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GEOLOGY AND SOILS REPORT

Creekside at Lorson Ranch, Filing No. 1
El Paso County, Colorado

PREPARED FOR:

Lorson Ranch Metropolitan District No.1
212 N. Wahsatch Ave, Ste. 301
Colorado Springs, CO 80903
PUDSP-18-005

JOB NO. 164808

August 10, 2018
Revised October 16, 2018

Respectfully Submitted,

RMG – Rocky Mountain Group

Kelli Zigler

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Project Geologist

Reviewed by,

RMG – Rocky Mountain Group

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10/16/2018

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1.0 GENERAL SITE AND PROJECT DESCRIPTION

1.1 Project Location

The project lies in the northeast portion of Section 23, Township 15 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The approximate location of the site is shown on the Site Vicinity Map, Figure 1.

1.2 Existing Land Use

The site currently consists of portions of three parcels. The combined total area of the proposed site is to be 83.085 acres. The three parcels included are:

- Schedule No. 5500000265 which consists of 48.88 acres and is located on the northern portion of the site. The parcel is currently not developed.
- Schedule No. 5500000267 which consists of 18.87 acres and is located along the northern portion of Jimmy Camp Creek "east tributary". The parcel is currently not developed.
- A portion of Schedule No. 5500000406 which consists of 15.335 acres and is located along the southern bank of Jimmy Camp Creek "east tributary". The parcel is currently not developed.

The parcels are zoned "PUD" (Planned Unit Development).

The Jimmy Camp Creek "east tributary" is included in this development, but is to be platted outside of the buildable lots.

1.3 Project Description

The majority of the site is to be developed as a single-family residential subdivision and is proposed to contain 235 single family lots. The proposed development will consist of the replat of portions of the three existing parcels into one parcel with 83.085 acres.

Rocky Mountain Group - RMG was retained to explore the subsurface conditions at the site and develop geotechnical engineering recommendations for the proposed land development operations.

2.0 QUALIFICATIONS OF PREPARERS

This Geology and Soils report was prepared by a professional geologist as defined by Colorado Revised Statutes section 34-1-201(3) and by a qualified geotechnical engineer as defined by policy statement 15, "Engineering in Designated Natural Hazards Areas" of the Colorado State Board of Registration for Professional Engineers and Professional Land Surveyors. (Ord. 96-74; Ord. 01-42)

The principle investigators for this study are Kelli Zigler, P.G. and Geoff G. Webster, P.E. Ms. Zigler is a Professional Geologist as defined by State Statute (C.R.S 34-1-201) with over18 years of experience in the geological and geotechnical engineering field. Ms. Kelli Zigler holds a B.S. in Geology from the University of Tulsa. Ms. Zigler has supervised and performed numerous geological and geotechnical field investigations in Colorado.

Geoff Webster, P.E. is a licensed Professional Engineer with over 33 years of experience in the structural and geotechnical engineering fields. Mr. Webster is a professional engineer and holds a Master's degree from the University of Central Florida. Mr. Webster has supervised and performed numerous geological and geotechnical field investigation programs in Colorado and other states.

3.0 STUDY OVERVIEW

The purpose of this investigation is to characterize the general geotechnical and geologic site conditions, and present our opinions of the potential effect of these conditions on the proposed development of single-family residences within the referenced site. As such, our services exclude evaluation of the environmental and/or human, health-related work products or recommendations previously prepared, by others, for this project.

Revisions to the conclusions presented in this report may be issued based upon submission of the development plan. This study has been prepared in accordance with the requirements outlined in the El Paso County Land Development Code (LDC) specifically Chapter 8 last updated 01/06/2015 applicable sections include 8.4.9. and the Engineering Criteria Manual (ECM), specifically Appendix C last updated July 29, 2015.

This report presents the findings of the study performed by RMG relating to the geotechnical and geologic conditions of the above-referenced site. Revisions and modifications to the conclusions and recommendations presented in this report may be issued subsequently by RMG based upon additional observations made during grading and construction which may indicate conditions that require re-evaluation of some of the criteria presented in this report.

3.1 Scope and Objective

This report presents the findings of our Geology and Soils Investigation for the Creekside at Lorson Ranch, Filing No. 1 development located in southern El Paso County, Colorado.

The purpose of our report is to adhere to the guidelines outlined in Appendix C of the ECM and Chapter 8.4.9 of the LDC. The occurrences of potential geologic hazards were evaluated and our opinions of the observed conditions on the proposed development with the respect to the intended usage are outlined in this report.

This report presents the findings of the study performed by RMG-Rocky Mountain Group (RMG) relating to the geology and soil conditions of the above-referenced site.

3.2 Site Evaluation Techniques

The information included in this report has been compiled from:

- Field reconnaissance
- Geologic and topographic maps
- Review of selected publicly available, pertinent reports
- Available aerial photographs
- Exploratory borings
- Laboratory testing of representative site soil and rock samples

- Geologic research and analysis
- Site development plans prepared by others

Geophysical investigations were not considered necessary for characterization of the site geology. Monitoring programs, which typically include instrumentation and/or observations for changes in groundwater, surface water flows, slope stability, subsidence, and similar conditions, are not known to exist and were not considered applicable for the scope of this report.

3.3 Previous Studies and Field Investigation

Reports of previous geotechnical engineering/geologic investigations for this site were available for our review and are listed below:

1. *Preliminary Site Grading and Erosion Control plans for Creekside at Lorson Ranch, Filing No. 1, El Paso County, Colorado,* prepared by Core Engineering Group, LLC, Project No. 100.045 dated August, 2018.
2. *FIRM, Flood Insurance Rate Map, El Paso County, Colorado and Incorporated Areas,* Parcel 957 of 1300, Map No. 08041CO957F and 08041C1000F dated March 17, 1997, modified per LOMR Case No. 14-08-0534P.
3. *Preliminary Drainage Plan for Creekside at Lorson Ranch, Filing No. 1, El Paso County, Colorado,* prepared by Core Engineering Group, LLC, Project No. 100.045, August, 2018.
4. *PUD and Preliminary Plan, Creekside at Lorson Ranch, Filing No. 1, El Paso County, Colorado,* prepared by Thomas and Thomas.

4.0 SITE CONDITIONS

4.1 Proposed Land Use and Zoning

It is our understanding that the project is to consist of single-family residential construction on 235 lots at the Creekside at Lorson Ranch, Filing No. 1 subdivision. The residential structures are anticipated to be one to two-stories in height with multi-car garages. The homes may be constructed with or without basements.

Figure 2 presents the general boundaries of our investigation.

4.2 Topography

Based on our site observations, the ground surface generally slopes gently down to the south and southwest across the entire site. The elevation difference across the site from northeast to southwest is approximately 16 to 20 feet. The Jimmy Camp Creek "east tributary" runs along the southern property line and Jimmy Camp Creek runs parallel to the western property line. The Jimmy Camp Creek "east tributary" was dry at the time of the site reconnaissance on July 23, 2018.

4.3 Vegetation

The majority of the site consists of tall native grasses and weeds. Deciduous trees and vegetation are denser along the Jimmy Camp Creek "east tributary".

5.0 FIELD INVESTIGATION

5.1 Drilling

The subsurface conditions within the property were explored by drilling twelve exploratory borings on June 25, 2018 extending to depths of approximately 25 to 30 feet below the existing ground surface. The test borings were performed to explore the subsurface soils underlying the site. The number of borings is in excess of the minimum one test boring per 10 acres of development up to 100 acres and one additional boring for every 25 acres of development above 100 acres as required by the ECM, Section C.3.3.

The test borings were drilled with a power-driven, continuous-flight auger drill rig. Samples were obtained during drilling of the test borings in general accordance with ASTM D-1586 utilizing a 2-inch O.D. Split Barrel sampler. Results of the penetration tests are shown on the drilling logs. The Test Boring are presented in Figures 6 through 11.

5.2 Laboratory Testing

Soil laboratory testing was performed as part of this investigation. The laboratory tests included moisture content, dry density, grain-size analyses, Atterberg Limits and Swell/Consolidation tests. A Summary of Laboratory Test Results is presented in Figure 12. Soils Classification Data is presented in Figures 13 and 15. Swell/Consolidation Test Results are presented in Figures 16 through 18.

6.0 GEOLOGIC AND SUBSURFACE CONDITIONS

6.1 Geologic Conditions

Based upon review of the *Geologic Map of the Fountain Quadrangle, El Paso County, Colorado* the site reconnaissance and exploratory drilling, the site and surrounding area generally consists of a silty to clayey sand and sandy clay overlying the Pierre Shale Formation. The Pierre Shale was not encountered in the Test Borings at the time of drilling.

6.2 General Geology

Our field investigation included a site reconnaissance with consideration given to geologic features and significant surficial deposits. The general geology of the area is typically stream terrace deposits and alluvium soils overlying the Pierre Shale. Three general geology units were mapped in the vicinity of the site and are identified (Morgan, et al., 2003) as:

- af: Man-placed fill – associated with the removal of the existing structures after the Black Forest fire.

- al: alluvium is loose, unconsolidated (not cemented together into a solid rock) soil or sediments, which has been eroded, reshaped by water in some form, and redeposited in a non-marine setting. Alluvium is typically made up of a variety of materials, including fine particles of silt and clay and larger particles of sand and gravel.

- Kp: Pierre Shale – (Upper Cretaceous) Underlain by the Piney Creek Alluvium. Permeability is generally low, excavation and compaction generally easy. Foundation stability is less than fair. The majority of the formation has low to high swell potential. Slope stability is generally poor and slopes steeper than 5 degrees may slide, if the toe of the slope is removed.

  The General Geology is presented in the Geologic Conditions Map, Figure 21.

6.3 U.S. Soil Conservation Service

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

- 10 – Blendon sandy loam, 0 to 3% slopes. Properties of the sandy loam include, well-drained soils, depth of the water table is anticipated to be greater than 6.5 feet, run-off is anticipated to be low, frequency of flooding and/or ponding is none, and landforms include alluvial fans and terraces.

- 40 – Ellicott loamy coarse sand, 0 to 5% slopes. Properties of the loamy sand include, somewhat excessively drained soils, depth of the water table is anticipated to be greater than 6.5 feet, run-off is anticipated to be very low, frequency of flooding is frequent and ponding is none, and landforms include flood plains and stream terraces.

- 52 – Manzanst clay loam, 0 to 3 percent slopes. Properties of the clay loam include, well-drained soils, depth of the water table is anticipated to be greater than 6.5 feet, runoff is anticipated to be low, frequency of flooding and/or ponding is none, and landforms include terraces and drainage-ways.

  The USDA Soil Survey Map is presented in Figure 19.

6.4 Subsurface Materials

The subsurface materials encountered in the test borings were classified using the Unified Soils Classification System (USCS) and the materials were grouped into the general categories of silty to clayey sand (SM and SC), sandy silt (ML) and sandy clay (CL and CH).

Additional descriptions and the interpreted distribution (approximate depths) of the subsurface materials are presented on the Test Boring Logs presented in Figures 6 through 11. The classifications shown on the logs are based upon the engineer's classification of the samples at the depths indicated. Stratification lines shown on the logs represent the approximate boundaries between material types and the actual transitions may be gradual and vary with location.

6.5 Bedrock Conditions

Bedrock was not encountered in the test borings for this investigation. The bedrock beneath the site is considered to be part of the Pierre Shale Formation and consists of sandy claystone, silty sandstone and shale.

6.6 Structural Features

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

6.7 Surficial (Unconsolidated) Deposits

Various lake and pond sediments, swamp accumulations, sand dunes, marine and non-marine terrace deposits, talus accumulations, creep or slope wash were not observed along the Jimmy Camp Creek "east tributary" or elsewhere on the site. Slump and slide debris were not observed on the site.

6.8 Drainage of Water and Groundwater

The overall topography of the site slopes down to the south and west towards Jimmy Camp Creek "east tributary". Groundwater was encountered in all twelve of the test borings at depths ranging from approximately 14 to 26 feet at the time of drilling. When checked 29 days subsequent to drilling groundwater was encountered in at depths ranging from approximately 12 to 23 feet below the existing ground surface.

The Jimmy Camp Creek "east tributary" is currently a defined drainage way located along the southern property line of the property. Review of the historical photos provided by Google Earth depict that the Jimmy Camp Creek "east tributary" adjacent to the site has remained in its native state since at least 1999. Based on the review of the *Preliminary Site Grading and Erosion Control plans* it appears that the majority of Jimmy Camp Creek "east tributary" is to remain in its native state south of the proposed development. Portions of the Jimmy Camp Creek "east tributary" south of Lorson Boulevard along the eastern portion of the development are to undergo additional grading.

6.9 Features of Special Significance

Features of special significance such as accelerated erosion, (advancing gully head, badlands or cliff reentrants) were not observed on the property. Features indicating settlement or subsidence such as fissures, scarplets and offset reference features were also not observed on the property.

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

6.10 Engineering Geology

The Engineering Geology is presented below. Charles Robinson and Associates have mapped two environmental engineering units the site as:

- 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 along major streams where floodplain studies have been conducted and Base Flood Elevations have been determined.

The Engineering Geology is presented in the Geologic Conditions Map in Figure 20.

6.11 Mineral Resources

Under the provision of House Bill 1529, it was made a policy by the State of Colorado to preserve for extraction commercial mineral resources located in a populous county. Review of the *Master Plan for Mineral Extraction*, *Map 2* indicates the site is not identified as an aggregate resource. Extraction of the sand and sandstone resources are not considered to be economical compared to materials available elsewhere within the county.

6.12 Permeability

The permeability of a soil measures how well air and water can flow within the soil. Soil permeability varies according to the type of soil and other factors.

The infiltration rate of a soil refers to how much water a type of soil can absorb over a specific time period. Infiltration rates are determined by soil permeability and surface conditions, and usually are measured in inches per hour.

The soils encountered in the test borings, at the time of drilling were silty to clayey sand and sandy clay. The permeability of the sands is anticipated to be moderate to high. The permeability of the clay is anticipated to be low.

7.0 POTENTIAL GEOLOGIC CONDITIONS

The El Paso County Engineering Criteria Manual recognizes and delineates the difference between hazards and constraints. A geologic hazard is one of several types of adverse geologic conditions capable of causing significant damage or loss of property and life. Geologic hazards are defined in Section C.2.2 Sub-section E.1 of the ECM. A geologic constraint is one of several types of adverse geologic conditions capable of limiting or restricting construction on a particular site. Geologic constraints are defined in Section C.2.2 Sub-section E.2 of the ECM. The following sections discuss potential geologic conditions that commonly exist within El Paso County, Colorado.

7.1 Landslides

Landslides are a form of mass wasting slope failure that consists of relatively rapid downward sliding, falling, or flowing of a mass of soil, rock, or a mixture of the two. Landslides typically have one or more distinct failure surfaces. They typically occur on slope sides where the shear strength of a material is exceeded by the driving mass or weight of the material and may be induced by the presence of groundwater, heavy precipitation, and seismic events.

The entire area appears to lie outside the mapped areas of previous landslide and/or unstable slopes according to the electronic (online) version of the Colorado Landside Inventory map prepared by the Colorado Geological Survey (CGS) located at:

https://cologeosurvey.maps.arcgis.com/apps/webappviewer/index.html?id=9dd73db7fbc34139abe51599396e2648

Neither unstable slopes nor apparent signs of ongoing slope movement were observed on the property.

7.2 Rockfall

Rockfall is the falling of a newly detached mass of rock from a cliff or down a very steep slope, and is considered to be a type of landslide with a very rapid rate of down-slope movement. It usually occurs on mountainsides or other steep slopes during periods of abundant moisture and frequent freeze-thaw cycles, and is caused by the loss of support from underneath or detachment from a larger rock mass. Ice wedging, root growth, or ground shaking, erosion or chemical weathering may start the fall. The rocks may freefall, bounce, tumble, roll, or slide down slope and can vary considerably in size.

The subject site does not have steep slopes with large boulders above or around it to generate rockfall. The subject property is not considered to be prone to rockfall.

7.3 Debris Flow and Debris Fans

Debris flows consist of water with a high sediment load of sand, cobbles and boulders flowing down a stream, ravine, canyon, arroyo or gully, and are typically activated by heavy or long-term rains or snowmelts which cause rapid erosion and transport of surficial materials down slope of drainages. Debris fans are created when debris flows reach a valley with a much lower gradient. As the energy level drops, the sediment load is deposited creating the fan shape.

The potential for the development of significant debris flows was not observed on the surface of the property.

7.4 Faults and Seismicity

Review of the *Geologic Map of the Colorado Springs Quadrangle* and *Map of Areas Susceptible to Differential Heave in Expansive, Steeply Dipping Bedrock, City of Colorado Springs, Colorado* indicates the Ute Pass Fault lies approximately 10 miles to the west of the proposed residential development. According to the CGS, these faults are not considered to be recently active. However, they have been active during geologic times and could affect the site if they did rupture.

Information presented by the CGS indicates that several recent earthquakes have occurred in the vicinity of the Ute Pass Fault near Colorado Springs and Woodland Park. The earthquakes, with magnitudes in the range of 3.0 to 3.9, occurred approximately from 1962 to 2007.

Earthquakes felt at this site will most likely result from minor shifting of the granite mass within the Pikes Peak Batholith which includes pull from minor movements along faults found in the Denver basin. Ground motions resulting from small earthquakes are more likely to affect structures at this site and will likely only affect slopes stability to a minimal degree.

In accordance with the International Building Code, 2012/2015, seismic design parameters have been determined for this site. The Seismic Site Class has been interpreted from the results of the soil test boring drilled within the project site. The USGS seismic design tool has been used to determine the seismic response acceleration parameters. USGS output is presented in Appendix B. The soil on this site is not considered susceptible to liquefaction. The following recommended Seismic Design Parameters are based upon Seismic Site Class D, and a 2 percent probability of exceedance in 50 years. The Seismic Design Category is “B”.

Period (sec)	Mapped MCE Spectral Response Acceleration (g)		Site Coefficients		Adjusted MCE Spectral Response Acceleration (g)		Design Spectral Response Acceleration (g)	
0.2	S_s	0.168	F_a	1.6	S_{ms}	0.268	S_{ds}	0.179
1.0	S_1	0.059	F_v	2.4	S_{m1}	0.142	S_{d1}	0.095

Notes: MCE = Maximum Considered Earthquake
g = acceleration due to gravity

The USGS Seismic Output is presented in Appendix B.

7.5 Steeply Dipping Bedrock

Steeply dipping bedrock is a geological hazard common along the Rocky Mountain Front Range piedmont where uplifted sedimentary formations containing thin layers of moderately to highly expansive shale are encountered near the ground surface e.g., Noe and Dodson 1995; Noe 1997. Problematic formations in the region, most notably the Pierre Shale, are characterized by relatively thin vertically oriented beds that can exhibit dissimilar swelling characteristics from one particular bed to the next.

The site is lies outside of the mapped zone of areas susceptible to differential heave in expansive steeply dipping bedrock. Bedrock was not encountered in the test borings drilled for this investigation. Indications of dipping bedrock were not observed in the soil samples collected. The site is generally not considered to be prone to steeply dipping bedrock.

7.6 Unstable or Potentially Unstable Slopes

Slope stability is the potential of soil covered slopes to withstand and undergo movement. The stability of a slope is determined by the balance of shear stress and shear strength. Previously stable slopes may initially be affected by preparatory factors, making the slope conditionally unstable. Factors that may trigger a slope failure may be climatic events that can make a slope actively unstable, leading to mass movements. Mass movements can be caused by an increase in shear stress, such as loading, lateral pressure, and transient forces. Alternatively, shear strength may be decreased by weathering, changes in pore water pressure, and organic material.

According to the LDC, Chapter 8.4.2 Section B.3 Unsuitable Building Areas, areas that are identified as having certain characteristics "… *shall be deemed unsuitable for building and shall be identified as no build areas on the plat."* One such characteristic is *"Areas where slopes are greater than 30%."* These areas have typically been designated as "No Build" areas in the recent past.

Unstable slopes greater than 30 percent or apparent signs of ongoing slope movement were not observed around or on the property. The subject site is also not in an area identified as containing unstable slopes in the Colorado Landslide Inventory map referenced in section 7.1 of this report.

Mitigation

Long term fill slopes should be limited to areas supported by foundation walls or other engineered components, unless adequately benched into the bedrock. Long term cut slopes in the upper soil should be limited to no steeper than 3:1 (horizontal:vertical).

We believe the surficial soils will classify as Type C materials as defined by OSHA in 29CFR Part 1926, date January 2, 1990. OSHA requires temporary slopes made in Type C materials be laid back at ratios no steeper than 1.5:1 (horizontal to vertical) unless the excavation is shored or braced. Flatter slopes will likely be necessary should groundwater conditions occur.

7.7 Ground Subsidence

Subsidence is the motion of the ground surface (usually, the Earth's surface) as it shifts downward relative to a datum such as sea-level.

Common causes of land subsidence from human activity are pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils (hydrocompaction).

The presence of sinkholes and collapse were not observed on the site. The site lies outside of the Colorado Springs Subsidence Investigation report (Dames and Moore, 1985). Evidence of underground mining in the presence of coal was not encountered in the test boring samples. The site is generally not considered to be prone to ground subsidence.

7.8 Hydrocompactive and Potentially Expansive Soils (Moisture Sensitive Soils)

The subsurface materials at the site generally consist of silty to clayey sand and sandy clay. Based on the test borings performed on site, the silty to clayey sand and sandy clay generally possess low swell potential. Expansive bedrock was not identified on this site. It is anticipated that if these materials are encountered can readily be mitigated with typical construction practices common to this region of El Paso County, Colorado.

Mitigation

Shallow foundations are anticipated for structures within this development. Foundation design and construction are typically adjusted for expansive soils. Mitigation of expansive soils are typically accomplished by overexcavation and replacement with structural fill, subexcavation and/or replacement with on-site moisture-conditioned soils. If loose sands are encountered, mitigation of hydrocompactive soils can be accomplished by overexcavation and replacement with structural fill, subexcavation and replacement with on-site moisture-conditioned soils, and/or the use of a geogrid reinforced fill.

7.9 Radon

*"**Radon Act 51** passed by Congress set the natural outdoor level of radon gas (0.4 pCi/L) as the target radon level for indoor radon levels.*

The 80925 zip code located in El Paso County, has an EPA assigned Radon Zone of 1. A radon zone of 1 predicts an average indoor radon screening level greater than 4 pCi/L, which is above the

recommended levels assigned by the EPA. Black Forest is located in a high risk area of the country. *The EPA recommends you take corrective measures to reduce your exposure to radon gas.*

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

Mitigation
Radon hazards are best mitigated at the building design and construction phases. Providing increased ventilation of basements, crawlspaces, creating slightly positive pressures within structures, and sealing of joints and cracks in the foundations and below-grade walls can help mitigate radon hazards.

7.10 Flooding and Surface Drainage

The Jimmy Camp Creek "east tributary" resides along the southern property boundary. The Flood Insurance Study report and Flood Insurance Rate Map for FEMA Map Number 08041C0957 dated March 17, 1997, has been modified per LOMR Case No. 14-08-0534P.

The Jimmy Camp Creek "east tributary" resides in Zone AE, which is defined by FEMA as areas subject to inundation by the 1-percent-annual chance-flood event determined by detailed methods. This area is shown hatched on the Geologic Conditions Map, Figure 21

The remainder of the site now lies in the Zone X. Zone X is defined by FEMA as an area of minimal flood hazard that is determined to be outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood.

7.11 Springs and High Groundwater

Based on the site observations, review of the Fountain Quadrangle of El Paso County, 7.5 minute series (Topographic) dated 2000, and Google Earth images dating back to September 1999, springs do not appear to originate on the subject site. Groundwater was encountered at depths ranging from 12 to 23 feet in the test borings for this investigation at the time of drilling and when checked 29 days subsequent to drilling.

Fluctuations in groundwater and subsurface moisture conditions may occur due to variations in rainfall and other factors not readily apparent at this time. Development of the property and adjacent properties may also affect groundwater levels.

Mitigation:
If shallow groundwater conditions are encountered during the Site Specific Soils Investigations and Open Excavation Observations, mitigations can include a combination of surface and subsurface drainage systems, vertical drainboard, etc.

In general, if groundwater was encountered within 4 to 6 feet of the proposed basement slab elevation, an underslab drain should be anticipated in conjunction with the perimeter drain. Perimeter drains are anticipated for each individual lot to prevent the infiltration of water and to help control wetting of potentially expansive and hydrocompactive soils in the immediate vicinity of foundation elements. It must be understood that the drain is designed to intercept some types of subsurface moisture and not

others. Therefore, the drain could operate properly and not mitigate all moisture problems relating to foundation performance or moisture intrusion into the basement area.

7.12 Erosion and Corrosion

The upper sands encountered at the site are susceptible to erosion by wind and flowing water. The sandstone at this site typically has low resistivity values (less than 2,000 ohm-cm) and is likely to be potentially corrosive to buried, ferrous metal piping and other structures.

Mitigation:
Due to the nature of the soils on the site it is anticipated that the majority of the surficial soils (silty to clayey sand) is subject to erosion by wind or water. The majority of the site has low lying vegetation that is reducing the potential for erosion. During construction disturbance of the site most likely will occur around the buildings site and may require regrading and revegetation. Further recommendations for Erosion Control are discussed in section 7.15

7.13 Surface Grading and Drainage

The ground surface should be sloped from the buildings with a minimum gradient of 10 percent for the first 10 feet. This is equivalent to 12 inches of fall across this 10-foot zone. If a 10-foot zone is not possible on the upslope side of the structure, then a well-defined swale should be created a minimum 5 feet from the foundation and sloped parallel with the wall with a minimum slope of 2 percent to intercept the surface water and transport it around and away from the structure. Roof drains should extend across backfill zones and landscaped areas to a region that is graded to direct flow away from the structure. Homeowners should maintain the surface grading and drainage recommended in this report to help prevent water from being directed toward and/or ponding near the foundations.

Landscaping should be selected to reduce irrigation requirements. Plants used close to foundation walls should be limited to those with low moisture requirements and irrigated grass should not be located within 5 feet of the foundation. To help control weed growth, geotextiles should be used below landscaped areas adjacent to foundations. Impervious plastic membranes are not recommended.

Irrigation devices should not be placed within 5 feet of the foundation. Irrigation should be limited to the amount sufficient to maintain vegetation. Application of more water will increase the likelihood of slab and foundation movements.

The recommendations listed in this report are intended to address normal surface drainage conditions, assuming the presence of groundcover (established vegetation, paved surfaces, and/or structures) throughout the regions upslope from this structure. However, groundcover may not be present due to a variety of factors (ongoing construction/development, wildfires, etc.). During periods when groundcover is not present in the "upslope" regions, higher than normal surface drainage conditions may occur, resulting in perched water tables, excess runoff, flash floods, etc. In these cases, the surface drainage recommendations presented herein (even if properly maintained) may not mitigate all groundwater problems or moisture intrusion into the structure. We recommend that the site plan be prepared with consideration of increased runoff during periods when groundcover is not present on the upslope areas.

7.14 Fill Soils

Fill soils were not encountered at the time of drilling. Fill soils could include (but are not limited to) non-engineered fills, fill soils containing trash or debris, contaminated, fill soils that appear to have been improperly placed and/or compacted, etc. If unsuitable soils are encountered during the Site Specific Soils Investigation and/or the Open Excavation Observation, they may require removal (overexcavation) and replacement with compacted structural fill. The anticipated fill areas (af) are hatched on the Geologic Condition Map, Figure 20.

Mitigation

If any man-placed fill is encountered, it is considered unsuitable for support of foundations. If unsuitable fill soils are encountered during construction, they should be removed (overexcavated) and replaced with compacted structural fill. If contaminated soils from the septic fields are encountered all soils should be removed and disposed of properly. The zone of overexcavation shall extend to the bottom of the unsuitable fill zone and shall extend at least that same distance beyond the building perimeter (or lateral extent of any fill, if encountered first). Provided that this recommendation is implemented, the presence of this fill is not considered to pose a risk to the proposed new structures.

7.15 Proposed Grading, Erosion Control, Cuts and Masses of Fill

Preliminary grading plans were provided (referenced above) and reviewed at the time the report was issued. It is assumed based on the test borings for this investigation that the excavations will encounter silty to clayey sands and/or sandy clay. The on-site soils can be used as site grading fill.

The on-site soils are mildly susceptible to wind and water erosion. Minor wind erosion and dust may be an issue for a short time during and immediately after construction. Should the problem be considered severe during construction, watering of the cut areas may be required. Once construction is complete, vegetation should be re-established.

Prior to placement of overlot fill or removal and recompaction of the existing materials, topsoil, low-density native soil, fill and organic matter should be removed from the fill area. The subgrade should be scarified, moisture conditioned to within 2% of the optimum moisture content, and recompacted to the same degree as the overlying fill to be placed. The placement and compaction of fill should be periodically observed and tested by a representative of RMG during construction.

7.16 Onsite Wastewater Treatment Systems

It is our understanding that on-site wastewater treatment systems are not proposed. Based on the Preliminary Plan by Thomas and Thomas, sewer services will be dedicated to Widefield Water and Sanitation District.

7.17 Special Recommendations

The Jimmy Camp Creek "east tributary" extends along the southern boundary of the site. Based on the relative elevation of these water features to the proposed structures and the conditions encountered in the subsurface soil investigation and the open excavation observation for each lot, additional drainage features may be recommended. It appears the current Jimmy Camp Creek "east tributary" alignment and existing detention pond (C1-R) will remain undisturbed during construction.

8.0 BEARING OF GEOLOGIC CONDITIONS UPON PROPOSED DEVELOPMENT

Geologic hazards (as described in section 7.0 of this report) and geologic constraints (also as described in section 7.0 of this report) were found to be present at this site.

The geologic hazards anticipated to affect this site are Faults/Seismicity and Radioactivity/Radon Gas.

The most significant geologic constraints to development recognized at this site are *potential for expansive and hydrocompactive soils.* It may be necessary to design and implement mitigation alternatives at the site.

The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices.

9.0 BURIED UTILITIES

Based upon the conditions encountered in the exploratory test borings, we anticipate that the soils encountered in the utility trench excavations will consist of silty to clayey sands, (SM and SC) sandy silt (ML) and sandy clay (CL and CH). It is anticipated that the sands will be encountered at loose to medium dense relative densities, the clays at medium stiff to very stiff consistencies. Depending on the depth of excavations, temporary shoring and hydraulic water pumps may be required to prevent the collapse of trenches and the accumulation of water at the bottom of the excavation.

We believe the sand and clays will classify as Type C materials as defined by OSHA in 29 CFR Part 1926. OSHA requires that temporary excavations made in Type B and C materials be laid back at ratios no steeper than 1:1 (horizontal to vertical) and 1½:1 (horizontal to vertical), respectively, unless the excavation is shored and braced. Excavations deeper than 20 feet, or when water is present, should always be braced or the slope designed by a professional engineer.

Utility mains such as water and sanitary sewer lines are typically placed beneath paved roadways. The settlement of the utility trench backfill can have a detrimental effect on pavements and roadway surfaces. We recommend that utility trench backfill be placed in thin loose lifts, moisture conditioned as required and compacted to the recommendations outlined in the **Backfill** section of this report. The placement and compaction of utility trench backfill should be observed and tested by a representative of RMG Engineers during construction.

It is a common local practice for underdrains to be placed at the bottom of sanitary sewer trenches within drive lanes. Underdrains placed in the sanitary sewer trenches in areas where groundwater is anticipated will likely be the "active" type, which uses a perforated drain pipe. In areas where groundwater is not anticipated, “passive” type underdrains may be used. Typical underdrain details are presented in Figures 22 and 23. If an underdrain system is used, it will likely necessitate construction and maintenance of a pumping station to collect and redirect the discharge from the underdrain system. At this time an underdrain system is not anticipated. One potential alternative to this approach would be to provide individual sump pits and pumps for each residence to collect and redirect discharge water

from all recommended subsurface foundation drains. If this option is selected, care should be taken to ensure that the sump pumps have outfall to a location that is graded to direct the discharge water away from the surrounding structures and to a suitable collection or drainage area.

10.0 PAVEMENTS

Preliminary Roadway Layout plans were provided prior to the report issue date. Roadways throughout the proposed development are anticipated to be classified as Urban/Residential, Local and Residential Collectors and 2-lane Minor Arterials in accordance with Appendix D of the ECM. ***The actual pavement section design for individual streets will be completed following overlot grading and rough cutting of the street subgrade.***

For preliminary planning purposes, estimated full-depth pavement sections have been evaluated based on current design criteria. For purposes of this report, we anticipate the subgrade soils will primarily have an American Association of State Highway and Transportation Officials (AASHTO) Soil Classification of A-2-4, A-4, A-6, A-7-5, and A-7-6 with an estimated California Bearing Ratio (CBR) value of approximately 3 to 10.

The above value is for preliminary planning purposes and may vary upon final design, dependent upon the soil material used for subgrade construction.

11.0 ANTICIPATED FOUNDATION SYSTEMS

Based on the information presented previously, conventional shallow foundation systems consisting of standard spread footings/stemwalls are anticipated to be suitable for the proposed residential structures. It is assumed that the deepest excavation cuts will be approximately 6 to 8 feet below the final ground surface not including overexcavation which may be required on a lot-by-lot basis.

Due to its swell potential, the sandy clay is generally not suitable for support of spread footing foundations or floor slabs. Where expansive soils are encountered near spread footing foundation or floor slab levels, they should be removed and replaced with granular, non-expansive structural fill. Foundation systems which may reduce or eliminate the need for overexcavation include (but are not limited to) post-tension slabs-on-grade, integral stiffened (ribbed) slab foundations, driller pier (caisson) foundations with or without a structural floor, etc.

If loose or hydrocompactive sands are encountered, they may require additional compaction. In some cases, removal and recompaction may be required for loose soils. Similarly, if shallow groundwater conditions result in unstable soils, unsuitable for bearing of residential foundations, these soils may require stabilization or overexcavation and replacement prior to construction of foundation components.

The foundation system for each lot should be designed and constructed based upon recommendations developed in a detailed Subsurface Soil Investigation completed after site development activities are complete. The recommendations presented in the Subsurface Soil Investigation should be verified by an Open Excavation Observation following the excavation on each lot.

11.1 Subexcavation and Moisture-Conditioned Fill

Based upon the field exploration and laboratory testing, subexcavation and replacement is not anticipated. However, prior to performing excavation and/or filling operations, vegetation, organic and deleterious material shall be cleared and disposed of in accordance with applicable requirements. The excavation should extend to a minimum depth below and laterally beyond the bottom of foundations as determined based on final grading plans.

11.2 Foundation Stabilization

Groundwater and loose soils were encountered at the time of drilling, if moisture conditions encountered at the time of the foundation excavation result in water flow into the excavation and/or destabilization of the foundation bearing soils, stabilization techniques should be implemented. Various stabilization methods can be employed, and can be discussed at the time of construction. However, a method that affords potentially a reduced amount of overexcavation (versus other methods) and provides increased performance under moderately to severely unstable conditions is the use of a layered geogrid and structural fill system.

Additionally, dependent upon the rate of groundwater flow into the excavation, a geosynthetic vertical drain and an overexcavation perimeter drain may be required around the lower portions of the excavation to allow for installation of the layered geogrid and structural fill system.

11.3 Foundations Drains

A subsurface perimeter drain is recommended around portions of the structure which will have habitable or storage space located below the finished ground surface. This includes crawlspace areas but not the walkout trench, if applicable.

Groundwater conditions were encountered in the test borings at the time of field exploration. The proposed detention ponds appear to be located at proposed basement foundation elevations. Depending on the conditions encountered during the lot specific Subsurface Soil Investigation and the conditions observed at the time of the Open Excavation Observation, additional subsurface drainage systems may be recommended.

One such system is an underslab drainage layer to help intercept groundwater before it enters the slab area should the groundwater levels rise. In general, if groundwater was encountered within 4 to 6 feet of the proposed basement slab elevation, an underslab drain should be anticipated. Another such system would consist of a subsurface drain and/or vertical drain board placed around the perimeter of the overexcavation to help intercept groundwater and allow for proper placement and compaction of the replacement structural fill. Careful attention should be paid to grade and discharge of the drain pipes of these systems.

It must be understood that the drain systems are designed to intercept some types of subsurface moisture and not others. Therefore, the drains could operate properly and not mitigate all moisture problems relating to foundation performance or moisture intrusion into the basement area.

11.4 Structural Fill

Areas to receive structural fill should have topsoil, organic material, or debris removed. The upper 6 inches of the exposed surface soils should be scarified and moisture conditioned to facilitate compaction (usually within 2 percent of the optimum moisture content) and compacted to a minimum of 95 percent of the maximum dry density as determined by the Standard Proctor test (ASTM D-698) or to a minimum of 92 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D-1557) prior to placing structural fill.

Structural fill placed on slopes should be benched into the slope. Maximum bench heights should not exceed 4 feet, and bench widths should be wide enough to accommodate compaction equipment.

Structural fill shall consist of granular, non-expansive material. It should be placed in loose lifts not exceeding 8 to 12 inches, moisture conditioned to facilitate compaction (usually within 2 percent of the optimum moisture content) and compacted to a minimum of 92 percent of the maximum dry density as determined by the Modified Proctor test, ASTM D-1557. The materials should be compacted by mechanical means.

Materials used for structural fill should be approved by RMG prior to use. Structural fill should not be placed on frozen subgrade or allowed to freeze during moisture conditioning and placement.

11.5 Design Parameters

The allowable bearing pressure of the subsurface soils should be determined by a detailed site specific Subsurface Soil Investigation and verified by and Open Excavation Observation, as noted above.

12.0 DETENTION STORAGE CRITERIA

The purpose of this investigation is to characterize the subsurface soils pertinent to embankment construction, and to provide recommendations regarding embankment construction. This report has been prepared in accordance with the requirements outlined in the El Paso County Land Development Code (LDC), the Engineering Criteria Manual (ECM) Section 2.2.6 and Appendix C.3.2.B, and the El Paso County (EPC) Drainage Criteria Manual, Volume 1 Section 11.3.3.

2.1 Detention Storage Criteria

Detention pond embankments that impound water above the natural grade of the land are considered dams under rules and regulation promulgated by the State of Colorado Department of Natural Resources. Rules and Regulations for Dam Safety and Dam Construction have been developed to provide guidance to design engineers and constructors. Dams are regulated as jurisdictional dams or non-jurisdictional dams. In accordance with El Paso County Drainage Criteria Manual, Volume 1, Section 6.6, embankments associated with Creekside at Lorson Ranch, Filing No. 1 detention ponds CR2 and CR3 **do not** include features that can be considered dams and are not subject to the State dam rules and regulations. Based upon the Creekside at Lorson Ranch Filing No. 1 Early Grading and Erosion Plans, these ponds will be cut into the existing natural terrain and will not impound water above the natural ground level.

The purpose of our report is to comply with the referenced guidelines and provide pertinent geotechnical information upon which to base the design and construction of pond embankments. This report presents the findings of the investigation performed by RMG and our recommendations regarding detention pond construction.

12.2 Embankment Recommendations

In the event that embankments become necessary the following general construction recommendations are applicable. Embankments should be constructed in accordance with applicable sections of the El Paso County Engineering Criteria Manual, the El Paso County Drainage Criteria Manual, and the El Paso County Land Development Manual. The following recommendations are in accordance with the El Paso county DCM Volume 2, Extended Detention Basin (EDB), Design Procedure and Criteria, paragraph 8.

The ground area to receive embankments should be cleared and grubbed to a minimum depth of two-feet to remove grass, shrubs, trees, roots, stumps, and other organic material. The exposed soil should be moisture conditioned to facilitate compaction (usually within 2 percent of the optimum moisture content) and compacted to a minimum of 95 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D-1557). The prepared surface should present a firm and stable condition.

Embankment should be constructed as structural fill on a prepared stable base. On-site native soil when screened of all deleterious material and cobbles greater than 6-inches in any dimension is suitable for embankment construction. Structural fill should be placed in 10-inch loose lifts and moisture conditioned to facilitate compaction (usually within 2 percent of the optimum moisture content) and compacted to a minimum of 95 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D-1557).

Structural fill placed on slopes should be benched into the slope. Maximum bench heights should not exceed 4 feet, and bench widths should be wide enough to accommodate compaction equipment. Structural fill should not be placed on frozen subgrade or allowed to freeze during moisture conditioning and placement. To verify the condition of the compacted soils, density tests should be performed during placement. The first density tests should be conducted when 24 inches of fill have been placed.

13.0 ADDITIONAL STUDIES

The findings, conclusions and recommendations presented in this report were provided to evaluate the suitability of the site for future development. Unless indicated otherwise, the test borings, laboratory test results, conclusions and recommendations presented in this report are not intended for use for design and construction. ***A site specific Subsurface Soil Investigation will be required for all proposed structures including (but not limited to) residences, retaining walls and pumphouses, commercial buildings, etc.***

To develop recommendations for construction of the proposed roadways, a pavement design investigation should be performed. This investigation should consist of additional test borings, soil laboratory testing and specific recommendations for the design and construction of roadway pavement sections.

14.0 CONCLUSIONS

Based upon our evaluation of the geologic conditions, it is our opinion that the proposed development is feasible. The potential for hydrocompactive and expansive soils and flooding, the geologic hazards identified are not considered unusual for the Front Range region of Colorado. Mitigation of geologic hazards is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic hazards should be mitigated by implementing appropriate planning, engineering, and local construction practices.

Potential mitigation alternatives include (but are not limited to) overexcavation and replacement of unsuitable soils and the design and construction of surface and subsurface drainage systems which are commonly used in the El Paso County vicinity.

Revisions and modifications to the conclusions and recommendations presented in this report may be issued subsequently by RMG based upon additional observations made during grading and construction which may indicate conditions that require re-evaluation of some of the criteria presented in this report.

15.0 CLOSING

This report is for the exclusive purpose of providing geologic hazards information and preliminary geotechnical engineering recommendations. The scope of services did not include, either specifically or by implication, evaluation of wild fire hazards, environmental assessment of the site, or identification of contaminated or hazardous materials or conditions. Development of recommendations for the mitigation of environmentally related conditions, including but not limited to, biological or toxicological issues, are beyond the scope of this report. If the owner is concerned about the potential for such contamination or conditions, other studies should be undertaken.

This report has been prepared for **Lorson Ranch Metro District No. 1** in accordance with generally accepted geotechnical engineering and engineering geology practices. The conclusions and recommendations in this report are based in part upon data obtained from review of available topographic and geologic maps, review of available reports of previous studies conducted in the site vicinity, a site reconnaissance, and research of available published information, soil test borings, soil laboratory testing, and engineering analyses. The nature and extent of variations may not become evident until construction activities begin. If variations then become evident, RMG should be retained to re-evaluate the recommendations of this report, if necessary.

Our professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by geotechnical engineers and engineering geologists practicing in this or similar localities. RMG does not warrant the work of regulatory agencies or other third parties supplying information which may have been used during the preparation of this report. No warranty, express or implied, is made by the preparation of this report. Third parties reviewing this report should draw their own conclusions regarding site conditions and specific construction techniques to be used on this project.

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

16.0 REFERENCES

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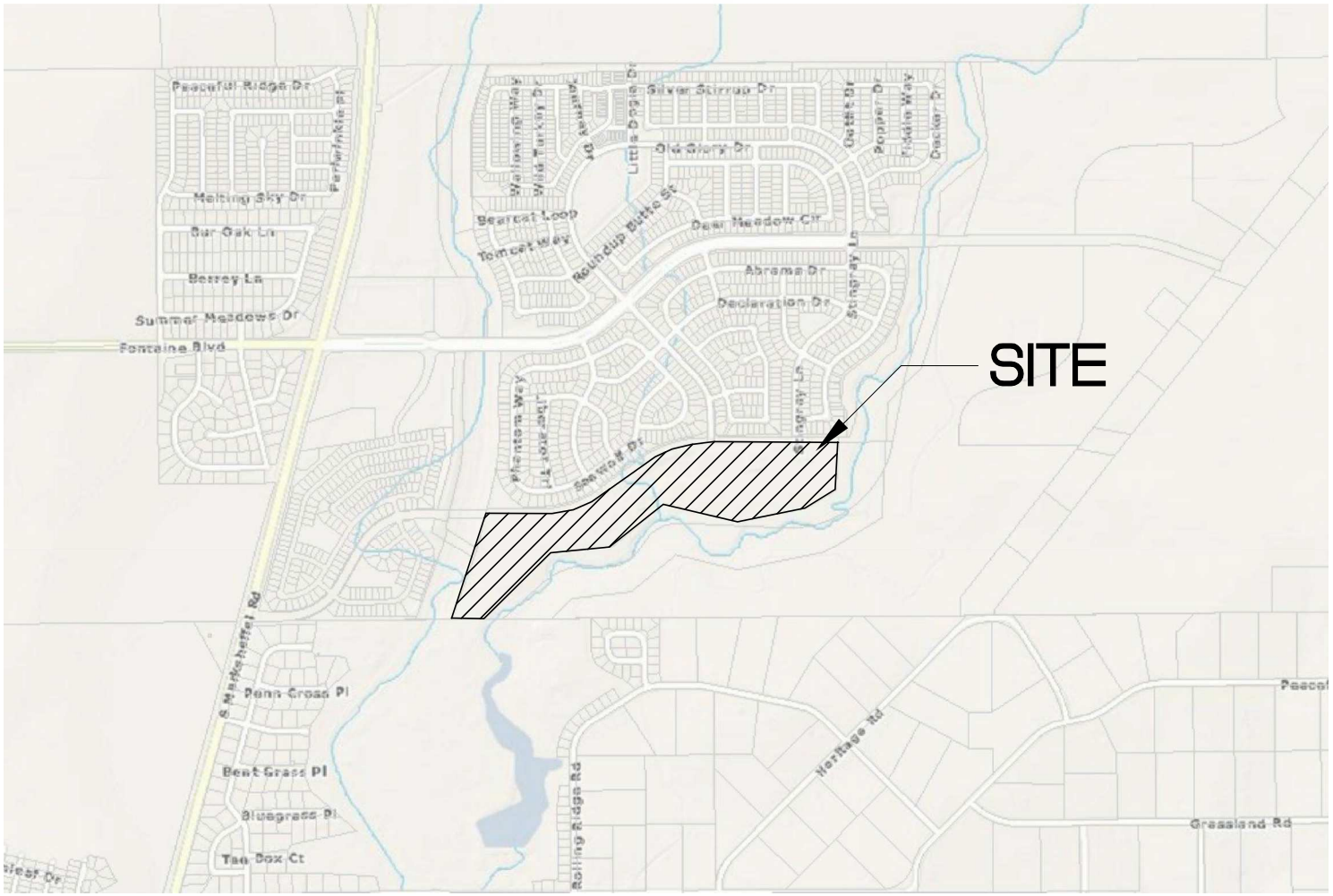
FIGURES



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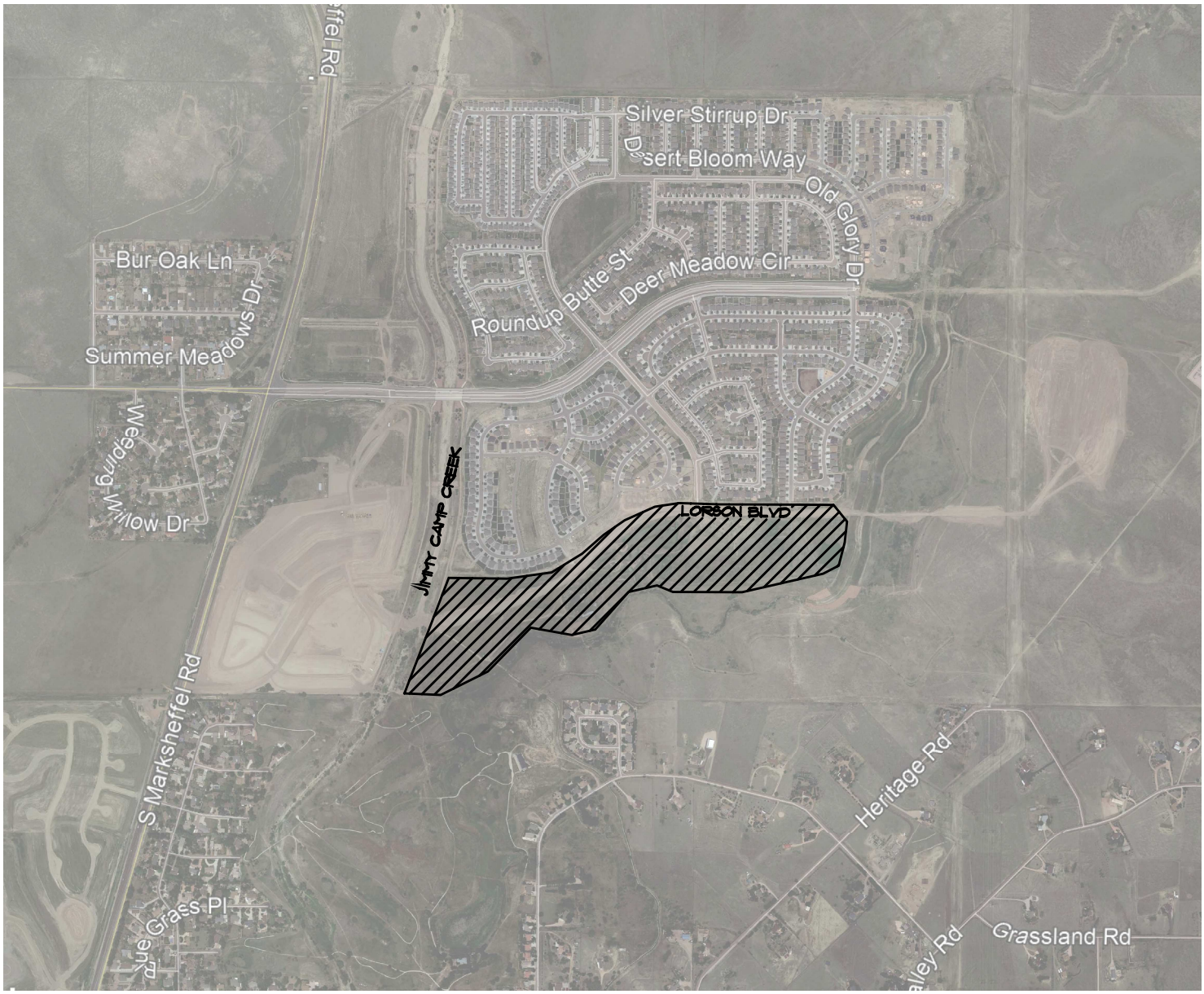
SITE VICINITY MAP

CREEKSIDE AT LORSON RANCH
FILING NO. 1
EL PASO COUNTY, COLORADO
LORSON RANCH METRO DISTRICT NO. 1

JOB No. 164808

FIG No. 1

DATE 8-10-2018



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INDICATES THE APPROXIMATE LIMITS OF THIS INVESTIGATION

BASE MAP PROVIDED BY: GOOGLE 2018

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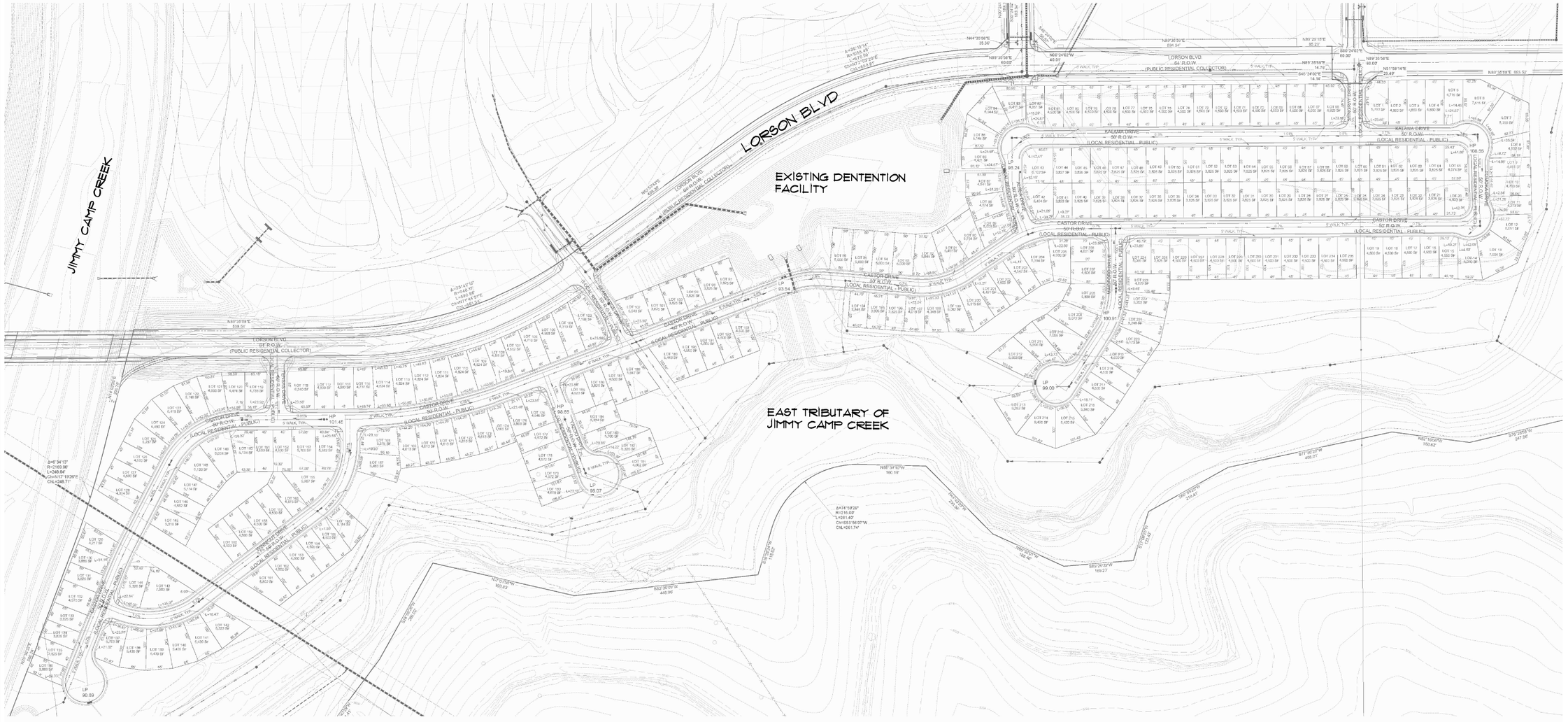
2018 AERIAL PHOTOGRAPH

CREEKSIDE AT LORSON RANCH
FILING NO. 1
EL PASO COUNTY, COLORADO
LORSON RANCH METRO DISTRICT NO. 1

JOB No. 164808

FIG No. 2

DATE 8-10-2018



BASE MAP PROVIDED BY
THOMAS AND THOMAS

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Monument Office:
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Pueblo / Canon City:
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CREEKSIDE AT LORSON, FILING NO. 1

EL PASO COUNTY, CO
LORSON RANCH METRO DISTRICT, NO. 1

ENGINEER:	GW
DRAWN BY:	KZ
CHECKED BY:	GW
ISSUED:	8-10-2018
REVISION:	DATE: / JOB #:

PRELIMINARY CONCEPT PLAN

SHEET No.
FIG-3

DENOTES APPROXIMATE LOCATION OF TEST BORINGS

NOT TO SCALE

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PRELIMINARY CONCEPT PLAN WITH TEST BORING LOCATIONS

SHEET No.
FIG-4

SOILS DESCRIPTION


CLAYEY SAND


SANDY CLAY


SILTY SAND

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

SYMBOLS AND NOTES


XX — STANDARD PENETRATION TEST - MADE BY DRIVING A SPLIT-BARREL SAMPLER INTO THE SOIL BY DROPPING A 140 LB. HAMMER 30", IN GENERAL ACCORDANCE WITH ASTM D-1586. NUMBER INDICATES NUMBER OF HAMMER BLOWS PER FOOT (UNLESS OTHERWISE INDICATED).


XX — UNDISTURBED CALIFORNIA SAMPLE - MADE BY DRIVING A RING-LINED SAMPLER INTO THE SOIL BY DROPPING A 140 LB. HAMMER 30", IN GENERAL ACCORDANCE WITH ASTM D-3550. NUMBER INDICATES NUMBER OF HAMMER BLOWS PER FOOT (UNLESS OTHERWISE INDICATED).


FREE WATER TABLE


DEPTH AT WHICH BORING CAVED


BULK — DISTURBED BULK SAMPLE


AUG — AUGER "CUTTINGS"

4.5 — WATER CONTENT (%)

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EXPLANATION OF TEST BORING LOGS

JOB No. 164808

FIGURE No. 5

DATE 8/10/18

TEST BORING: **1**
DATE DRILLED:
6/25/18
ELEVATION (FT):
GROUNDWATER @ 23.0 '
7/24/18

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
	CLAY, SANDY, with clayey sand seams, light brown, medium stiff to stiff, moist to wet			
5			7	14.1
10			17	16.9
15			15	15.3
20			10	33.4
25				
30			10	--

TEST BORING: **2**
DATE DRILLED:
6/25/18
ELEVATION (FT):
GROUNDWATER @ 20.0 '
7/24/18

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
	SAND, SILTY, tan, loose to medium dense, moist			
5			8	4.6
10			10	8.8
15			10	4.3
	CLAY, SANDY, brown, stiff, moist to wet			
20				
25			7	29.2

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TEST BORING LOG

JOB No. 164808

FIGURE No. 6

DATE 8/10/18

TEST BORING: **3**
DATE DRILLED:
6/25/18
ELEVATION (FT):
GROUNDWATER @ 20.0 '
7/24/18

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
	CLAY, SANDY, with sandy silt seams, light brown, stiff to very stiff, moist to wet			
5			10	17.1
10			15	26.3
15			21	15.3
20 ▽			14	31.8
25			11	34.8

TEST BORING: **4**
DATE DRILLED:
6/25/18
ELEVATION (FT):
GROUNDWATER @ 19.0 '
7/24/18

DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
	SAND, SILTY, tan, medium dense, moist			
5			10	7.6
10	CLAY, SANDY, light brown, medium stiff to stiff, moist to wet		11	28.7
15			7	20.1
20 ▽				
25			7	32.4

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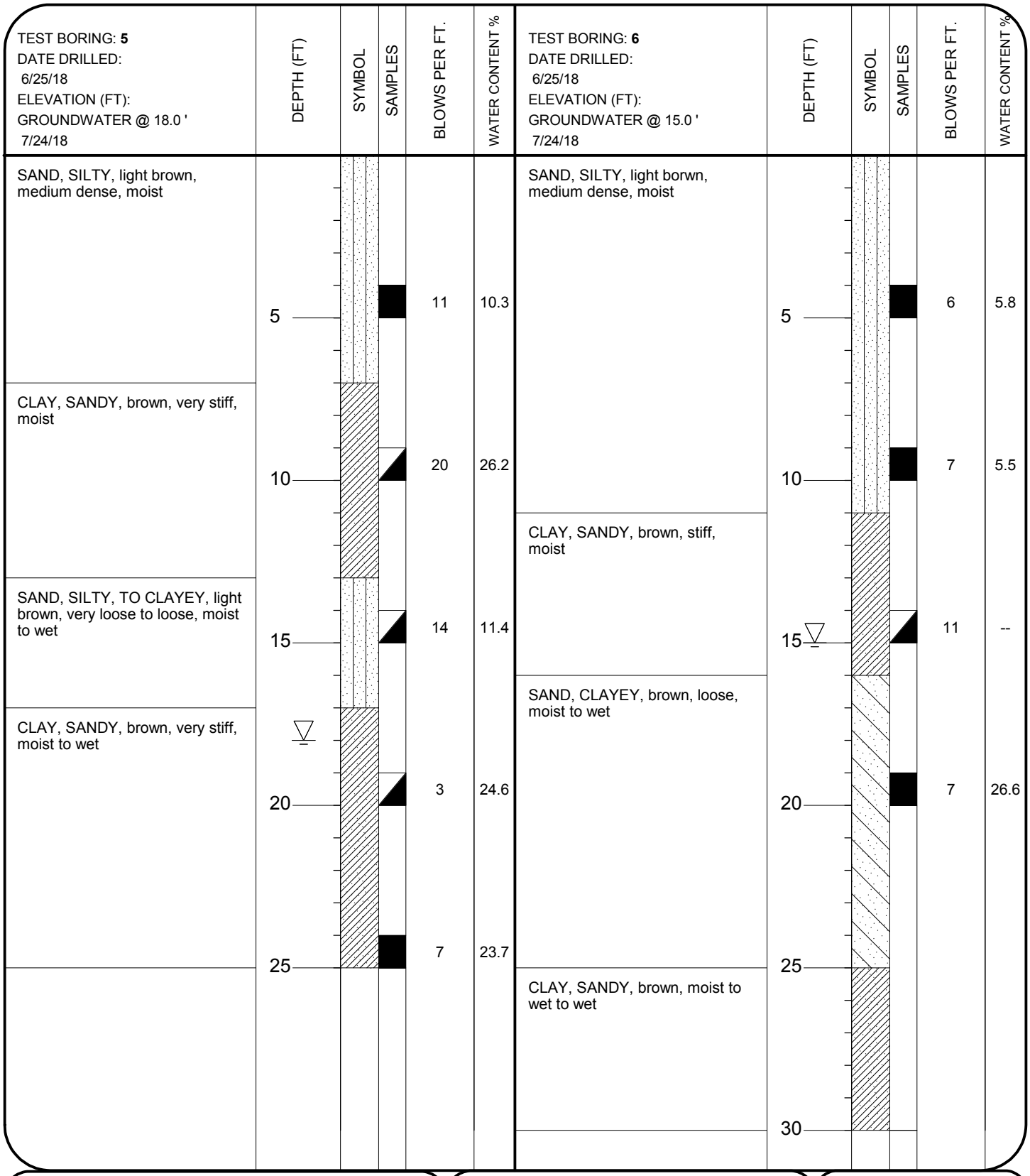
TEST BORING LOG

JOB No. 164808

FIGURE No. 7

DATE 8/10/18



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TEST BORING LOG

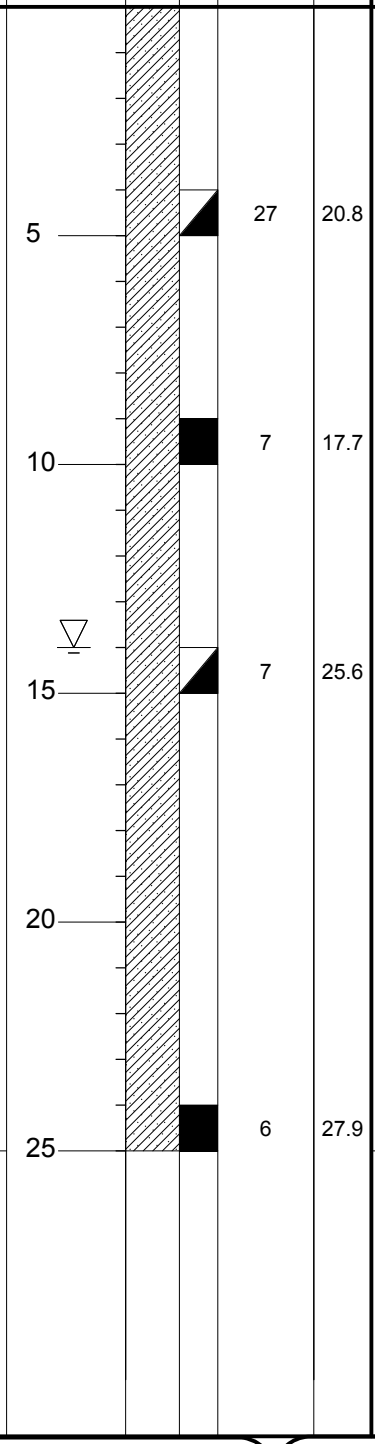
JOB No. 164808

FIGURE No. 8

DATE 8/10/18

TEST BORING: **7**
DATE DRILLED:
6/25/18
ELEVATION (FT):
GROUNDWATER @ 14.0 '
7/24/18

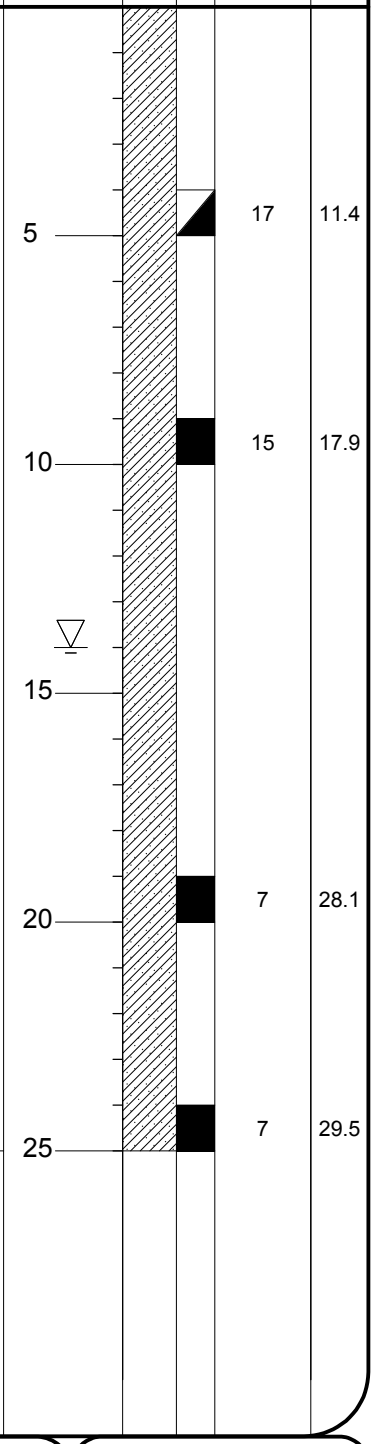
CLAY, SANDY, dark brown, medium stiff to very stiff, moist to wet



BLOWS PER FT.	WATER CONTENT %
27	20.8
7	17.7
7	25.6
6	27.9

TEST BORING: **8**
DATE DRILLED:
6/25/18
ELEVATION (FT):
GROUNDWATER @ 14.0 '
7/24/18

CLAY, SANDY, light brown, medium stiff to stiff, moist to wet



BLOWS PER FT.	WATER CONTENT %
17	11.4
15	17.9
7	28.1
7	29.5

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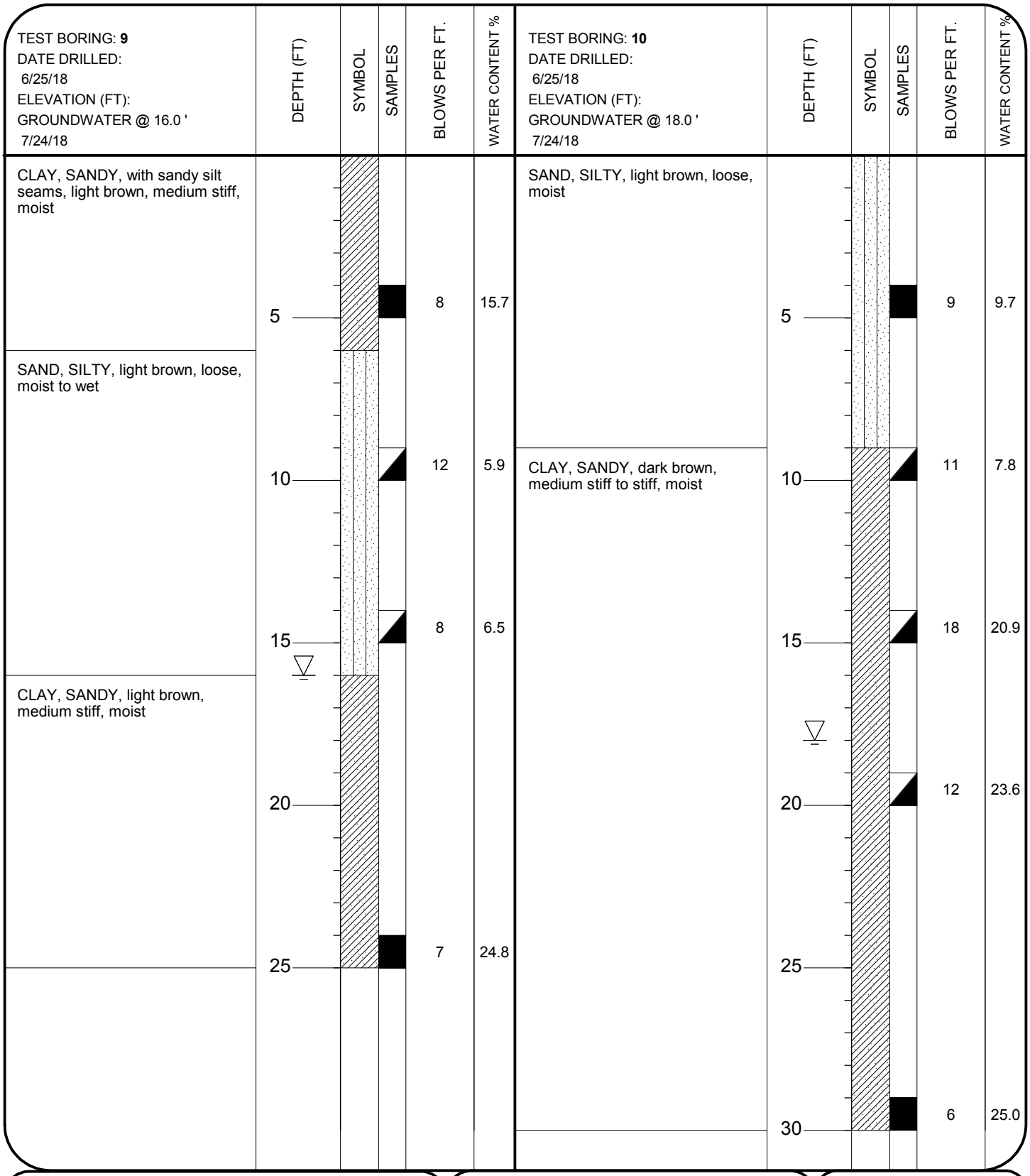
TEST BORING LOG

JOB No. 164808

FIGURE No. 9

DATE 8/10/18



ROCKY MOUNTAIN GROUP

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TEST BORING LOG

JOB No. 164808

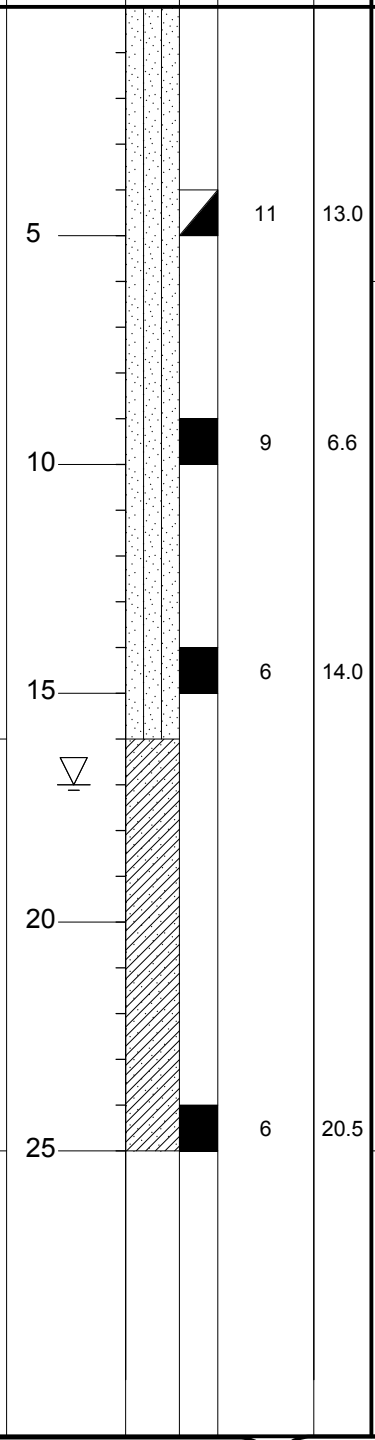
FIGURE No. 10

DATE 8/10/18

TEST BORING: **11**
DATE DRILLED:
6/25/18
ELEVATION (FT):
GROUNDWATER @ 17.0 '
7/24/18

SAND, SILTY, light brown, loose, moist

CLAY, SANDY, light brown, medium stiff, moist to wet

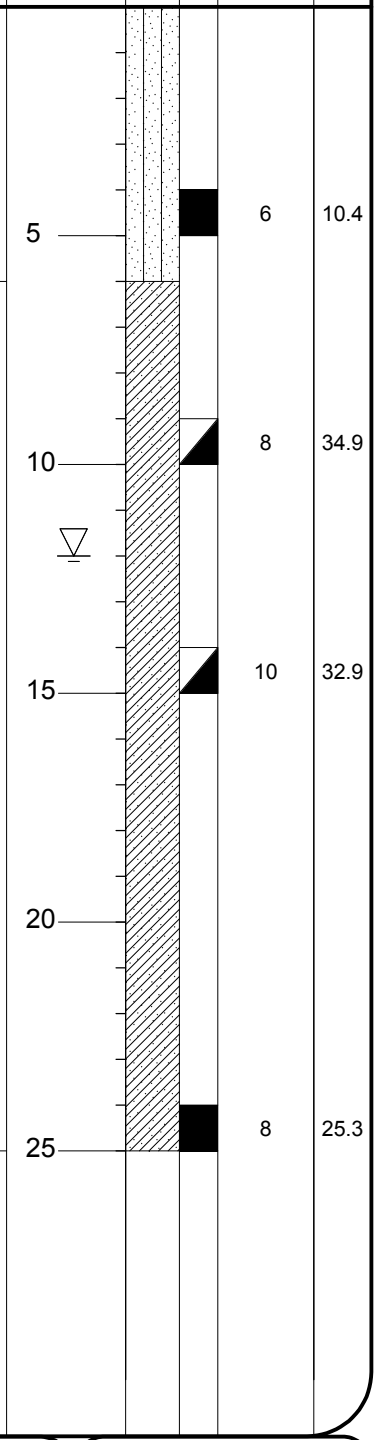


BLOWS PER FT.	WATER CONTENT %
11	13.0
9	6.6
6	14.0
6	20.5

TEST BORING: **12**
DATE DRILLED:
6/25/18
ELEVATION (FT):
GROUNDWATER @ 12.0 '
7/24/18

SAND, SILTY, brown, loose, moist

CLAY, SANDY, with sandy silt seams, medium stiff to stiff, moist to wet



BLOWS PER FT.	WATER CONTENT %
6	10.4
8	34.9
10	32.9
8	25.3

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TEST BORING LOG

JOB No. 164808

FIGURE No. 11

DATE 8/10/18

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	FHA Expansion Pressure (psf)	% Swell/ Collapse	USCS Classification
1	4.0	14.1								
1	9.0	16.9	90.3	42	17		38.9		0.5	SC
1	14.0	15.3								
1	19.0	33.4								
2	4.0	4.6								
2	9.0	8.8								
2	14.0	4.3	106.7	NP	NP		30.5		- 2.0	SM
2	24.0	29.2								
3	4.0	17.1		39	12		93.0			ML
3	9.0	26.3								
3	14.0	15.3	108.4						3.2	
3	19.0	31.8								
3	24.0	34.8								
4	4.0	7.6								
4	9.0	28.7		59	29		99.0			CH
4	14.0	20.1								
4	24.0	32.4								
5	4.0	10.3								
5	9.0	26.2								
5	14.0	11.4	93.9	NP	NP		35.1		- 1.5	SM
5	19.0	24.6								
5	24.0	23.7								
6	4.0	5.8								
6	9.0	5.5		NP	NP	0.0	18.1			SM
6	19.0	26.6								
6	24.0	26.0								
6	29.0	22.2								
7	4.0	20.8								
7	9.0	17.7		32	13		65.3			CL
7	14.0	25.6								
7	24.0	27.9								
8	4.0	11.4								
8	9.0	17.9								
8	19.0	28.1		35	19		94.3			CL

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SUMMARY OF LABORATORY TEST RESULTS

JOB No. 164808
FIGURE No. 12

DATE 8/10/18

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	FHA Expansion Pressure (psf)	% Swell/ Collapse	USCS Classification
8	24.0	29.5								
9	4.0	15.7		NP	NP	0.0	82.5			ML
9	9.0	5.9								
9	14.0	6.5								
9	24.0	24.8								
10	4.0	9.7								
10	9.0	7.8								
10	14.0	20.9	77.4	46	24		62.5		0.0	CL
10	19.0	23.6								
10	29.0	25.0								
11	4.0	13.0								
11	9.0	6.6		NP	NP	0.0	24.1			SM
11	14.0	14.0								
11	24.0	20.5								
12	4.0	10.4								
12	9.0	34.9	85.0	NP	NP		95.3		0.7	ML
12	14.0	32.9								
12	24.0	25.3								

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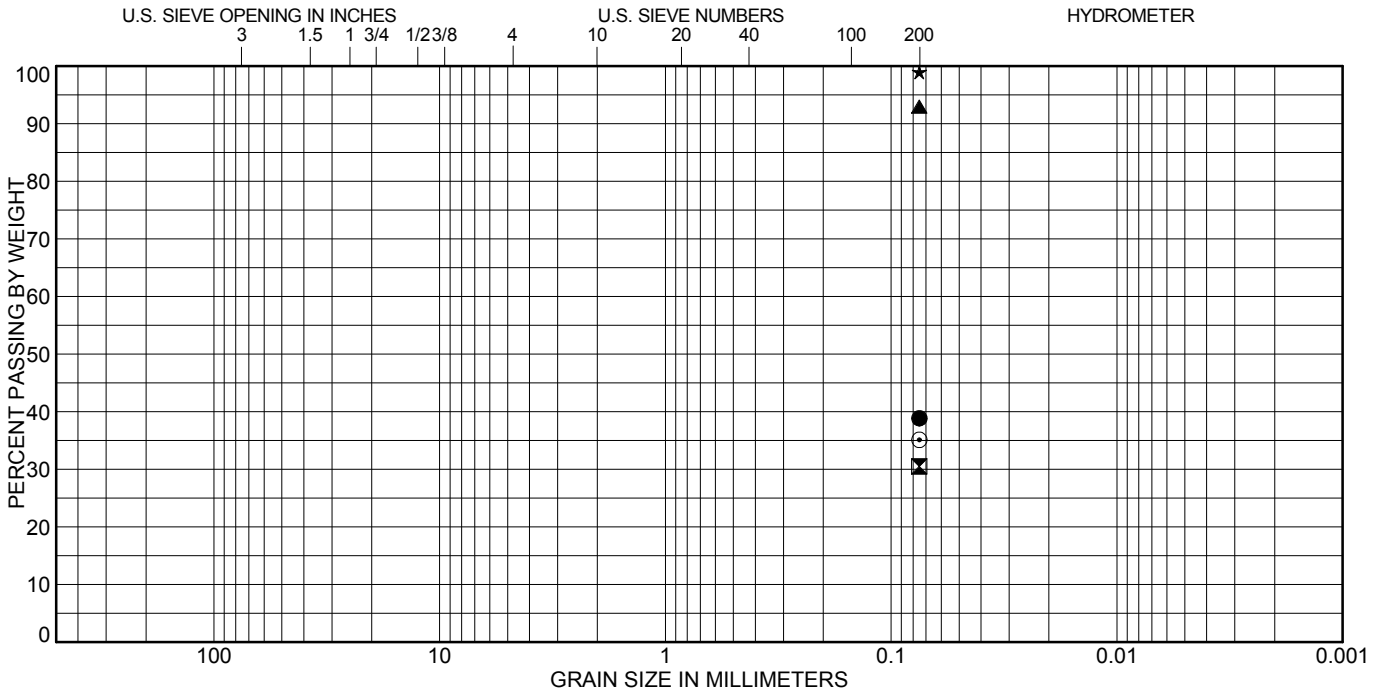
SUMMARY OF LABORATORY TEST RESULTS

JOB No. 164808
FIGURE No. 12
PAGE 2 OF 2
DATE 8/10/18



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring		Depth (ft)	Classification	LL	PL	PI
●	1	9.0	CLAYEY SAND(SC)	42	25	17
⧓	2	14.0	SILTY SAND(SM)	NP	NP	NP
▲	3	4.0	SILT(ML)	39	27	12
★	4	9.0	FAT CLAY(CH)	59	30	29
⊙	5	14.0	SILTY SAND(SM)	NP	NP	NP

Test Boring		Depth (ft)	%Gravel	%Sand	%Silt	%Clay
●	1	9.0			38.9	
⧓	2	14.0			30.5	
▲	3	4.0			93.0	
★	4	9.0			99.0	
⊙	5	14.0			35.1	

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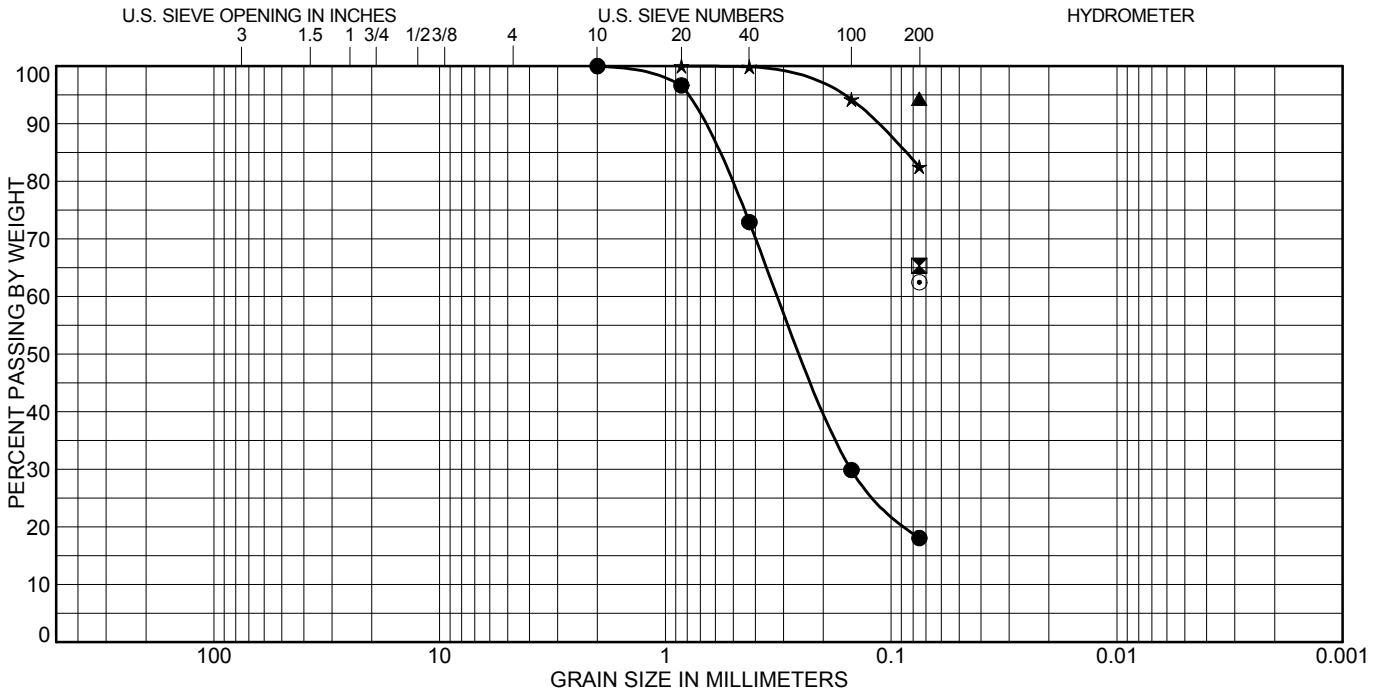
SOIL CLASSIFICATION DATA

JOB No. 164808

FIGURE No. 13

DATE 8/10/18



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring		Depth (ft)	Classification	LL	PL	PI
●	6	9.0	SILTY SAND(SM)	NP	NP	NP
⧓	7	9.0	SANDY LEAN CLAY(CL)	32	19	13
▲	8	19.0	LEAN CLAY(CL)	35	16	19
★	9	4.0	SILT with SAND(ML)	NP	NP	NP
⊙	10	14.0	SANDY LEAN CLAY(CL)	46	22	24

Test Boring		Depth (ft)	%Gravel	%Sand	%Silt	%Clay
●	6	9.0	0.0	81.9	18.1	
⧓	7	9.0			65.3	
▲	8	19.0			94.3	
★	9	4.0	0.0	17.5	82.5	
⊙	10	14.0			62.5	

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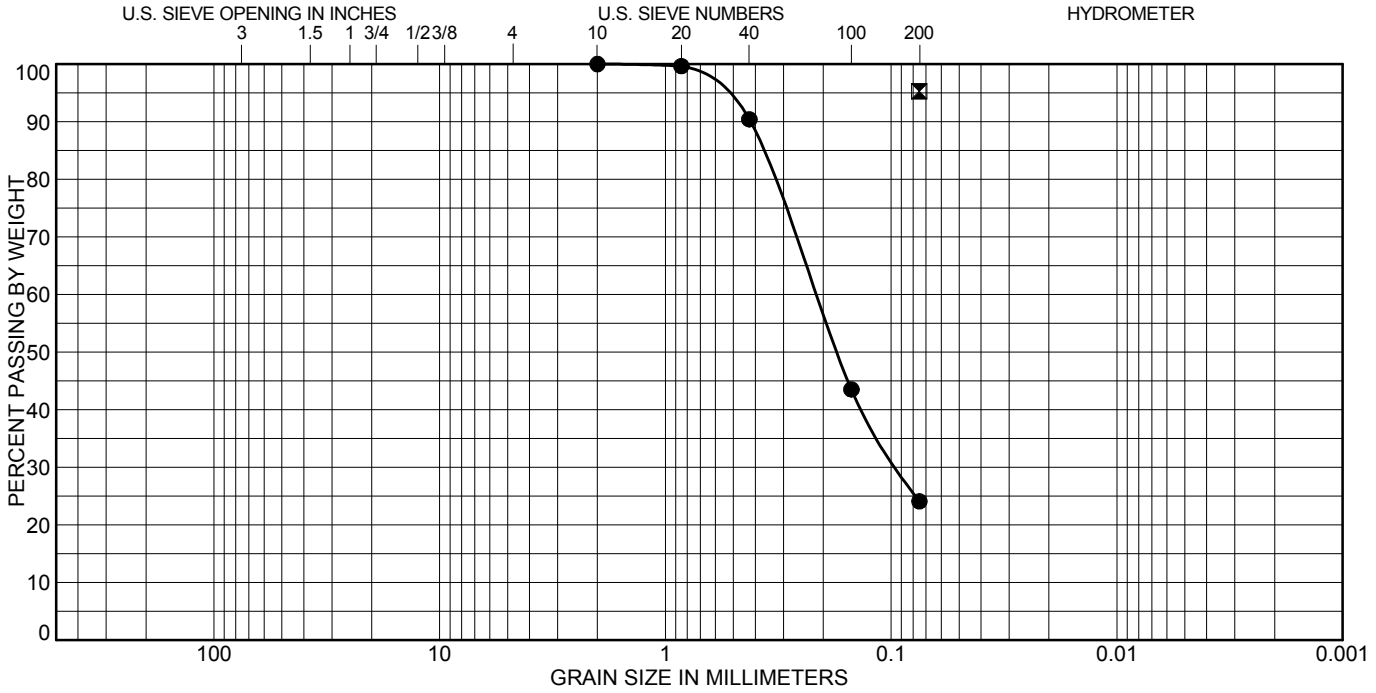
SOIL CLASSIFICATION DATA

JOB No. 164808

FIGURE No. 14

DATE 8/10/18



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring		Depth (ft)	Classification	LL	PL	PI
●	**11**	**9.0**	**SILTY SAND(SM)**	**NP**	**NP**	**NP**
⧓	**12**	**9.0**	**SILT(ML)**	**NP**	**NP**	**NP**

Test Boring		Depth (ft)	%Gravel	%Sand	%Silt	%Clay
●	**11**	**9.0**	**0.0**	**75.9**	**24.1**	
⧓	**12**	**9.0**			**95.3**	

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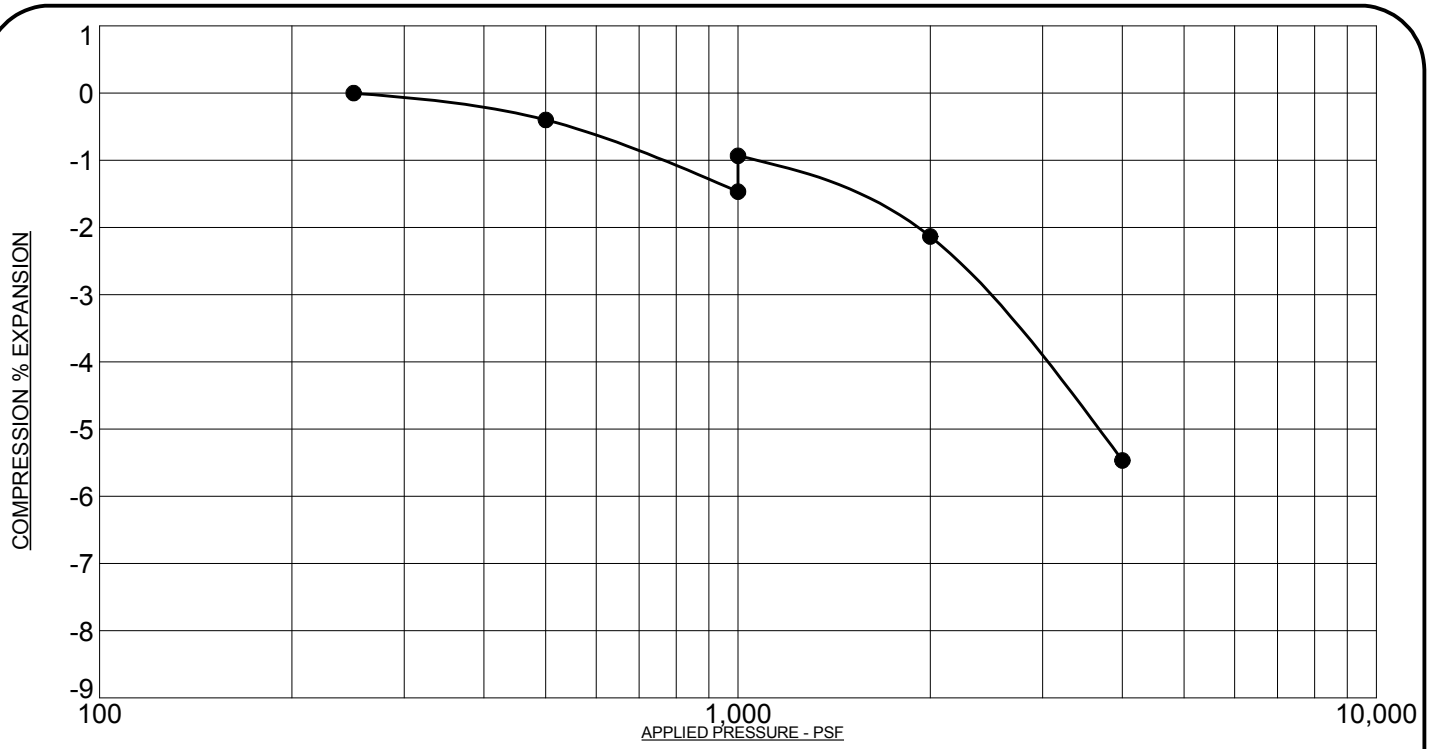
SOIL CLASSIFICATION DATA

JOB No. 164808

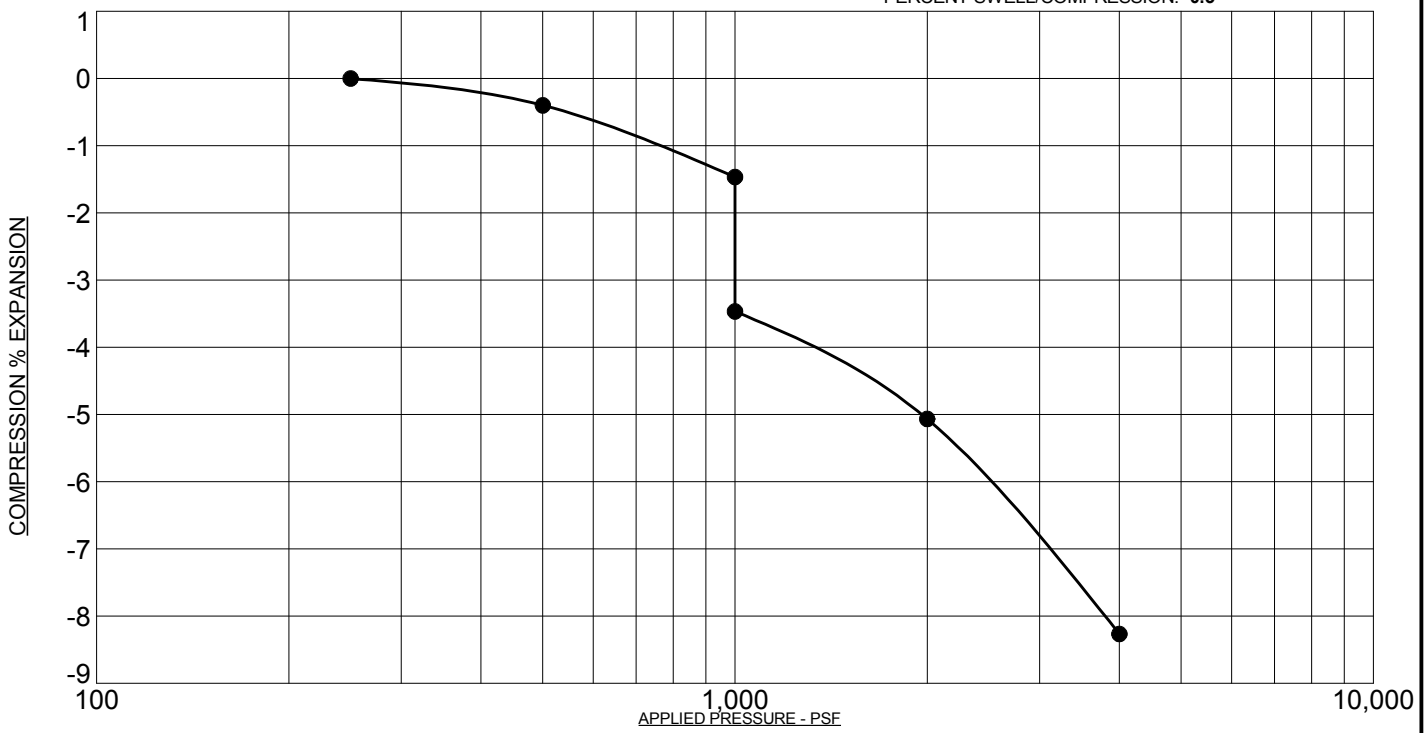
FIGURE No. 15

DATE 8/10/18



PROJECT: **Creekside at Lorson Ranch, Filing No. 1 El Paso County, Colorado**
SAMPLE DESCRIPTION: **SAND, CLAYEY**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: **1 @ 9 FT**
NATURAL DRY UNIT WEIGHT: **90.3 PCF**
NATURAL MOISTURE CONTENT: **16.8%**
PERCENT SWELL/COMPRESSION: **0.5**



PROJECT: **Creekside at Lorson Ranch, Filing No. 1 El Paso County, Colorado**
SAMPLE DESCRIPTION: **SAND, SILTY**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: **2 @ 14 FT**
NATURAL DRY UNIT WEIGHT: **106.7 PCF**
NATURAL MOISTURE CONTENT: **4.3%**
PERCENT SWELL/COMPRESSION: **- 2.0**

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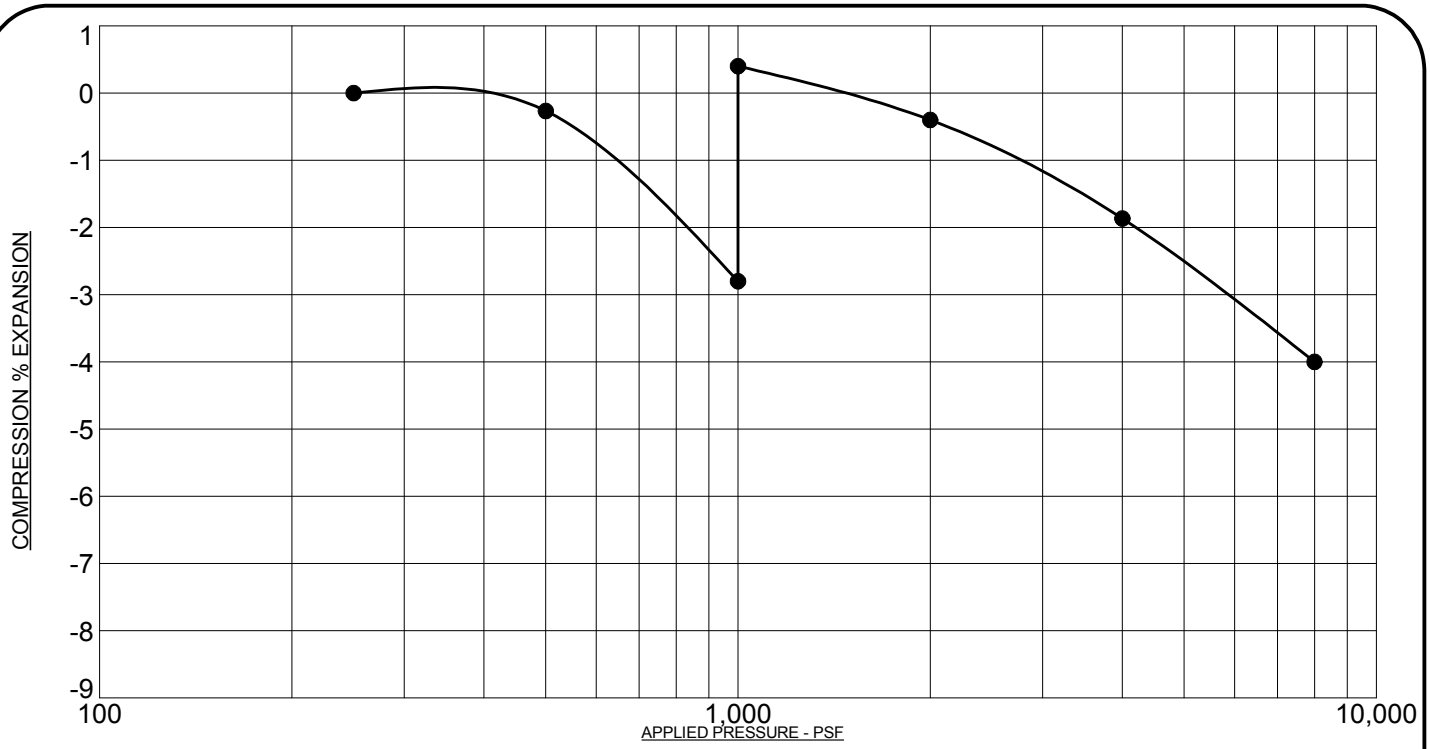
SWELL/CONSOLIDATION TEST RESULTS

JOB No. 164808

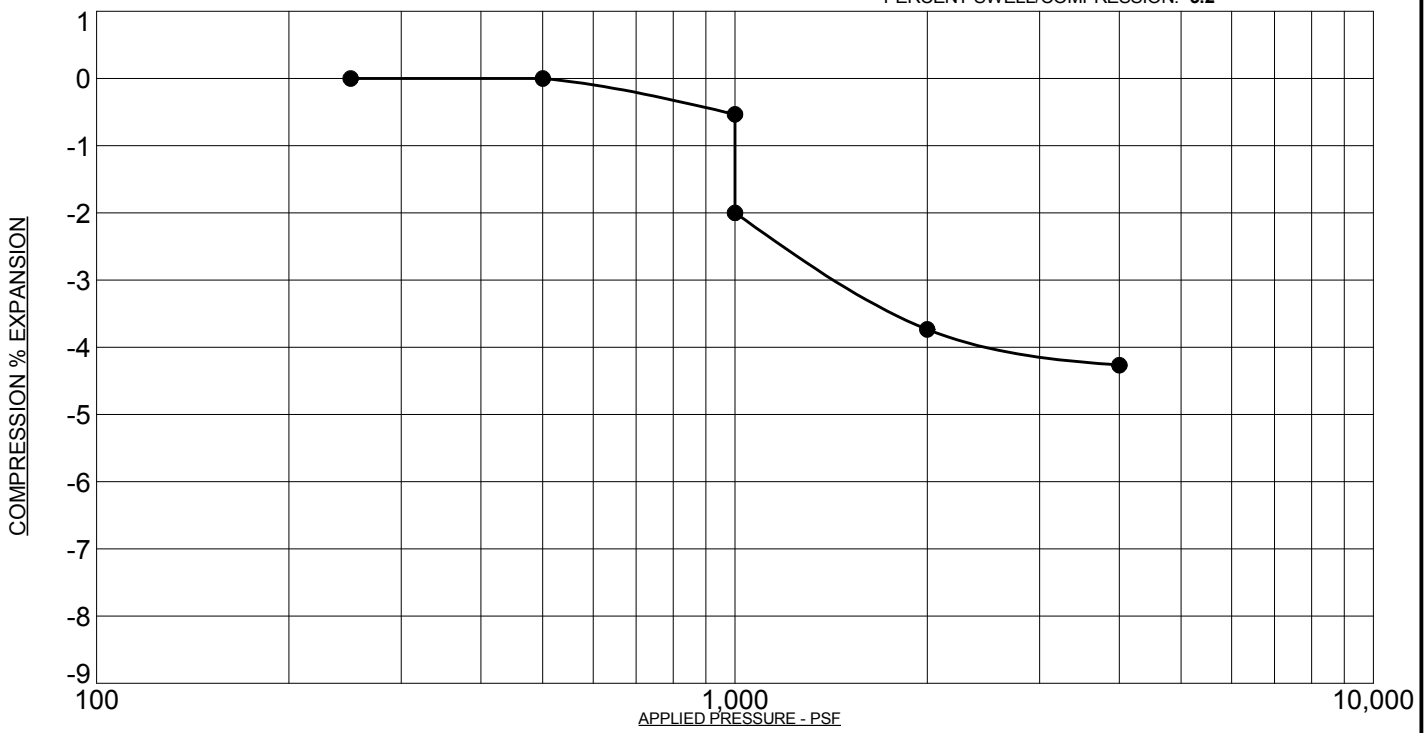
FIGURE No. 16

DATE 8/10/18



PROJECT: **Creekside at Lorson Ranch, Filing No. 1 El Paso County, Colorado**
SAMPLE DESCRIPTION: **CLAY, SANDY**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: **3 @ 14 FT**
NATURAL DRY UNIT WEIGHT: **108.4 PCF**
NATURAL MOISTURE CONTENT: **15.3%**
PERCENT SWELL/COMPRESSION: **3.2**



PROJECT: **Creekside at Lorson Ranch, Filing No. 1 El Paso County, Colorado**
SAMPLE DESCRIPTION: **SAND, SILTY**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: **5 @ 14 FT**
NATURAL DRY UNIT WEIGHT: **93.9 PCF**
NATURAL MOISTURE CONTENT: **11.4%**
PERCENT SWELL/COMPRESSION: **- 1.5**

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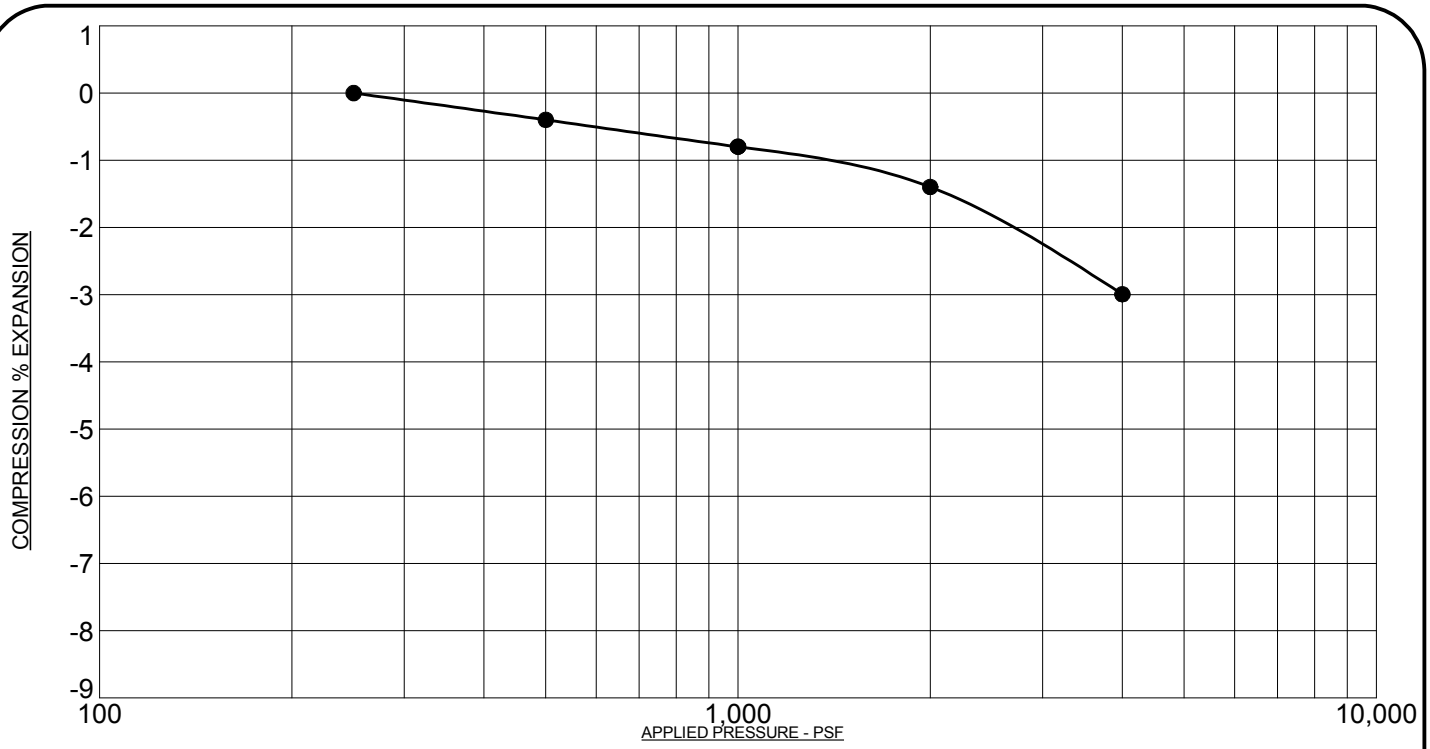
SWELL/CONSOLIDATION TEST RESULTS

JOB No. 164808

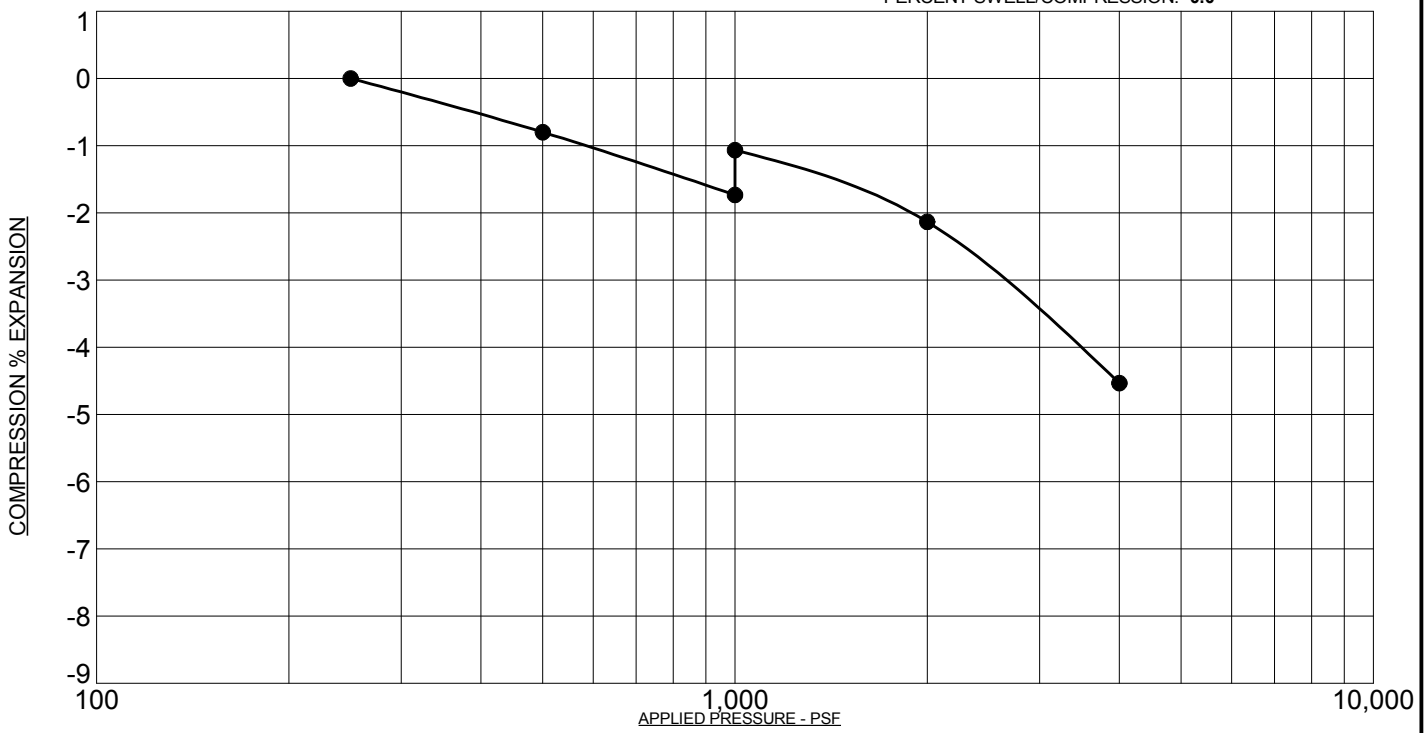
FIGURE No. 17

DATE 8/10/18



PROJECT: **Creekside at Lorson Ranch, Filing No. 1 El Paso County, Colorado**
SAMPLE DESCRIPTION: **CLAY, SANDY**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: **10 @ 14 FT**
NATURAL DRY UNIT WEIGHT: **77.4 PCF**
NATURAL MOISTURE CONTENT: **20.9%**
PERCENT SWELL/COMPRESSION: **0.0**



PROJECT: **Creekside at Lorson Ranch, Filing No. 1 El Paso County, Colorado**
SAMPLE DESCRIPTION: **CLAY, SANDY**
NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: **12 @ 9 FT**
NATURAL DRY UNIT WEIGHT: **85.0 PCF**
NATURAL MOISTURE CONTENT: **34.8%**
PERCENT SWELL/COMPRESSION: **0.7**

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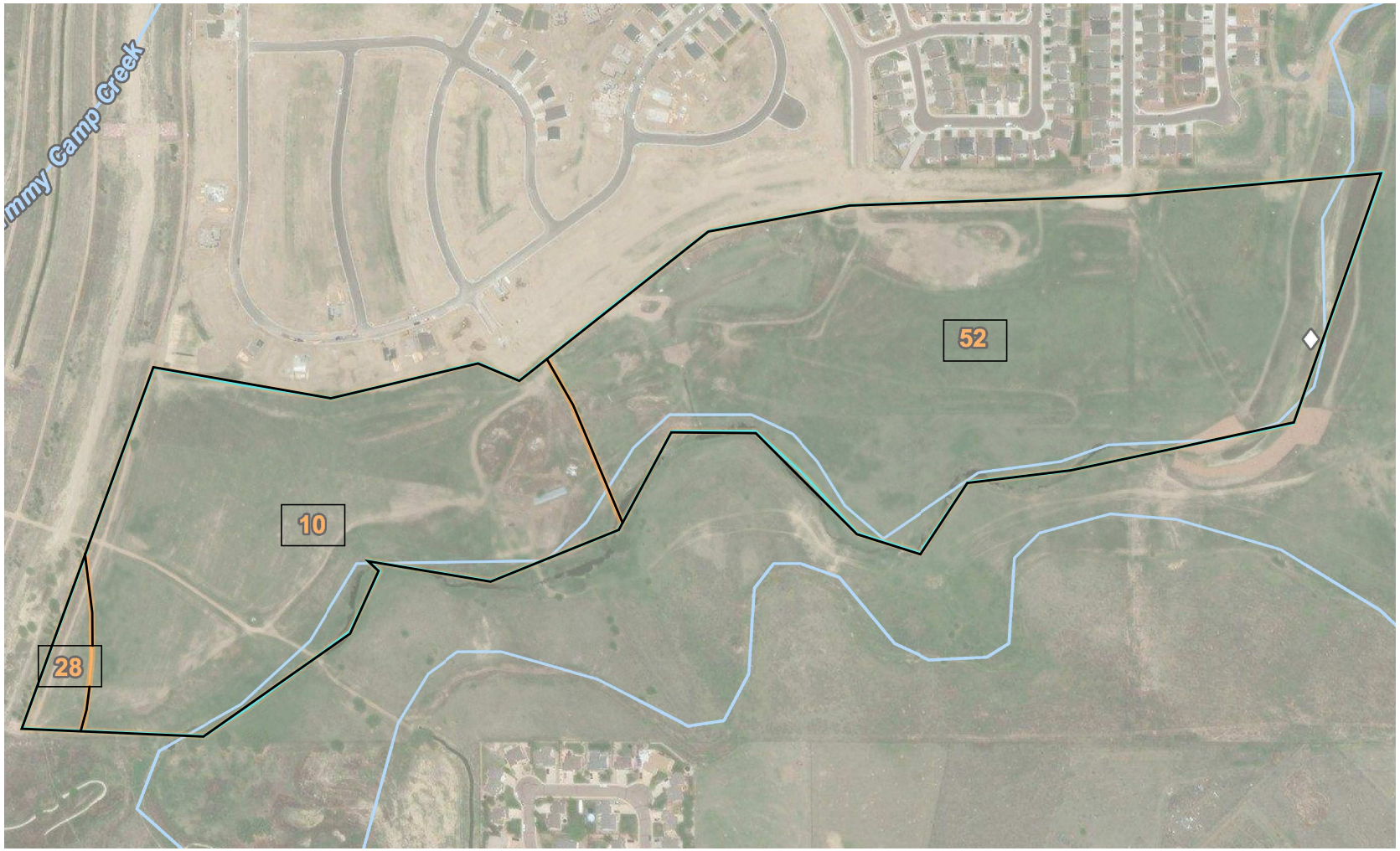
SWELL/CONSOLIDATION TEST RESULTS

JOB No. 164808

FIGURE No. 18

DATE 8/10/18



REFER TO SECTION 6.3, PAGE 8 OF THE
GEOLOGY AND SOILS REPORT
FOR SOIL EXPLANATIONS

NOT TO SCALE

BASE MAP PROVIDED BY: U.S. SOIL CONSERVATION SERVICE

USDA SOIL TYPES

CREEKSIDE AT LORSON RANCH
FILING NO. 1
EL PASO COUNTY, COLORADO
LORSON RANCH METRO DISTRICT NO. 1

JOB No. 164808
FIG No. 19
DATE 8-10-2018

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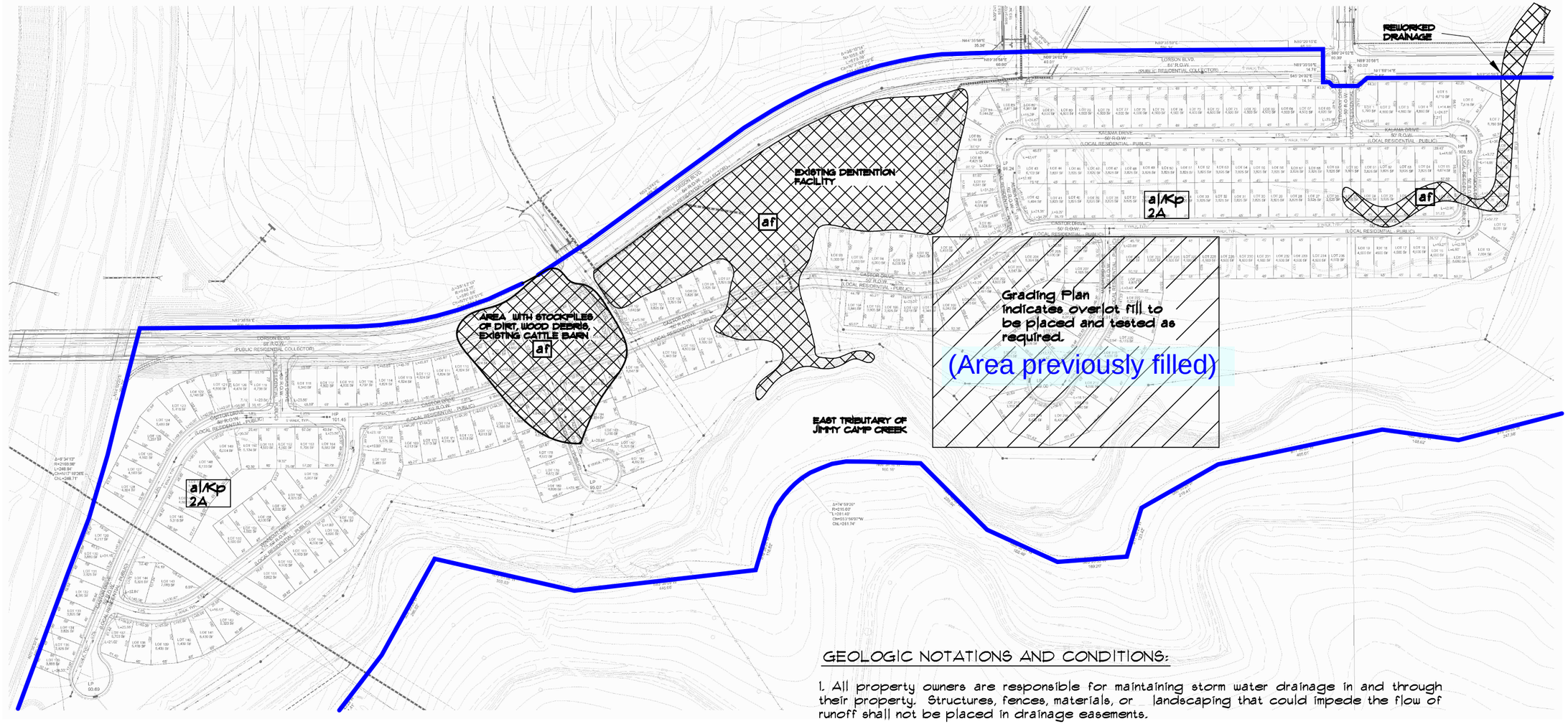

GENERAL GEOLOGY

af - artificial fill
al - Stable alluvium
Kp - Pierre Shale

ENGINEERING GEOLOGY

2A - Stable alluvium, colluvium and bedrock on gentle to moderate slopes (5-12%)

7A - Physiographic floodplain

NOT TO SCALE

GEOLOGIC NOTATIONS AND CONDITIONS:

1. All property owners are responsible for maintaining storm water drainage in and through their property. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

2. Developer shall comply with local federal and state laws, regulations, ordinances, review and permit requirements, an other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.

3. A "Soils and Geology Report for Creekside at Lorson Ranch, El Paso County, Colorado" was completed by RMG - Rocky Mountain Group. There are no significant geologic hazards, however, the potential for geologic hazards or constraints do exist related to the potential for expansive or hydrocompactive soil. The geologic conditions are considered relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices.

4. Site specific subsurface soil investigations shall be conducted prior to construction on all lots. In addition to providing foundation design recommendations, these investigations should also consider lot-specific recommendations regarding the following geologic conditions:
   a. Mitigation for loose and/or expansive soil conditions (if encountered), and
   b. Potential shallow groundwater conditions and feasibility of underslab drains.

5. At a minimum, separate subsurface perimeter drains should be provided around the below-grade (habitable) portions of each foundation. Additional drainage measures may also be required as determined by the lot-specific subsurface soil investigation and/or the lot-specific excavation observation at the time of construction.

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Monument Office:
(719) 488-2145
Pueblo / Canon City:
(719) 544-7750

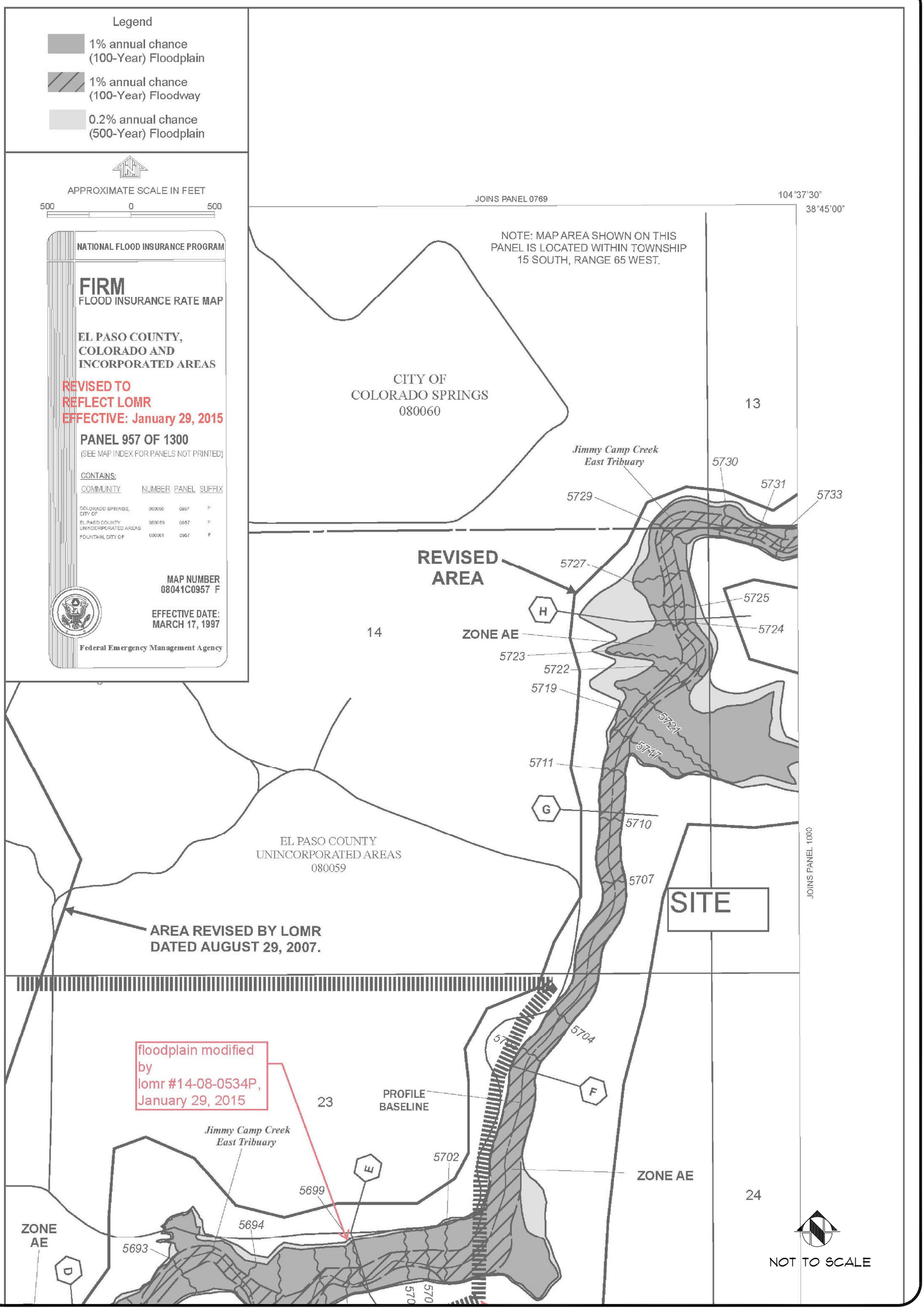
CREEKSIDE AT LORSON, FILING NO. 1

EL PASO COUNTY, CO
LORSON RANCH METRO DISTRICT, NO. 1

ENGINEER:	GW
DRAWN BY:	KZ
CHECKED BY:	GW
ISSUED:	8-10-2018
REVISION:	10-16-2018

GENERAL GEOLOGIC CONDITIONS MAP

SHEET No.
FIG-20



SHEET No.
FIG-21

REVISED FEMA MAP TO REFLECT LOMR

REVISION:	DATE:
JOB #:	
ISSUED:	8-10-2018
CHECKED BY:	GW
DRAWN BY:	KZ
ENGINEER:	GW

CREEKSIDE AT LORSON, FILING NO. 1

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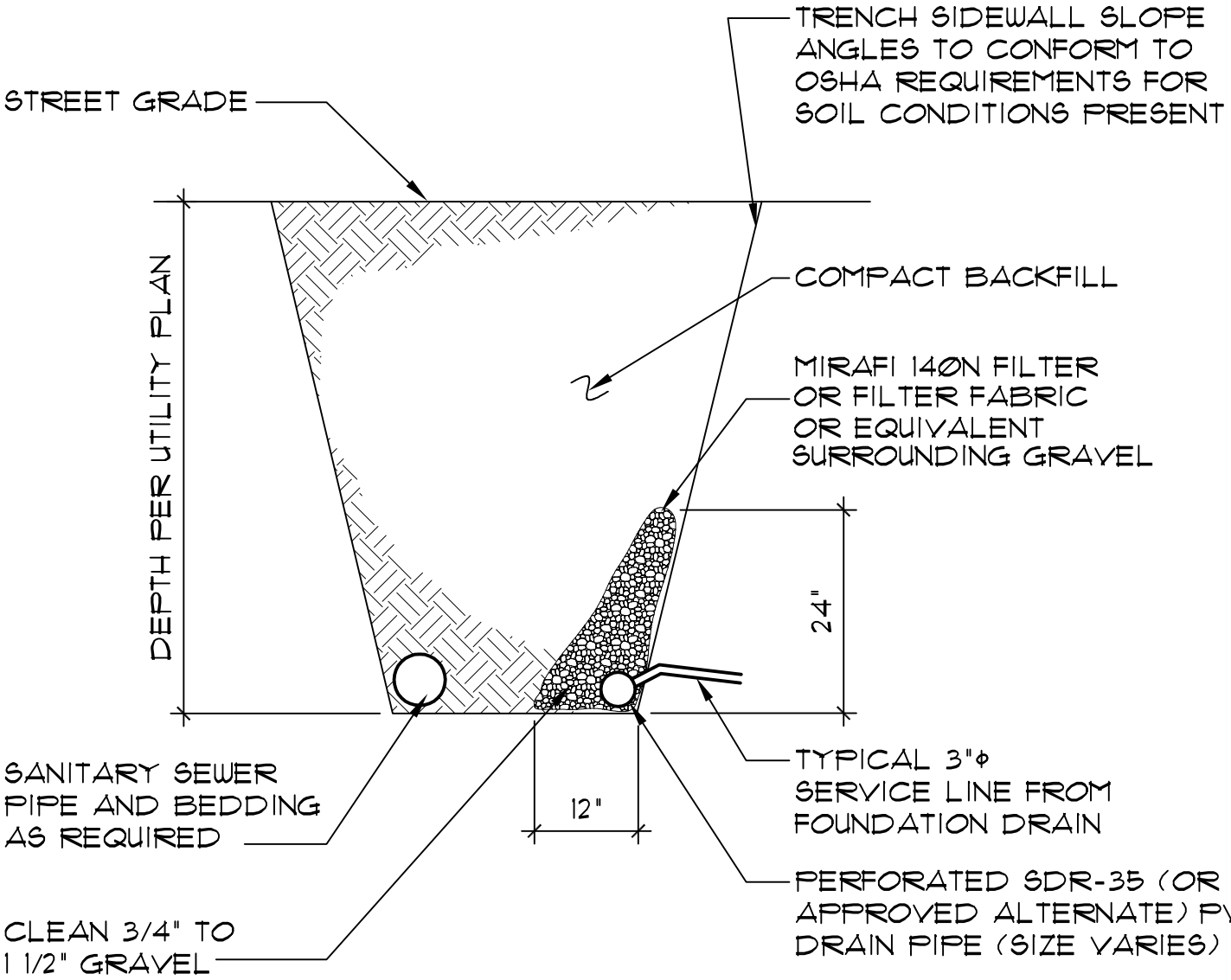
JOB No. 164808

NOTE: TO BE USED IN CASES WHERE GROUNDWATER IS FOUND DURING TRENCHING OR WHERE SHALLOW GROUNDWATER IS KNOWN TO EXIST



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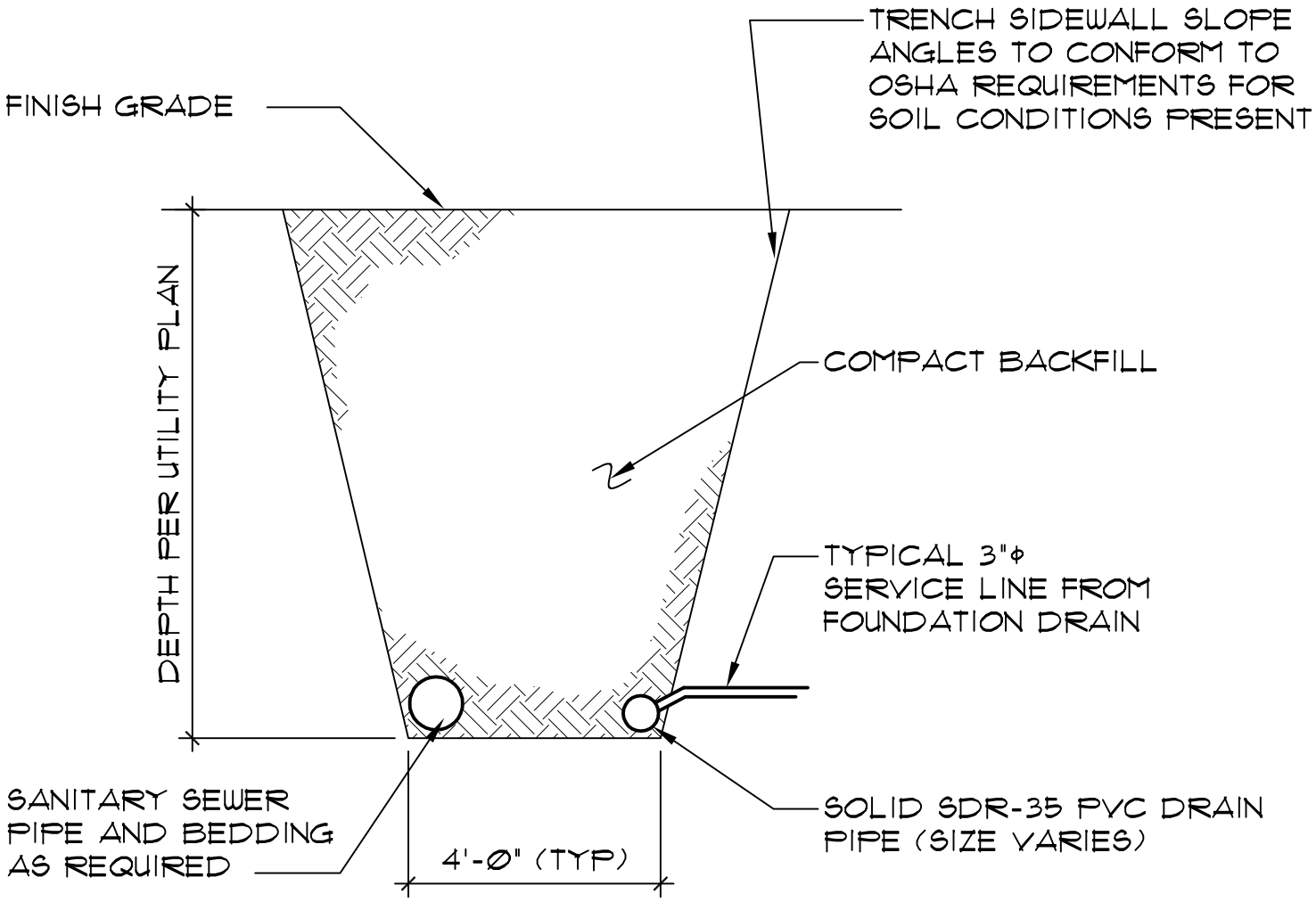
ACTIVE UNDERDRAIN IN SANITARY SEWER TRENCH

JOB. No.	164808
FIG. No.	22
DATE	8-7-18

NOTE: TO BE USED WHERE NO SHALLOW GROUNDWATER IS KNOWN TO EXIST



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PASSIVE UNDERDRAIN IN SANITARY SEWER TRENCH

JOB. No.	164808
FIG. No.	23
DATE	8-7-18

APPENDIX A
GUIDELINE SITE GRADING SPECIFICATIONS

Guideline Site Grading Specifications

Description: Unless specified otherwise by local or state regulatory agencies, these guideline specifications are for the excavation, placement and compaction of material from locations indicated on the plans, or staked by the Engineer, as necessary to achieve the required elevations. These specifications shall also apply to compaction of materials that may be placed outside of the project.

General: The Geotechnical Engineer shall approve fill materials, method of placement, moisture contents and percent compactions, and shall give written approval of the compacted fill.

Clearing Site: The Contractor shall remove trees, brush, rubbish, vegetation, topsoil and existing structures before excavation or fill placement is commenced. The Contractor shall dispose of the cleared material to provide the Owner with a clean job site. Cleared material shall not be placed in areas to receive fill or where the material will support structures. Clearing shall also include removal of existing fills that do not meet the requirements of this specification and existing structures.

Preparation of Slopes or Drainage Areas to Receive Fill: Natural slopes or slopes of drainage gullies where grades are 20 percent (5:1, horizontal to vertical) or steeper shall be benched prior to fill placement. Benches shall be at least 10 feet wide. Benches may require additional width to accommodate excavation or compaction equipment. At least one bench shall be provided for each 5 feet or less of vertical elevation difference. The bench surface shall be essentially horizontal perpendicular to the slope or at a slight incline into the slope.

Scarifying: Topsoil and vegetation shall be removed from the ground surface in areas to receive fill. The surface shall be plowed or scarified a minimum of 12 inches until the surface is free from ruts, hummocks or other uneven features which would prevent uniform compaction by the equipment to be used.

Compacting Area to Receive Fill: After the area to receive fill has been cleared and scarified, it shall be disked or bladed until it is free from large clods, moisture conditioned to a proper moisture content and compacted to the maximum density as specified for the overlying fill. Areas to receive fill shall be worked, stabilized, or removed and replaced, if necessary, in accordance with the Geotechnical Engineer's recommendations in preparation for fill.

Fill Materials: Fill material shall be free from organic material or other deleterious substances, and shall not contain rocks or lumps having a diameter greater than six 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 and shall be approved by the Geotechnical Engineer prior to placement. It is recommended that the fill materials have nil to low expansion potential, i.e., consist of silty to slightly clayey sand.

- The moisture-conditioned materials should be placed in maximum 6" compacted lifts. These materials should be compacted to a minimum of 92 percent of the maximum Modified Proctor dry density or 95 percent of the maximum Standard Proctor dry density. Material not meeting the above requirements shall be reprocessed.

Materials used for moisture-conditioned structural fill should be approved by RMG prior to use. Moisture-conditioned structural fill should not be placed on frozen subgrade or allowed to freeze during moisture conditioning and placement.

Moisture Content: Fill materials shall be moisture conditioned to within limits of optimum moisture content specified. Sufficient laboratory compaction tests shall be made to determine the optimum moisture content for the various soils encountered in borrow areas or imported to the site.

The contractor may be required to add moisture to the excavation materials in the borrow area if, in the opinion of the Geotechnical Engineer, it is not possible to obtain uniform moisture content by adding water to the fill material during placement. The Contractor may be required to rake or disk the fill soils to provide uniform moisture content through the soils.

The application of water to embankment materials shall be made with watering equipment, approved by the Geotechnical 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 eroded.

Should too much water be added to the fill, such that the material is too wet to permit the desired compaction to be obtained, compacting and 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 the wet material in an approved manner to hasten its drying.

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. Fill materials shall be placed such that the thickness of loose material 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 sheepsfoot rollers, multiple-wheel pneumatic-tired rollers, or other equipment approved by the Geotechnical Engineer. Granular fill shall be compacted using vibratory equipment or other equipment approved by the Geotechnical 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.

Moisture Content and Density Criteria:

A. Fill placed in roadways and utility trenches should be moisture conditioned and compacted in accordance with El Paso County Specifications.
B. Fill placed outside of roadways and utility trenches should be compacted to at least 92% of the maximum Modified Proctor density (ASTM D-1557) or at least 95% of the maximum Standard Proctor density (ASTM D-698) at a moisture content within 2% of optimum.

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

Density Testing: Field density testing shall be performed by the Geotechnical Engineer at locations and depths of his choosing. Where sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches. Density tests shall 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.

Observation and Testing of Fill: Observation by the Geotechnical Engineer shall be sufficient during the placement of fill and compaction operations so that he can declare the fill was placed in general conformance with Specifications. All observations necessary to test the placement of fill and observe compaction operations will be at the expense of the Owner.

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 Geotechnical Engineer indicates the moisture content and density of previously placed materials are as specified.

Reporting of Field Density Tests: Density tests made by the Geotechnical Engineer shall be submitted progressively to the Owner. Dry density, moisture content, percent compaction, and approximate location shall be reported for each test taken.

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APPENDIX B
USGS Seismic Data

USGS Design Maps Summary Report

User–Specified Input

Report Title	Creekside at Lorson Ranch, Filing No. 1 Tue August 7, 2018 21:05:46 UTC
Building Code Reference Document	2012/2015 International Building Code (which utilizes USGS hazard data available in 2008)
Site Coordinates	38.73373°N, 104.64357°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

USGS–Provided Output

S_S =	0.168 g	S_{MS} =	0.268 g	S_{DS} =	0.179 g
S_1 =	0.059 g	S_{M1} =	0.142 g	S_{D1} =	0.095 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.