@laplatallc.com

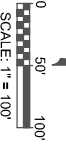


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1. Colorado Geological Survey. (1991). Results of the 1987-88 EPA Supported Radon Study in Colorado, with a Discussion on Geology, Colorado Geological Survey Open File Report 91-4.
2. Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 08041C0276 F, Panel 276 of 1300, effective date March 17, 1997.
3. International Building Code (2009 IBC).
4. Kirkham, R.M. & Rogers, W.P. (1981). Earthquake Potential in Colorado. Colorado Geological Survey, Bulletin 43.
5. Robinson and Associates, Inc. (1977). El Paso County, Colorado - Potential Geologic Hazards and Surficial Deposits, Environmental and Engineering Geologic Maps and Tables for Land Use.
6. State of Colorado, Division of Mined Land Reclamation (April 1985). Prepared by Dames and Moore. Colorado Springs Subsidence Investigation.
7. Thorson, J.P., and Madole, R.F., 2004, Geologic Map of the Monument Quadrangle, El Paso County, Colorado: Colorado.



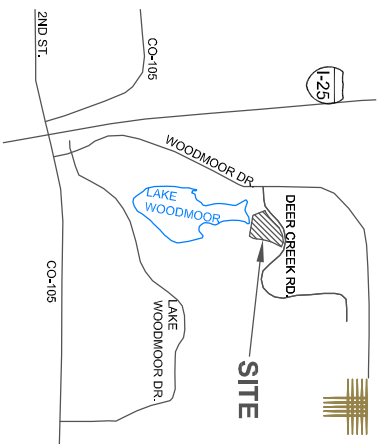
Not the current proposal. please update



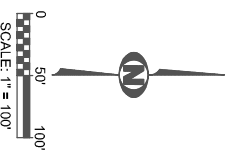
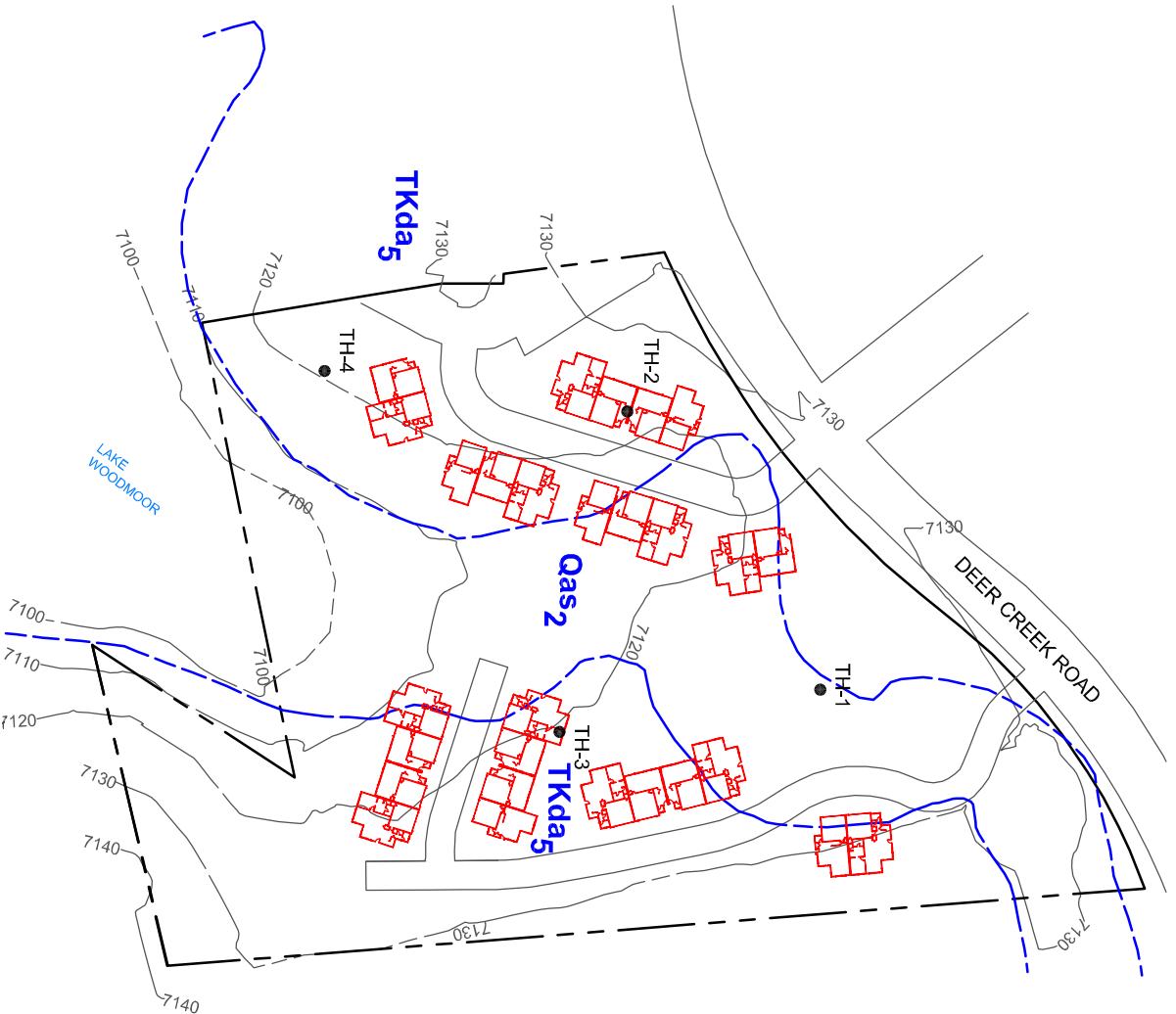
NOTE:
 BASE DRAWING WAS PROVIDED BY N.E.S., INC.

**Location of
 Exploratory
 Borings**

VICINITY MAP
 (NOT TO SCALE)



- LEGEND:
- APPROXIMATE LOCATION OF EXPLORATORY BORING.
 - PROJECT BOUNDARY
 - - - EXISTING TOPOGRAPHY
 - 7120 EXISTING CONTOUR ELEVATIONS
 - LOCATION OF EXISTING 100 YEAR FLOODPLAIN.
 - LOCATION OF PROPOSED BUILDING FOOTPRINT.
 - ▨ LOCATION OF WATER STORAGE EASEMENT.



- LEGEND:**
- TH-1 APPROXIMATE LOCATION OF EXPLORATORY BORING.
 - - - PROJECT BOUNDARY
 - - - EXISTING TOPOGRAPHY
 - 7120 EXISTING CONTOUR ELEVATIONS
 - - - LOCATION OF PROPOSED BUILDING FOOTPRINT.

GEOLOGIC UNITS AND (MODIFIERS)

- TKda5** SURFICIAL GEOLOGIC CONTACTS
DAWSON FORMATION, SANDSTONE, FINE TO MEDIUM GRAINED POORLY SORTED WITH HIGH CLAY CONTENTS; CONTAINS THIN TO VERY THIN BEDDED GRAY CLAYSTONE AND SANDY CLAYSTONE.
- Qas2** ALLUVIAL DEPOSITS, MIDDLE ALLUVIAL SLOPE DEPOSITS, SHEETWASH AND STREAM DEPOSITS OF ALLUVIUM.

- NOTES:**
1. BASE DRAWING WAS PROVIDED BY N.E.S., INC.
 2. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR LAND-USE PLANNING ONLY.

**Surficial
Geologic
Conditions**



LEGEND:

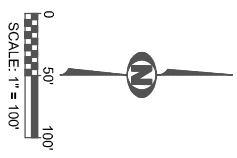
- TH-1 APPROXIMATE LOCATION OF EXPLORATORY BORING.
- PROJECT BOUNDARY
- - - EXISTING TOPOGRAPHY
- 7120 EXISTING CONTOUR ELEVATIONS
- ▨ LOCATION OF WATER STORAGE EASEMENT.
- ▭ LOCATION OF PROPOSED BUILDING FOOTPRINT.

ENGINEERING UNITS AND (MODIFIERS)

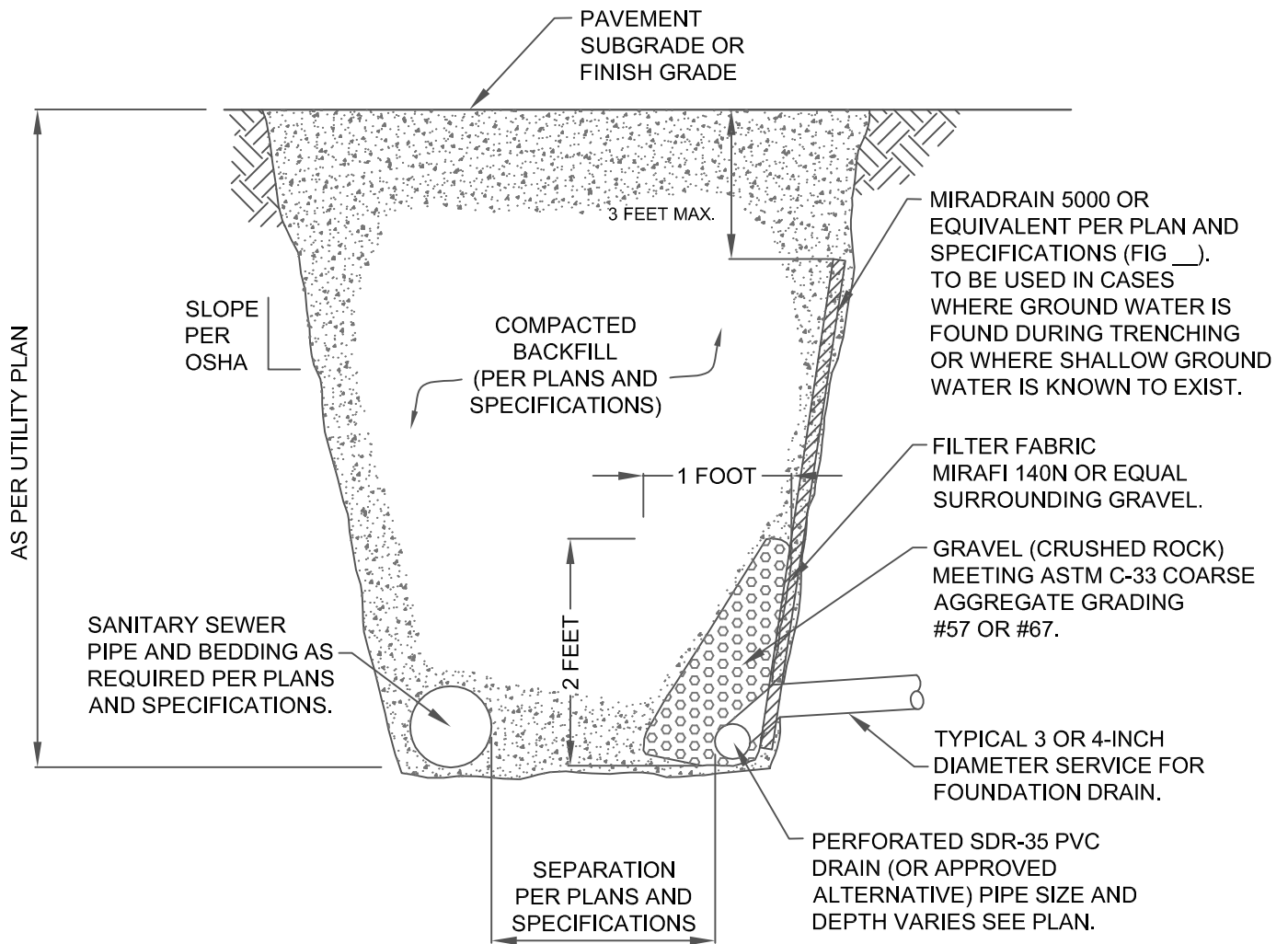
- ENGINEERING CONTACTS
- 2A** STABLE ALLUVIUM, COLLUVIUM, AND BEDROCK ON GENTLE TO MODERATE SLOPES (5-12%).
- 7A** PHYSIOGRAPHIC FLOODPLAIN WHERE EROSION AND DEPOSITION PRESENTLY OCCUR AND IS GENERALLY SUBJECT TO RECURRENT FLOODING. INCLUDES 100 YEAR FLOODPLAIN ALONG MAJOR STREAMS WHERE STUDIES HAVE BEEN CONDUCTED.

NOTES:

1. BASE DRAWING WAS PROVIDED BY M.E.S., INC.
2. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE INTERPRETATION OF PUBLISHED MAPS, AERIAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRELIMINARY AND FOR INITIAL LAND-USE PLANNING ONLY.
3. MAP LEGEND IS MODIFIED FROM CHARLES S. ROBINSON & ASSOCIATES, INC., GOLDEN, COLORADO, DATED 1977.

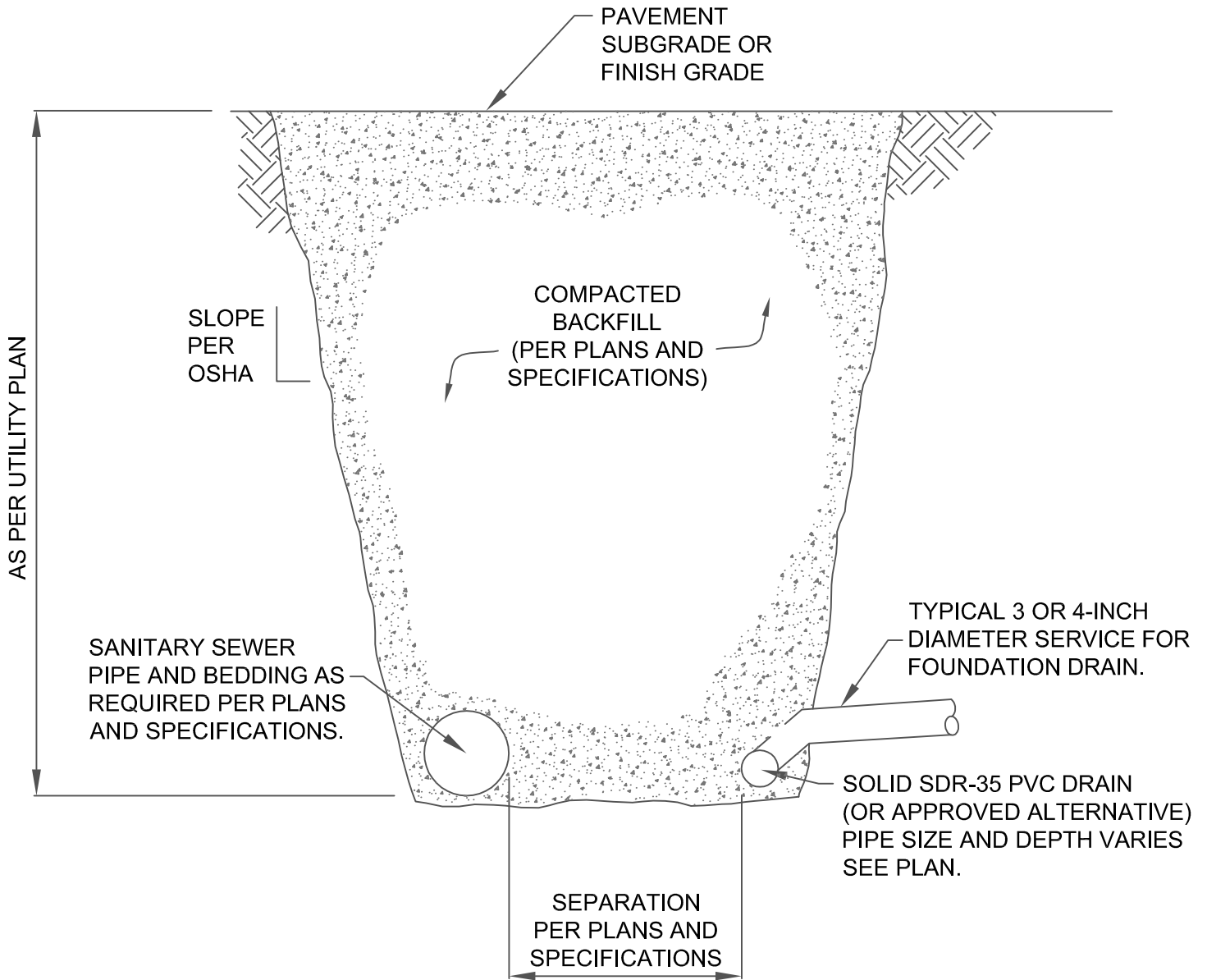


**Engineering
 Conditions**

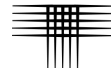


GRADING REQUIREMENTS FOR COARSE AGGREGATES PER ASTM C-33								
SIZE NUMBER	NOMINAL SIZE (SIEVES WITH SQUARE OPENINGS)	AMOUNTS FINER THAN EACH LABORATORY SIEVE (SQUARE OPENINGS), WEIGHT PERCENT						
		1 1/2 INCH (37.5 mm)	1 INCH (25.0 mm)	3/4 INCH (19.0 mm)	1/2 INCH (12.5 mm)	3/8 INCH (9.5 mm)	NO. 4 (4.5 mm)	NO. 8 (2.36 mm)
67	3/4 INCH TO NO. 4 (19.0 TO 4.75 mm)	--	100	90 TO 100	--	20 TO 55	0 TO 10	0 TO 5
57	1 INCH TO NO. 4 (25.0 TO 9.5 mm)	100	95 TO 100	--	25 TO 60	--	0 TO 10	0 TO 5

NOTE:
TO BE USED IN CASES WHERE GROUND WATER IS FOUND DURING TRENCHING OR WHERE SHALLOW GROUND WATER IS KNOWN TO EXIST, AND UPSTREAM OF MANHOLES.



NOTE:
TO BE USED IN CASES WHERE NO
GROUND WATER IS KNOWN TO EXIST.



APPENDIX A
SUMMARY LOGS OF EXPLORATORY BORINGS

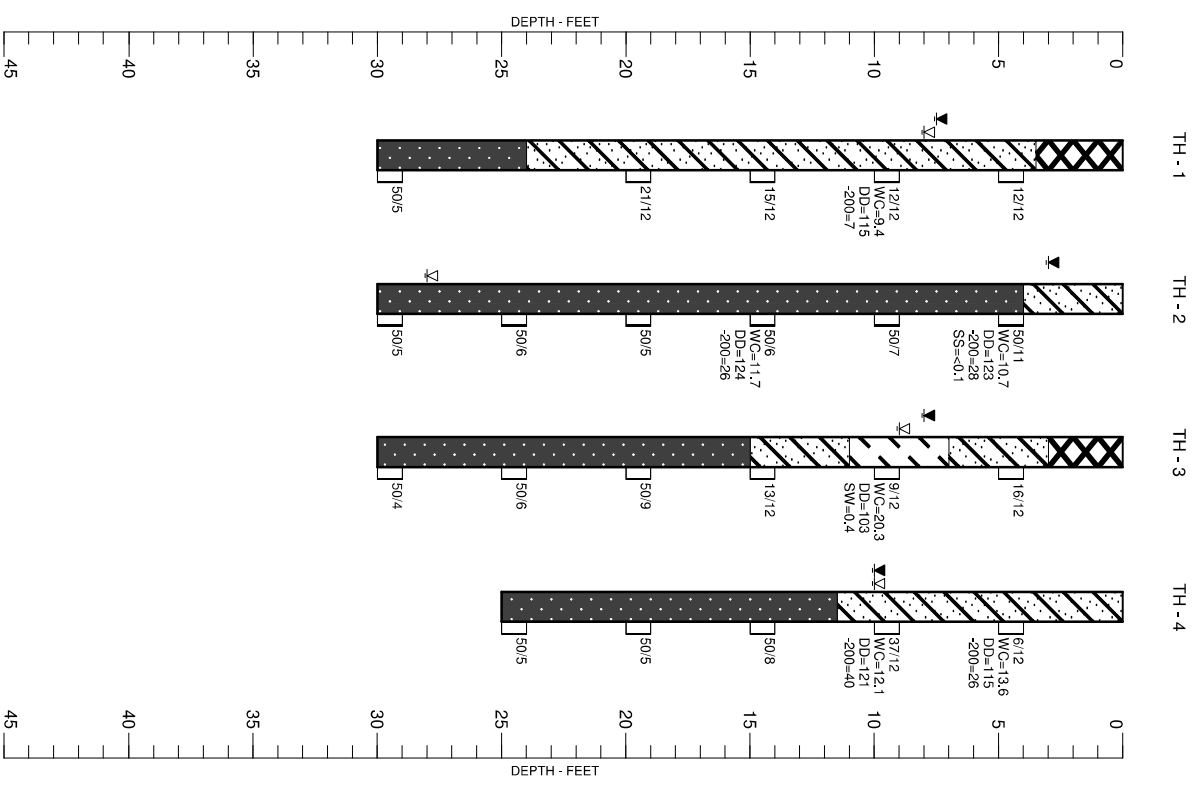


LEGEND:

- FILL, SAND, CLAYEY, MOIST, DARK BROWN TO BROWN.
- SAND, SLIGHTLY SILTY TO SILTY TO CLAYEY, LOOSE TO DENSE, MOIST TO WET, PALE BROWN (SP-SM, SM)
- CLAY, SANDY, MEDIUM STIFF, MOIST TO WET, BROWN, (CL)
- BEDROCK, SANDSTONE, SILTY TO CLAYEY, HARD TO VERY HARD, MOIST, BROWN TO RED BROWN.
- DRIVE SAMPLE, THE SYMBOL, 12/12 INDICATES 12 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2.5-INCH O.D. SAMPLER 12 INCHES.
- GROUNDWATER LEVEL MEASURED AT TIME OF DRILLING.
- GROUNDWATER LEVEL MEASURED FIVE DAYS AFTER DRILLING.

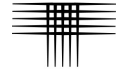
NOTES:

1. THE BORINGS WERE DRILLED MAY 19, 2016 USING A 4-INCH DIAMETER, CONTINUOUS-FLIGHT AUGER AND A CME-55, TRUCK-MOUNTED DRILL RIG.
2. THESE LOGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS, AND CONCLUSIONS AS CONTAINED IN THIS REPORT.
3. WC - INDICATES MOISTURE CONTENT. (%)
 DD - INDICATES DRY DENSITY, (PCF)
 SW - INDICATES SWELL WHEN WETTED UNDER ESTIMATED OVERBURDEN PRESSURE. (%)
 -200 - INDICATES PASSING NO. 200 SIEVE. (%)
 SS - INDICATES WATER-SOLUBLE SULFATE CONTENT. (%)



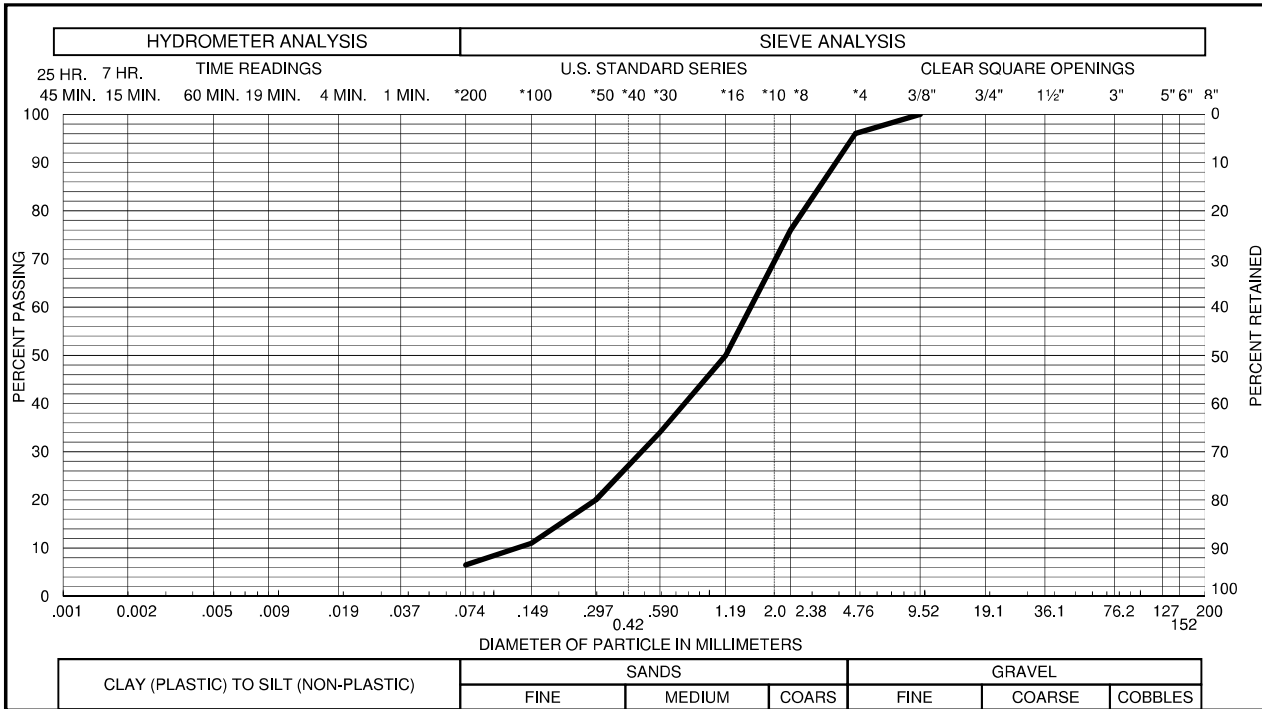
LAKE WOODMOOR DEVELOPMENT, INC.
 THE COVE AT WOODMOOR
 CULL PROJECT NO. CS18588-115
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**Summary Logs of
 Exploratory
 Borings**

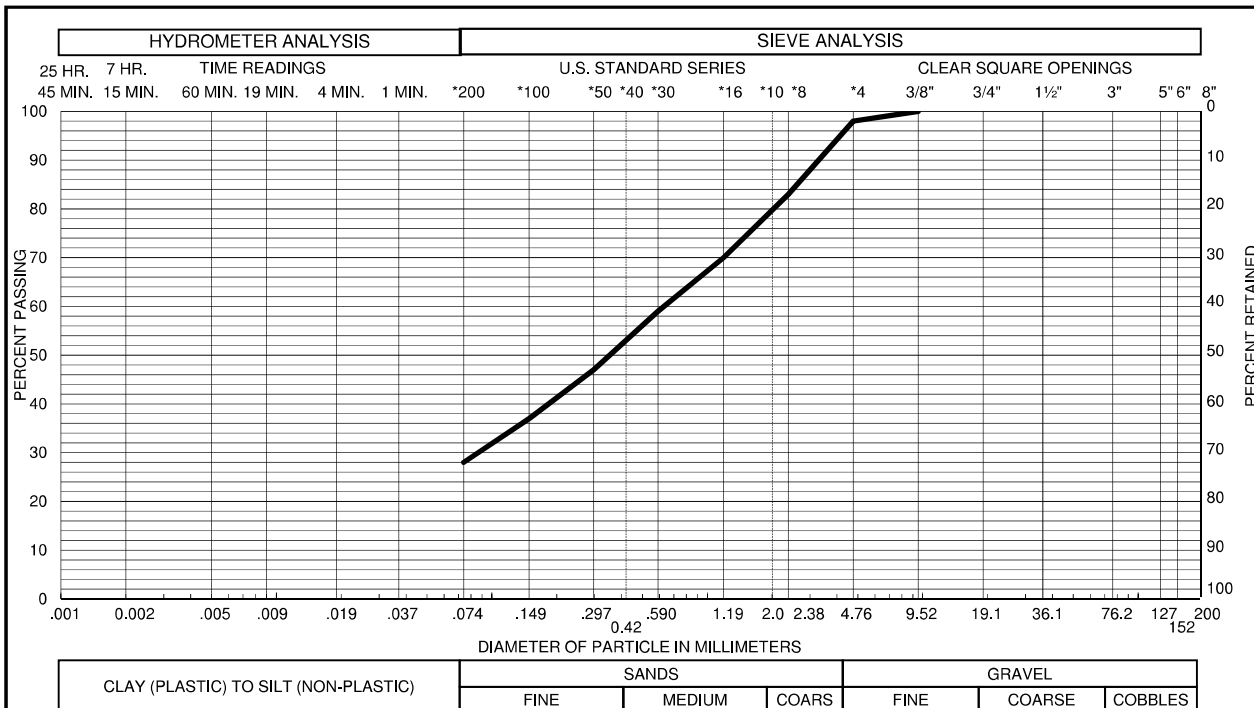


APPENDIX B

LABORATORY TEST RESULTS TABLE B-1: SUMMARY OF LABORATORY TESTING

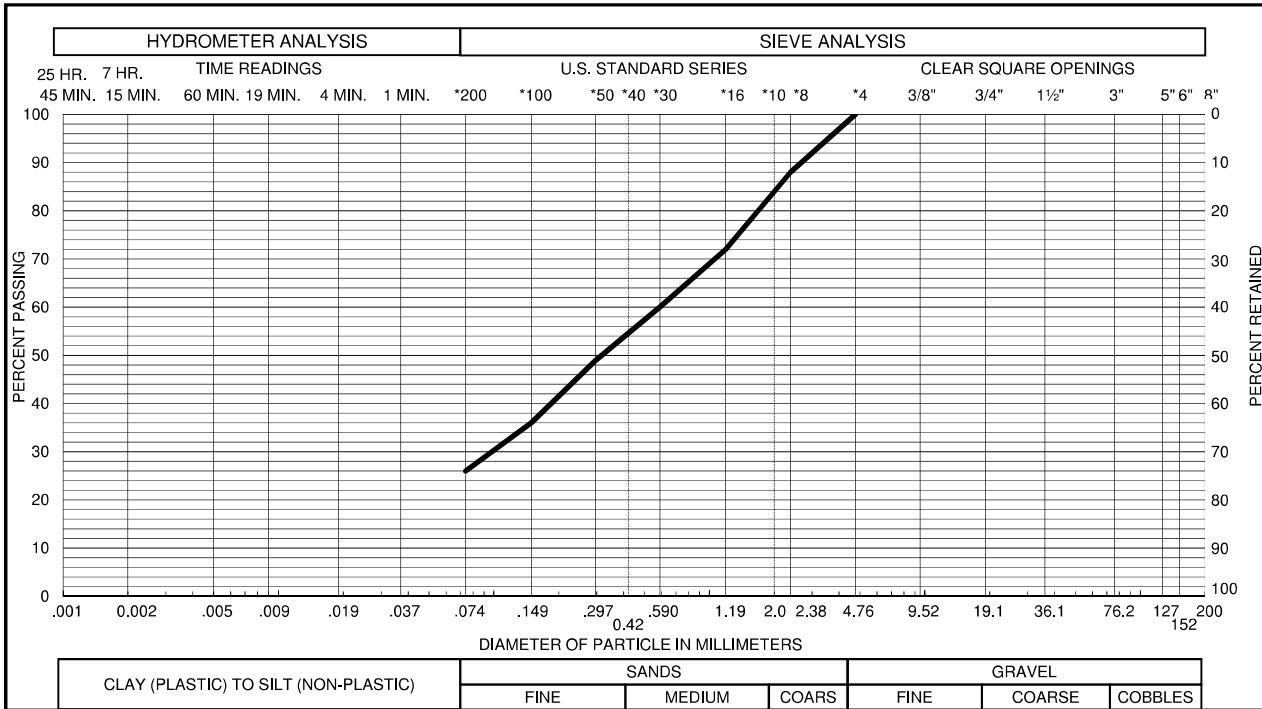


Sample of SAND, SLIGHTLY SILTY (SP-SM) GRAVEL 4 % SAND 89 %
 From TH - 1 AT 9 FEET SILT & CLAY 7 % LIQUID LIMIT %
 PLASTICITY INDEX %

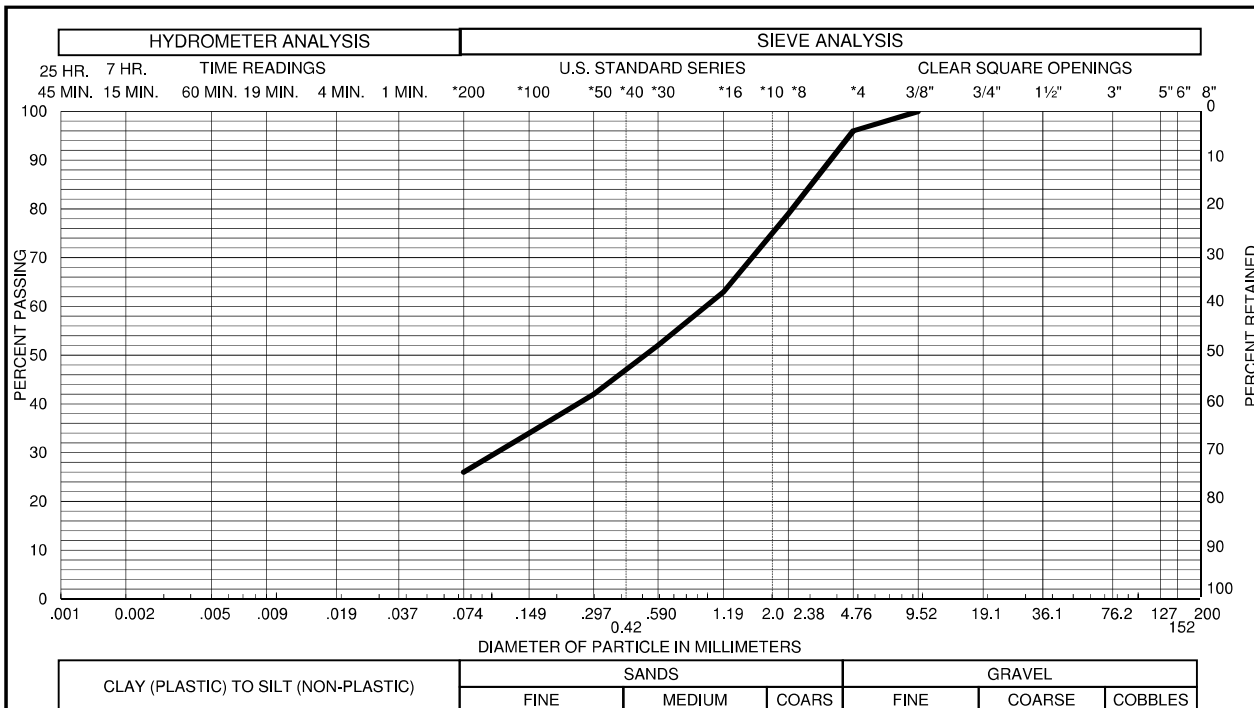


Sample of SANDSTONE, SILTY GRAVEL 2 % SAND 70 %
 From TH - 2 AT 4 FEET SILT & CLAY 28 % LIQUID LIMIT %
 PLASTICITY INDEX %

Gradation Test Results

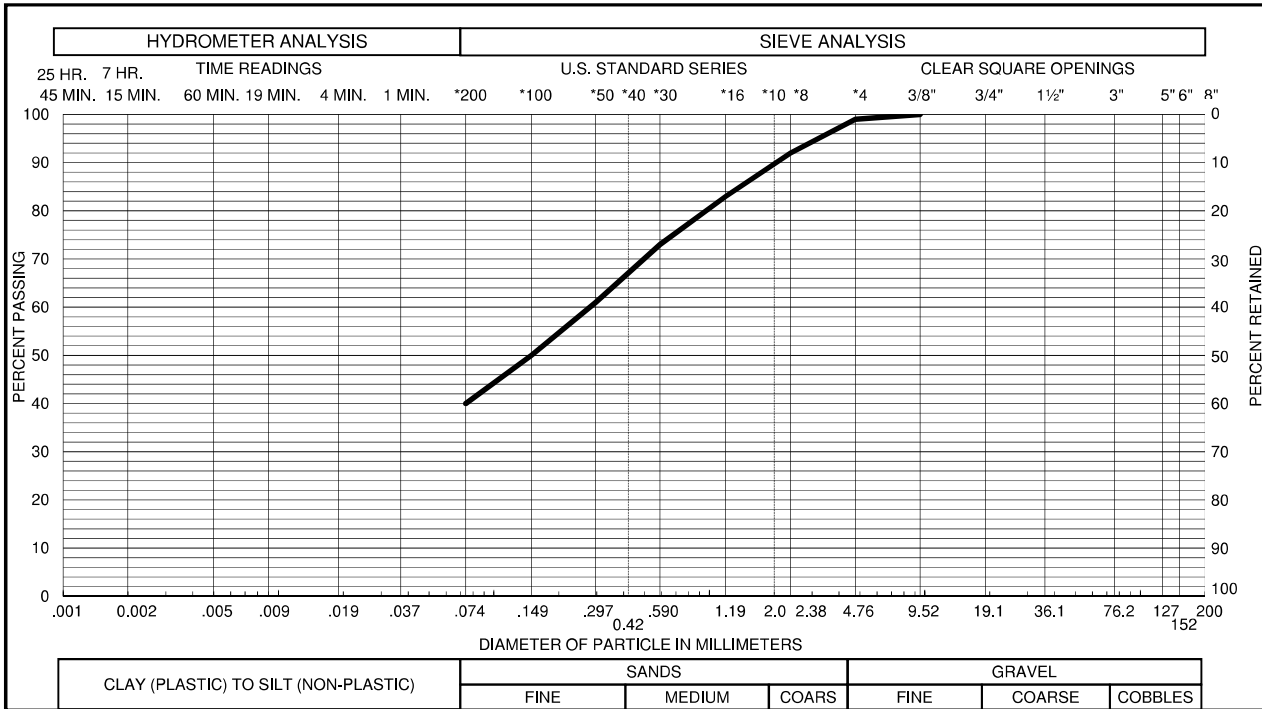


Sample of SANDSTONE, SILTY GRAVEL 0 % SAND 74 %
 From TH - 2 AT 14 FEET SILT & CLAY 26 % LIQUID LIMIT %
 PLASTICITY INDEX %

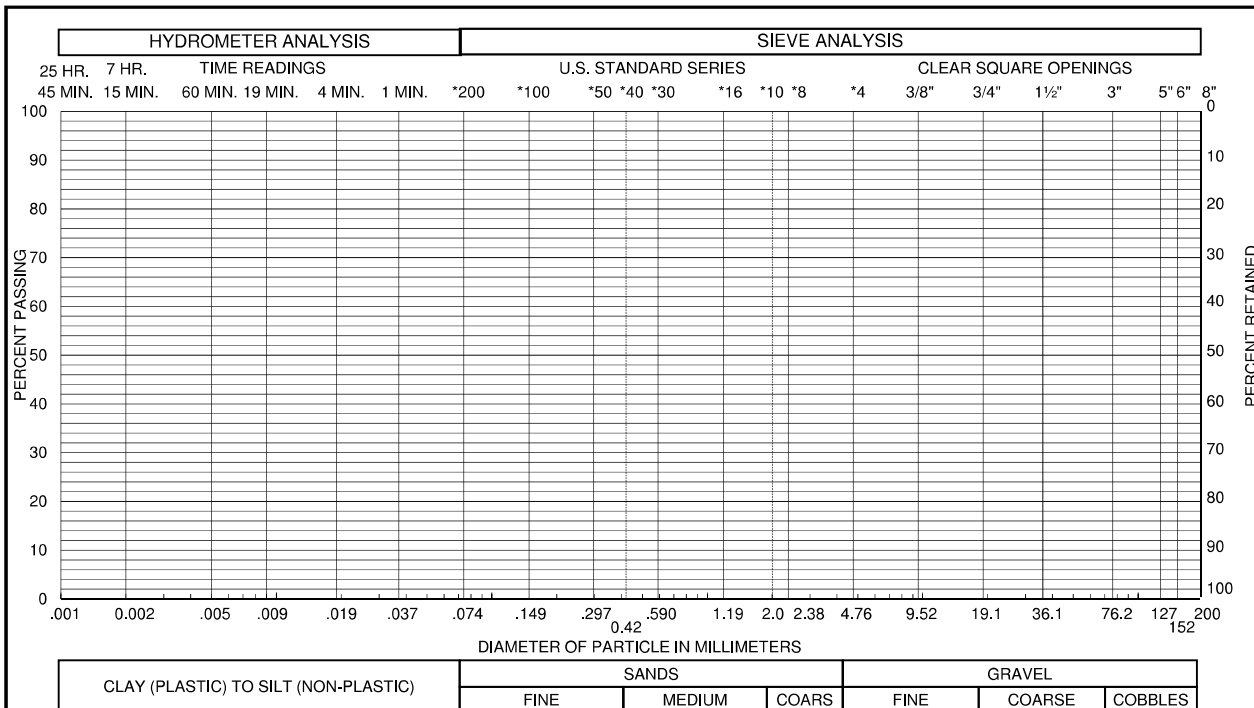


Sample of SAND, CLAYEY (SC) GRAVEL 4 % SAND 70 %
 From TH - 4 AT 4 FEET SILT & CLAY 26 % LIQUID LIMIT %
 PLASTICITY INDEX %

Gradation Test Results



Sample of SAND, VERY CLAYEY (SC) GRAVEL 1 % SAND 59 %
 From TH - 4 AT 9 FEET SILT & CLAY 40 % LIQUID LIMIT %
 PLASTICITY INDEX %



Sample of _____ GRAVEL _____ % SAND _____ %
 From _____ SILT & CLAY _____ % LIQUID LIMIT _____ %
 PLASTICITY INDEX _____ %

TABLE B-1
SUMMARY OF LABORATORY TESTING
CLIT PROJECT NO. CS18589-115



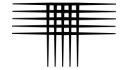
BORING	DEPTH (FEET)	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	ATTERBERG LIMITS		SWELL TEST RESULTS*		PASSING NO. 200 SIEVE (%)	WATER SOLUBLE SULFATES (%)	DESCRIPTION
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)	SWELL (%)	SWELL PRESSURE (PSF)			
TH-1	9	9.4	115					7		SAND, SLIGHTLY SILTY (SP-SM)
TH-2	4	10.7	123					28	<0.1	SANDSTONE, SILTY
TH-2	14	11.7	124					26		SANDSTONE, SILTY
TH-3	9	20.3	103			0.4				CLAY, SANDY (CL)
TH-4	4	13.6	115					26		SAND, CLAYEY (SC)
TH-4	9	12.1	121					40		SAND, VERY CLAYEY (SC)

* SWELL MEASURED WITH 1000 PSF APPLIED PRESSURE, OR ESTIMATED IN-SITU OVERBURDEN PRESSURE. NEGATIVE VALUE INDICATES COMPRESSION.



APPENDIX C

GUIDELINE SITE GRADING SPECIFICATIONS
THE COVE AT WOODMOOR
COLORADO SPRINGS, COLORADO



**GUIDELINE SITE GRADING SPECIFICATIONS
SPRING CREEK, SOUTHEAST QUAD
COLORADO SPRINGS, COLORADO**

1. DESCRIPTION

This item consists of the excavation, transportation, placement and compaction of materials from locations indicated on the plans, or staked by the Engineer, as necessary to achieve preliminary pavement and building pad elevations. These specifications also apply to compaction of materials that may be placed outside of the project.

2. GENERAL

The Soils Engineer will be the Owner's representative. The Soils Engineer will approve fill materials, method of placement, moisture contents and percent compaction.

3. CLEARING JOB SITE

The Contractor shall remove all trees, brush and rubbish before excavation or fill placement is begun. The Contractor shall dispose of the cleared material to provide the Owner with a clean, neat appearing job site. Cleared material shall not be placed in areas to receive fill or where the material will support structures of any kind.

4. SCARIFYING AREA TO BE FILLED

All topsoil, vegetable matter, and existing fill shall be removed from the ground surface upon which fill is to be placed. The surface shall then be plowed or scarified until the surface is free from ruts, hummocks or other uneven features that would prevent uniform compaction by the equipment to be used.

5. PLACEMENT OF FILL ON NATURAL SLOPES

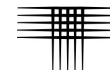
Where natural slopes are steeper than 20 percent (5:1, horizontal to vertical) and fill placement is required, horizontal benches shall be cut into the hillside. The benches shall be at least 12 feet wide or 1-1/2 times the width of the compaction equipment and be provided at a vertical spacing of not more than 5 feet (minimum of two benches). Larger bench widths may be required by the Engineer. Fill shall be placed on completed benches as outlined within this specification.

6. COMPACTING AREA TO BE FILLED

After the foundation for the fill has been cleared and scarified, it shall be disced or bladed until it is free from large clods, brought to a workable moisture content and compacted.

7. FILL MATERIALS

Fill soils shall be free from vegetable matter or other deleterious substances and shall not contain rocks or lumps having a diameter greater than six (6) inches. Fill materials shall be obtained from cut areas shown on the plans or staked in the field by the Engineer or imported to the site.



8. MOISTURE CONTENT

For fill material classifying as CH or CL, the fill shall be moisture treated to between 1 and 4 percent above optimum moisture content as determined by ASTM D 698, if it is to be placed within 15 feet of the final grade. For deep cohesive fill (greater than 15 feet below final grade), it shall be moisture conditioned to within ± 2 percent of optimum. Soils classifying as SM, SC, SW, SP, GP, GC and GM shall be moisture treated to within 2 percent of optimum moisture content as determined by ASTM D 1557. Sufficient laboratory compaction tests shall be made to determine the optimum moisture content for the various soils encountered in borrow areas.

The Contractor may be required to add moisture to the excavation materials in the borrow area if, in the opinion of the Soils Engineer, it is not possible to obtain uniform moisture content by adding water on the fill surface. The Contractor may be required to rake or disc the fill soils to provide uniform moisture content throughout the soils.

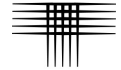
The application of water to embankment materials shall be made with any type of watering equipment approved by the Soils Engineer, which will give the desired results. Water jets from the spreader shall not be directed at the embankment with such force that fill materials are washed out.

Should too much water be added to any part of the fill, such that the material is too wet to permit the desired compaction to be obtained, all work on that section of the fill shall be delayed until the material has been allowed to dry to the required moisture content. The Contractor will be permitted to rework wet material in an approved manner to hasten its drying.

9. COMPACTION OF FILL AREAS

Selected fill material shall be placed and mixed in evenly spread layers. After each fill layer has been placed, it shall be uniformly compacted to not less than the specified percentage of maximum density. Granular fill placed less than 15 feet below final grade shall be compacted to at least 95 percent of maximum dry density as determined in accordance with ASTM D 1557. Cohesive fills placed less than 15 feet below final grade shall be compacted to at least 95 percent of maximum dry density as determined in accordance with ASTM D 698. For deep, cohesive fill (to be placed 15 feet or deeper below final grade), the material shall be compacted to at least 98 percent of maximum standard Proctor dry density (ASTM D 698). Granular fill placed more than 15 feet below final grade shall be compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557). Deep fills shall be placed within 2 percent of optimum moisture content. Fill materials shall be placed such that the thickness of loose materials does not exceed 10 inches and the compacted lift thickness does not exceed 6 inches.

Compaction, as specified above, shall be obtained by the use of sheepfoot rollers, multiple-wheel pneumatic-tired rollers, or other equipment approved by the Soils Engineer for soils classifying as claystone, CL, CH or SC. Granular fill shall be compacted using vibratory equipment or other equipment approved by the Soils Engineer.



Compaction shall be accomplished while the fill material is at the specified moisture content. Compaction of each layer shall be continuous over the entire area. Compaction equipment shall make sufficient trips to insure that the required density is obtained.

10. COMPACTION OF SLOPES

Fill slopes shall be compacted by means of sheepfoot rollers or other suitable equipment. Compaction operations shall be continued until slopes are stable, but not too dense for planting, and there is no appreciable amount of loose soil on the slopes. Compaction of slopes may be done progressively in increments of 3 to 5 feet in height or after the fill is brought to its total height. Permanent fill slopes shall not exceed 3:1 (horizontal to vertical).

11. DENSITY TESTS

Field density tests will be made by the Soils Engineer at locations and depths of his/her choosing. Where sheepfoot rollers are used, the soil may be disturbed to a depth of several inches. Density tests will be taken in compacted material below the disturbed surface. When density tests indicate the density or moisture content of any layer of fill or portion thereof is below that required, the particular layer or portion shall be reworked until the required density or moisture content has been achieved. The criteria for acceptance of fill shall be:

A. Moisture

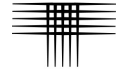
The allowable ranges for moisture content of the fill materials specified above in "Moisture Content" are based on design considerations. The moisture shall be controlled by the Contractor so that moisture content of the compacted earth fill, as determined by tests performed by the Soils Engineer, shall be within the limits given. The Soils Engineer will inform the Contractor when the placement moisture is less than or exceeds the limits specified above and the Contractor shall immediately make adjustments in procedures as necessary to maintain placement moisture content within the specified limits.

B. Density

1. The average dry density of all material shall not be less than the dry density specified.
2. No more than 20 percent of the material represented by the samples tested shall be at dry densities less than the dry density specified.
3. Material represented by samples tested having a dry density more than 2 percent below the specified dry density will be rejected. Such rejected materials shall be reworked until a dry density equal to or greater than the specified dry density is obtained.

12. SEASONAL LIMITS

No fill material shall be placed, spread or rolled while it is frozen, thawing, or during unfavorable weather conditions. When work is interrupted by heavy precipitation, fill



operations shall not be resumed until the Soils Engineer indicates the moisture content and density of previously placed materials are as specified.

13. NOTICE REGARDING START OF GRADING

The Contractor shall submit notification to the Soils Engineer and owner advising them of the start of grading operations at least three (3) days in advance of the starting date. Notification shall also be submitted at least three days in advance of any resumption dates when grading operations have been stopped for any reason other than adverse weather conditions.

14. REPORTING OF FIELD DENSITY TESTS

Density tests made by the Soils Engineer, as specified under "Density Tests" above, will be submitted progressively to the Owner. Dry density, moisture content and percent compaction will be reported for each test taken.