



6825 Silver Ponds Heights #101
Colorado Springs, CO 80908
(719) 481-4560

SOILS REPORT

FOR

PALACE HOMES, INC.

JOB #20-1152

Crystal Park Subdivision,
5291 Neepur Valley Road,
El Paso County,
Colorado

Site -124

Sincerely,

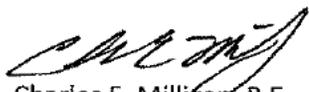

Charles E. Milligan, P.E.
Civil Engineer



TABLE OF CONTENTS

INTRODUCTION	1
CONCLUSIONS	1
GENERAL	1
FIELD AND LABORATORY INVESTIGATION	1
TOPOGRAPHY	1
WEATHER	1
DESIGN AND CONSTRUCTION CONSIDERATIONS	2
RECOMMENDATION REMARKS	2-3
COLD TEMPERATURE CONSIDERATIONS	3
SURFACE DRAINAGE	3
SUBSURFACE DRAINAGE	3
REINFORCING	4
FOOTING DESIGN	4
CONSTRUCTION DETAILS	4
MINIMUM MATERIALS SPECIFICATIONS	4
OPEN HOLE OBSERVATION	4
FINAL OBSERVATIONS	4
LOGS	5
SITE MAP	6
SIEVE ANALYSIS RESULTS	7
EXTERIOR DRAIN DETAILS	8
LIMITATIONS	9

INTRODUCTION

The owners must be made aware of the contents of this report. If there are any questions or concerns regarding the information in this report, please contact Geoquest, LLC. It is the responsibility of the contractor on this project to make subsequent owners 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 **Palace Homes, Inc., builder, on Crystal Park Subdivision, 0 Neeper Valley Road, El Paso County, Colorado**. This report is prepared with the 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-moderate density materials shall be designed for a loading of not greater than **1,500 pounds per square foot**. Foundation components resting directly on undisturbed moderate density materials shall be designed for a loading of not greater than **2,000 pounds per square foot**. **Any design by any engineer is subject to revision based on the results of the open hole observation.** The compressibility of this material is low. 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 poorly-graded silty sand with underlying silty sand (U.S.C.S. Classification Symbol SP, SM). The unit weight of equivalent fluid soil pressure of this material is 35 (SP) and 45 (SM) 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

One exploratory hole was drilled on October 22, 2020, at the location shown on the enclosed site map. The location of this test hole was determined by Palace Homes, Inc. The test hole was drilled with a 3-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.

TOPOGRAPHY

The topography of this site is that of an incline sloping down towards the west at 33%.

WEATHER

The weather at the time of the soil examination consisted of overcast skies with cool temperatures.

DESIGN AND CONSTRUCTION CONSIDERATIONS

Slabs-on-grade may move and crack. Vertical slab movement of one to three inches is considered normal for soils of low to moderate expansion potential and for compacted structural fill after removal of expansive soils. In some cases, vertical movement may exceed this range. If movement and associated damage to basement floors and finish cannot be tolerated, a structural floor system should be installed. If compaction is not performed, settlement may occur causing 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 slabs 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 inch 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 this movement. The following are general recommendations of on-grade slabs:

1. 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.
2. Slabs shall be separated from all foundation walls, load bearing members, and utility lines.
3. 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.
4. 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.
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. Exterior concrete shall slope away from the structure a minimum of 2% grade.
6. The silty sand (SM) has been analyzed for its expansion and/or consolidation potential. Basement slabs, garage slabs, and all concrete floor slabs, exert a very low dead-load pressure on the soil. Since this soil contains a small amount of swell potential, slabs will crack and heave or settle if excess water is allowed to penetrate the subgrade. 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.

RECOMMENDATION REMARKS (CONTINUED)

Any subsequent owners should be apprised 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 the recommendations.

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.
4. Concrete shall be cured in forms for at least 72 hours.
5. Concrete shall be vibrated or rodded in forms to avoid segregation and cold joints.
6. 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 reduce 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 inch in the first 10 feet.** If a 10 foot zone is not possible on the upslope site of the structure, then a well-defined swale should be created a minimum of 5 feet 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 10 feet of the foundation. Shrubs and plants requiring minimal watering shall be established in this area. Irrigated grass shall not be located within 5 feet of the foundation. Sprinklers shall not discharge water within 5 feet 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.

All exterior grading and location of downspouts and their performance shall be inspected by Geoquest, LLC. It is the responsibility of the contractor to schedule all inspections.

SUBSURFACE DRAINAGE

Perimeter drains are required around all walls of the living area portion of the structure that are below finished grade including all common wall(s) adjacent to the basement. Crawlspace are not considered living area. Walkout areas need not be drained unless specified at the time of the Open Hole Observation. The final determination of the necessity for perimeter drains will be made 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 **Colorado Registered 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 anomalies 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 Foundation Design 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)

If anyone other than Geoquest, LLC, performs the Open Hole Observation, that person/company assumes liability for the soils, and any possible changes to the foundation design.

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 ensure 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.**

FINAL OBSERVATIONS

The owner, or a representative of the construction company, shall contact Geoquest, LLC at the time final grading and landscaping procedures are completed. This is to ensure that sprinkler systems are not installed adjacent to the structure and that only shrubs or plants that require minimal watering are established in this area. All exterior grading as well as the location of downspouts and their performance shall be inspected by Geoquest, LLC. Any additional landscaping or grading changes performed by subsequent contractors and/or owners shall be inspected and approved. It is the responsible of the contractor and/or owner to schedule all these inspections at the appropriate times.



DRILL LOGS

JOB #: 20-1152	DEPTH (in ft.)	SYMBOL	SAMPLES	BLOW COUNT	WATER %	SOIL TYPE
TEST BORING NO.: TH-1						
DATE: 10/22/2020						
0"-7' DG (SP/SM)						
Fine-coarse grained	2					
Low-moderate density						
Low moisture content						
Low clay content	4			15	4.6	SP/SM
Low plasticity				12"		
Reddish Brown color						
7'- 15' DG (SM)						
Fine-coarse grained	8					
Moderate density						
Low moisture content						
Low-moderate clay content	10					
Low-moderate plasticity						
Reddish Brown color	12			21	4.4	SM
				12"		
	14					
	16					
	18					
	20					

JOB #:	DEPTH (in ft.)	SYMBOL	SAMPLES	BLOW COUNT	WATER %	SOIL TYPE
TEST BORING NO.: TH-						
DATE:						
	2					
	4					
	6					
	8					
	10					
	12					
	14					
	16					
	18					
	20					

GEOQUEST LLC
SITE MAP

Crystal Park Subdivision
0 Neeper Valley Rd.
El Paso County
Colorado
Job #20-1152

 Northwest Lot Corner

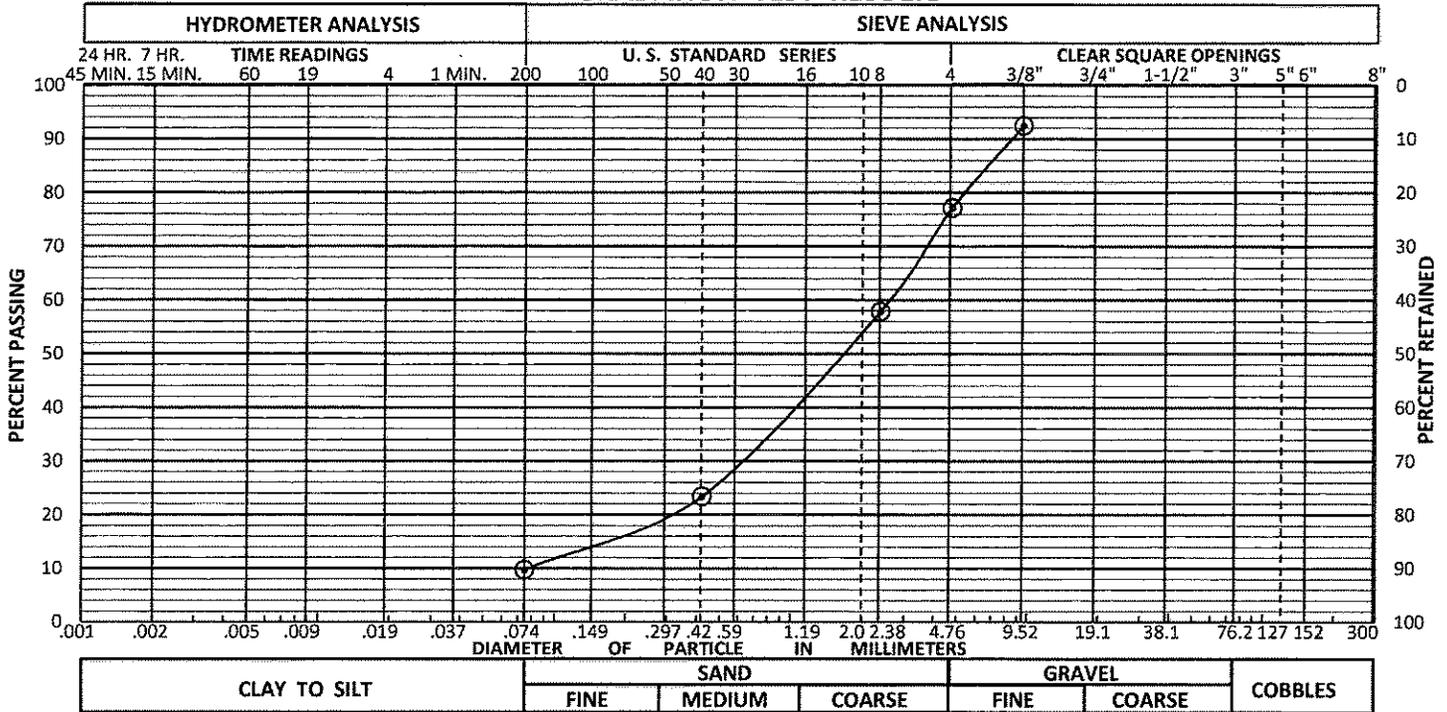
 TH-1



0 10 20 30 40 50
GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

GEOQUEST LLC

GRADATION TEST RESULTS



CLASSIFICATION SP/ SM

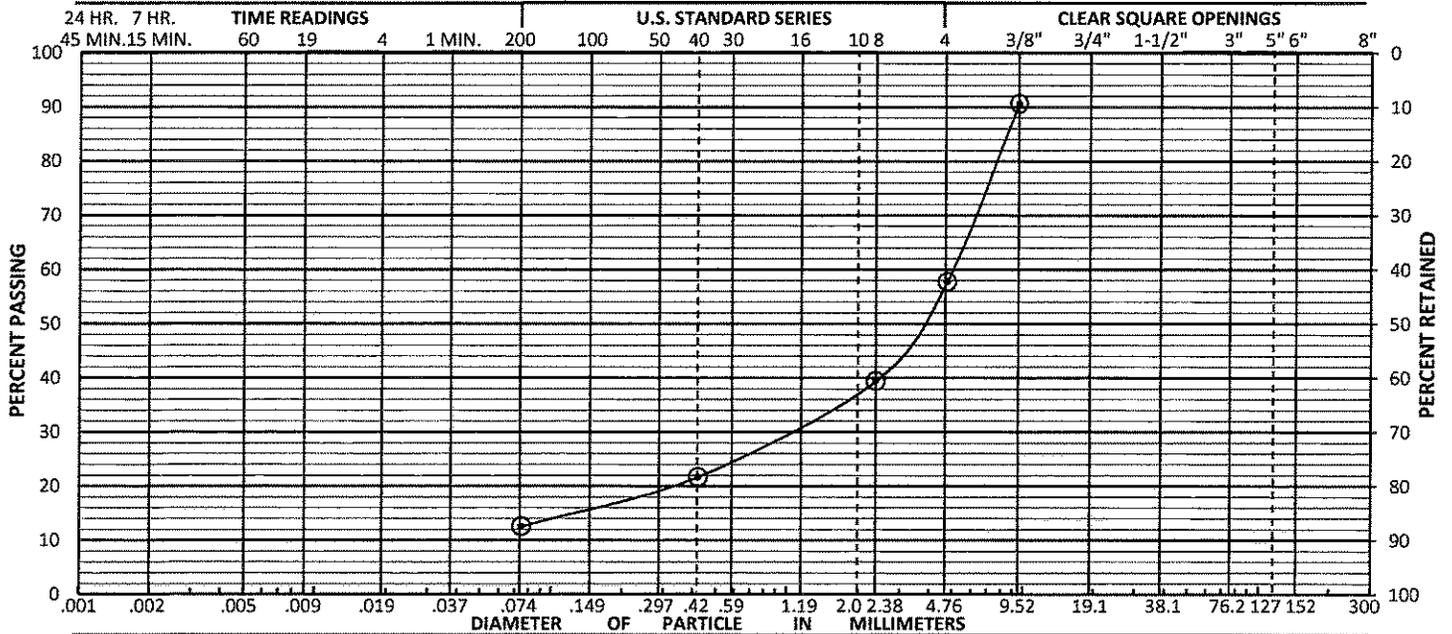
NOTES: 4.6 % Moisture Content

GRAVEL 22.9 %

SAND 67.4 %

FINES 9.7 %

SAMPLE # 1 HOLE # TH-1 DEPTH 3 FEET



CLASSIFICATION SM

NOTES: 4.4 % Moisture Content

GRAVEL 42.3 %

SAND 45.2 %

FINES 12.5 %

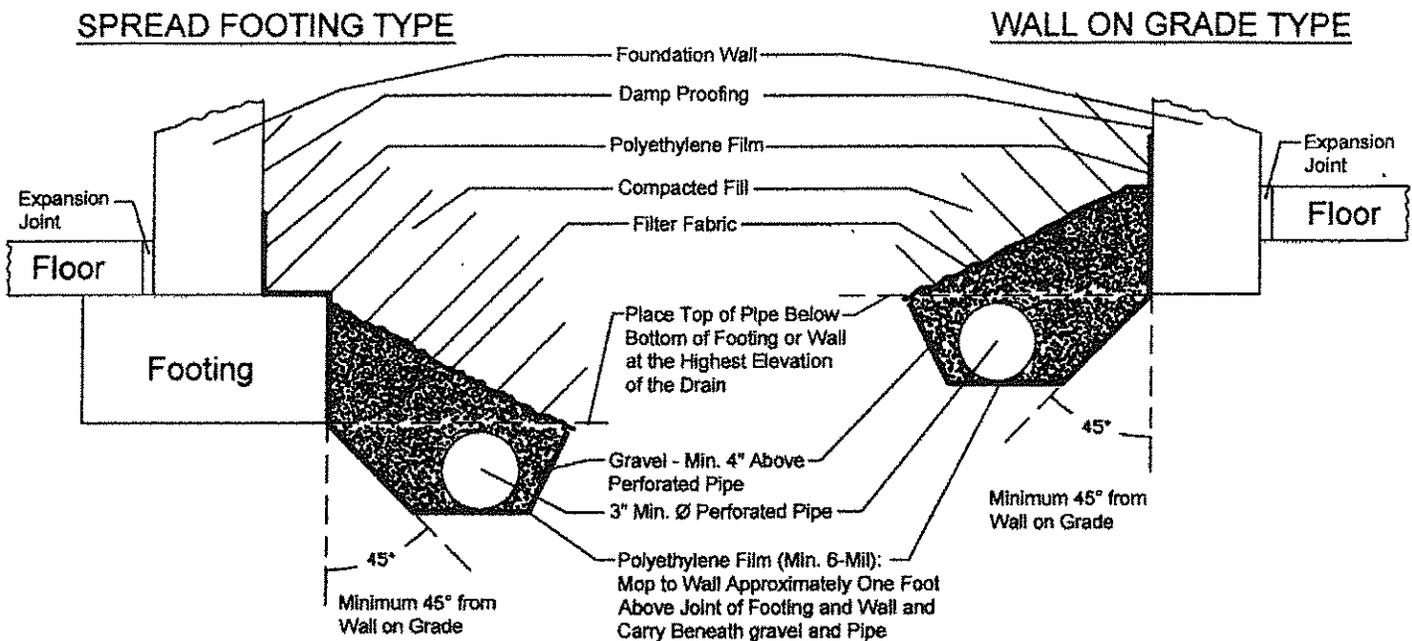
SAMPLE # 1 HOLE # TH-1 DEPTH 12 FEET

Job #: 20-1152 By: MJ

10/22/2020



EXTERIOR DRAIN DETAIL



1. Gravel to be Not More Than 1-1/2" and Not Less Than 1/2" Diameter.
2. Perforated Pipe Diameter Varies With Expected Seepage. 3"Ø and 4"Ø are Most Common. ABS and PVC are Most Common Materials for Pipe. We approve the use of an "EZ Flow Drainage System" by Infiltrator. All specifications in this drain detail are still applicable.
3. Pipe to be Laid out in a Minimum Slope of 1" in 10'.
4. Gravity Outfall is Desired if Possible. Portion of Pipe in Area Not Drained Shall be Non-Perforated. Daylight Must be Maintained Clear of Debris in Order to Function Properly.
5. If Gravity Outfall is Not Possible, Provide a Sump With Operational Pump. Pump May Not Connect to Any Sanitary or Storm Sewer.
6. Soil Backfill Should be Compacted to at Least 80% of the Modified Proctor Density in the Upper Three Feet of Fill.
7. Filter Fabric to be Mirafi 140s or Approved Equivalent. Roofing Felt and Sheet Plastic are Not Acceptable.
8. Drain Pipe Shall be Laid Below Protected Area, as Shown in The Detail Above.
9. Mop Polyethylene Film to Wall Approximately One Foot Above Joint of Footing and Wall (Do Not Pull Plastic Tight) 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.