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SOILS REPORT

FOR

KATHY FLESHMAN

Karen & Dave Wallace

JOB #09-0186

Site 125, (AK)
Crystal Park Subdivision,
Coffee Pot Road,
El Paso County, Colorado

Respectfully submitted,

Taylor Watkins
Geologist



Charles E. Milligan, P.E.
Civil Engineer

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INTRODUCTION

The owners must be made aware of the contents of this report. This is to ensure that the recommendations and requirements of the report, especially regarding the surface drainage, are acknowledged and followed. This report is prepared for **Kathy Fleshman, owner of Site 125, Crystal Park Subdivision, Coffee Pot Road, El Paso County, Colorado**. It is my understanding that a single-family residence is planned for this site. The site is currently vacant.

CONCLUSIONS

A satisfactory foundation for this structure is a properly designed shallow foundation system consisting of foundation components resting directly on undisturbed materials. Foundation components resting directly on undisturbed low density sand materials shall be designed for a loading of not greater than **1000 pounds per square foot**. Foundation components resting directly on undisturbed moderate density materials shall be designed for a loading of not greater than **3500 pounds per square foot**. The compressibility of this material is low to moderate. This bearing capacity is calculated with a safety factor of three. The type of foundation configuration used depends on the building loads applied. The depth of foundation elements shall be determined by the foundation engineer, but should be at least as deep as the minimum depth required by the governing building authority. The laboratory testing revealed that the on-site soil is well-graded silty sand (U.S.C. Classification Symbol SW/SM). The unit weight of equivalent fluid soil pressure of this material is 39 pounds per cubic foot. **The owners shall be made aware that movement will occur if surface or subsurface water is allowed to collect around the foundation wall.**

GENERAL

The investigation was made to reveal important characteristics of the soils and of the site influencing the foundation design. Also evaluated during the investigation were subsurface conditions that affect the depth of the foundation and subsequent loading design, such as ground water levels, soil types, and other factors which affect the bearing capacity of the soils. Design loadings are based on soils characteristics and represent the maximum permissible loads for these conditions.

FIELD AND LABORATORY INVESTIGATION

Two exploratory holes were drilled on June 1, 2009, at the locations shown on the enclosed site map. The location of these test holes were determined by Virginia Ownbey. The test holes were drilled with a 4-inch diameter auger. At intervals anticipated to be the foundation depths, and as determined by the soils conditions, the drill tools were removed and samples were taken by the use of a 2-inch split barrel sampler connected to a 140 pound drop-hammer. This hammer is dropped 30 inches to drive the penetration sampler into the soil (**ASTM D-1586**). The depths and descriptions of the materials encountered in each test boring at which the samples were taken are shown on the enclosed log sheets. All samples were classified both in the field and in the laboratory to evaluate the physical and mechanical properties of the materials encountered.

DESIGN AND CONSTRUCTION CONSIDERATIONS (CONTINUED)

5. Due to the exposure of exterior concrete to variations in moisture fluctuations, heaving and cracking of exterior slabs-on-grade should be expected. Placement of at least 3 feet of non-expansive fill beneath the slabs can help to reduce the impact of differential movement and cracking but may not eliminate movement.
6. The soil has been analyzed for its expansion potential. Basement slabs, garage slabs, and all concrete floor slabs, however, exert a very low dead-load pressure on the soil. Since almost any soil contains at least a small amount of expansion potential, slabs may crack and heave or settle if excess water is allowed to penetrate the sub-grade. For example, column openings to pads below the placed slab, if exposed to precipitation during construction, will conduct water to the sub-grade, possibly causing it to expand. Also, if the slab is placed with concrete too wet, expansion may occur. We recommend 3,000 psi concrete placed at a maximum slump of 4 inches.

RECOMMENDATION REMARKS

The recommendations provided in this report are based upon the observed soil parameters, anticipated foundation loads, and accepted engineering procedures. The recommendations are intended to minimize differential movement resulting from the heaving of expansive soil or from the settlement induced by the application of loads. **It must be recognized that the foundation will undergo some movement on all soil types.** In addition, concrete floor slabs will move vertically, therefore, adherence to those recommendations which isolate floor slabs from columns, walls, partitions or other structural components is extremely important, if damage to the superstructure is to be minimized. Any subsequent owners should be apprized of the soil conditions and advised to maintain good practice in the future with regard to surface and subsurface drainage and partition framing, drywall and finish work above floor slabs.

Geoquest, LLC does not assure that the contractor and/or homeowner will comply with the recommendations provided in this report. Geoquest, LLC provides recommendations and requirements only and does not supervise, direct or control the implementation of such.

COLD TEMPERATURE CONSIDERATIONS

1. Concrete shall not be placed upon frozen soil.
2. Concrete shall be protected from freezing until it has been allowed to cure for at least 7 days after placement in forms.
3. Snow or other frozen water shall not be allowed in the forms during placement of concrete.

TOPOGRAPHY

The topography of this site is that of an incline sloping down towards the northeast at 17%.

WEATHER

The weather at the time of the soil examination consisted of partly cloudy skies, with cool temperatures and rain.

FOUNDATIONS AND CONSTRUCTION CONSIDERATIONS

Residential basement slabs-on-grade may move and crack. Vertical movement of one to three inches is considered normal for soils of moderate expansion potential and for compacted structural fill over removal of highly expansive soils. In some cases vertical movement may exceed this range. If movement and associated damage to basement walls and finish cannot be tolerated, a structural floor system should be installed. If compaction is not performed, settlement may occur resulting in cracking of foundation walls and floors. Soil located beneath concrete walls shall be compacted to at least 95% Modified Proctor density. Soil located beneath concrete floors shall be compacted to at least 85% Modified Proctor density. Special care is to be taken to re-compact the material above utility lines to a minimum of 85% Modified Proctor density. During construction, conditions that could cause settlement shall be eliminated. Interior non-bearing partition walls shall be constructed such that they do not transmit floor slab movement to the roof or overlying floor. The gap or void (1.5" min.) installed in these non-bearing partitions may require re-construction over the life of the structure to re-establish the gap or void to allow for vertical slab movement. Stairwells, doorways and sheeted walls should be designed for slab movement. The following are general recommendations of on-grade slabs:

Slabs shall be placed on well-compacted, non-expansive materials, and all soft spots shall be thoroughly excavated and replaced with non-expansive fill materials as stated above.

Separate the slab from all foundation walls, load bearing members, and utility lines.

At intervals not to exceed 12 feet in each direction, provide control joints to reduce problems with shrinkage and curling as recommended by the American Concrete Institute (ACI). Moisten the ground beneath the slab prior to placement of concrete.

All concrete placed must be cured properly as recommended by the American Concrete Institute (ACI). Separate load bearing members from slabs, as discussed above. Care must be exercised to prevent excess moisture from entering the soil under the structure, both during and after construction.

COLD TEMPERATURES CONSIDERATIONS (CONTINUED)

4. Concrete shall be cured in forms for at least 72 hours.
5. The site shall be kept well drained at all times.

SURFACE DRAINAGE

After construction of foundation walls, the backfill material shall be well compacted to 80% Modified Proctor density, to prevent future settlement. Any areas that settle after construction shall be filled to eliminate ponding of water adjacent to the foundation walls. The finished grade shall have a positive slope away from the structure with an initial slope of 6" in the first 10'. If a 10' zone is not possible on the upslope side of the structure, then a well defined swale should be created a minimum of 5' from the foundation and sloped parallel with the wall at a 2% grade to intercept the surface water and carry it around and away from the structure. Homeowners shall maintain the surface grading and drainage installed by the builder to prevent water directed in the wrong direction. All downspouts shall have splash blocks that will remove runoff to outside the foundation area and carried across backfill zones. No irrigation devices shall be placed within 7' of the foundation. Shrubs and plants requiring minimal watering shall be established in this area. Irrigated grass shall not be located within 5' of the foundation. Sprinklers shall not discharge water within 5' of the foundation. Irrigation should be limited to the minimum amount sufficient to maintain vegetation. Application of more water will increase likelihood of floor slab and foundation movement.

SUBSURFACE DRAINAGE

The necessity for perimeter drains will be determined at the time of the Open Hole Observation.

REINFORCING

The concrete foundation walls shall be properly reinforced as per the specific design for this foundation by a Professional Engineer.

Exact requirements are a function of the design of the structure.
Questions concerning the specific design requirements shall be referred to the design engineer.

FOOTING DESIGN

The design for footings for this structure is determined by applying the dead load and full live load to the foundation walls.

CONSTRUCTION DETAILS

It is necessary with any soils investigation to assume that the materials from the test holes are representative of the materials in the area. On occasion variations in the subsurface materials do occur, therefore, should such variations become apparent during construction, the owner is advised to contact this office for a determination as to whether these variations will affect the design of the structure's foundation. If clay layers are observed during the excavation for the dwelling, this office should be contacted to determine whether the layers will adversely affect the design.

MINIMUM MATERIALS SPECIFICATIONS

1. Minimum materials specifications of the concrete, reinforcing, etc., shall be determined by the Professional Engineer.
2. Compact beneath foundation walls a minimum of 95% Modified Proctor density to prevent settlement.
3. Compact all backfill material located around the perimeter of the foundation to a minimum of 80% Modified Proctor density.
4. Concrete shall be vibrated or rodded in forms to avoid segregation and cold joints.
5. The site shall be kept well drained at all times.

OPEN HOLE OBSERVATION (added cost)

The owner, or a representative of the construction company shall contact **Geoquest, LLC** a minimum of **24 hours** prior to excavating for the foundation. An Open Hole Observation must be performed on each individual structure prior to the placement of concrete, and preferably prior to the placement of forms in the excavated area. **The failure to request or obtain an Open Hole Observation prior to the placement of foundation components may result in this Soils Report being declared null and void.** This is to insure that soft areas, anomalies, etc., are not present in the foundation region. At the time of the open hole observation the **foundation type recommendations, maximum allowable bearing capacity may be revised** according to soil conditions found at that time. If revisions are made to the Soils Report Due to the soil conditions of the excavation, **the Foundation Design Engineer must be notified of all revisions.**



DRILL LOGS

JOB#: 09-0186

TEST BORING
NO.: TH-1

DATE: 6/1/09

DEPTH (in ft.)	SYMBOL	SAMPLES	BLOW COUNT	WATER %	SOIL TYPE
0"-5'6"					
2					
4			11 12"	3.5	SW SM
6					
8					
10					
12					
14					
16					
18					
20					

NO TOPSOIL

0"-5'6" SAND

fine-coarse grained

moderate density

low moisture
content

low clay content

non plastic

red brown color

DRILL REFUSAL @ 5'6"

COBBLES

JOB#:

TEST BORING
NO.: TH-2

DATE:

DEPTH (in ft.)	SYMBOL	SAMPLES	BLOW COUNT	WATER %	SOIL TYPE
0"-8'					
2					
4			14 12"	3.3	
6					
8					
10					
12			42 12"		
14					
16					
18					
20					

NO TOPSOIL

0"-8' SAND

fine-coarse grained

moderate density

low moisture
content

low clay content

non plastic

red brown color

8'-15' WEATHERED
GRANITE

fine-coarse grained

high density

low moisture
content

low clay content

cemented

red brown color

SITE MAP

Site #125,
Crystal Park,
Coffee Pot Road,
El Paso County,
Colorado
Job #09-0183

○—TH-1

○—TH-2

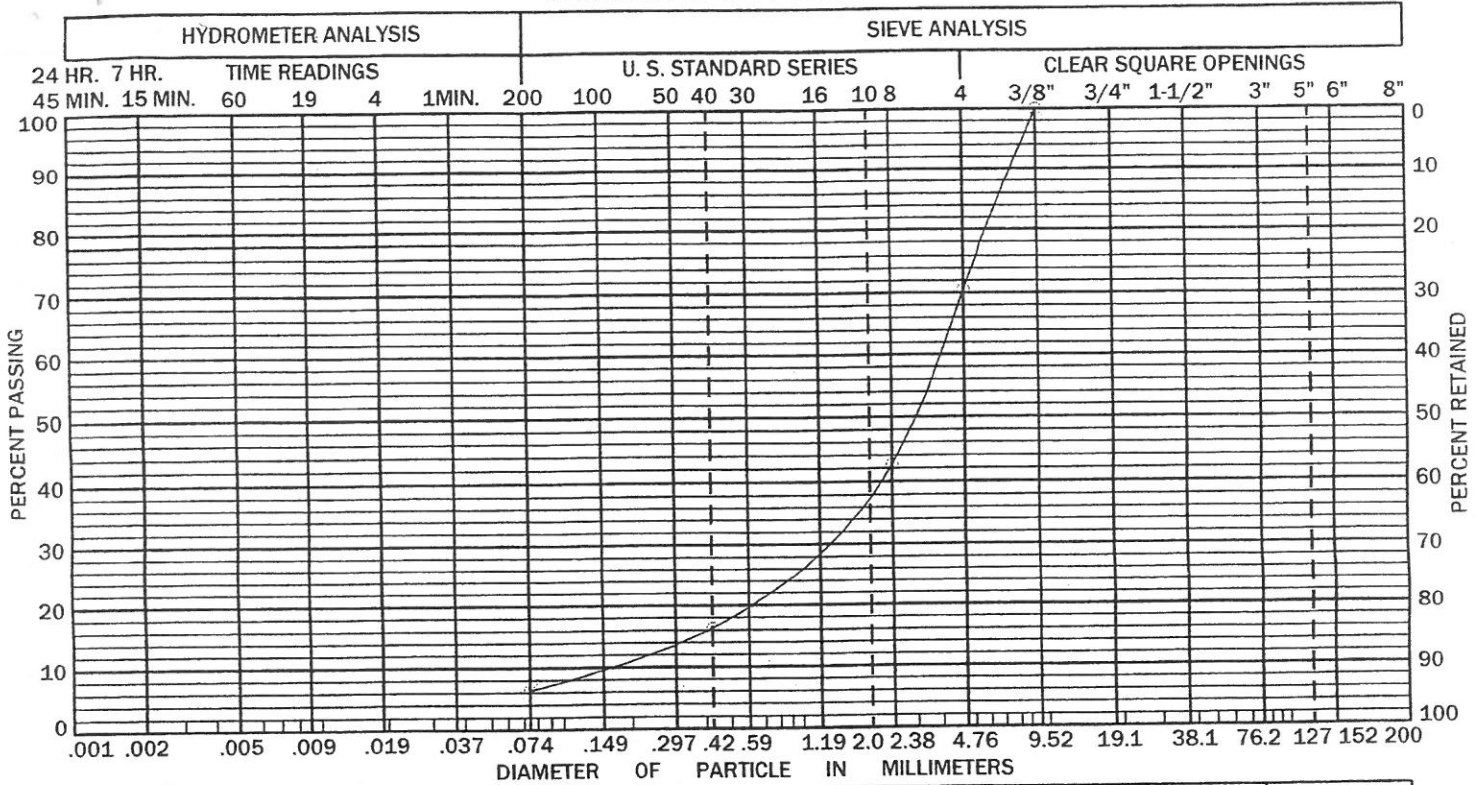
Southeast
Lot Corner



0 5 10 15 20 25
GRAPHIC SCALE IN FEET
SCALE: 1" = 25'

GEOQUEST LLC

GRADATION TEST RESULTS



CLASSIFICATION SW/SM

GRAVEL 29.5 %

SAND 64.2 %

FINES 6.3 %

SAMPLE# 1 HOLE# TH-1 DEPTH 4 FEET

NOTES: 3.5 % Moisture Content

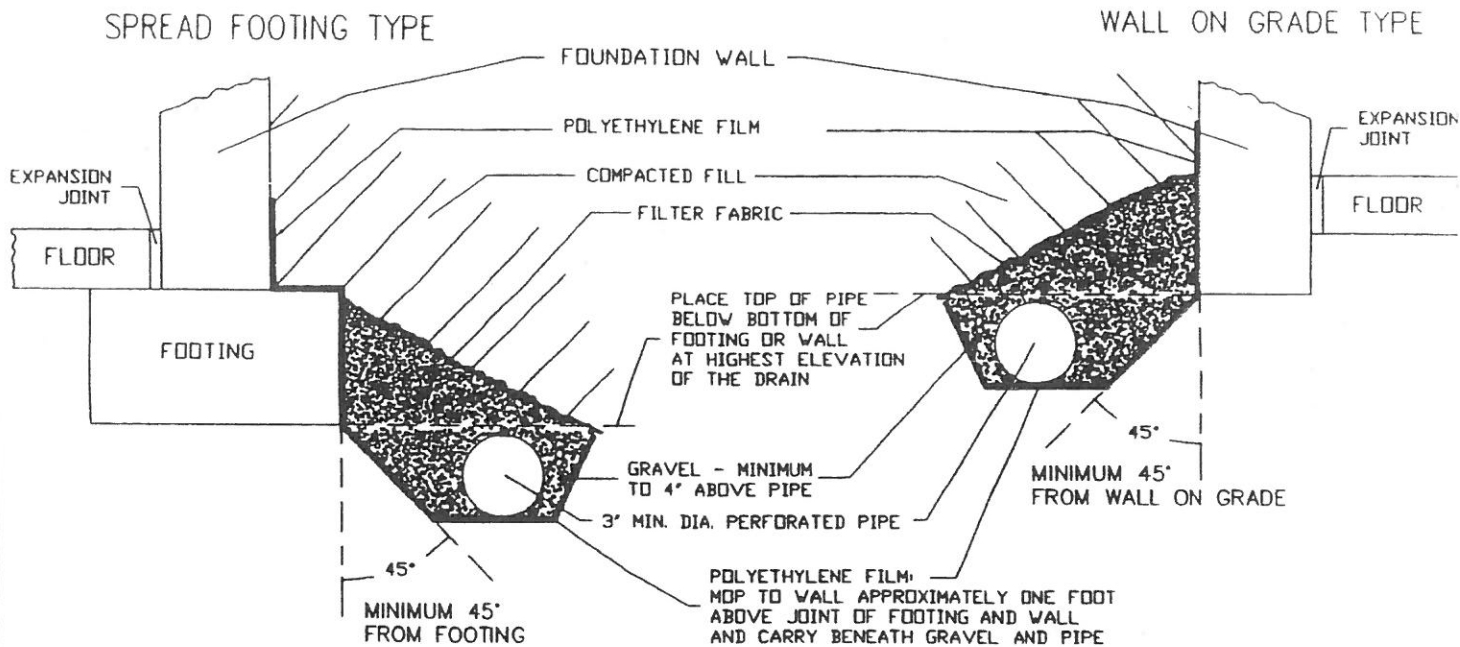
CU = 27.9

CC = 2.3

Job: #09-0186 By: AQ 6/3/2009



EXTERIOR DRAIN DETAIL



1. Gravel size shall not be less than 1/2" in diameter and not greater than 1-1/2" in diameter.
2. Diameter of perforated pipe varies with amount of seepage expected, three inch diameter is most common.
3. Pipe shall be laid at a minimum grade of 1" in 10'.
4. Outfall to be unobstructed, gravity outfall if possible. Discharge portion of pipe shall be non perforated past area to be drained. Owner is responsible to maintain daylighting of drain.
5. If gravity outfall is not possible, a sump pit with an operational pump must be installed.
6. Exterior earth backfill material should be compacted to at least 80% maximum modified Proctor density in the upper three feet of fill.
7. Filter fabric shall be mirafi 140 s or equivalent. Roofing felt is not acceptable.
8. Drain pipe shall be laid below area serviced or protected, as shown in the detail above.
9. Mop polyethylene film to wall approximately one foot above joint of footing and wall and carry beneath gravel and pipe.
10. The polyethylene film shall be continued to the edge of the excavation.

LIMITATIONS

This report is issued based on the understanding that the owner or his representative will bring the information, data, and recommendations contained in this report to the attention of the project engineer and architect, in order that they may be incorporated into the plans for the structure. It is also the owner's responsibility to ensure that all contractors and sub-contractors carry out these recommendations during the construction phase.

This report was prepared in accordance with generally accepted professional geotechnical/engineering methods. However, Geoquest, LLC makes no other warranty, express or implied, as to the findings, data, specifications, or professional advice rendered hereunder.

This report is considered valid as of the present date. The owner acknowledges, however, that changes in the conditions of the property might occur with the passage of time, such as those caused by natural effects or man-made changes, both on this land and on abutting properties. Further, changes in acceptable tolerances or standards might arise as the result of new legislative actions, new engineering advances, or the broadening of geotechnical knowledge. Thus certain developments beyond our control may invalidate this report, in whole or in part.

This report and its recommendations do not apply to any other site than the one described herein and are predicated on the assumption that the soil conditions do not deviate from those described. In the event that any variations or undesirable conditions should be detected during the construction phase or if the proposed construction varies from that planned as of this report date, the owner shall immediately notify Geoquest, LLC in order that supplemental recommendations can be provided, if so required.