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Founded 1986



# A PAVEMENT DESIGN REPORT for “SKYE VISTA”

Prepared for  
Herebic, HR Dev. Corp.  
1849 Lower Lake Road  
Monument, CO 80132

on this date

July 21, 2026



July 21, 2026

Herebic, HR Dev. Corp.  
1849 Lower Lake Road  
Monument, CO 80132

Attention: Mr. Bill Herebic

Subject: Pavement Design Report  
Skye Vista  
Black Forest, CO

Dear Sir,

As requested, we have prepared this Pavement Design Report for the proposed "Skye Vista" development located in Black Forest, CO. The purpose of our Investigation was to evaluate subsurface soil conditions and based on those findings provide recommendations pertaining to the pavement design. The conclusions and recommendations found herein are based on the field data and samples recovered at the time of the Investigation as well as a laboratory analysis of said samples.

Thank you for the opportunity to provide you with this information. Please feel free to contact this office at your convenience if you require any additional information.

Sincerely,



Erik J. Forster, P.E.  
Vice President  
North American Testing, Inc.

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## 1.0 INTRODUCTION

### 1.1 SCOPE OF INVESTIGATION

This report presents the results of a Pavement Design Report conducted for the proposed new roadway pavements located within the new Skye Vista Subdivision in Black Forest, Colorado. The purpose of this Investigation was to determine and document the existing subsurface soil conditions below the proposed pavement. With the information provided from the Investigation we analyzed the existing conditions and developed the criteria for the design of pavements. With this report we have summarized the results of a field investigation and the laboratory analysis of samples obtained from the field investigation. Included in this report are the design criteria for new roadway pavements.

The conclusions and recommendations found herein are based on the field data and samples recovered at the time of the Investigation, engineering analysis and our experience with numerous projects in the area. The design criteria presented were developed with our understanding of the proposed construction. If revisions in the proposed construction are made we will need to be contacted to review the changes and determine if the design criteria are applicable to the new configurations.

### 1.2 PROPOSED CONSTRUCTION

Proposed construction for this site is a new residential subdivision consisting of thirteen (13) individual lots. The new lots will be accessed from the new roadways: Endless Skye Lane and Sewart Ranch Court. Each of these roadways terminate in cul-de-sacs and are relatively short at approximately one thousand (1000) feet and four hundred (400) feet, respectively. Therefore, we anticipate the vehicle traffic will be relatively light and consist of primarily passenger vehicles.

We understand that the asphalt roadway will be installed prior to any construction of the future residential structures. Therefore, the design traffic would not include any future construction traffic. This may add additional truck traffic beyond the planned long-term residential passenger car traffic.

## 2.0 INVESTIGATION

### 2.1 SITE CONDITIONS

This site is located near the intersection of Hodgen Rd and Settlers Ranch Rd, El Paso County, Colorado. Specifically, the site will extend off of Settlers Ranch Rd.

Currently undeveloped, the immediate area of proposed construction does not contain any specific prior building construction. However, the site has undergone overlot grading operations to create the new roadway alignments. Cuts and fills were completed to reach the current design grades, which also includes underground storm drain utilities.

At the time of our review the roadways have been completed to the final subgrade elevation in anticipation of the overlying pavement sections. Generally, grade across the area is variable with a predominant slope to the southeast. A majority of the roadway areas slope approximately 2-4% per the project drawings prepared for this site by Matrix Design Group. We do not anticipate any additional overlot grading will be necessary at this time.

### 2.2 FIELD INVESTIGATION

During construction personnel of this office performed in-place compaction testing of the overlot fill placement, which included sampling of the subsoils and fill materials. A “Geology and Soils Evaluation Report” was prepared for this site by Vivid Engineering Group as detailed in their report dated January 13, 2025.. In general, the fill placement was found to be in compliance with the Vivid Engineering report.

Additional samples were obtained of the final subgrade per the requirements of the El Paso County Colorado Engineering Criteria Manual. Specifically, samples were obtained at approximately five hundred (500) foot intervals along the final roadway alignment. Specifics of the results of subgrade and subsoil testing will be presented in Section 3.2.

## 2.3 LABORATORY ANALYSIS

Soil samples obtained during the Field Investigation were brought to the laboratory for analysis. Samples were carefully examined by visual and mechanical methods. Primarily the soils were subjected to:

- ASTM C 117 (Material Finer than No 200 Sieve in Mineral Aggregates by Washing)
- ASTM D 422 (Particle Size Analysis of Soils)
- ASTM D 4318 (Liquid Limit, Plastic Limit and Plasticity Index of Soils)
- ASTM D 2216 (Laboratory Determination of Water Content of Soil and Rock)
- ASTM D 2487 (Classification of Soils for Engineering Purposes)

## 3.0 SUBSURFACE FINDINGS

### 3.1 GEOLOGY

The area is mapped as the Upper part of the Dawson Formation, which includes the Paleocene and Upper Cretaceous periods. The Dawson Formation is an Arkosic sandstone, siltstone, claystone and minor conglomerate that forms most of the bedrock between Colorado Springs and Denver, CO. Estimates of the formation have shown the depth can be up to approximately 610 meters. These deposits are delta and river sediments, all varying considerably from place to place. Individual layers of sand or gravel are not continuous over extensive areas.<sup>1</sup>

<sup>1</sup> Geologic Map of the Black Forest Quadrangle El Paso Co Colorado (Jon P. Thorson, 2003).

### 3.2 SUBSURFACE CONDITIONS

As mentioned earlier, the subsurface soil conditions were determined during overlot grading operations as well as sampling at the final roadway subgrade elevation. The results of the investigation are as follows:

#### Summary of Overlot Fill Samples

| Sample #    | Classification | % Passing 200 | Liquid Limit | Plasticity Index |
|-------------|----------------|---------------|--------------|------------------|
| <b>P-01</b> | SC-SM          | 44            | 24           | 7                |
| <b>P-02</b> | SC             | 42            | 25           | 8                |
| <b>P-03</b> | SC-SM          | 28            | 22           | 5                |
| <b>P-04</b> | SM             | 19            | NV           | NP               |

#### Summary of Subgrade Samples

| Sample #     | Classification | % Passing 200 | Liquid Limit | Plasticity Index |
|--------------|----------------|---------------|--------------|------------------|
| <b>SG-01</b> | SC             | 27            | 26           | 9                |
| <b>SG-02</b> | SC-SM          | 39            | 23           | 7                |
| <b>SG-03</b> | SM             | 27            | 19           | 2                |
| <b>SG-04</b> | SM             | 35            | 22           | 3                |
| <b>SG-05</b> | SC-SM          | 33            | 24           | 5                |

- Final subgrade samples were found to be similar to that of the overlot fill samples. SG-05 represents a composite sample of SG-01:04 from which the California Bearing Ration (CBR) was determined.

## 5.0 PAVING

### 5.1 PAVEMENT DESIGN

We understand that the primary focus of paving at this location is a low volume residential street. As noted previously, the cul-de-sac streets will serve thirteen (13) new residential lots.

We have not been supplied with a traffic study, nor any specific traffic data for the apron. However, we anticipate the general traffic on this pavement will be very low and consist of a mix of passenger vehicles and occasional delivery truck traffic. However, this does not include any future construction traffic. At this time we have estimated the soil conditions based on the current elevations. The pavement subgrade will consist of predominantly of silty sands and slightly clayey sands as outlined in Section 3.2.

Asphalt pavement sections were determined by El Paso County Colorado Engineering Criteria Manual Appendix D Pavement Design Criteria and Report. Subgrade soils encountered classify generally as SC-SM per the Unified Classification System (ASTM D 2487). A composite sample CBR value of forty-seven (47) was utilized to determine the Resilient Modulus value ( $M_R$ ) of 70500. In addition, the following design parameters we also utilized per Appendix D:

Roadway Type = Rural  
Design ESAL = 36,500 (50,000 min per nomograph)  
Reliability = 75%  
Standard Deviation = 0.45 flexible  
Serviceability Index Loss = 2.0

From above information, Structural Numbers (SN) are as follows:  
Roadway = 1.3 (minimum per nomograph)

The required section would be less than the minimum section requirements per Table D.2, therefore, the recommended minimum section is as follows in inches:

|                 | Asphalt | Aggregate Basecourse | Subgrade |
|-----------------|---------|----------------------|----------|
| <b>Roadways</b> | 3       | 4                    | 8        |

## 5.2 PAVEMENT EARTHWORK (CONT)

All subgrade materials should be fully scarified to the indicated depth, thoroughly mixed (disking is preferred method), moisture-conditioned and be compacted to a minimum of 95% of ASTM D 1557 at -2% to +1% of optimum moisture content.

Prior to placement of new basecourse materials, all subgrade areas shall be proof-rolled to determine stability. Proof-rolling shall be with a heavy pneumatic-tired roller or vehicle having a single-axle weight of at least 18,000 pounds and a minimum tire pressure of 70 psi. A minimum of two (2) passes should be performed over each area. The possibility for yielding materials below the existing asphalt should be expected. Where this is encountered, the area will need to be addressed on an individual basis.

Unstable conditions may be possible once the subgrade preparation has been completed. Due to the possibility of yielding subgrade conditions across the site, the use of the geotextile fabric such as Mirafi RS 380i may be required for stabilization. Where unstable subgrade is encountered prior to fill placement, the conditions should be evaluated by this office. Final recommendations will need to be based on the actual conditions encountered at specific area of unstable conditions.

After the scarification has been completed the stability of the subgrade may be affected by moisture variations from environmental changes, repetitive traffic, etc... It is imperative that the reworked subgrade materials be protected prior to the completion of subsequent construction. Initial testing of the compacted in-situ soils and import materials during construction do not provide an indefinite indemnity from the required compaction and moisture requirements.

Any fill required below the pavement subgrade elevation during overlot grading to reach the final grade should be placed to a minimum of 95% of ASTM D 1557 at -2% to +1% of optimum moisture content. Where moisture sensitive soils are required to be conditioned within a specific range that range shall be maintained until the area is considered completed with subsequent lifts, basecourse, asphalt, etc. Subgrade areas should be proof-rolled as described previously.

If materials encountered in the exposed subgrade are not consistent with the expected slightly clayey sands then additional overexcavation and replacement may be required. This would need to be evaluated during the excavation process for each paving area.

## 5.2 PAVEMENT EARTHWORK (CONT)

Unless otherwise required by the project documents, at a minimum, the Aggregate basecourse shall consist of Class V (5) or VI (6) materials meeting the standard requirements of the Colorado Department of Transportation specifications for aggregate quality and gradation per Section 703 as noted in the El Paso County Colorado Engineering Criteria Manual Appendix D.5 materials should be placed in maximum of six (6) inch lifts. Compaction of basecourse should be to a minimum of 95% of ASTM D 1557 at -2% to 0% of optimum moisture content. If not otherwise specified, a minimum of one (1) compaction test will be required per lift for every five hundred (500) linear feet. Samples for aggregate gradation should be obtained at the frequency of one (1) for each one thousand (1000) tons of materials. Materials shall be submitted for approval to this office a minimum of three (3) days prior to delivery to the site. If necessary, we will be able to assist in selecting materials which will meet the project specifications.

Asphalt materials shall meet the requirements of Pikes Peak Region Asphalt Specification as referenced in El Paso County Colorado Engineering Criteria Manual Appendix D.5 Materials

When work will be completed during periods of cold temperatures, provisions must be made to mitigate frozen soils. Fill or paving materials should not be placed on any material that currently is frozen or contains frost. In addition, all fill should be free of frost during placement. Protection from cold temperatures should continue until an area is completed. If necessary, we will be able to assist with developing economically viable plans for mitigating frost issues during periods of cold weather.

Local, State, and Federal guidelines or regulations should govern excavations made at this site, including those for foundations and utilities. All personnel at this site should be familiar with these regulations and take whatever action deemed necessary by the applicable industry requirements. Our office will need to be contacted to perform an excavation inspection to insure that any unexpected conditions encountered during excavation be evaluated and the design modified as necessary. If an Excavation Inspection is not performed and the recommendations in this report are not followed we will not be responsible in any way for the performance of this structure; all liability will be voided.

## 6.0 SURFACE DRAINAGE

It is imperative that grading around the perimeter of the roadways be maintained during and after construction. Do not allow water to pond or enter your excavations at any time. Improper construction practices will void all recommendations contained in this report. A slope of at least 2 percent away from the roadways should be maintained in lateral and transverse directions. Surface drainage is considered important and the recommendations must be closely followed at all times during and after construction.

## 7.0 LIMITATIONS

Before the start of any work, we recommend that a meeting be held with North American Testing, the Contractor and the Owner. The purpose of this meeting is to discuss site preparation, grading for drainage, and the compaction testing of the recompacted material for subgrades. If any pavement is located outside of the original investigation additional sampling will have to be performed, which may influence the current recommendations.

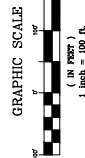
The recommendations presented were developed considering conditions expected in the completed excavations, and the type of structures planned. Revisions in the excavation or structure could influence our recommendations. If changes are made, we should be contacted to review the new configurations.

Our professional services were performed within acceptable industry standards. No warranty expressed or implied is made. The exclusive purpose of this report does not include any environmental assessment of the site or any identification of contaminated or hazardous materials.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

|                                |               |
|--------------------------------|---------------|
| PROPOSED CENTERLINE            | —             |
| SIGHT TRIANGLE (335 FT)        | —             |
| PROPOSED ROAD SHOULDER         | —             |
| EXISTING FENCE                 | X             |
| RIGHT OF WAY                   | —             |
| PROPERTY LINE                  | —             |
| LOT/TRACT LINE                 | —             |
| PROPOSED SETBACK               | —             |
| EXISTING EASEMENT              | —             |
| PROPOSED EASEMENT              | —             |
| DRAINAGE SWALE                 | —             |
| EXISTING UNDERGROUND UTILITIES | UT<br>OC<br>G |
| PROPOSED STORM DRAIN           | —             |
| PROPOSED STORM FES             | —             |
| PROPOSED ASPHALT PAVEMENT      | —             |
| PROPOSED GRAVEL ROADWAY        | —             |

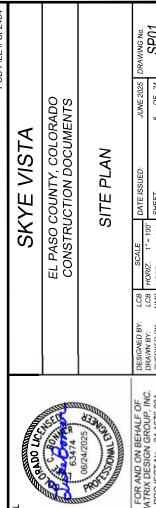
TONE: RR 2.5  
 MIN. LOT SIZE: 2.5 AC.  
 MIN. LOT WIDTH: 200'  
 FRONT SETBACK: 25'  
 REAR SETBACK: 25'  
 SIDE SETBACK: 15'  
 MINIMUM FLAG WIDTH: 30'  
 ROW WIDTH: 60'  
 MAX BUILDING HEIGHT: 30'  
 LANDSCAPE SETBACK: 10' ALL SIDES (NOT SHOWN)



1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING FEATURES WITHIN THIS PLAN;
2. CONTRACTOR TO CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THIS PLAN;
3. CONTRACTOR TO GOVERN DEPTH APPROXIMATELY 3'00 FT WEST OF THE SAVE STATE DEVELOPMENT, ALONG SETTLERS RANCH ROAD WITH THE EXISTING SAVI STATE HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE.
4. CONTRACTOR TO GOVERN DEPTH APPROXIMATELY 3'00 FT EAST OF THE SETTLERS RANCH DEVELOPMENT.
5. CONTRACTOR TO GOVERN DEPTH APPROXIMATELY 3'00 FT WEST OF THE SETTLERS RANCH DEVELOPMENT.

ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED EITHER ASIDE A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. MAINTENANCE OF THESE EASEMENTS IS HEREBY TESTED WITH THE INDIVIDUAL LOT OWNERS.

SECTION 6 TO BE DESIGNED BY GEOTECHNICAL ENGINEER REF EP-6 SPECIFICATIONS



SEAL

PREPARED BY:

 Matrix

M

[illegible]

|  |  |
|--|--|
|  |  |
|--|--|

[illegible][illegible]

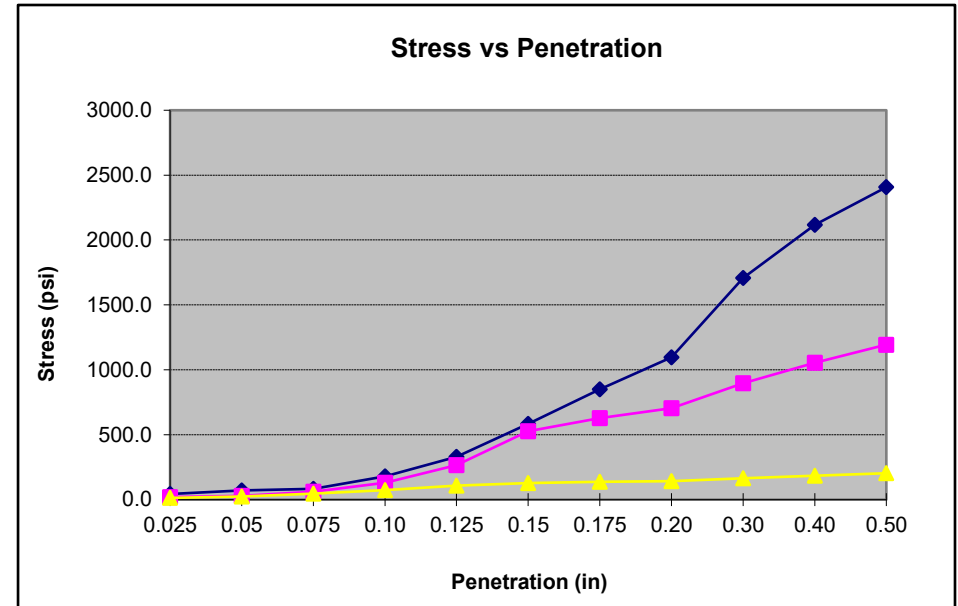
# California Bearing Ratio ASTM D 1883

Client: Herebic Homes  
Project No: 25-16

Project: Skye Vista  
Location: Black Forest, CO

Date Sampled: 7/8/2026  
Sample Location: CBR-01

| Penetration<br>(in.) | 56-Blows     |            | 25-Blows     |            | 10-Blows     |            |
|----------------------|--------------|------------|--------------|------------|--------------|------------|
|                      | Stress (psi) | Load (lbs) | Stress (psi) | Load (lbs) | Stress (psi) | Load (lbs) |
| 0.025                | 43.3         | 130        | 20.0         | 60         | 13.3         | 40         |
| 0.05                 | 70.0         | 210        | 30.0         | 90         | 23.3         | 70         |
| 0.075                | 83.4         | 250        | 60.0         | 180        | 46.7         | 140        |
| 0.10                 | 180.1        | 540        | 130.0        | 390        | 73.4         | 220        |
| 0.125                | 330.1        | 990        | 266.8        | 800        | 106.7        | 320        |
| 0.15                 | 583.5        | 1750       | 526.8        | 1580       | 126.7        | 380        |
| 0.175                | 850.3        | 2550       | 626.9        | 1880       | 136.7        | 410        |
| 0.20                 | 1097.0       | 3290       | 703.6        | 2110       | 143.4        | 430        |
| 0.30                 | 1707.2       | 5120       | 897.0        | 2690       | 163.4        | 490        |
| 0.40                 | 2117.4       | 6350       | 1053.7       | 3160       | 183.4        | 550        |
| 0.50                 | 2407.5       | 7220       | 1193.7       | 3580       | 203.4        | 610        |



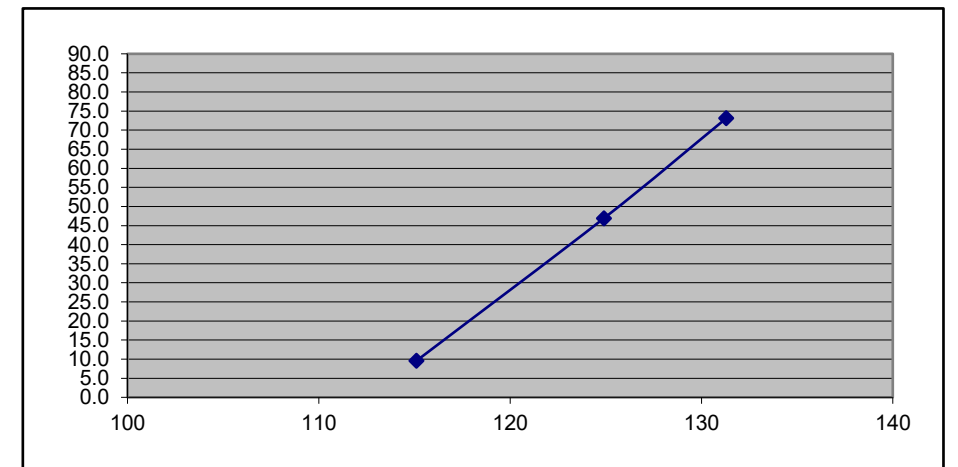
|             |       |       |       |
|-------------|-------|-------|-------|
| Dry Density |       |       |       |
| Before      | 131.3 | 124.9 | 115.1 |
| After       | 130.6 | 122.3 | 110.3 |

|          |      |      |      |
|----------|------|------|------|
| Moisture |      |      |      |
| Before   | 7.3  | 7.4  | 7.4  |
| After    | 8.0  | 9.7  | 12.1 |
| Top 1"   | 11.9 | 12.6 | 14.2 |

|                       |            |            |            |
|-----------------------|------------|------------|------------|
| Surcharge Wt:         | 4.54 kg    | 4.54 kg    | 4.54 kg    |
| Method of Compaction: | D 1557     | D 1557     | D 1557     |
| Condition of Sample   | 96 hr soak | 96 hr soak | 96 hr soak |
| Swell (%)             | 0.0%       | 0.0%       | 0.0%       |

|                       |             |             |            |
|-----------------------|-------------|-------------|------------|
| Bearing Ratio at .1": | <u>18.0</u> | <u>13.0</u> | <u>7.3</u> |
|-----------------------|-------------|-------------|------------|

|                       |             |             |            |
|-----------------------|-------------|-------------|------------|
| Bearing Ratio at .2": | <u>73.1</u> | <u>46.9</u> | <u>9.6</u> |
|-----------------------|-------------|-------------|------------|

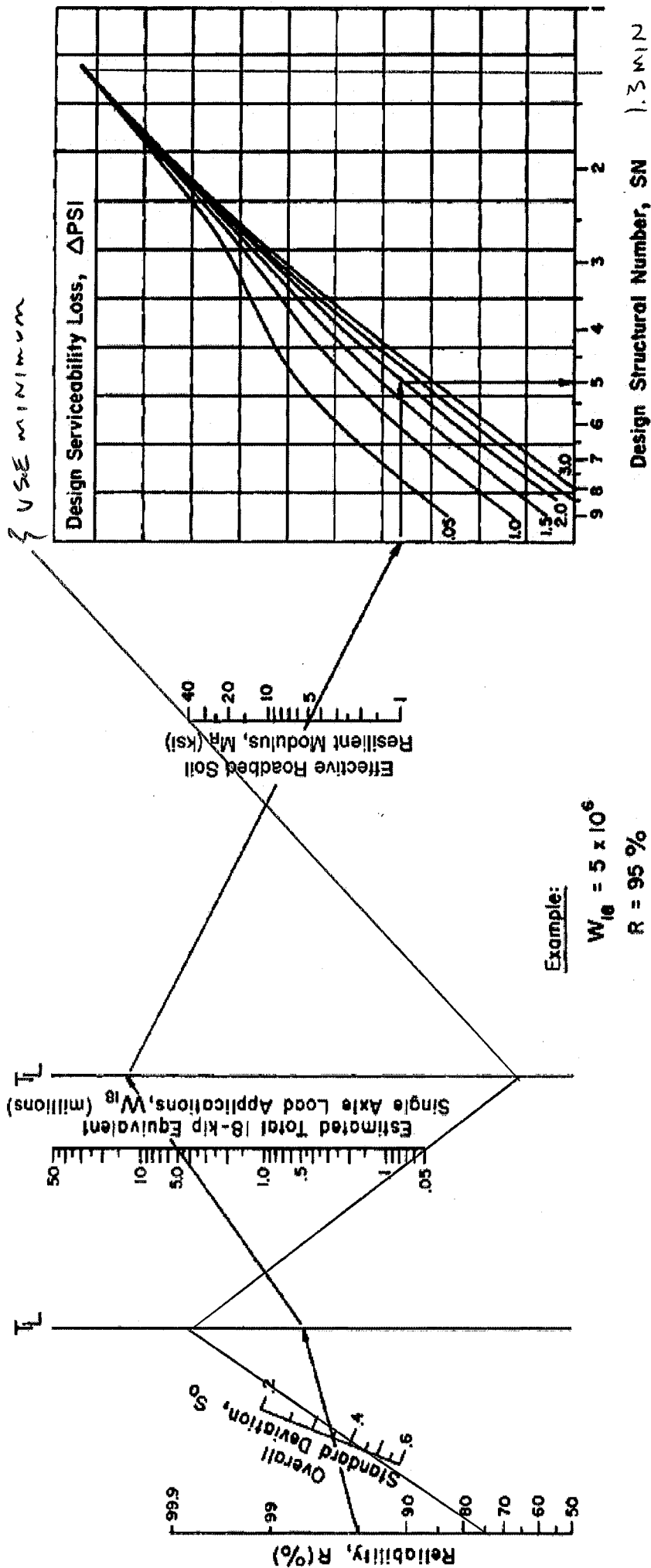


**Bearing Ratio @ 95% compaction =** 47 @ 124.7 pcf

NOMOGRAPH SOLVES:

$$\log_{10} W_{18} = Z_R S_o + 9.36 \log_{10} (SN+1) - 0.20 + \frac{\log_{10} \left[ \frac{\Delta PSI}{4.2 - 1.5} \right]}{1094} + 2.32 \log_{10} M_R - 8.07$$

$$0.40 + \frac{5.19}{(SN+1)}$$



Example:

$$W_{18} = 5 \times 10^6$$

$$R = 95 \%$$

$$S_o = 0.35$$

$$M_R = 5000 \text{ psi}$$

$$\Delta PSI = 1.9$$

$$\text{Solution: } SN = 5.0$$

1.3 MIN



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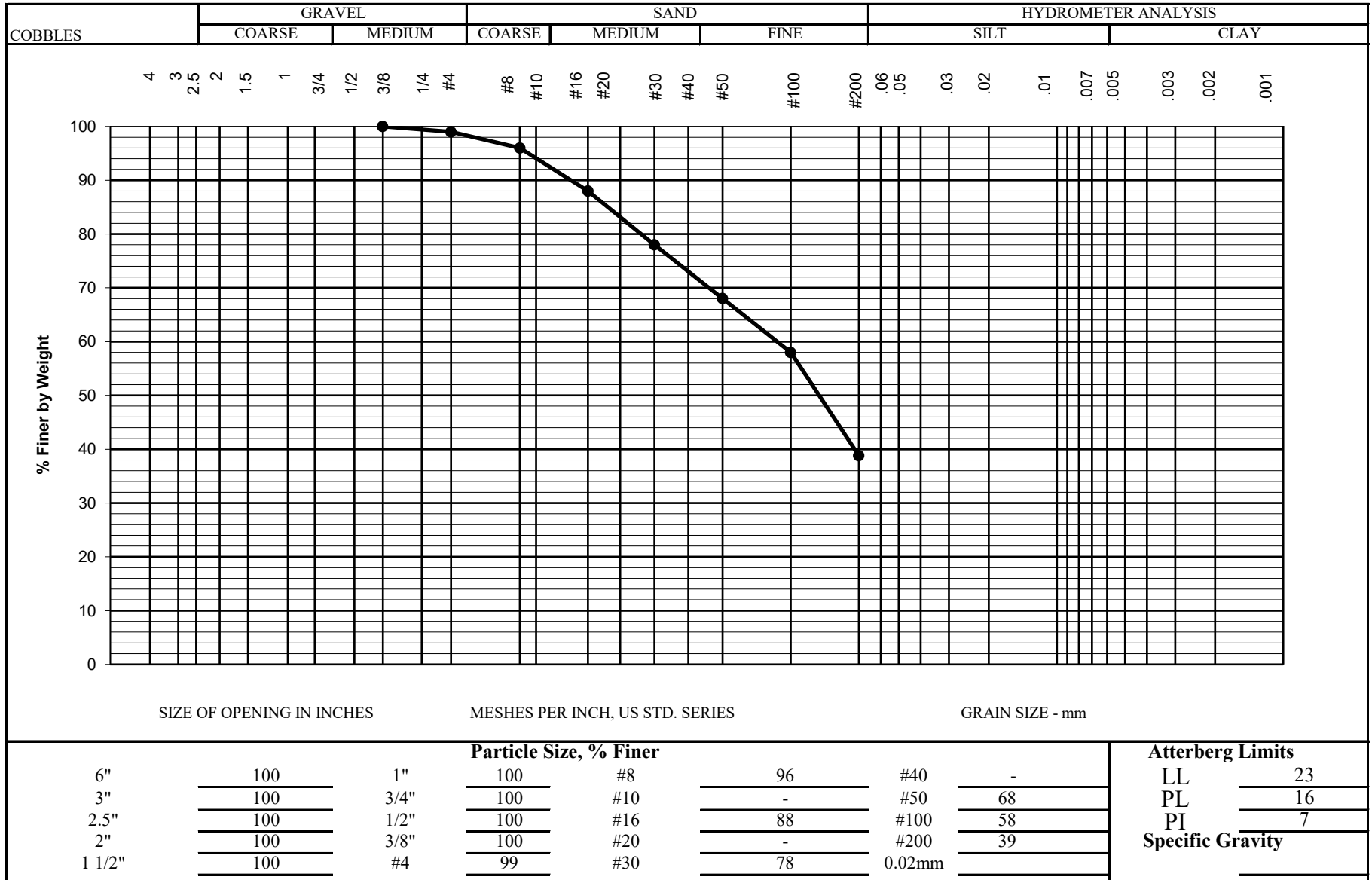
Report Date: 7/14/2026





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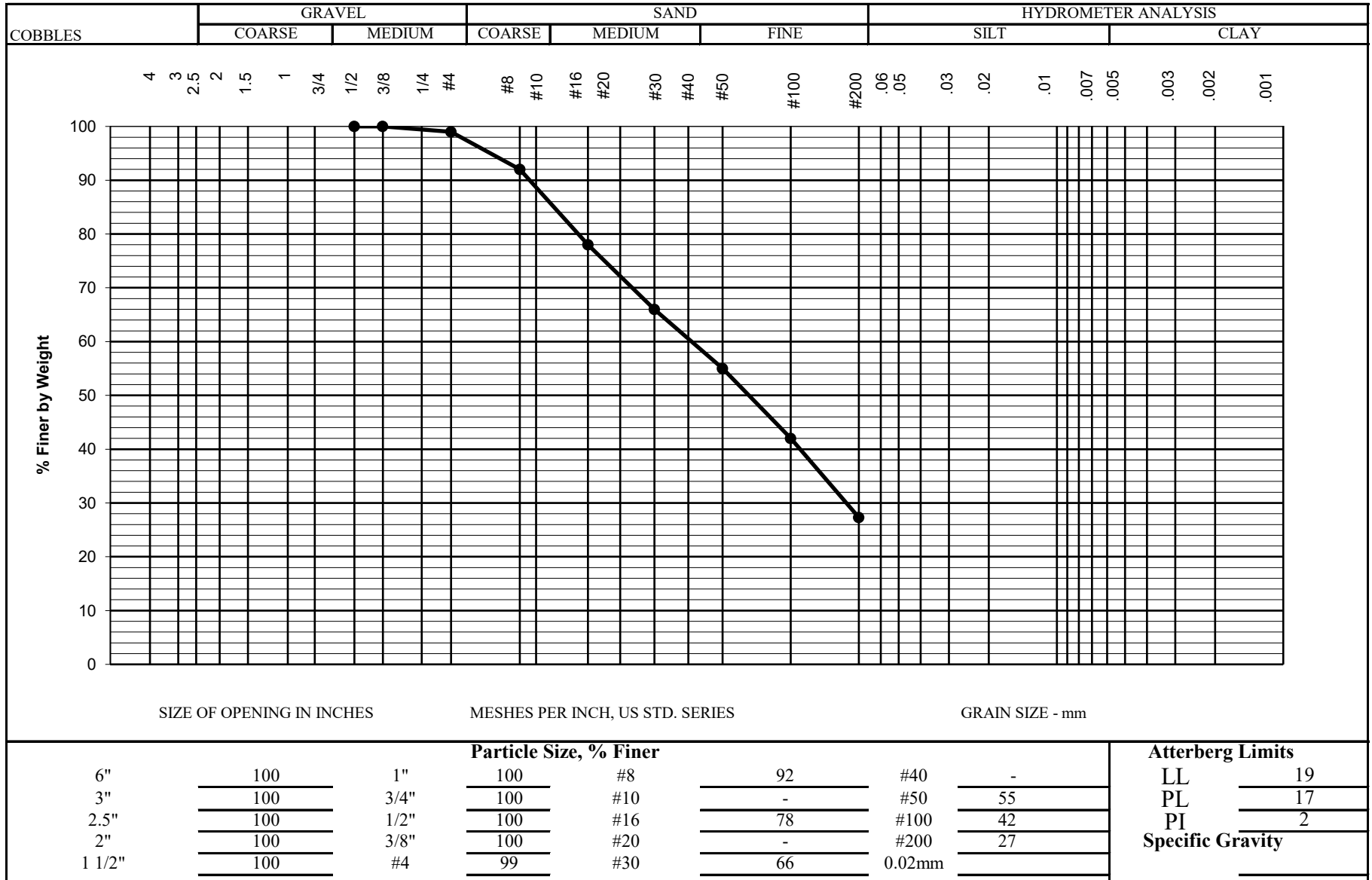
|                     |                                             |                     |                 |                                        |
|---------------------|---------------------------------------------|---------------------|-----------------|----------------------------------------|
| Client Name:        | Herebic Homes                               | Project: Skye Vista | Project Number: | 26-15                                  |
| Client Address:     | 1849 Lower Lake Road                        | Monument, CO 80132  | Sample Number:  | SG-02                                  |
| Source of Material: | In-place subgrade @ see plan                |                     | Sample Date:    | 7/8/2026                               |
| Type of Material:   | "SC-SM"                                     | Sample Moisture     | 4.1%            | Received in Lab Date: 7/8/2026         |
| Test Procedure:     | C 117, C 136, D 422, D 1140, D 2487, D 4318 | Tested by:          | AK              | Date: 7/13/2026 Report Date: 7/14/2026 |





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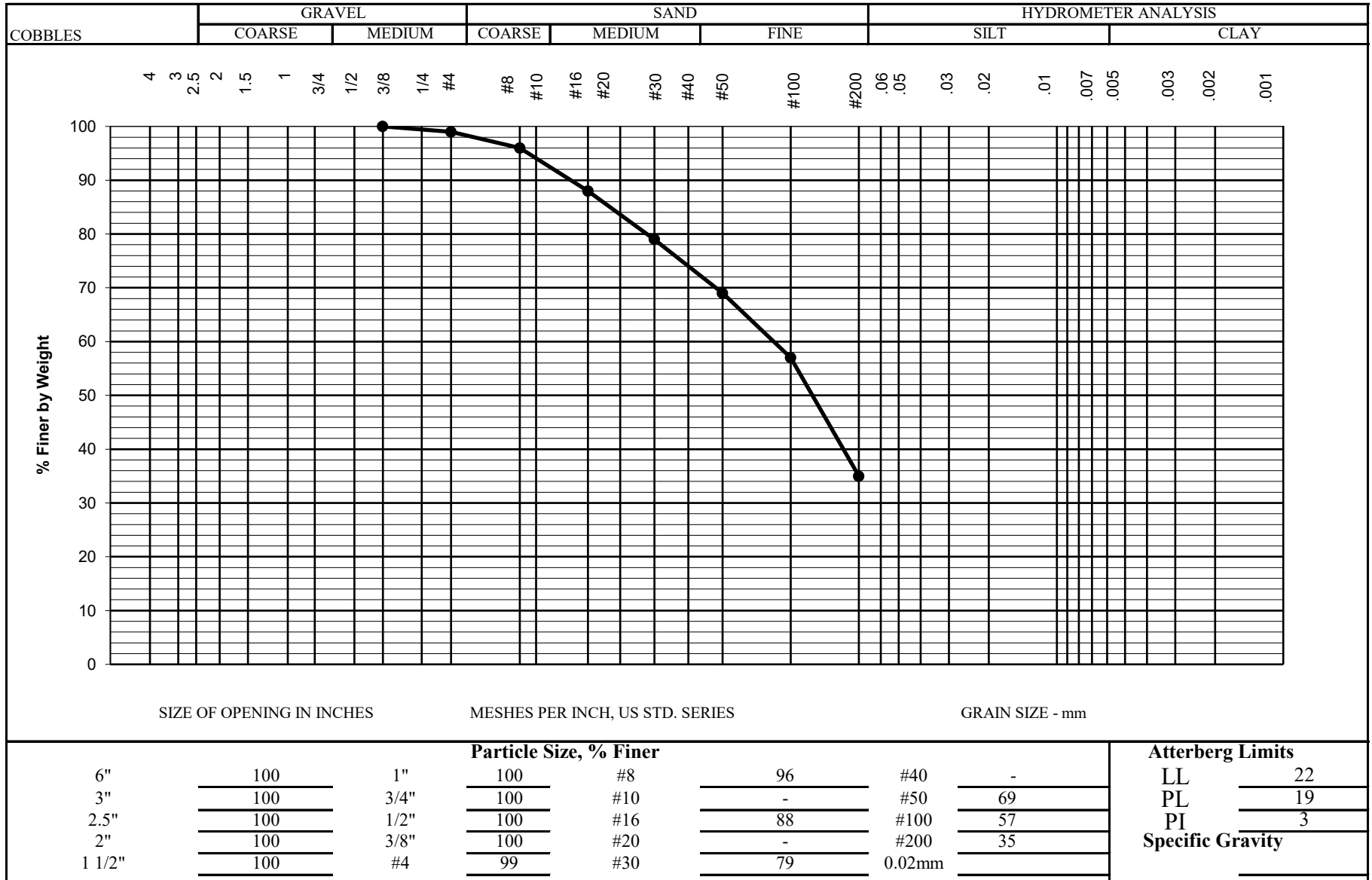
|                     |                                             |                     |                 |                                        |
|---------------------|---------------------------------------------|---------------------|-----------------|----------------------------------------|
| Client Name:        | Herebic Homes                               | Project: Skye Vista | Project Number: | 26-15                                  |
| Client Address:     | 1849 Lower Lake Road                        | Monument, CO 80132  | Sample Number:  | SG-03                                  |
| Source of Material: | In-place subgrade @ see plan                |                     | Sample Date:    | 7/8/2026                               |
| Type of Material:   | "SM"                                        | Sample Moisture     | 1.8%            | Received in Lab Date: 7/8/2026         |
| Test Procedure:     | C 117, C 136, D 422, D 1140, D 2487, D 4318 | Tested by:          | AK              | Date: 7/13/2026 Report Date: 7/14/2026 |





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|                     |                                             |                     |                 |                                |
|---------------------|---------------------------------------------|---------------------|-----------------|--------------------------------|
| Client Name:        | Herebic Homes                               | Project: Skye Vista | Project Number: | 26-15                          |
| Client Address:     | 1849 Lower Lake Road                        | Monument, CO 80132  | Sample Number:  | SG-04                          |
| Source of Material: | In-place subgrade @ see plan                |                     | Sample Date:    | 7/8/2026                       |
| Type of Material:   | "SM"                                        | Sample Moisture     | 3.7%            | Received in Lab Date: 7/8/2026 |
| Test Procedure:     | C 117, C 136, D 422, D 1140, D 2487, D 4318 |                     | Tested by:      | AK                             |
|                     |                                             | Date:               | 7/13/2026       | Report Date: 7/14/2026         |

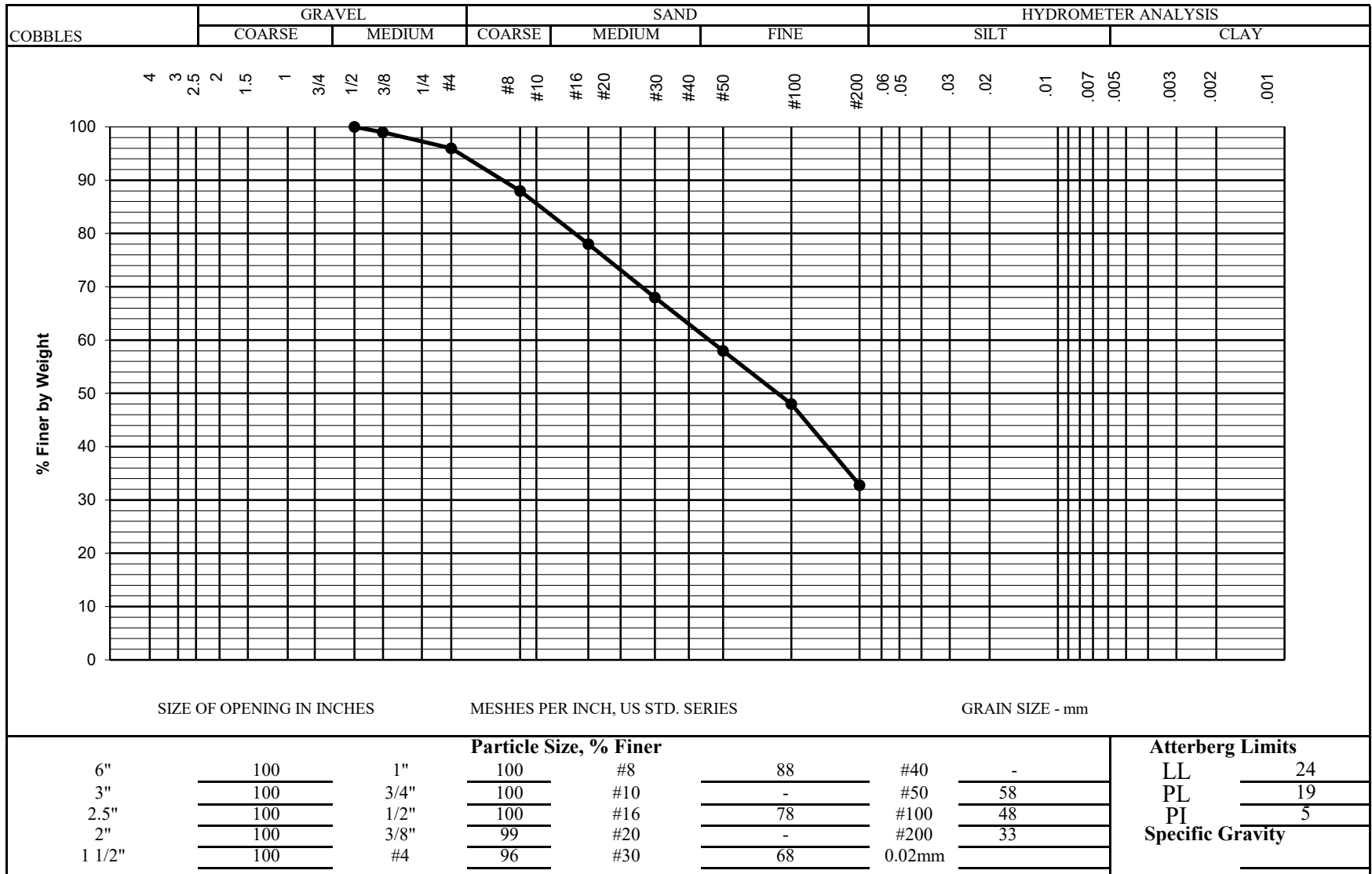




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|                     |                                             |                     |                 |                                |
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| Client Name:        | Herebic Homes                               | Project: Skye Vista | Project Number: | 26-15                          |
| Client Address:     | 1849 Lower Lake Road                        | Monument, CO 80132  | Sample Number:  | SG-05                          |
| Source of Material: | In-place subgrade (@ composite 1-4          |                     | Sample Date:    | 7/8/2026                       |
| Type of Material:   | "SC-SM"                                     | Sample Moisture     | 4.0%            | Received in Lab Date: 7/8/2026 |
| Test Procedure:     | C 117, C 136, D 422, D 1140, D 2487, D 4318 | Tested by:          | AK              | Date: 7/13/2026                |
|                     |                                             |                     | Report Date:    | 7/14/2026                      |





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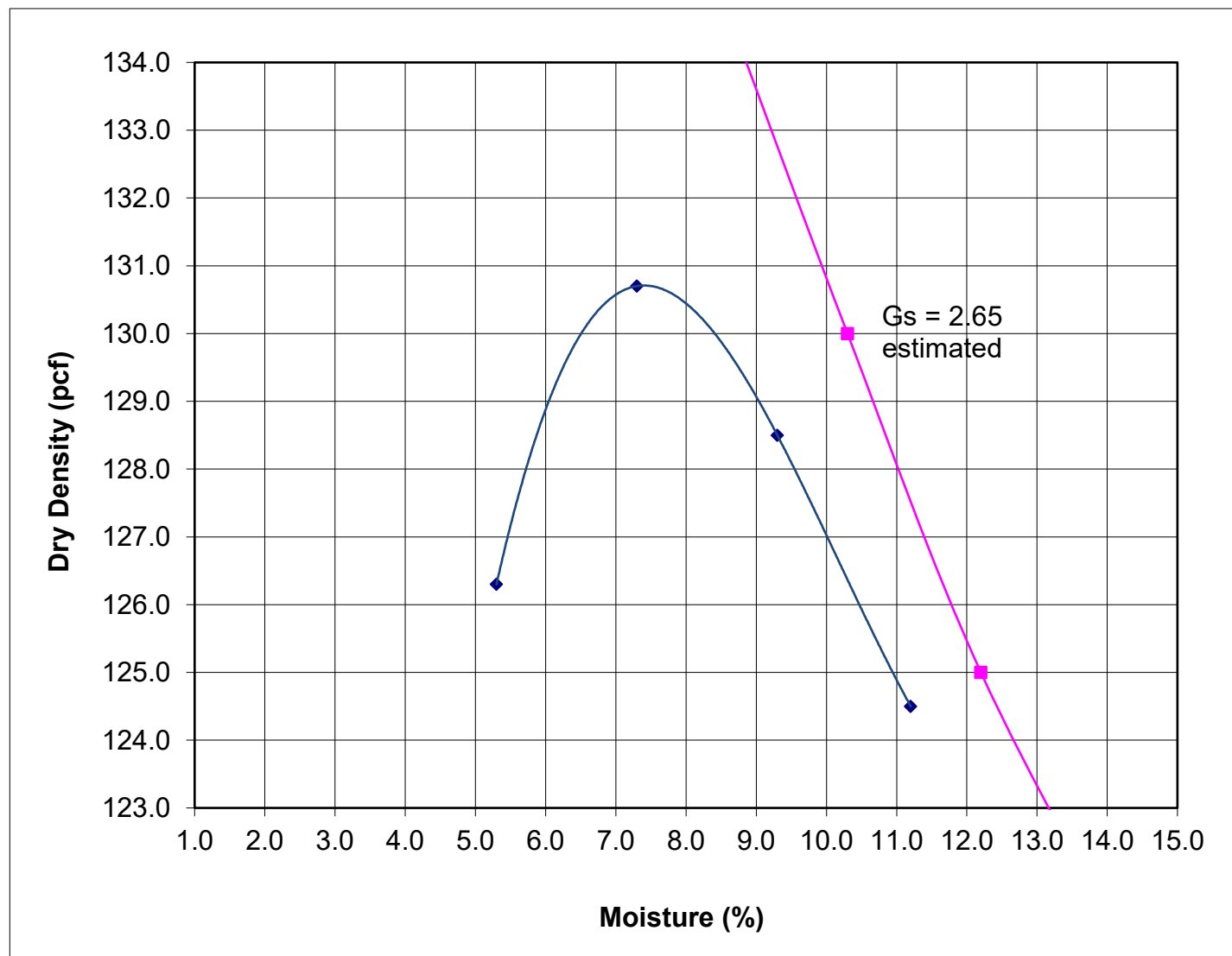
## Moisture / Density Relationship Plot

Owner: Herebic Homes  
Client: Herebic Homes  
Address: 1849 Lower Lake Road  
Monument, CO 80132  
Project: Skye Vista  
Location: Monument, CO

Sample Number SG-05  
Sample Date 7/8/2026  
Received Date 7/8/2026  
Method of Test D 1557 B  
Type of Material "SC-SM"  
Sample Moisture 4.0%

Source of Sample: In-place subgrade @ composite 1-4

Max Dry Density 130.7 pcf      Optimum Moisture 7.4%



Tested by: JB      Date: 7/14/2026      Reviewed by: EF      Report Date: 7/15/2026