

Architectural  
Structural  
Geotechnical



Materials Testing  
Forensic  
Civil/Planning

## **SOIL AND GEOLOGY STUDY**

**Jane Davis Ranch  
6 parcels totaling 398.91 acres  
EL Paso County, Colorado**

### **PREPARED FOR:**

**William Guman & Associates, Ltd  
731 North Weber Street, Ste 10  
Colorado Springs, CO 80903**

**JOB NO. 190392**

**April 27, 2023  
Amended March 20, 2024**

**Respectfully Submitted,  
RMG – Rocky Mountain Group**

**Reviewed by,  
RMG – Rocky Mountain Group**

A handwritten signature in blue ink that reads 'Kelli Zigler'.

**Kelli Zigler  
Project Geologist**



**Tony Munger, P.E.  
Sr. Geotechnical Project Manager**

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# 1.0 GENERAL SITE AND PROJECT DESCRIPTION

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The project lies in the west half of Section 02, Township 13 South, Range 64 West of the 6<sup>th</sup> Principal Meridian in El Paso County, Colorado. The site is generally located north and west of the intersection of Judge Orr Road and Elbert Road. The approximate location of the site is shown on the Site Vicinity Map, Figure 1.

## 1.1 Existing and Proposed Land Use

The site currently consists of six parcels (per the El Paso County Assessor's website) for a combined 398.81 acres. The parcels included in this study are:

- Schedule No. 4200000377, currently addressed as 9060 Elbert Rd, zoned A-35, consists of approximately 69.25 acres, and land use is classified as agricultural grazing land with well and septic;
- Schedule No. 4233000031, currently addressed as 14850 Judge Orr Rd, zoned A-35, consists of approximately 25.68 acres and land use is classified as agricultural grazing land with well and septic;
- Schedule No. 4200000406, currently labeled as Judge Orr Rd, zoned A-35, consists of approximately 103.98 acres and land use is classified as agricultural grazing land;
- Schedule No. 4200000470, currently labeled as Elbert Rd, zoned A-35, consists of approximately 80.00 acres, and land use is classified as agricultural grazing land;
- Schedule No. 4200000359, currently addressed as 9050 Elbert Rd, zoned A-35, consists of approximately 40.00 acres, and land use is classified as agricultural grazing land with well and septic;
- Schedule No. 4200000354, currently addressed as 9350 Elbert Rd, zoned A-35, consists of approximately 40.00 acres, and land use is classified as agricultural grazing land with well and septic.

## 1.2 Project Description

It is our understanding that the parcels listed above are to be combined then subdivided into 89 single family residential lots, two commercial lots, and a community park. Two detention ponds are currently proposed. A rezone from A-35 to RR-2.5 and/or RR-5 has been requested, this rezone will require all the included lots to have a minimum lot size of 2.5 to 5 acres.

The proposed lots are to be accessed from two new residential roads, one extending north from Judge Orr Road and a second extending west from Stapleton Drive. Access to the commercial lots is to be provided from Judge Orr Road. Currently as proposed, the lots are to utilize individual wells and On-Site Wastewater Treatment Systems (OWTS). The Proposed Site Boundaries is presented in Figure 2.

### **1.3 Previous Investigations**

Reports of previous geotechnical engineering/geologic investigations for this site were not available for our review.

## **2.0 QUALIFICATIONS OF PREPARERS**

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This Soil and Geology Study 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 Tony Munger, P.E. Ms. Zigler is a Professional Geologist as defined by State Statute (C.R.S 34-1-201) with over 22 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 throughout Colorado.

Tony Munger, P.E. is a licensed professional engineer with over 22 years of experience in the construction engineering (residential) field. Mr. Munger holds a B.S. in Architectural Engineering from the University of Wyoming

## **3.0 STUDY OVERVIEW**

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The purpose of this investigation is to characterize the general geotechnical, geologic site conditions and present our opinions of the potential effect of these conditions on the proposed development within the Town of Peyton, El Paso County, Colorado. 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 August 27, 2019. Applicable sections include 8.4.8 and 8.4.9, and the El Paso County Engineering Criteria Manual (ECM), specifically Appendix C last updated July 9, 2019.

### **3.1 Scope and Objective**

The scope of this study is to include a physical reconnaissance of the site and a review of pertinent, publically available documents including, but not limited to, previous geologic and geotechnical reports, overhead and remote sensing imagery, published geology and/or hazard maps, design documents, etc.

The objectives of our study are to:

- Identify geologic conditions present on the site
- Analyze potential negative impacts of these conditions on the proposed site development
- Analyze potential negative impacts to surrounding properties and/or public services resulting from the proposed site development as it relates to existing geologic conditions
- Provide our opinion of suitable techniques that may be utilized to mitigate any potential negative impacts identified herein

This report presents the findings of the study performed by RMG-Rocky Mountain Group relating to the geologic conditions of the above-referenced site. Revisions and modifications to 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
- Review of pertinent documents (development plans, plat maps, drainage reports/plans, etc.) not available at the time of this study
- Comments received from the governing jurisdiction and/or their consultants subsequent to submission of this document

### **3.2 Site Evaluation Techniques**

The information included in this report has been compiled from several sources, including:

- Field reconnaissance
- Geologic and topographic maps
- Review of selected publicly available, pertinent engineering reports
- Available aerial photographs
- Subsurface exploration
- Geologic research and analysis

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 Additional Documents**

Additional documents reviewed during the performance of this study are included in Appendix A.

## **4.0 SITE CONDITIONS**

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### **4.1 Existing Site Conditions**

The site is currently a combination of develop and undeveloped land. The site is generally located north and west of the intersection of Judge Orr Road and Elbert Road, within El Paso County,

Colorado. The site is bound to the south by Judge Orr Road, to the west by Stapleton Road and 5 acre (+/-) parcels of the Judge Orr Ranchettes subdivision, to the east by developed 35-acre residential lots, and to the north by grazing land. Four of the parcels contain an existing single family residence, well and septic. It is uncertain at this time if the existing residences, wells and septic's are to remain or be removed.

## **4.2 Topography**

Based on our site reconnaissance on February 24, 2023 and USGS 2019 topographic map of the Falcon Quadrangle, the site contains three unnamed drainageways. Each drainageway is also considered a wetland. The southwest portion of the site, east of Stapleton Road, slopes east down to an unnamed drainageway/wetland. The northeast portion of the slope slopes down to the southeast towards the same unnamed drainageway/wetland. The site consists of rolling hills. Minor erosional features were visible along the drainageways. At the time of the site reconnaissance, the drainageways/wetlands were dry. However, earthen ponds within the drainageway contained a slight amount of water. The water level in the drainageways/wetlands and earthen ponds is anticipated to vary, depending upon local precipitation events.

## **4.3 Vegetation**

The site vegetation primarily consists of tall native grasses, cacti, weeds, and other prairie-type vegetation. Deciduous trees are located around the existing residences.

## **4.4 Aerial Photographs and Remote-Sensing Imagery**

Personnel of RMG reviewed aerial photos available through Google Earth Pro dating back to 1985, Colorado Geological Survey (CGS) surficial geologic mapping, and historical photos by [historicaerials.com](http://historicaerials.com) dating back to 1947. The residences were reportedly constructed between 1992 and 2018. Other than the fluctuations of water in the drainageways, that traverses the site from northwest to southeast, historically, the site has remained relatively similar as the present usage.

# **5.0 FIELD INVESTIGATION AND LABORATORY TESTING**

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The subsurface conditions were explored by drilling twenty-four (24) exploratory borings on February 8 and 13, 2023, extending to depths of approximately 20 to 35 feet below the existing ground surface. Eleven (11) test pits to depths of 6 to 8 feet were observed on February 24, 2023. The test borings and test pits were spaced to provide preliminary soil information across the site for future residential foundations and on-site wastewater treatment systems. The Test Boring/Test Pit Layout Plan is presented in Figure 3.

The number of borings generally meets 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 boring in general accordance with ASTM D-1586 and D-3550, utilizing a 2-inch O.D. Split Barrel Sampler and a 2½-inch O.D. California sampler, respectively. The test pits were performed with a mini-excavator, provided by others, and observed by RMG at the time of excavation. An Explanation of Test Boring Logs and the Test Boring Logs are presented in Figures 4 through 16.

## **5.1 Laboratory Testing**

Soil laboratory testing was performed as part of this investigation. The laboratory tests included moisture content, grain-size analyses, Atterberg Limit tests and one swell test. A Summary of Laboratory Test Results is presented in Figure 17. Soils Classification Data is presented in Figures 18 through 23. The Swell/Consolidation Test Results are presented in Figure 24.

# **6.0 SOIL, GEOLOGY, AND ENGINEERING GEOLOGY**

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The site is located within the central portion of the Great Plains Physiographic Province. The site exists within the southern portion of a large structural feature known as the Denver Basin. In general, the geology at the site consists of eolian deposits and alluvium composed of sand, silt, clay, gravel, and occasional boulders that overlies the Black Squirrel Formation.

## **6.1 Subsurface Soil Conditions**

The subsurface materials encountered in the test borings were classified visually in the field and within the laboratory using the Unified Soil Classification System (USCS). The materials were identified and classified in the laboratory as silty to clayey sand (SM-SC), well graded silty sand (SW-SM) sandy clay (CL), silty to clayey sandstone, and sandy claystone.

Additional descriptions and the interpreted distribution (approximate depths) of the subsurface materials are presented on the Test Boring Logs. 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.

## **6.2 Bedrock Conditions**

In general, the bedrock (as mapped by Colorado Geologic Survey - CGS) beneath the site is considered to be part of the Black Squirrel Formation. The sandstone and claystone bedrock was encountered in all of the test borings. Claystone at this site classifies as CL and CH. Foundation stability within the Black Squirrel sandstone generally is good and permeability is anticipated to be low. If claystone is encountered during construction, it is generally not considered suitable for foundations, and its permeability is anticipated to be very low.

Depending on the final site grading and depth of foundations, bedrock may be encountered in the proposed basement foundation excavations across the entirety of the site. Bedrock may be encountered in the deeper utility trenches for the proposed development. Overall, the Black Squirrel sandstone and claystone can readily be excavated with standard construction equipment such as a front-end loader or excavator.

### 6.3 U.S. Soil Conservation Service

The USDA/NRCS soil survey identifies the site soils as:

- 8 – Blakeland loamy sand, 1 to 9 percent slopes. The Blakeland loamy sand was mapped by the USDA and is located throughout most of the property. The Blakeland loamy sand encompasses the majority of the property. The properties of the Blakeland loamy sand include somewhat excessively drained soil with a depth to water table of over 80 inches. Runoff is anticipated to be low and frequency of flooding or ponding is none. Landforms are flats and hills.
- 19 – Columbine gravelly sandy loam, 0 to 3 percent slopes. The Columbine gravelly sandy loam was mapped by the USDA and is only located in the southwest corner of the property. Properties of the Columbine gravelly sandy loam include well drained soil with a depth to water table of over 80 inches. Runoff is anticipated to be well drained and frequency of flooding or ponding is none. Landforms are fans and hills.
- 29 – Fluvaquent Haplaquolls, 0 to 2 percent slopes. The Fluvaquent Haplaquolls was mapped by the USDA and traverses from the western end of the property to the eastern end in the northern portion of the property. Properties of the Fluvaquent Haplaquolls include poorly drained soil with a depth to water table of 0 to 24 inches. Runoff is anticipated to be very high and frequency of flooding is frequent. Frequency of ponding is none. Landforms are flood plains and swales. The hydrologic soil group of the unit is D.

The USDA Soil Survey Map is presented in Figure 25.

### 6.4 General Geologic Conditions

Based on our field observations and review of relevant geologic maps, we identified the geologic conditions (listed below) affecting the development, as shown on the Engineering Geology Map, Figure 26.

The site generally consists of eolian and alluvium deposits of the Pleistocene and Holocene overlying the Black Squirrel Formation of the Paleocene. Eight geologic units were mapped at the site as:

- *Qa<sub>1</sub>* – *Alluvium one* (upper Holocene) – generally located in the lowest portions of the site where there is active drainage.
- *Qa<sub>2</sub>* – *Alluvium two* (lower Holocene) – generally located above the lower portions of the site above the modern floodplain.
- *Qa<sub>3</sub>* – *Alluvium three* (upper Pleistocene) – generally located above Alluvium three and above the modern floodplain.

- *Qes - Eolian Sand* (Holocene to upper Pleistocene) – windblown deposits composed of sand and silt. This unit comprises the majority of the surface material across the site.
- *Qsw – Sheetwash Deposits* (Holocene to upper Pleistocene) – local material deposited by sheetwash on moderate slopes (approximately 10 percent grade)
- *Tbs – Black Squirrel Formation* (Paleocene) – Moderately well sorted arkosic sandstone with beds of micaceous claystone. Claystone contained in this unit may be prone to swelling when wet. This formation lies beneath the entire site and is not mapped on the Engineering Geology Map.
- *psw – potential seasonally wet* - areas that may collect surface water during high moisture events.
- *Fp – Floodplain* – floodplain as mapped by FEMA. This area contains wetlands and is to be a No Build Zone.

## 6.5 Engineering Geology

Two engineering geology units were mapped at the site as:

- *3B* – Expansive and potentially expansive soil and bedrock on flat to moderate slopes (0-12%)
- *7A* - Physiographic floodplain where erosion and deposition presently occurs and is generally subject to recurrent flooding. Includes the 100-year flood plain along major streams where flood plain studies have been conducted.

The map unit description for the above units were provided by Charles Robinson and Associates (1977).

## 6.6 Structural Features

Structural features such as schistosity, folds, zones of contortion or crushing, joints, shear zones or faults were not observed by RMG on the site or in the surrounding area.

## 6.7 Surficial (Unconsolidated) Deposits

Lake and pond sediments, swamp accumulations, sand dunes, marine terrace deposits, talus accumulations, and creep was not observed on the site. Slump and slide debris were also not observed on the site.

## 6.8 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 not observed on the study site or surrounding areas.

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



## **6.9 Groundwater and Drainage of Surface Water**

The overall topography of the site slopes down to the south and east. Groundwater was encountered at the time of drilling on February 8 and 13, 2023 in 16 of the test borings at depths ranging from 5 to 34 feet, respectively. Groundwater was also observed in follow-up groundwater checks performed on March 22, 2023.

It should be noted that in granular soils and bedrock, some subsurface water conditions might be encountered due to the variability of the soil profile. Isolated sand and gravel layers within the soil, even those of limited thickness and width, can convey subsurface water. Subsurface water may also flow atop the interface between the upper soils and the underlying bedrock. While not indicative of a "groundwater" condition, these occurrences of subsurface water migration can (especially in times of heavy rainfall or snowmelt) result in water migration into the excavation or (once construction is complete) the building envelope. Builders and planners should be cognizant of the potential for the occurrence of subsurface water conditions during on-site construction, and be prepared to evaluate and mitigate each individual occurrence as necessary.

Based on our knowledge of the area and engineering design and construction techniques commonly employed in the El Paso County area at this time, it is our opinion that basements should be restricted in areas where groundwater was encountered at 15 feet or shallower. Shallow groundwater conditions are anticipated to be found at the time of the site-specific subsurface soil investigations.

It is our understanding that 7 detention ponds are proposed across the site. The ponds are proposed near the existing drainageways and floodplains. The ponds are to have a surface area that ranges between 0.5 acres and 2.5 acres. The detention ponds are intended to be used as a temporary storage of surface water. Should the groundwater rise to the bottom of the pond, the duration of storage will be temporarily increased until the groundwater recedes and the pond can begin to drain again. The design of the ponds should consider the proximity of the bottom of the ponds to groundwater (based on the most current groundwater data available at the time of pond design and the proposed grading elevations), and the potential for extended storage times. The locations of the ponds are presented in Figure 32.

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.

## **6.10 Flooding and Surface Drainage**

Three natural drainageways exist across the portion of the site east of Stapleton Road. The drainageways traverse the site from the northwest to the southeast. The drainageways were dry at the time of the site reconnaissance visits performed by RMG. The USGS Topo Map is presented in Figure 27.

Based on our review of the Federal Emergency Management Agency (FEMA) Community Panel No. 08041C0558G and the online ArcGIS El Paso County Risk Map, the majority of the site lies outside of a 100-year floodplain. The site is within the boundaries of Zone X and Zone A.

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. Zone A is considered a special flood hazard area with a regulatory floodway. The Base Flood Elevations (BFE) for the drainageway have not been defined. The FEMA Map is presented in Figure 28.

## 7.0 ECONOMIC MINERAL RESOURCES

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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 *El Paso Aggregate Resource Evaluation Map, Master Plan for Mineral Extraction, Map 2* indicates the site is identified as Upland Deposits. The deposits are composed of sand, gravel with silt and clay. These deposits are remnants of older streams deposited on topographic highs or bench like features. The site is underlain primarily by the Black Squirrel Formation and Dawson Arkose, a sedimentary formation of Tertiary age related to uplift and erosion of the Front Range.

According to the *Evaluation of Mineral and Mineral Fuel Potential of El Paso County State Mineral Lands*, the site is mapped within the Denver Basin Coal Region, the tract identifier is 41-02. However, the area of the site has been mapped "Poor" for coal resources. In this part of the Denver coal region, coal resources are locally present within the lower part of the Laramie Formation of Upper Cretaceous age. The area contains strata that may contain coal. This area is not prospective for metallic mineral resources. No oil and gas wells are drilled in the area, or within two miles of it. Alluvial deposits are commonly mined in the region for sand and gravel. There are no active or inactive gravel pits in the area, but there are several within a three-mile radius of it. Alluvial deposits containing gravel and/or sand cover approximately 112 acres of tract 41-02. Assuming a mineable thickness of 15 feet, this represents 4.1 million tons of potentially useable resource. The quality of the resource has not been determined. In the vicinity of this area, the coal-bearing beds of the Laramie Formation lie at a depth of approximately 1,500 feet (Kirkham and Ladwig, 1979). It is possible that the tract contains coal resources at this depth. The coal seams in the Laramie Formation tend to be lenticular and discontinuous in comparison to areas currently being mined in western Colorado.

## 8.0 IDENTIFICATION AND MITIGATION OF POTENTIAL GEOLOGIC CONDITIONS

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The El Paso County Engineering Criteria Manual recognizes and delineates the difference between geologic 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 (1.15 Definitions of

Specific Terms and Phrases). The following geologic constraints were considered in the preparation of this report and are not anticipated to pose a significant risk to the proposed development:

- Avalanches
- Debris Flow-Fans/Mudslides
- Ground Subsidence and Abandoned Mining Activity
- Landslides
- Rockfall
- Steeply Dipping Bedrock
- History of Landfill or Uncontrolled/Undocumented Fill Placement
- Valley Fill
- Downhill/Down-slope Creep
- Soil Slumps and Undercutting
- Corrosive Minerals

The following sections present the geologic conditions that have been identified on (or anticipated to be on) the property:

## **8.1 Expansive Soils**

Based on the test borings performed for this investigation and our experience with similar soils in the area, the sandy clay and claystone bedrock generally possess low to high swell potential. It is anticipated expansive clay soils or claystone bedrock will be encountered at the time of the site-specific subsurface soil investigations, and that final mitigations and construction recommendations will be provided at that time. These materials are readily mitigated with typical construction practices common to this region of El Paso County, Colorado.

### Mitigation

Sporadic areas of expansive soils and bedrock are anticipated. If expansive soils or bedrock are encountered beneath the foundations, mitigation will be required. Due to the variability of the soil/bedrock conditions across the site and the anticipated 2.5- to 5-acre lot sizes, “mass” subexcavation during land development is currently not proposed, nor are we proposing it at this time.

Localized overexcavation below the proposed foundations and replacement with structural fill is anticipated to be the preferred mitigation. Overexcavation is anticipated for the majority of the lots. Overexcavation depths of 3 to 6 feet are anticipated. Moisture-conditioning and recompacting the on-site clays (if desired) may also be considered for mitigation of expansive materials, but may result in differing overexcavation depths and foundation design parameters. Floor slabs bearing directly on expansive material should be expected to experience a higher degree of movement. Overexcavation and replacement below the floor slabs has been successful in reducing slab movement.

The final determination of mitigation alternatives and foundation design criteria are to be determined in site-specific subsurface soil investigations for each lot. Provided that appropriate

mitigations and/or foundation design adjustments are implemented, the presence of expansive soils or bedrock is not considered to pose a risk to the proposed structures.

## **8.2 Compressible Soils**

Based on the test borings performed for this investigation, the silty to clayey sands will be encountered within some of the building excavations. In some cases, loose sands may be encountered in the excavations. Overexcavation and recompaction is a suitable mitigation.

### Mitigation

If loose soils are encountered beneath the foundations, mitigation will be required. Due to the variability of the soil/bedrock conditions across the site and the anticipated 2.5- to 5-acre lot sizes, “mass” subexcavation is not currently proposed, nor are we proposing it at this time.

Localized overexcavation below the proposed foundations and replacement with structural fill is anticipated to be the preferred mitigation. If loose soils are encountered during the open excavation observation, they may require additional compaction to achieve the allowable bearing pressure indicated in this report. Fluctuations in material density may occur. In some cases, removal and recompaction of loose soil may be required. The use of track-mounted excavation equipment, or other low ground pressure equipment, is recommended on loose soils to reduce the likelihood of loss of stability during excavation.

The final determination of mitigation alternatives and foundation design criteria are to be determined in site-specific subsurface soil investigations for each lot. Provided that appropriate mitigations and/or foundation design adjustments are implemented, the presence of expansive soils or bedrock is not considered to pose a risk to the proposed structures.

## **8.3 Flood Prone Areas**

Based on our review of the FEMA map and the online ArcGIS El Paso County Risk Map the majority of the site lies outside the 100-year floodplain. However, portions of the site surrounding the unnamed drainageway do lie within a Regulatory Floodway. Per the latest approved edition of the Pikes Peak Regional Building Code, the lowest finished floor elevation (including basement together with attendant utility and sanitary facilities) shall be elevated one-foot or more above the designated Base Floor elevation (BFE).

### Mitigation

We recommend that the proposed residences be located outside the designated Regulatory Floodway. Based on review of the draft Sketch Plan, provided by William Guman and Associates, the floodways are to be a No Build Zone. If new development and/or construction are proposed near the floodway, additional investigations should be performed to determine the feasibility of construction within the streamside outer buffer zone and, if necessary, develop mitigation recommendations.

Per the latest approved edition of the Pikes Peak Regional Building Code, the lowest finished floor elevation (including basement together with attendant utility and sanitary facilities) shall be elevated one-foot or more above the BFE.

Builders should be advised that mitigation may be required for the potential floodwater and any resulting debris. Designs may be required to include (but are not limited to) openings to automatically equalize hydrostatic pressure, anchorage to resist buoyancy, "breakaway" panels, etc.

At the time of permit submittal, although not anticipated, the building department may require the preparation of either a Zero Rise Certification or a Less Than One Foot Rise Certification to demonstrate that the proposed structures will cause zero or less than one foot of rise (respectively) in the established BFE. If this certification cannot be obtained, more extensive submittals to FEMA may be required.

The presence of the floodplain is not believed to pose a high risk if the structures and OWTS's are located appropriately on the lots. Provided that the recommendations presented herein, as well as any requirements stipulated by the governing regulatory agencies, are followed, the presence of the revised floodplain/floodway is not anticipated to preclude the proposed construction.

#### **8.4 Ponding Water, Springs and Groundwater**

Based on the site observations, review of USGS topographic maps dating back to 1951, and review of Google Earth images dating back to September 1999, springs do not appear to originate on the subject site. However, ponding water and areas of seasonal shallow groundwater were encountered during our investigation. In these areas, we would anticipate the potential for periodically high subsurface moisture conditions and frost heave potential. These areas lie within low-lying portions of the site.

Ponding surface water is likely to be encountered in the low lying drainageways. These areas are denoted as *psw* – *potential seasonally wet* areas on the Engineering and Geology Map, Figure 26.

Drilling occurred in March, generally when seasonal groundwater levels are considered slightly higher than the winter months (November through February). The presence of groundwater was observed in the 16 of the test borings and one of the test pits performed for this investigation. Groundwater measurements are limited to the time of years measured and are considered snapshots only. The depth of groundwater was erratic due to the presence of the existing drainageway and the varying soil conditions on-site. Groundwater and/or perched water should be anticipated on a majority of the lots within the subdivision.

Fluctuations in groundwater and subsurface moisture conditions may occur due to variations in rainfall and other factors not readily apparent at this time. Groundwater information obtained at the time of the preliminary investigations performed prior to the land development phase may or may not be representative of the conditions present at the time of construction. Furthermore, the development processes (reshaping of the ground surface, installation of buried utilities, installation of an underdrain below the roadways, etc.) can significantly alter the depth and flow paths of the subsurface water. The construction of surrounding lots can also alter the amount and depth of subsurface groundwater below a given lot. The potential exists for high groundwater levels during high moisture periods and should structures encroach on these areas, the following mitigations should be followed.

### Mitigation

The feasibility of basement construction should be evaluated prior to the site-specific Subsurface Soil Investigation for each lot. Seasonal variations in underground water conditions are expected due to the unnamed drainageway. It is assumed underground water beneath the subject site predominates in fractured weathered consolidated sedimentary bedrock located at depth. If shallow underground water conditions are encountered during the site-specific Subsurface Soil Investigations and/or Open Excavation Observations, mitigations may include restricting basement construction, raising the grade of the residence and/or a combination of surface and subsurface drainage systems, vertical drainboard, etc.

To date, RMG has not been provided with a lot layout, cut/fill plans or a site grading plan. As such, we are unable to map areas where groundwater is anticipated to be within 15 feet of the proposed ground surface. Therefore, basement construction should be restricted except where one of the following conditions apply:

- A year-long groundwater monitoring study is undertaken, and the results indicate that groundwater is sufficiently deep to allow basement construction;
- The proposed construction will result in at least 15 feet of separation between the proposed ground surface and the groundwater elevation. Where groundwater encroaches shallower than 15 feet, the ground surface may be modified (raised) to increase the separation to meet these criteria.

The Basement Feasibility Map is included in Figure 29. This map shows the areas where groundwater was encountered at depths less than 15 feet.

Foundations must have a minimum 30-inch depth for frost protection. Perimeter drains are recommended around portions of the structures which will have habitable or storage space located below the finished ground surface. This includes crawlspace areas but not the walkout trench, if applicable. Perimeter drains help prevent the intrusion of water into areas below grade. A typical perimeter drain detail is presented in Figure 30.

If groundwater is encountered at the time of the site-specific subsurface soil investigations within 4 to 6 feet of the proposed basement slab elevation, an underslab drain would be considered in conjunction with the perimeter drain. It must be understood that subsurface drains are designed to intercept some types of subsurface moisture and not others. Therefore, the drain(s) could operate properly and not mitigate all moisture problems relating to foundation performance or moisture intrusion into the basement area. A typical underslab drain detail is presented in Figure 31.

The Full Spectrum Ponds located within the commercial properties should provide some kind of barrier/protection from potentially contaminated stormwater prior to the release of water back into the system. The park areas should reduce or eliminate the use of fertilizers in open spaces to aid in reducing the amount of possible pollutants from entering the ponds and filtering to the shallow groundwater below. The RR-5 lots should have sufficient prairie and grass land to absorb the stormwater prior to reaching the ponds. Erosion control should be placed during and after

construction to reduce sheetwashing and erosion during heavy precipitation events prior to the final landscaping of the lots.

### **8.5 Scour, Erosion, Accelerated Erosion Along Creek Banks and Drainageways**

Scour generally refers to a localized loss of soil, often around a foundation element(s). Erosion generally refers to lowering the ground surface over a wide area.

Visible evidence of ongoing erosion/scour along the drainageway was not observed. Due to the current alignment of the drainageway and the configuration of the site, the drainageway transverse the northern portion of the site. As such, depending on the lot layout, additional drainage improvements may be required

Signs of significant and ongoing surface erosion were not observed on the site. It is our understanding that silt fencing (during construction) and vegetative cover (post-construction) are generally installed along that banks to reduce the potential for erosion. Personnel of RMG have not reviewed the designs of these individual improvements for adequacy to support the anticipated design flows. However, these improvements appear to be intended to reduce the potential for significant erosion across the surface of the site.

Note, further disturbance and/or long term exposure without vegetative cover will increase the potential for erosion across the site.

#### Mitigation

Significant care should be taken, both during construction and in the final grading of the lots to divert surface drainage and downspout discharge water around the structures to a location that will not significantly alter the overall drainage of the development or result in the need for additional drainage mitigation measures at the time of construction on nearby lots.

Any landscaping in the immediate vicinity of the proposed structures should utilize xeriscape techniques in order to minimize needed irrigation to maintain landscaping. Further, stormwater and snowmelt runoff from parking (driveway) areas should be directed towards drainage channels and away from slopes, both during construction activities and upon completion of site development.

### **8.6 Faults and Seismicity**

Based on review of the Earthquake and Late Cenozoic Fault and Fold Map Server provided by CGS located at <http://dnrwebmapgdev.state.co.us/CGSOnline/> and the recorded information dating back to November of 1900, Colorado Springs has not experienced a recorded earthquake with a magnitude greater than 1.6 during that period. The nearest recorded earthquakes over 1.6 occurred in December of 1995 in Manitou Springs, which experienced magnitudes ranging between 2.8 to 3.5. Additional earthquakes over 1.6 occurred between 1926 and 2001 in Woodland Park, which experienced magnitudes ranging from 2.7 to 3.3. Both of these locations are located near the Ute Pass Fault, which is greater than 10 miles from the subject site. 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. It is our opinion that ground motions resulting from minor earthquakes may affect structures (and the surrounding area) at this site if minor shifting were to occur.

#### Mitigation

The Pikes Peak Regional Building Code, 2017 Edition, indicates maximum considered earthquake spectral response accelerations of 0.213g for a short period ( $S_s$ ) and 0.059g for a 1-second period ( $S_1$ ). Based on the results of our experience with similar subsurface conditions, we recommend the site be classified as Site Class B, with average shear wave velocities ranging from 2,500 to 5,000 feet per second for the materials in the upper 100 feet.

### **8.7 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".*

Northern El Paso County and the 80133 zip code in which the site is located, has an EPA assigned Radon Zone of 1. A radon Zone of 1 predicts an average indoor radon screening level greater than 0.4 pCi/L (picocuries per liter), which is above the recommended levels assigned by the EPA. *The EPA recommends [corrective measures](#) to reduce exposure to radon gas.*

All of the State of Colorado is considered EPA Zone 1 based on the information provided at [https://county-radon.info/CO/El\\_Paso.html](https://county-radon.info/CO/El_Paso.html). Elevated hazardous levels of radon from naturally occurring sources are not anticipated 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. Passive radon mitigation systems are also available.

Passive and active mitigation procedures are commonly employed in this region to effectively reduce the buildup of radon gas. Measures that can be taken after the residence is enclosed during construction include installing a blower connected to the foundation drain and sealing the joints and cracks in concrete floors and foundation walls. If the occurrence of radon is a concern, it is recommended that the residence be tested after they are enclosed and commonly utilized techniques are in place to minimize the risk.

## **9.0 ON-SITE WASTEWATER TREATMENT SYSTEMS**

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It is our understanding that On-site Wastewater Treatment Systems (OWTS) are proposed for the subdivision. The site was evaluated in general accordance with the El Paso Land Development Code, specifically sections 8.4.8. Eight test pits ranging in depth from 6 to 8 feet were performed across the site to obtain a general understanding of the soil and bedrock conditions. The Test Pit Logs are presented in the Wastewater Study, Appendix B.



The United States Department of Agriculture (USDA) as discussed in section 6.3 consisted of sandy loam and loamy sand. Limiting layers were encountered in one of the test pits at 6 feet due to groundwater. Signs of seasonal groundwater were not observed in the remaining test pits. The long term acceptance rates (LTAR) associated with the soils observed in the test pits range from 0.2 to 0.80 gallons per day per square foot (soil types 4 to 1).

Contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to the El Paso County Board of Health Guidelines and property maintained.

Treatment areas at a minimum, must achieve the following:

- Treatment areas must be 4 feet above groundwater or bedrock as defined by the Definitions 8.3.4 of the Regulations of the El Paso County Board of Health, Chapter 8 OWTS Regulations, most recently amended May 23, 2018;
- Each lot (after purchase but prior to construction of an OWTS) will require an OWTS site evaluation report prepared per *the Regulations of the El Paso County Board of Health, Chapter 8 OWTS Regulations*. During the site reconnaissance, a minimum of two 8-foot deep test pits will need to be excavated in the vicinity of the proposed treatment area;
- Comply with any physical setback requirements of Table 7-1 of the El Paso County Department of Health and Environment (EPCDHE);
- Treatment areas are to be located a minimum 100 feet from any well (existing or proposed), including those located on adjacent properties per Table 7-2 per the EPCDHE;
- Each lot shall be designed to insure that a minimum of 2 sites are appropriate for a OWTS and do not fall within the restricted areas, potentially seasonally wet and floodplain, as identified on the Engineering and Geology Map, Figure 67;

If the existing systems are to be removed based on the proposed lot layout, the following would apply:

- Depending on the location of the existing septic systems in relation to the lot layout, they may or may not be utilized for new construction. The existing systems were constructed between 1996 and 2018. The existing septic systems will need to meet the current criteria for a Transfer of Title Inspection per 8.4 (O).6 per EPCDHE;
- If an existing system is to be removed (e.g. tank, components and/or soil) they should be disposed of properly;
- New treatment areas are not to be located within the existing septic field areas unless the existing system has been disposed of properly.

It is our opinion that if the EPCDHE physical setback requirements (both horizontal and vertical) are met for each lot, there are no restrictions on the placement of the individual On-site Wastewater Treatment Systems.

Soil and groundwater conditions at the site are suitable for individual treatment systems. It should be noted that the LTAR values stated above are for the test pit locations performed for this report only. The LTAR values may change throughout the site. If an LTAR value of less than 0.35 (or soil types 3A to 5) or greater than 0.80 (soil type 0) are encountered at the time of the site specific OWTS evaluation an "engineered system" will be required. Engineered systems should be

anticipated for the majority of the lots within this subdivision due to the groundwater and bedrock conditions encountered.

## 10.0 BEARING OF GEOLOGIC CONDITIONS UPON PROPOSED DEVELOPMENT

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Geologic hazards (as described in section 8 of this report) found to be present at this site include faults, seismicity and radon. Geologic conditions (as described in section 8 of this report) found to be present at this site include potentially expansive and compressible soils, ponding water, shallow groundwater and flood prone areas. It is our opinion that the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

## 11.0 ANTICIPATED FOUNDATION SYSTEMS

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Based on the information presented previously, conventional shallow foundation systems consisting of standard spread footings/stemwalls or conventionally-reinforced stiffened (ribbed) slabs-on-grade are anticipated to be suitable for the proposed residential structures. It is assumed that the deepest excavation cuts will be approximately 7 to 10 feet below the final ground surface, not including overexcavation which may be required on a lot-by-lot basis.

Due to the swell potential, the claystone 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. In general, 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 92 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D-1557).

After compaction of the in-situ soil, the foundation construction should then be backfilled in compacted lifts to bottom of footing elevation with approved native soil or structural fill consisting of well-graded non-cohesive granular material. The material should not be excessively wet, should be free of organic matter and construction debris, and contain no rock fragments greater than 2-inches in any dimension. Structural fill material should be placed in 8-inch loose lifts with moisture content within 2 percent of optimum as determined by ASTM D-1557. Each loose lift should be compacted to a minimum of 92 percent of Modified Proctor maximum dry density as determined by ASTM D-1557. The structural fill should be density tested to verify compaction meets these requirements.

The foundation design should be prepared by a qualified Colorado Registered Professional Engineer using the recommendations presented in this report. This foundation system should be designed to span a minimum of 10 feet under the design loads. The bottoms of exterior foundations should be at least 30 inches below finished grade for frost protection. When prepared and properly compacted, total settlement of 1-inch or less with differential settlement of ½ inch or less is estimated. Settlement in granular material generally occurs relatively rapidly with construction

loads. Long-term consolidation settlement should not be an issue if the fill materials are prepared as recommended above.

***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 Investigations should be verified by an Open Excavation Observation following the excavation on each lot.

### **11.1 Granular Structural Fill - General**

The processed sandstone (maximum particle size of 3 inches) is suitable for use as structural fill. Claystone is not considered suitable for use as structural fill. Except as described above for foundations, areas to receive structural fill should have topsoil, organic material, and 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 92 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D-1557).

Structural fill should be placed in thin lifts not to exceed 6 inches and 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).

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.

### **11.2 Moisture-Conditioned Structural Fill – General**

Areas to receive moisture-conditioned expansive soils used as 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 98 percent of the maximum dry density as determined by the Standard Proctor test (ASTM D-698) or to a minimum of 95 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D-1557) prior to placing structural fill.

Moisture-conditioned 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.

Moisture conditioned structural fill shall consist of a moisture-conditioned, on-site cohesive fill material. The fill material shall be moisture conditioned and replaced as follows:

- Fill shall be free of deleterious material and shall not contain rocks or cobbles greater than 6 inches in diameter.
- Claystone fill shall be thoroughly "pulverized" and shall not contain claystone chunks greater than 1 1/2 inches in diameter.
- When claystone is to be incorporated, the fill materials shall be processed in a stockpile **(processing these materials in the excavations will not be permitted)**. These stockpiled fill materials shall be moisture-conditioned to a minimum of 1 percent to 4 percent above optimum moisture content (as determined by the Standard Proctor test, ASTM D-698), with an average of not less than 1 1/2 percent above optimum moisture content. These materials, once moisture conditioned and thoroughly mixed, should rest in the stockpile a minimum of 24 hours to ensure proper distribution of the moisture through the material. After resting, the materials should be re-wet and re-mixed to replace the surficial moisture lost to evaporation during the resting period. Fill materials not containing claystone do not require processing in a stockpile.
- Fill materials shall be moisture-conditioned to a minimum of 1 percent to 4 percent above optimum moisture content (as determined by the Standard Proctor test, ASTM D-698), with an average of not less than 1 1/2 percent above optimum moisture content.
- The moisture-conditioned materials should be placed in maximum 6" compacted lifts. These materials should be compacted to a minimum of 98 percent of the maximum dry density as determined by the Standard Proctor test (ASTM D-698). 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.

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.

It is anticipated that the existing soils will require the addition of water to achieve the required moisture content. The fill soils should be thoroughly mixed or disked to provide uniform moisture content through the fill. It should be noted, that the clay soils compacted at the above moisture contents are likely to result in wet, slick conditions. We recommend that the excavation contractor retained to perform this work have significant experience processing subexcavation and moisture-conditioned soils.

Frequent moisture content and density tests shall be performed in the field to verify conformance with the above specifications. Furthermore, representative samples of the moisture-conditioned fill shall be obtained by personnel of RMG on a daily basis for follow-up swell testing to demonstrate that the swell potential has been reduced to not more than 1 percent swell when saturated under a

1,000 psf surcharge pressure. Areas where the follow-up swell tests indicate swells higher than that value shall have the fill material removed, reprocessed, recompact, and retested.

RMG should be contacted a minimum of 3 days prior to initiation of subexcavation and moisture conditioning processes in order to schedule appropriate field services. Fill shall not be placed on frozen subgrade or allowed to freeze during processing. The time of the year when night temperatures are above freezing are the most optimal period for a sub-excavation operation.

Following completion of the subexcavation and moisture conditioning process, it is imperative that the "as-compacted" moisture content be maintained prior to construction and establishment of landscape irrigation. This may require reprocessing of materials and addition of supplemental water to prevent remobilization of swell potential within the fill.

### **11.3 Exterior Backfill**

Backfill 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 85 percent of the maximum dry density as determined by the Modified Proctor test, ASTM D-1557 on exterior sides of walls in landscaped areas. In areas where backfill supports pavement and/or concrete flatwork, the materials should be compacted to 90 percent of the maximum dry density.

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.

The appropriate government/utility specifications should be used for fill placed in utility trenches. If material is imported for backfill, the material should be approved by the Geotechnical Engineer prior to hauling it to the site.

The backfill should not be placed on frozen subgrade or allowed to freeze during moisture conditioning and placement. Backfill should be compacted by mechanical means, and foundation walls should be braced during backfilling and compaction.

### **11.4 Surface Detention and Drainage**

The ground surface should be sloped from structures 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. Water should be kept from 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. Excess surface water may increase the likelihood of slab and foundation movements.

### **11.5 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.

### **11.6 Foundation Drains**

A subsurface perimeter drain is required 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 was encountered during this investigation. 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.

### **11.7 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

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This section has been prepared in general 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.

### 12.1 Soil and Rock Design Parameters

Currently 6 full-spectrum ponds and one detention pond are proposed across the site. According to the Sketch Plan, dated May 23, 2023, prepared and provided by William Guman and Associates, the ponds are to be detention parcels intended as Public Open Space. RMG has performed laboratory tests of soil from across the proposed development. Based upon field and laboratory testing, the following soil and rock parameters are typical for the soils likely to be encountered, and are recommended for use in detention pond embankment design.

Soil Description	Unit Weight (lb/ft <sup>3</sup> )	Friction Angle (degree)	Active Earth Pressure, K <sub>a</sub>	Passive Earth Pressure, K <sub>p</sub>	At Rest Earth Pressure, K <sub>o</sub>
Silty to Clayey Sand (SC/SM)	115	28	0.36	2.77	0.53
Sandy Clay (CL)	110	17	0.55	1.83	0.71
Silty Sandstone	120	30	0.33	3.00	0.50
Sandy Claystone	115	20	0.49	2.04	0.66

### 12.2 Embankment Recommendations

Above-grade embankments are to be constructed with 4:1 slopes. 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 anticipated to be suitable for embankment construction. Structural fill should be placed in 10-inch loose lifts, 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

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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, test pits, 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 and any proposed retaining walls, 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

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

Basement construction should be restricted except where one of the following conditions apply:

- A year-long groundwater monitoring study is undertaken, and the results indicate that groundwater is sufficiently deep to allow basement construction;
- The proposed construction will result in at least 15 feet of separation between the proposed ground surface and the groundwater elevation. Where groundwater encroaches shallower than 15 feet, the ground surface may be modified (raised) to increase the separation to meet this criteria.

In addition to the previously identified mitigation alternatives, surface and subsurface drainage systems should be considered. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.



We believe the sandy clay and claystone will classify as Type A material OSHA in 29 CFR Part 1926. OSHA required that temporary excavations made in Type A materials be laid back at ratios no steeper than 1:3/4 (horizontal to vertical), unless the excavation is shored and braced. We believe the silty to clayey sand and sandstone will classify as Type B material as defined by OSHA. OSHA requires that temporary excavations made in Type B materials be laid back at ratios no steeper than 1:1 (horizontal to vertical), 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.

Long term cut slopes in the upper soil should be limited to no steeper than 3:1 (horizontal to vertical). Flatter slopes will likely be necessary should groundwater conditions occur. It is recommended that long term fill slopes be no steeper than 3:1 (horizontal to vertical).

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.

It is important for the Owner(s) of each lot read and understand this report, and to carefully familiarize themselves with the geologic hazards associated with construction in this area. This report only addresses the geologic constraints contained within the boundaries of the site referenced above.

## 15.0 CLOSING

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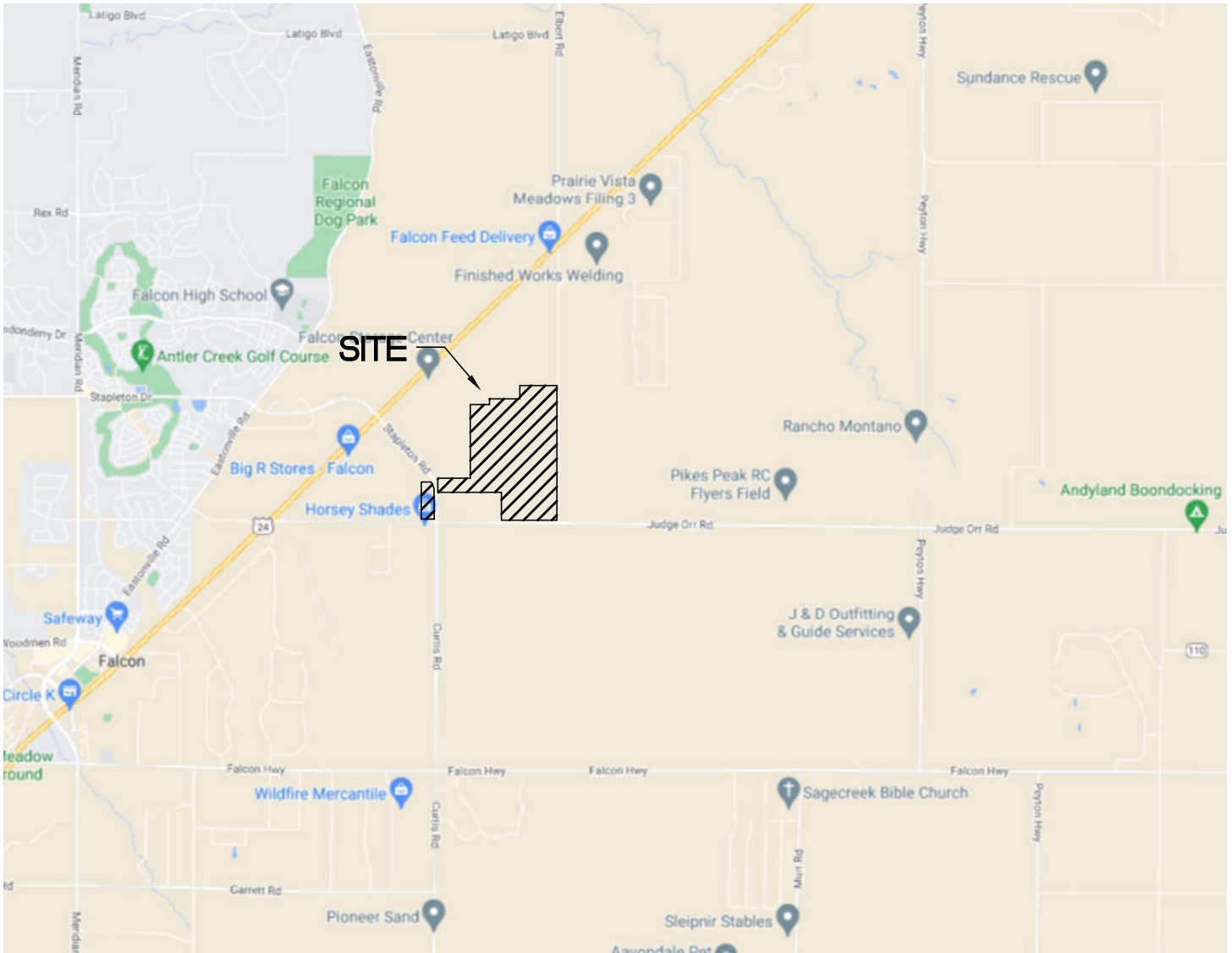
This report is for the exclusive purpose of providing geologic hazards information and preliminary geotechnical engineering recommendations. The scope of services did not include, either specifically or by implication, evaluation of wild fire hazards, environmental assessment of the site, or identification 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 **William Guman & Associates, Ltd** 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.

## FIGURES



NOT TO SCALE

Architecture  
Structural  
Geotechnical



**Engineers / Architects**

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SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

Materials Testing  
Forensics  
Civil / Planning

## SITE VICINITY MAP

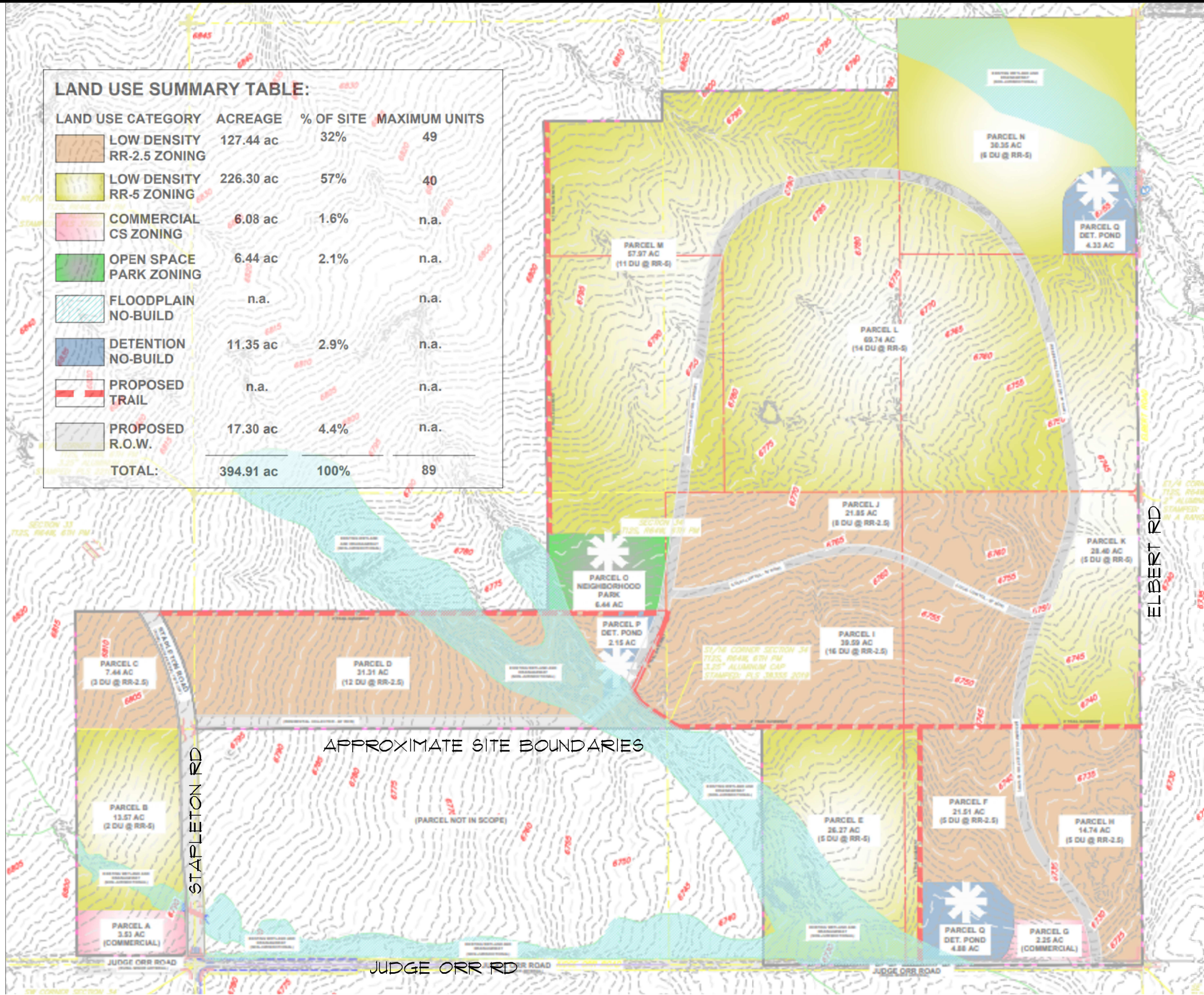
JANE DAVIS RANCH  
EL PASO COUNTY, COLORADO  
WILLIAM GUMAN AND ASSOCIATES

JOB No. 190392

FIG No. 1

DATE 4-27-2023  
REV 3-20-2024





LAND USE SUMMARY TABLE:

LAND USE CATEGORY	ACREAGE	% OF SITE	MAXIMUM UNITS
LOW DENSITY RR-2.5 ZONING	127.44 ac	32%	49
LOW DENSITY RR-5 ZONING	226.30 ac	57%	40
COMMERCIAL CS ZONING	6.08 ac	1.6%	n.a.
OPEN SPACE PARK ZONING	6.44 ac	2.1%	n.a.
FLOODPLAIN NO-BUILD	n.a.	n.a.	n.a.
DETENTION NO-BUILD	11.35 ac	2.9%	n.a.
PROPOSED TRAIL	n.a.	n.a.	n.a.
PROPOSED R.O.W.	17.30 ac	4.4%	n.a.
TOTAL:	394.91 ac	100%	89

APPROXIMATE SITE BOUNDARIES



NOT TO SCALE

JOB No. 190392

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Forensics  
Civil / Planning  
**RMG**  
Architecture  
Structural  
Geotechnical

Engineers / Architects

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JANE DAVIS RANCH  
EL PASO COUNTY, COLORADO  
WILLIAM GUMAN AND ASSOCIATES

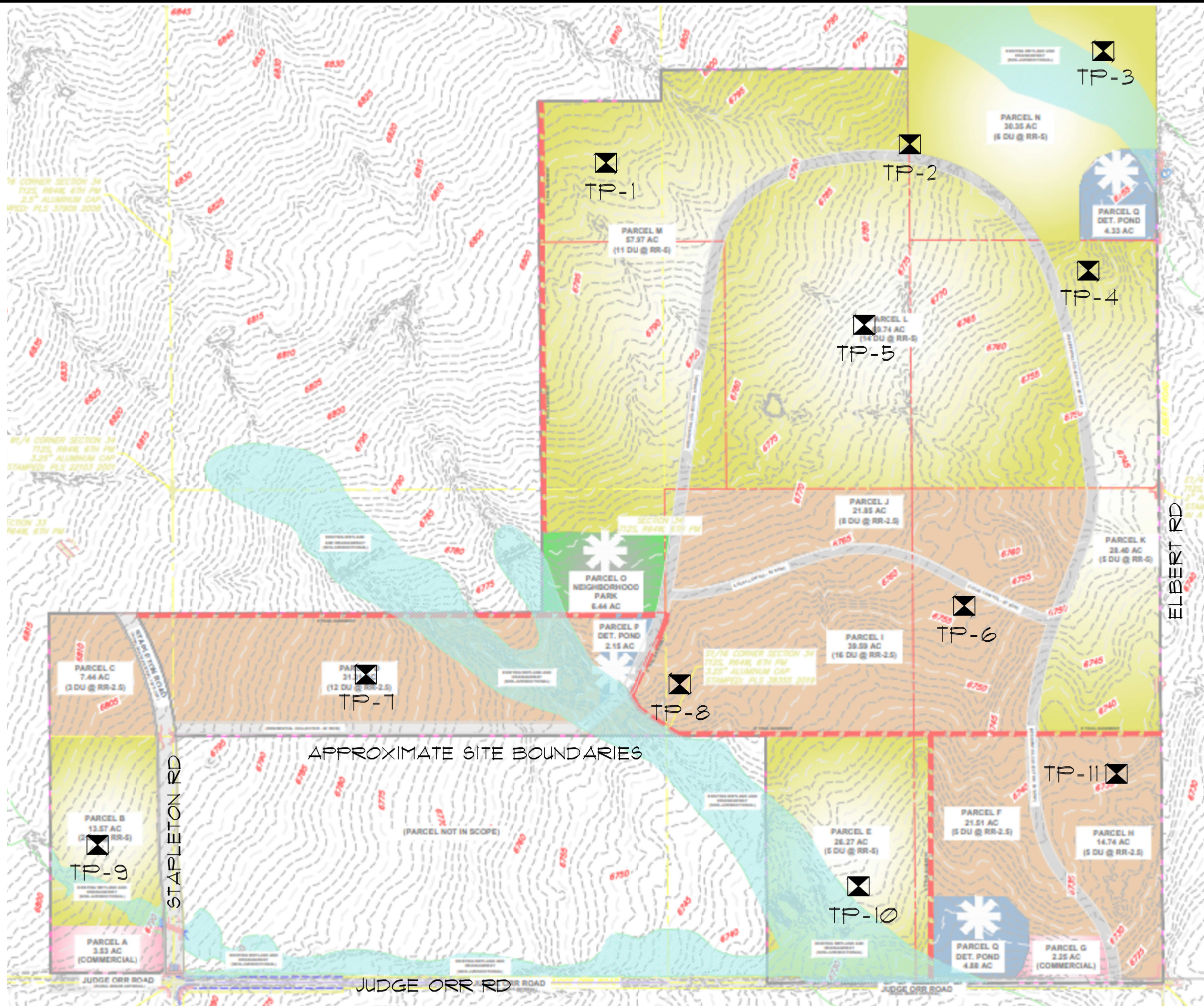
ENGINEER: TM  
DRAWN BY: NM  
CHECKED BY: TM  
ISSUED: 4-7-2023

PROPOSED SITE  
BOUNDARIES

SHEET No.

FIG-2





✠ DENOTES  
APPROXIMATE  
LOCATION OF  
TEST PITS

  
NOT TO SCALE

JOB No. 190392



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ENGINEER:	TM
DRAWN BY:	NM
CHECKED BY:	TM
ISSUED:	4-7-2023

TEST PIT  
LAYOUT PLAN

SHEET No.  
**FIG-3**



## SOILS DESCRIPTION



CLAYEY SAND



CLAYSTONE



SANDSTONE



SANDY CLAY



SILTY SAND



SILTY TO CLAYEY 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. 190392

FIGURE No. 4

DATE Apr/27/2023

TEST BORING: 1	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: 2	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
DATE DRILLED: 2/8/23 GROUNDWATER @ 14.0 ' 3/22/23						DATE DRILLED: 2/13/23 GROUNDWATER @ 13.0 ' 3/22/23					
SAND, SILTY, with gravel, tan to brown, medium dense, moist to wet	5			22	3.2	SAND, SILTY TO CLAYEY, with gravel, tan, medium dense, moist to wet	5			17	20.4
	10			18	3.3	SANDSTONE, CLAYEY, brown to olive, medium hard, moist to wet	10			34	11.3
	15			11	4.7		15			31	3.4
SANDSTONE, SILTY TO CLAYEY, with gravel, brown to gray, hard to very hard, moist to wet	20			50/8"	13.5	CLAYSTONE, SANDY, dark gray, medium hard to hard, moist to wet	20			50	16.9
	25			50/10"	14.9						
	30			50/6"	12.8						
	35			50/8"	11.7						

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 5

DATE Apr/27/2023



TEST BORING: 3	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: 4	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
DATE DRILLED: 2/13/23 GROUNDWATER @ 23.0 ' 3/22/23						DATE DRILLED: 2/13/23 GROUNDWATER @ 9.0 ' 3/22/23					
SAND, SILTY, with gravel, tan, medium dense, moist	5			21	4.1	SAND, SILTY, with gravel, tan, medium dense, moist to wet	5			14	1.9
	10			17	7.4		10			16	14.8
SANDSTONE, SILTY TO CLAYEY, brown to dark gray, firm to hard, moist to wet	15			40	13.6	SANDSTONE, SILTY TO CLAYEY, dark gray, medium hard to hard, moist to wet	15			50/9"	14.8
	20						20			50/9"	13.0
	25			50/9"	10.4						
CLAYSTONE, SANDY, dark gray, hard, moist to wet	30										
	35			50/9"	15.0						

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 6

DATE Apr/27/2023

TEST BORING: 5	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: 6	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
DATE DRILLED: 2/8/23 GROUNDWATER @ 13.0 ' 3/22/23						DATE DRILLED: 2/13/23 GROUNDWATER @ 13.0 ' 3/22/23					
SAND, SILTY, with gravel, tan to brown, medium dense, moist	5			19	3.9	SAND, SILTY, with gravel, tan to brown, loose to medium dense, moist to wet	5		4		2.1
CLAY, SANDY, with gravel and clayey sand seams, brown to gray, very stiff, moist				18	19.9				24		3.1
SANDSTONE, CLAYEY, gray, hard, moist to wet	10						10				
	15			50/6"	16.2		15		23		12.1
	20			50/9"	19.1	CLAYSTONE, SANDY, gray, medium hard, moist to wet	20		48		13.2

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 7

DATE Apr/27/2023

TEST BORING: 7	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: 8	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
DATE DRILLED: 2/13/23 GROUNDWATER @ 15.0 ' 3/22/23						DATE DRILLED: 2/8/23 GROUNDWATER @ 7.0 ' 3/22/23					
SAND, SILTY, tan, medium dense, moist to wet	5			24	2.0	SAND, SILTY, with gravel, tan to gray, medium dense, moist to wet	5			18	2.3
	10			20	13.9		10			20	14.4
SANDSTONE, CLAYEY, brown, moist to wet	15			50/9"	15.8	SANDSTONE, CLAYEY, gray, hard, moist to wet	15			50/10"	15.1
CLAYSTONE, SANDY, brown to olive, medium hard, moist to wet											
SANDSTONE, SILTY, gray, hard, moist to wet	20			50/6"	12.9		20			50/10"	18.5

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 8

DATE Apr/27/2023

TEST BORING: 9		DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: 10		DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
DATE DRILLED: 2/8/23 GROUNDWATER @ 11.0' 3/22/23							DATE DRILLED: 2/8/23 NO GROUNDWATER ON 2/8/23						
SAND, SILTY TO CLAYEY, with gravel, tan to brown, medium dense, moist	5				18	1.5	SAND, CLAYEY, with gravel, tan, loose to medium dense, moist	5				9	7.2
					24	12.1							
SANDSTONE, CLAYEY, brown to gray, hard to very hard, moist to wet	10						SANDSTONE, CLAYEY, with gravel, gray, hard, moist	10				29	9.5
	15				50/8"	11.9		15				50/8"	12.9
	20				50/6"	25.9		20				50/8"	12.4

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



















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## TEST BORING LOG

JOB No. 190392

FIGURE No. 9

DATE Apr/27/2023

TEST BORING: 11					TEST BORING: 12				
DATE DRILLED: 2/13/23 GROUNDWATER @ 19.5' 3/22/23					DATE DRILLED: 2/8/23 NO GROUNDWATER ON 2/8/23				
DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5			13	2.1	5			23	10.9
10			17	18.8	10			50/10"	11.5
15			50/8"	18.4	15			45	13.8
20			50/10"	9.2	20			50/6"	12.2
25			50/8"	11.9					
30			50/10"	10.8					
35			50/6"	21.3					

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 10

DATE Apr/27/2023

TEST BORING: 13					TEST BORING: 14				
DATE DRILLED: 2/13/23 GROUNDWATER @ 13.0 ' 3/22/23					DATE DRILLED: 2/13/23 GROUNDWATER @ 13.5 ' 3/22/23				
DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5			7	1.9	5			20	1.7
			16	12.5				10	13.5
			45	14.5				42	12.4
15				16.0	15			45	14.7
20					20				
SAND, SILTY TO CLAYEY, with gravel, tan to gray, loose to medium dense, moist to wet					SAND, SILTY TO CLAYEY, with gravel, tan to olive, medium dense, moist				
SANDSTONE, CLAYEY, gray, medium hard, moist to wet					SANDSTONE, CLAYEY, with gravel, brown to gray, firm to medium hard, moist to wet				

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 11

DATE Apr/27/2023

TEST BORING: 15					TEST BORING: 16				
DATE DRILLED: 2/13/23 GROUNDWATER @ 9.0 ' 3/22/23					DATE DRILLED: 2/13/23 GROUNDWATER @ 22.0 ' 3/22/23				
DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5			16	1.6	5			21	3.2
			22	10.3				43	4.4
10					10				
15			50/10"	12.5	15			29	15.2
20			50/9"	12.1	20				
					25		50/11"	16.7	
					30				
					35		50/6"	7.6	

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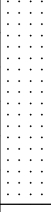



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## TEST BORING LOG

JOB No. 190392

FIGURE No. 12

DATE Apr/27/2023

TEST BORING: 17					TEST BORING: 18				
DATE DRILLED: 2/13/23 GROUNDWATER @ 7.0 ' 3/22/23					DATE DRILLED: 2/8/23 GROUNDWATER @ 7.0 ' 3/22/23				
DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5			22	2.5	5			14	3.1
			24	13.1				19	16.5
			21	15.9				50/9"	16.7
15			50	15.1	15			50/6"	15.6
20					20				

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 13

DATE Apr/27/2023



TEST BORING: 19					TEST BORING: 20				
DATE DRILLED: 2/13/23 GROUNDWATER @ 10.5 ' 3/22/23					DATE DRILLED: 2/13/23 GROUNDWATER @ 11.5 ' 3/22/23				
DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
5			18	5.0	5			15	4.6
			7	23.8				14	11.1
			10					10	
15			50	13.1	15			40	12.7
			50/4"	13.4				50	15.8
20					20				

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 14

DATE Apr/27/2023

TEST BORING: 21	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: 22	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
DATE DRILLED: 2/13/23 GROUNDWATER @ 7.5 ' 3/22/23						DATE DRILLED: 2/13/23 GROUNDWATER @ 14.5 ' 3/22/23					
SANDSTONE, CLAYEY, with gravel, tan to brown and gray to dark gray, medium hard to very hard, moist	5			36	5.4	SANDSTONE, CLAYEY, with gravel and claystone seams, tan to gray, firm to hard, moist to wet	5			50/10"	6.2
	7.5			44	12.7		10			45	10.6
	15			30	14.2		15			50/10"	13.6
	20			50/6"	15.1		20			24	15.7

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 15

DATE Apr/27/2023

TEST BORING: 23						TEST BORING: 24					
DATE DRILLED: 2/13/23 GROUNDWATER @ 4.0 ' 3/22/23						DATE DRILLED: 2/13/23 GROUNDWATER @ 14.0 ' 3/22/23					
DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %		DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	
5			13	1.1		5			19	7.6	
			21	10.4		30			13.0		
			15.2		50/11"	11.5					
SANDSTONE, CLAYEY, gray, moist to wet			20	18.6		20			50/6"	16.3	
			50/7"	16.3							
			50/10"	17.8							
						35			50/7"	17.3	

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## TEST BORING LOG

JOB No. 190392

FIGURE No. 16

DATE Apr/27/2023

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	Load at Saturation (psf)	% Swell/ Collapse	USCS Classification
1	2.0	3.2								
1	7.0	3.3		NP	NP	7.7	6.0			SW-SM
1	14.0	4.7								
1	19.0	13.5								
1	24.0	14.9		NP	NP	0.0	17.6			SM
1	29.0	12.8								
1	34.0	11.7								
2	4.0	20.4		NP	NP	0.0	6.1			SW-SM
2	9.0	11.3								
2	14.0	3.4								
2	19.0	16.9								
3	4.0	4.1								
3	9.0	7.4		NP	NP	15.0	5.7			SW-SM
3	14.0	13.6								
3	24.0	10.4								
3	34.0	15.0								
4	4.0	1.9								
4	9.0	14.8								
4	14.0	14.8		NP	NP	0.4	18.9			SM
4	19.0	13.0								
5	2.0	3.9								
5	7.0	19.9		44	28	0.0	45.2			SC
5	14.0	16.2								
5	19.0	19.1								
6	4.0	2.1		NP	NP	0.0	6.4			SP-SM
6	9.0	3.1								
6	14.0	12.1								
6	19.0	13.2								
7	4.0	2.0		NP	NP	0.0	12.2			SM
7	9.0	13.9								
7	14.0	15.8								
7	19.0	12.9								
8	4.0	2.3								
8	9.0	14.4		NP	NP	3.2	12.6			SM

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## SUMMARY OF LABORATORY TEST RESULTS

JOB No. 190392  
FIGURE No. 17  
PAGE 1 OF 4  
DATE Apr/27/2023

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	Load at Saturation (psf)	% Swell/ Collapse	USCS Classification
8	14.0	15.1								
8	19.0	18.5								
9	2.0	1.5								
9	7.0	12.1	115.7			2.4	36.6		- 2.1	
9	14.0	11.9								
9	19.0	25.9								
10	4.0	7.2				7.1	27.1			
10	9.0	9.5								
10	14.0	12.9								
10	19.0	12.4								
11	2.0	2.1								
11	7.0	18.8		44	28	0.0	41.9			SC
11	14.0	18.4								
11	19.0	9.2								
11	24.0	11.9								
11	29.0	10.8		32	19	0.1	31.6			SC
11	34.0	21.3								
12	4.0	10.9								
12	9.0	11.5								
12	14.0	13.8		NP	NP	0.0	46.4			SM
12	19.0	12.2								
13	2.0	1.9		NP	NP	0.1	5.4			SP-SM
13	7.0	12.5								
13	14.0	14.5								
13	19.0	16.0								
14	4.0	1.7								
14	9.0	13.5		27	16	0.0	43.7			SC
14	14.0	12.4								
14	19.0	14.7								
15	2.0	1.6								
15	7.0	10.3		NP	NP	8.0	8.7			SW-SM
15	14.0	12.5								
15	19.0	12.1								
16	4.0	3.2		NP	NP	6.3	7.7			SW-SM

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## SUMMARY OF LABORATORY TEST RESULTS

JOB No. 190392  
FIGURE No. 17  
PAGE 2 OF 4  
DATE Apr/27/2023

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	Load at Saturation (psf)	% Swell/ Collapse	USCS Classification
16	9.0	4.4								
16	14.0	15.2								
16	24.0	16.7		NP	NP	0.0	22.8			SM
16	34.0	7.6								
17	2.0	2.5		NP	NP	15.7	10.4			SW-SM
17	7.0	13.1								
17	14.0	15.9								
17	19.0	15.1								
18	4.0	3.1								
18	9.0	16.5		34	20	0.8	46.3			SC
18	14.0	16.7								
18	19.0	15.6								
19	2.0	5.0								
19	7.0	23.8		27	13	1.9	31.9			SC
19	14.0	13.1								
19	19.0	13.4								
20	4.0	4.6				0.0	41.2			
20	9.0	11.1								
20	14.0	12.7								
20	19.0	15.8								
21	2.0	5.4								
21	7.0	12.7		NP	NP	7.4	14.0			SM
21	14.0	14.2								
21	19.0	15.1								
22	4.0	6.2								
22	9.0	10.6		30	14	0.6	52.8			CL
22	14.0	13.6								
22	19.0	15.7								
23	2.0	1.1								
23	7.0	10.4		NP	NP	24.4	3.3			SW
23	14.0	15.2								
23	19.0	18.6								
24	4.0	7.6								
24	9.0	13.0		35	21	3.1	28.0			SC

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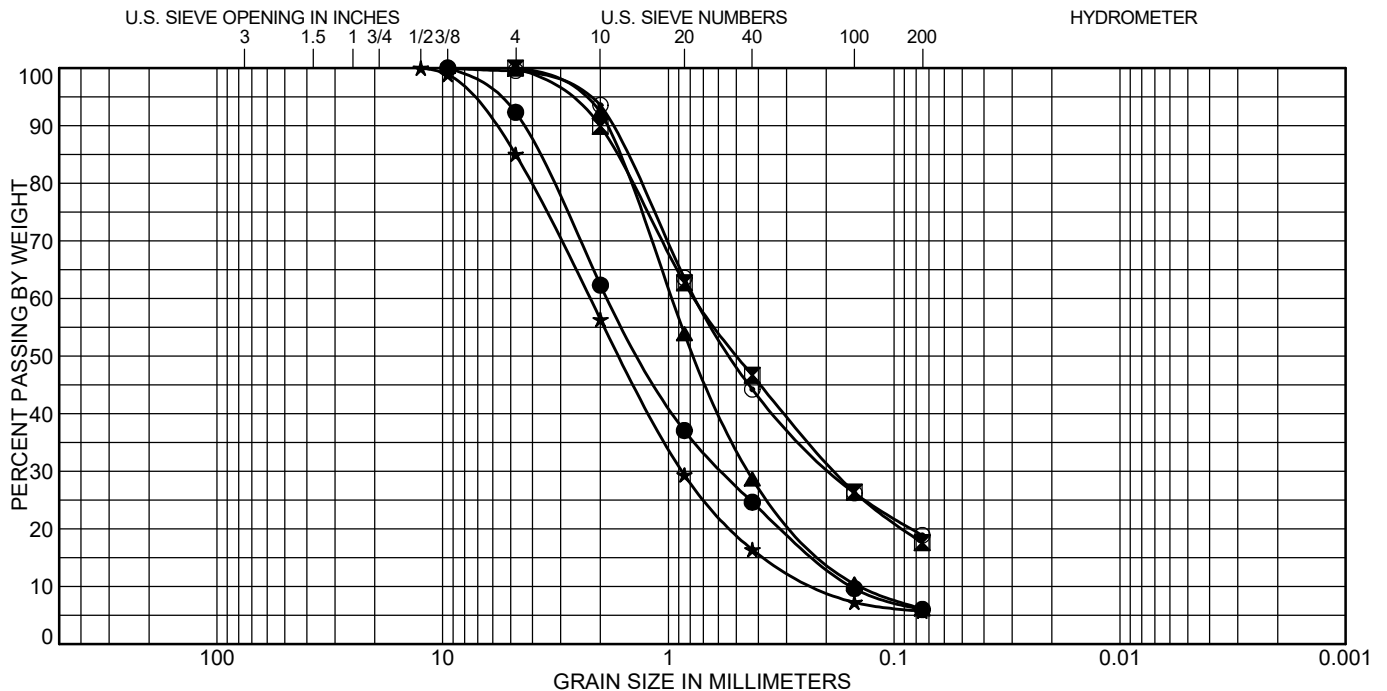
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## SUMMARY OF LABORATORY TEST RESULTS

JOB No. 190392  
FIGURE No. 17  
PAGE 3 OF 4  
DATE Apr/27/2023

Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	Load at Saturation (psf)	% Swell/ Collapse	USCS Classification
24	14.0	11.5								
24	19.0	16.3								
24	24.0	16.3		NP	NP	1.4	17.2			SM
24	29.0	17.8								
24	34.0	17.3								



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring	Depth (ft)	Classification	LL	PL	PI
● 1	7.0	WELL-GRADED SAND with SILT(SW-SM)	NP	NP	NP
☒ 1	24.0	SILTY SAND(SM)	NP	NP	NP
▲ 2	4.0	WELL-GRADED SAND with SILT(SW-SM)	NP	NP	NP
★ 3	9.0	WELL-GRADED SAND with SILT(SW-SM)	NP	NP	NP
⊙ 4	14.0	SILTY SAND(SM)	NP	NP	NP

Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
● 1	7.0	7.7	86.3	6.0	
☒ 1	24.0	0.0	82.4	17.6	
▲ 2	4.0	0.0	93.9	6.1	
★ 3	9.0	15.0	79.3	5.7	
⊙ 4	14.0	0.4	80.7	18.9	

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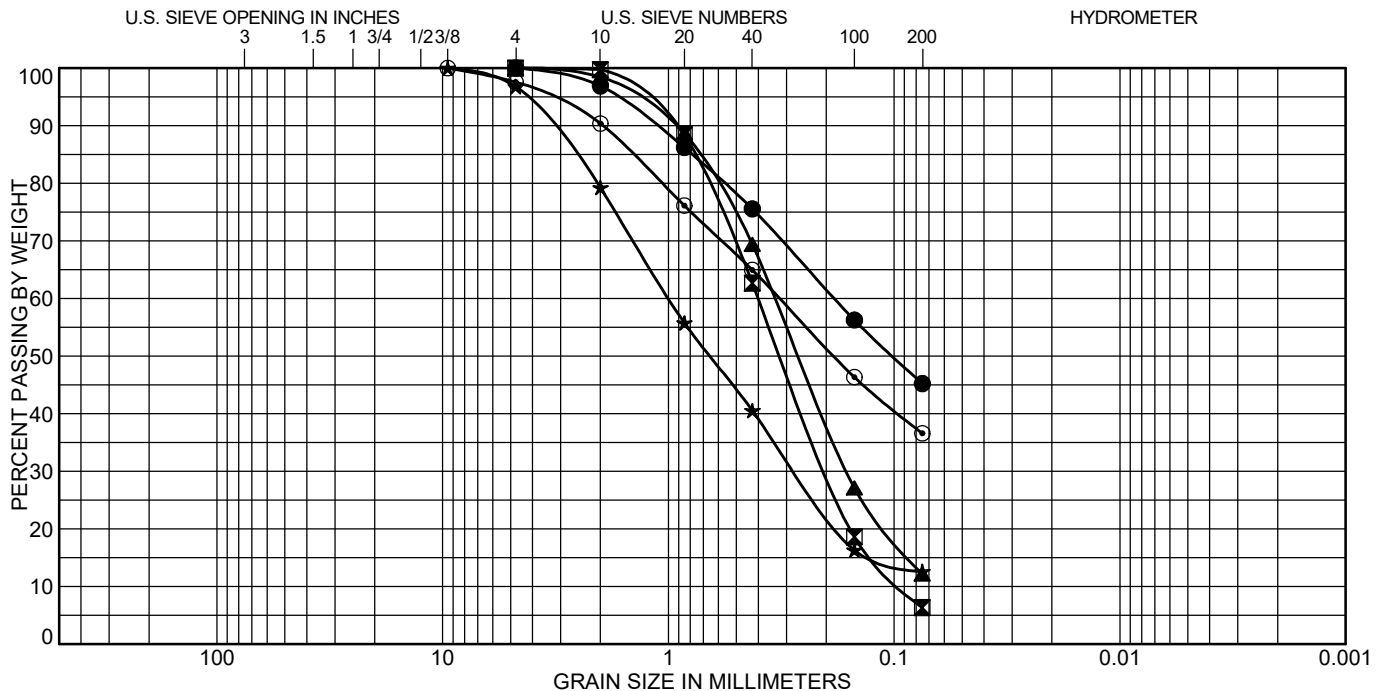
## SOIL CLASSIFICATION DATA

JOB No. 190392

FIGURE No. 18

DATE Apr/27/2023





Test Boring	Depth (ft)	Classification	LL	PL	PI
● 5	7.0	CLAYEY SAND(SC)	44	16	28
⊠ 6	4.0	POORLY GRADED SAND with SILT(SP-SM)	NP	NP	NP
▲ 7	4.0	SILTY SAND(SM)	NP	NP	NP
★ 8	9.0	SILTY SAND(SM)	NP	NP	NP
⊙ 9	7.0				

Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
● 5	7.0	0.0	54.8	45.2	
⊠ 6	4.0	0.0	93.6	6.4	
▲ 7	4.0	0.0	87.8	12.2	
★ 8	9.0	3.2	84.2	12.6	
⊙ 9	7.0	2.4	61.0	36.6	

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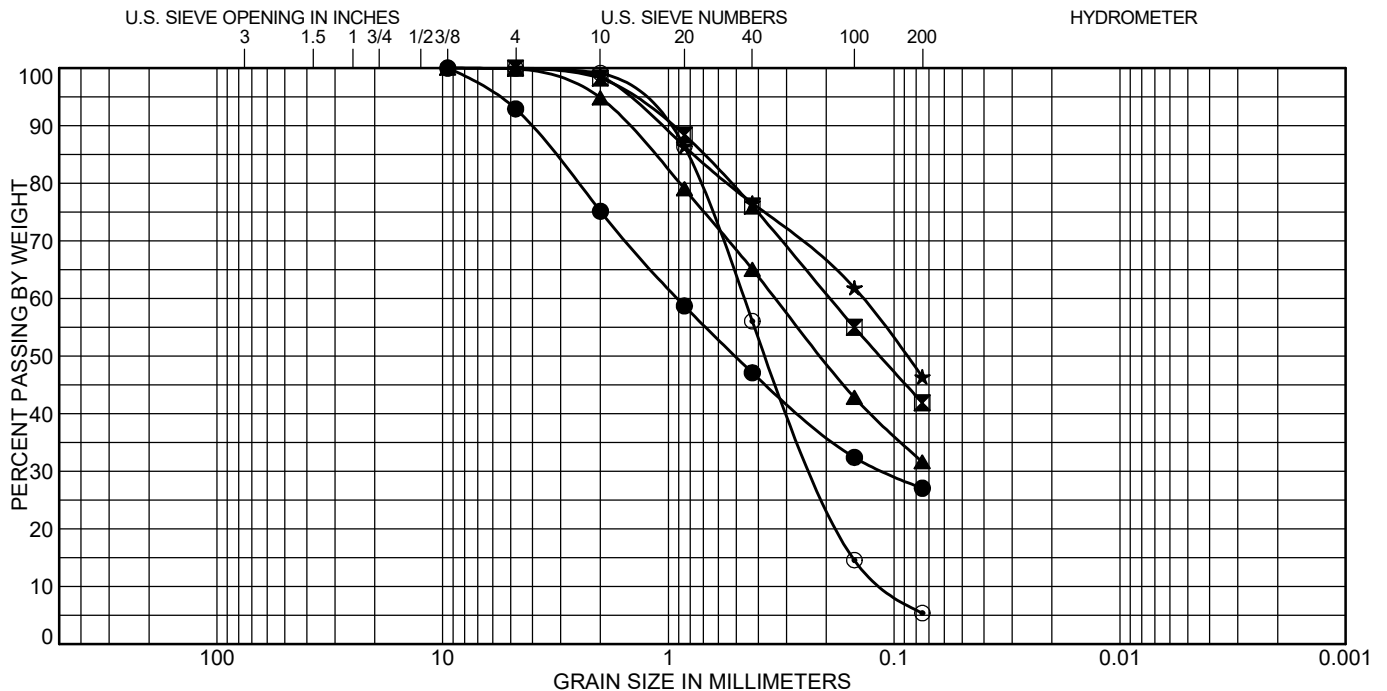
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## SOIL CLASSIFICATION DATA

JOB No. 190392

FIGURE No. 19

DATE Apr/27/2023



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring	Depth (ft)	Classification			LL	PL	PI
● 10	4.0						
☒ 11	7.0	CLAYEY SAND(SC)			44	16	28
▲ 11	29.0	CLAYEY SAND(SC)			32	13	19
★ 12	14.0	SILTY SAND(SM)			NP	NP	NP
⊙ 13	2.0	POORLY GRADED SAND with SILT(SP-SM)			NP	NP	NP
Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay		
● 10	4.0	7.1	65.9	27.1			
☒ 11	7.0	0.0	58.1	41.9			
▲ 11	29.0	0.1	68.2	31.6			
★ 12	14.0	0.0	53.6	46.4			
⊙ 13	2.0	0.1	94.5	5.4			

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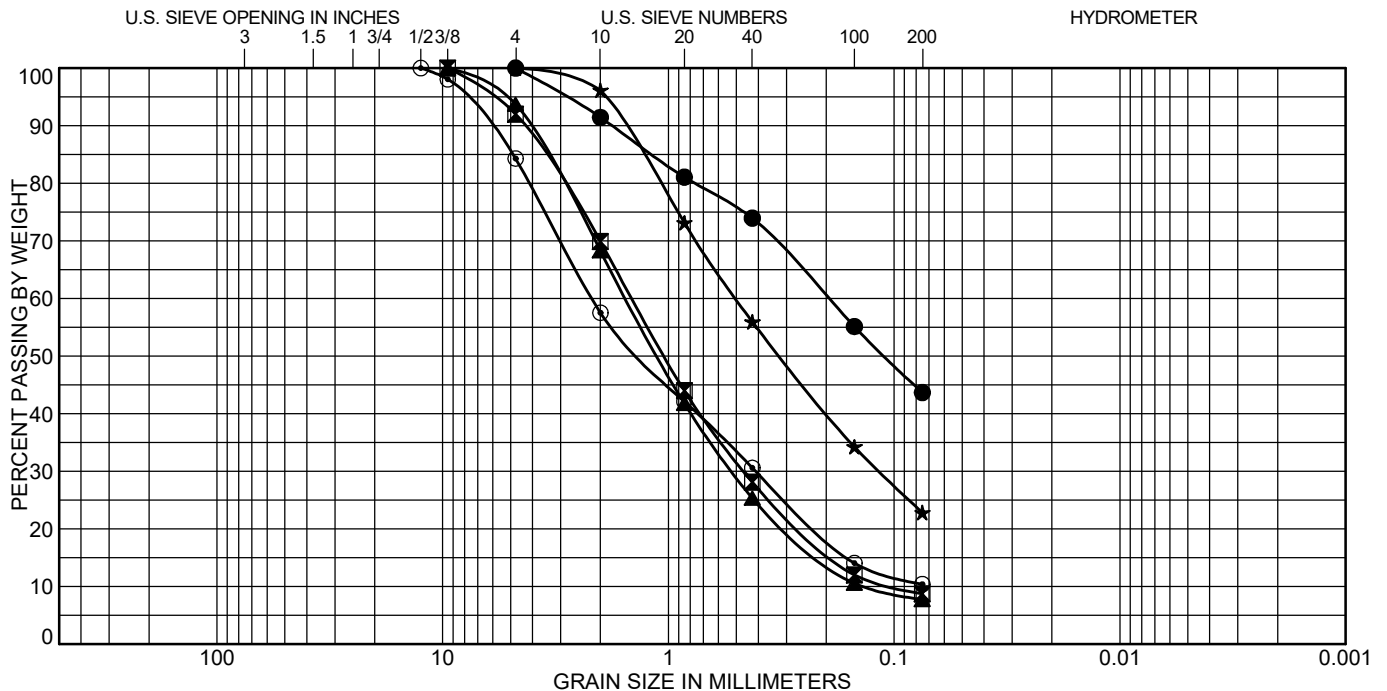
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## SOIL CLASSIFICATION DATA

JOB No. 190392

FIGURE No. 20

DATE Apr/27/2023



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring	Depth (ft)	Classification	LL	PL	PI
● 14	9.0	CLAYEY SAND(SC)	27	11	16
⊠ 15	7.0	WELL-GRADED SAND with SILT(SW-SM)	NP	NP	NP
▲ 16	4.0	WELL-GRADED SAND with SILT(SW-SM)	NP	NP	NP
★ 16	24.0	SILTY SAND(SM)	NP	NP	NP
⊙ 17	2.0	WELL-GRADED SAND with SILT and GRAVEL(SW-SM)	NP	NP	NP
Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
● 14	9.0	0.0	56.3	43.7	
⊠ 15	7.0	8.0	83.3	8.7	
▲ 16	4.0	6.3	86.0	7.7	
★ 16	24.0	0.0	77.2	22.8	
⊙ 17	2.0	15.7	73.9	10.4	

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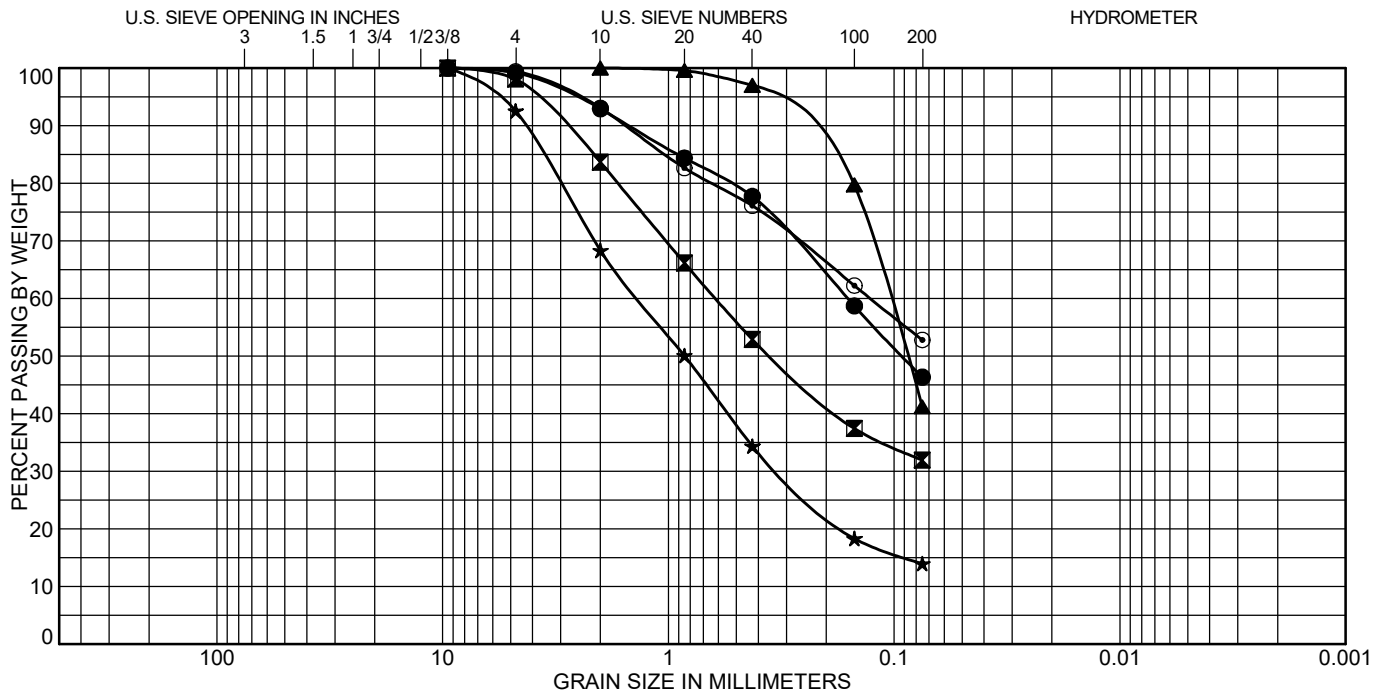
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## SOIL CLASSIFICATION DATA

JOB No. 190392

FIGURE No. 21

DATE Apr/27/2023



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring	Depth (ft)	Classification	LL	PL	PI
● 18	9.0	CLAYEY SAND(SC)	34	14	20
⊠ 19	7.0	CLAYEY SAND(SC)	27	14	13
▲ 20	4.0				
★ 21	7.0	SILTY SAND(SM)	NP	NP	NP
⊙ 22	9.0	SANDY LEAN CLAY(CL)	30	16	14

Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
● 18	9.0	0.8	52.9	46.3	
⊠ 19	7.0	1.9	66.2	31.9	
▲ 20	4.0	0.0	58.8	41.2	
★ 21	7.0	7.4	78.6	14.0	
⊙ 22	9.0	0.6	46.6	52.8	

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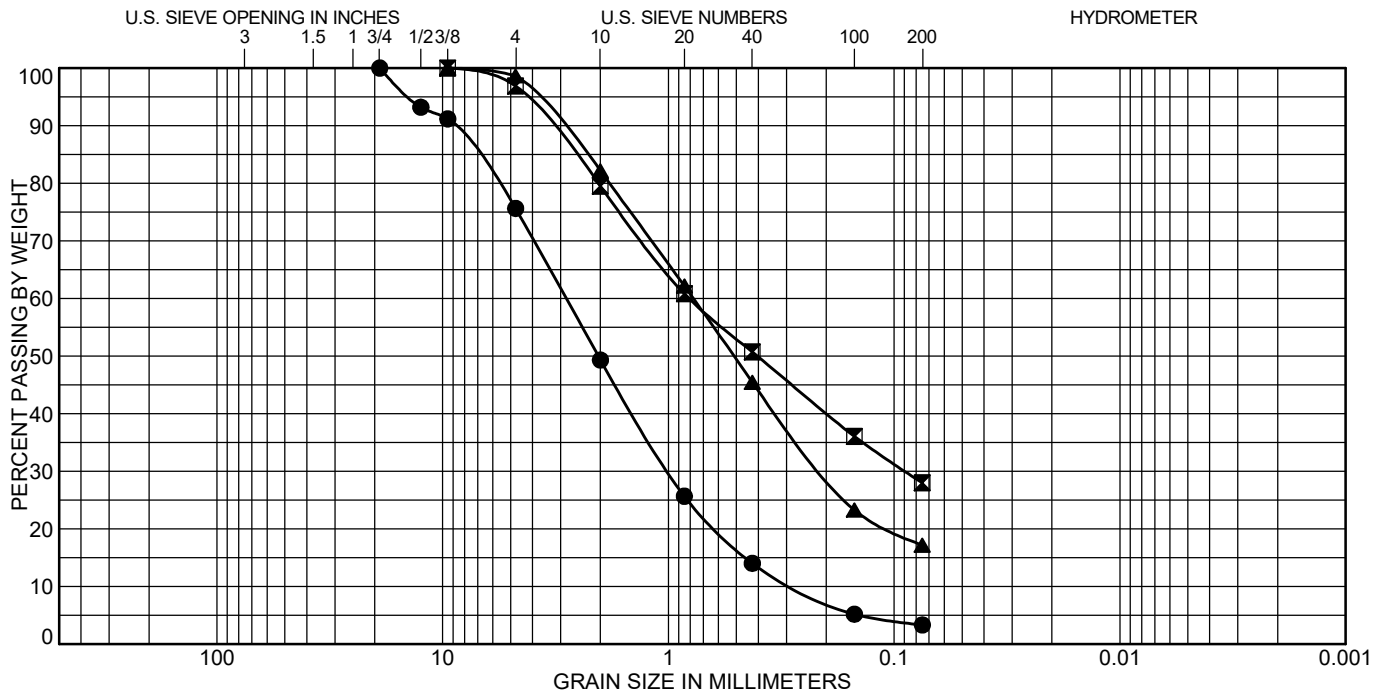
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## SOIL CLASSIFICATION DATA

JOB No. 190392

FIGURE No. 22

DATE Apr/27/2023



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring	Depth (ft)	Classification	LL	PL	PI
● 23	7.0	WELL-GRADED SAND with GRAVEL(SW)	NP	NP	NP
☒ 24	9.0	CLAYEY SAND(SC)	35	14	21
▲ 24	24.0	SILTY SAND(SM)	NP	NP	NP

Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
● 23	7.0	24.4	72.3	3.3	
☒ 24	9.0	3.1	68.9	28.0	
▲ 24	24.0	1.4	81.5	17.2	

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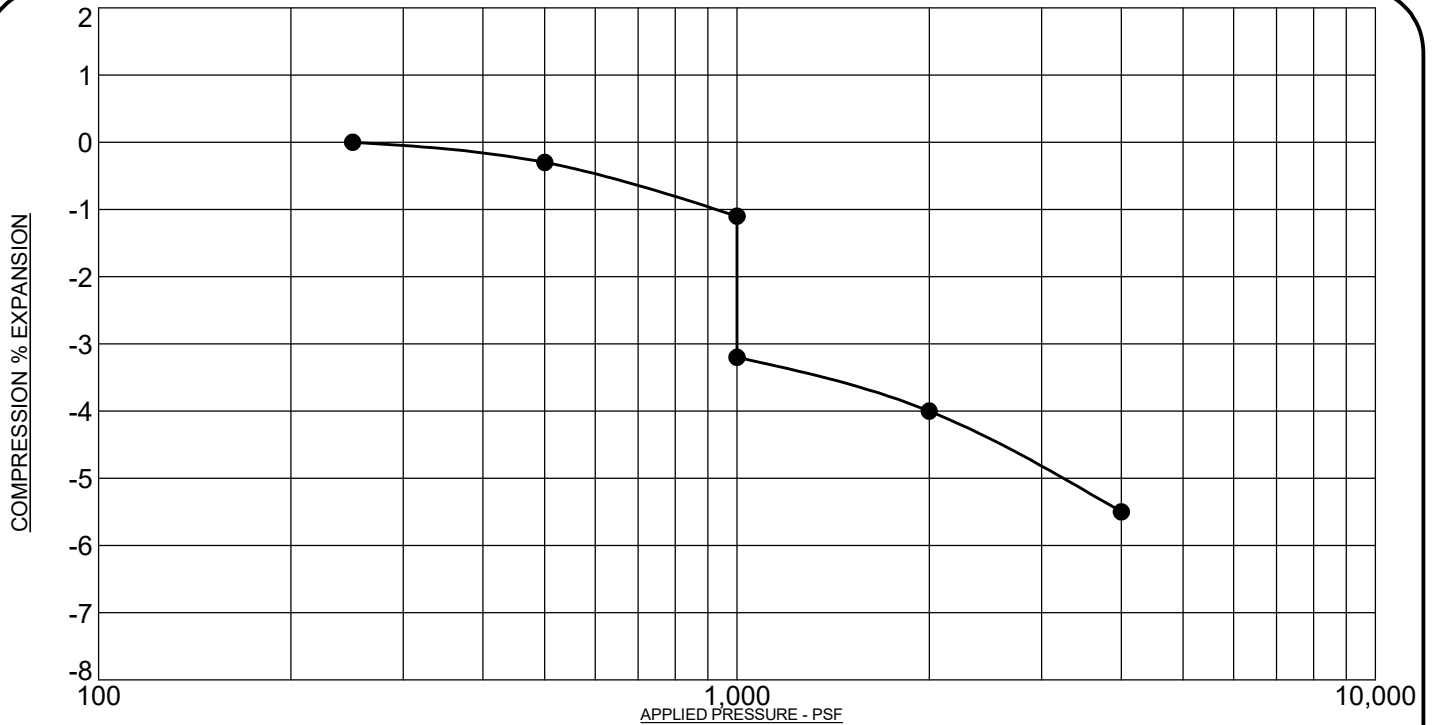
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## SOIL CLASSIFICATION DATA

JOB No. 190392

FIGURE No. 23

DATE Apr/27/2023



PROJECT: Judge Orr Rd, Davis Sub, El Paso County, Colorado  
 SAMPLE DESCRIPTION: SAND, CLAYEY  
 NOTE: SAMPLE WAS INUNDATED WITH WATER AT 1,000 PSF

SAMPLE LOCATION: 9 @ 7 FT  
 NATURAL DRY UNIT WEIGHT: 115.7 PCF  
 NATURAL MOISTURE CONTENT: 12.1%  
 PERCENT SWELL/COMPRESSION: - 2.1

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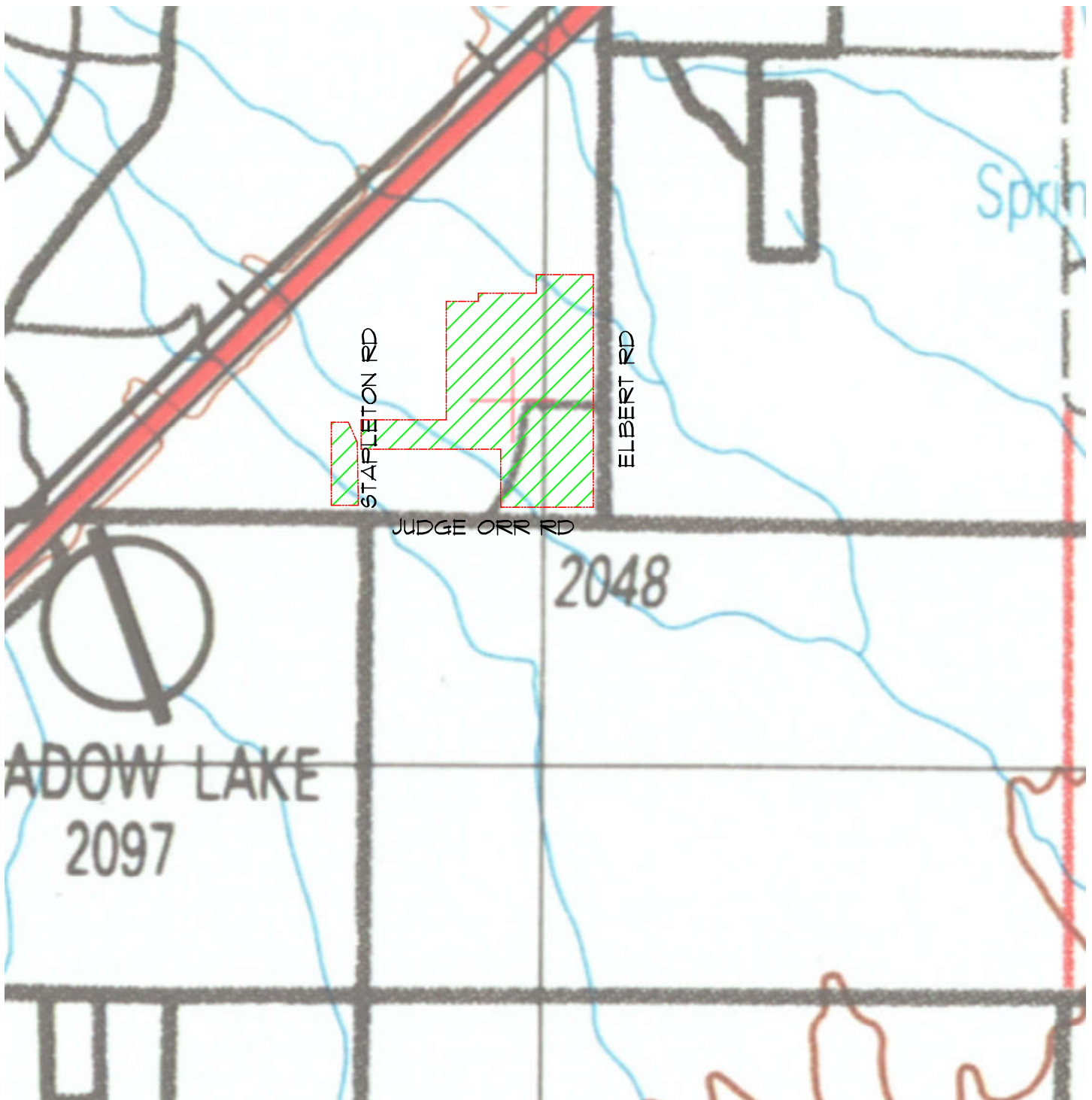
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## SWELL/CONSOLIDATION TEST RESULTS

JOB No. 190392

FIGURE No. 24

DATE Apr/27/2023



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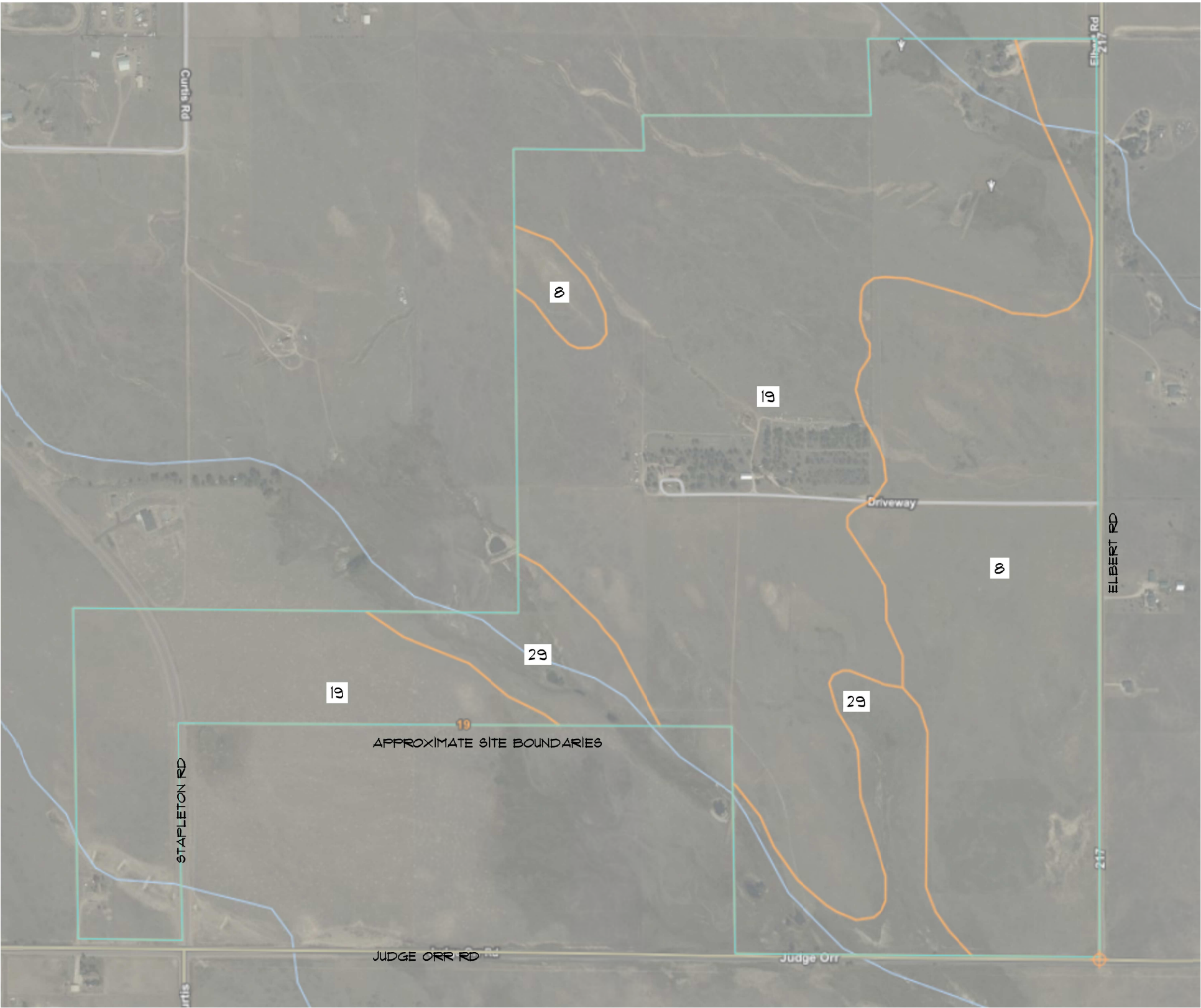
## USGS TOPO MAP

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EL PASO COUNTY, COLORADO  
WILLIAM GUMAN AND ASSOCIATES

JOB No. 190392

FIG No. 25

DATE 4-27-2023  
REV 3-20-2024



8 - Blakeland loamy sand, 1 to 9 percent slopes

19 - Columbine gravelly sandy loam, 0 to 3 percent slopes

29 - Fluvaquentic Haplaquolls, 0 to 2 percent slopes



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WILLIAM GUMAN AND ASSOCIATES

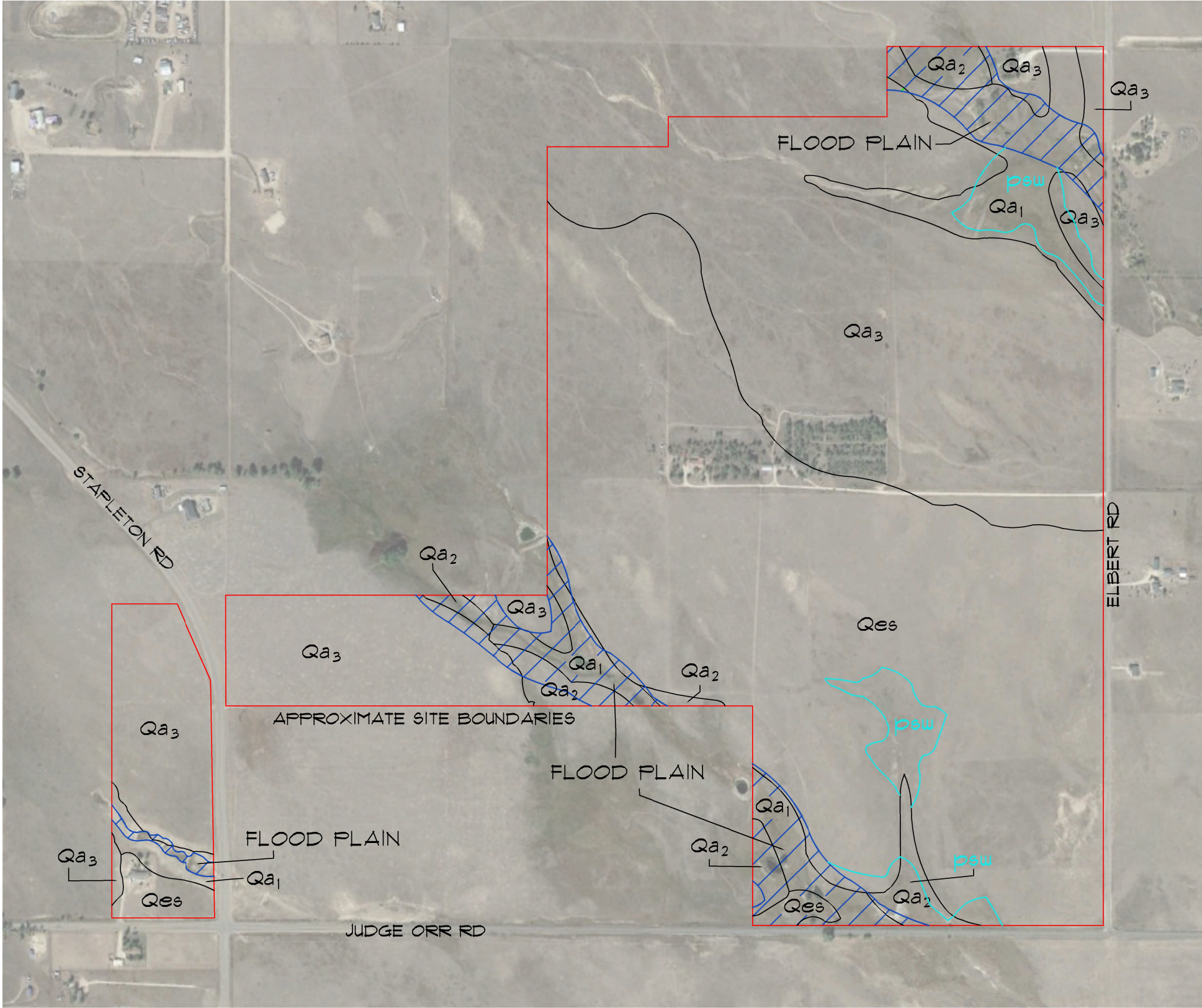
ENGINEER: TM  
DRAWN BY: NM  
CHECKED BY: TM  
ISSUED: 4-7-2023

USDA SOIL  
SURVEY MAP

SHEET No.

FIG-26





**GEOLOGIC CONDITIONS**

Qes - Eolian Sand (Holocene to upper Pleistocene) Fine to coarse grained sand. Unit is faintly stratified, non-cohesive, and drains well. Unit may exceed 5 feet in thickness

Qa<sub>2</sub> - Alluvium two (Lower Holocene) Moderately consolidated silt, sand, gravel, clay and occasional boulders. Units is subject to occasional flooding with a local maximum exposed thickness of over 20 feet.

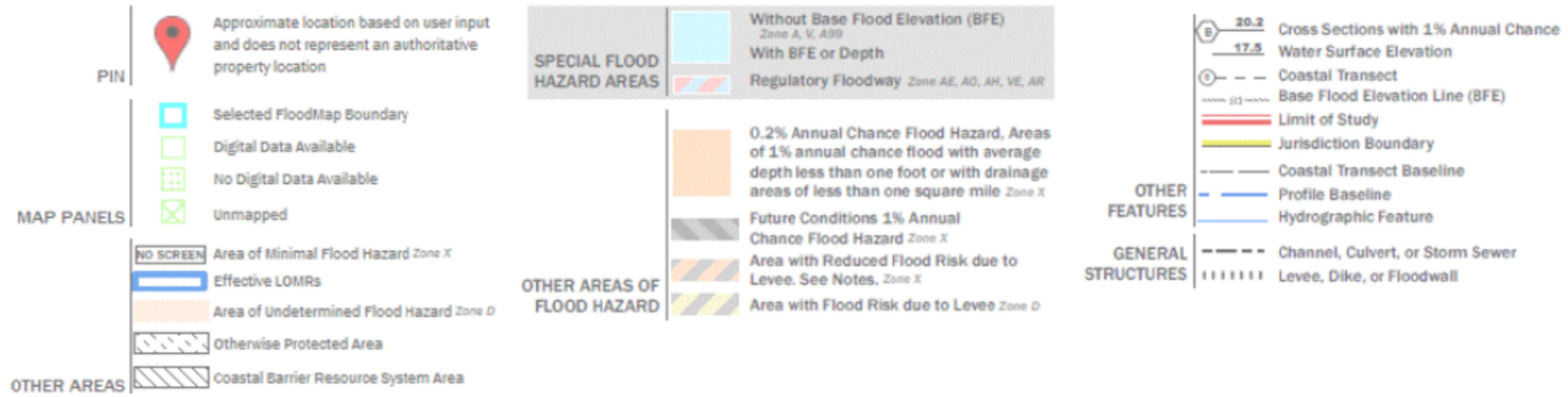
Qa<sub>3</sub> - Alluvium three (Upper Pleistocene) Poorly sorted silt, sand, gravel, and cobbles with occasional boulders. Clays in this unit are potentially expansive. Maximum exposed thickness locally exceeds 20 feet.

Qa<sub>1</sub> - Alluvium one (Upper Holocene) Poor to moderately sorted sand, gravel, silt and minor clay with occasional boulders. Predominantly sandy gravel with sandy silt matrix. Unit is subject to frequent flooding. Maximum local exposed thickness exceeds 5 feet.

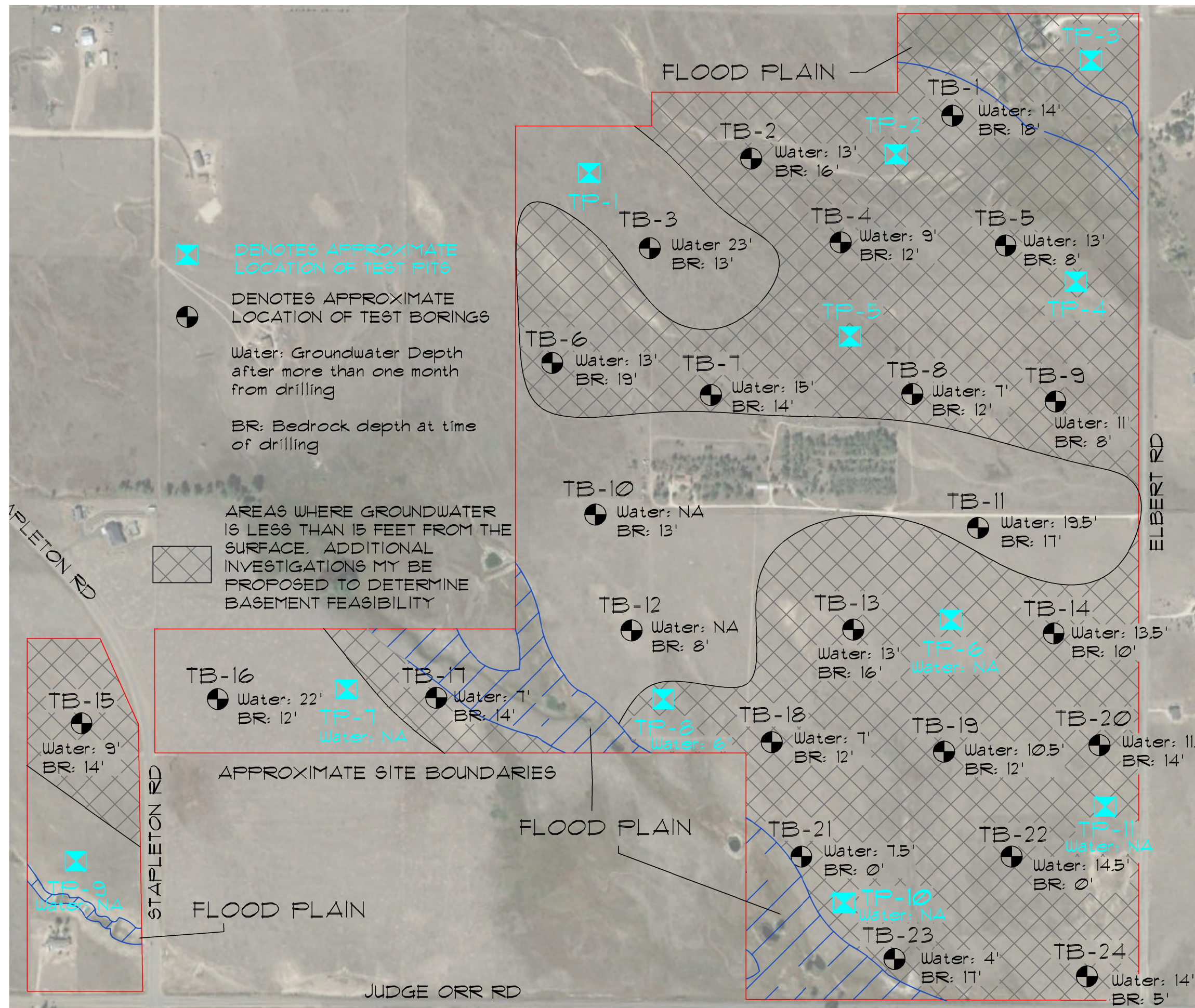
psw - Potentially seasonally wet areas where groundwater can fluctuate to be at or near the surface.

Fp - Floodplain as mapped by FEMA - this area contains wetlands and is to be a No Build Zone.









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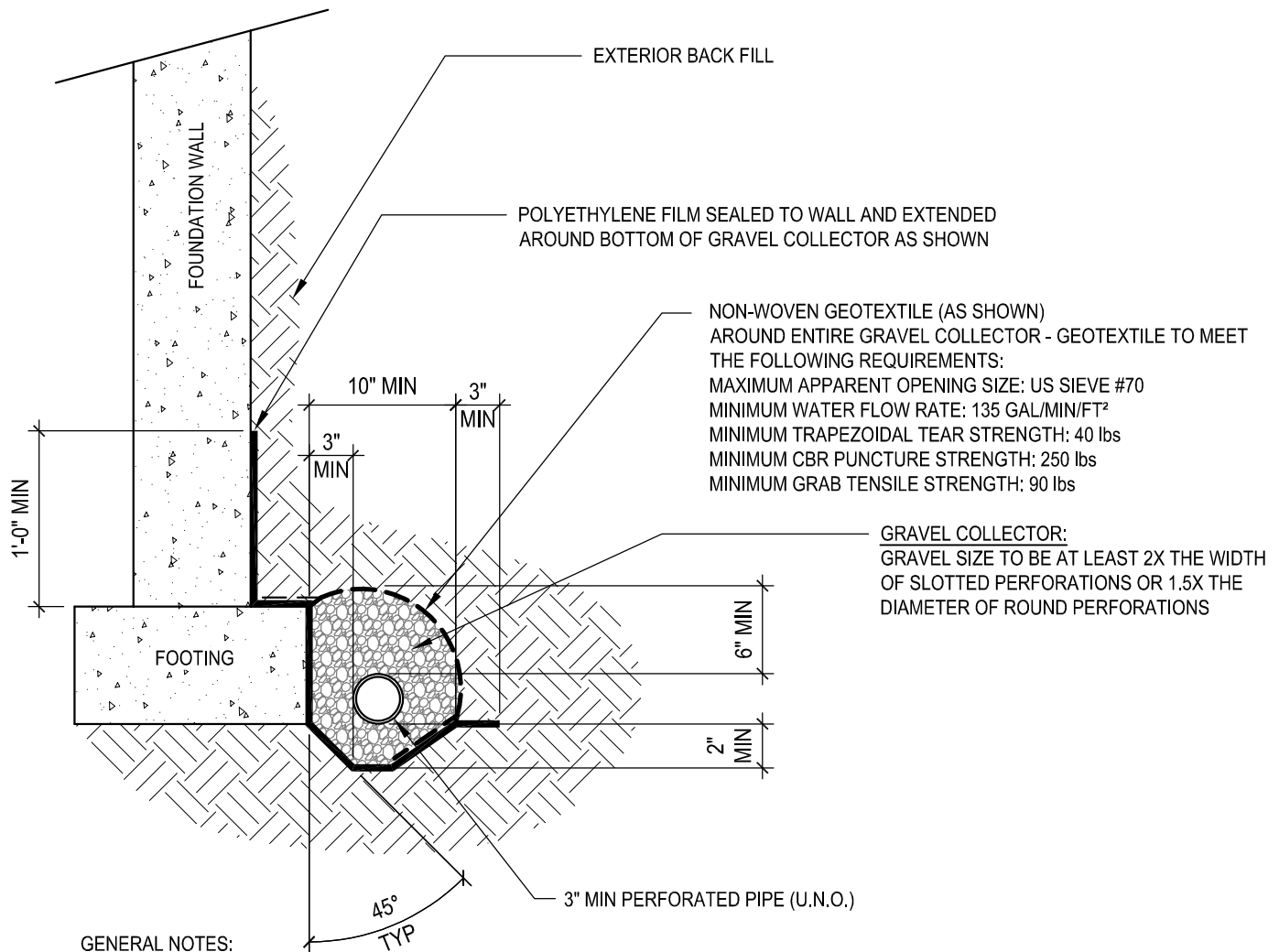
JUDGE ORR RD  
JANE DAVIS RANCH  
EL PASO COUNTY, COLORADO  
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ENGINEER:	TM
DRAWN BY:	NM
CHECKED BY:	TM
ISSUED:	4-27-2023

BASEMENT  
FEASIBILITY MAP

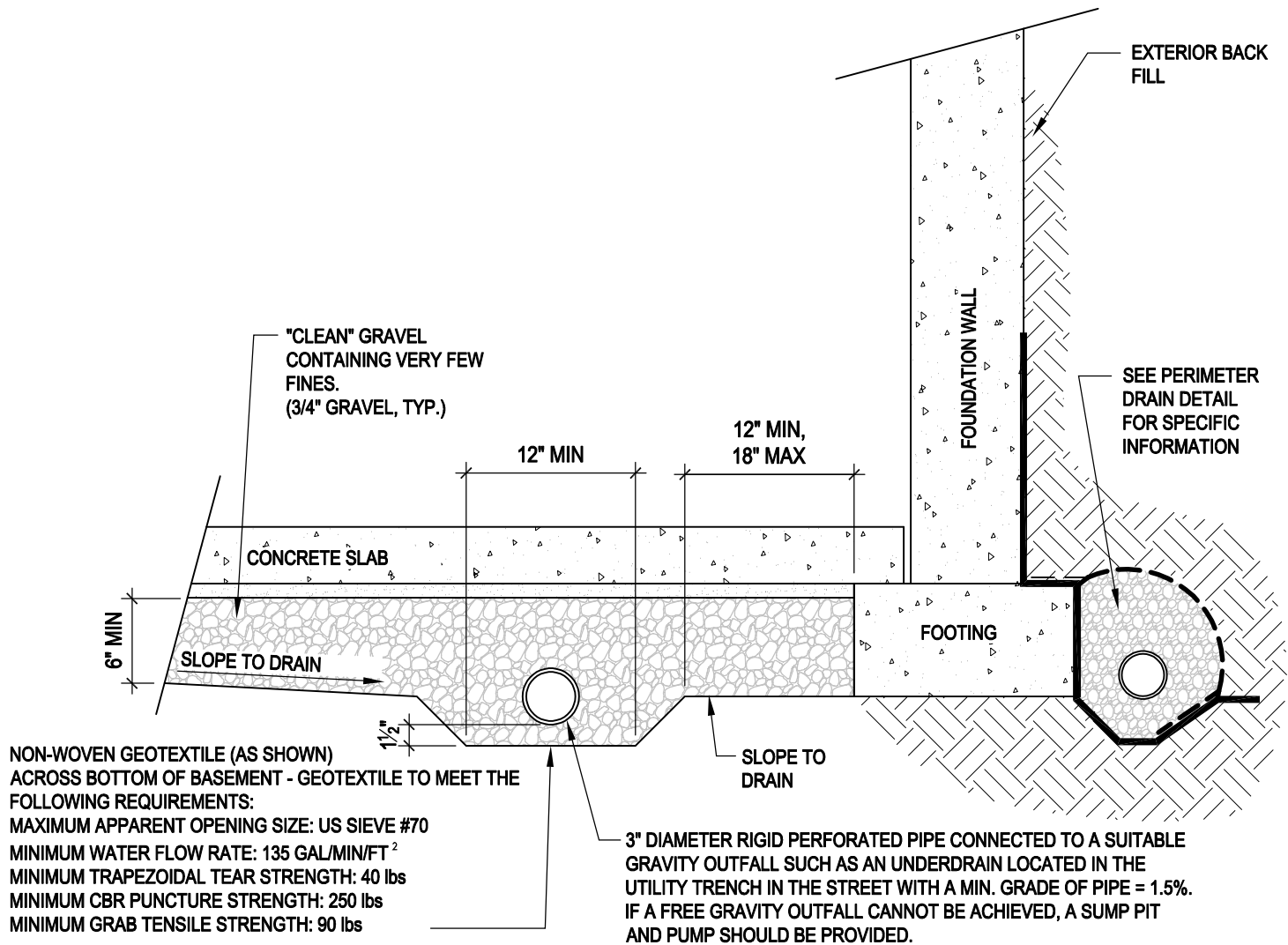
SHEET No.  
**FIG-29**





**GENERAL NOTES:**

1. BOTTOM OF DRAIN PIPE SHALL BE AT OR BELOW BOTTOM OF FOOTING AT ALL LOCATIONS
2. ALL DRAIN PIPE SHALL BE PERFORATED PLASTIC, WITH THE EXCEPTION OF THE DISCHARGE PORTION WHICH SHALL BE SOLID, NON-PERFORATED PIPE.
3. DRAIN PIPE SHALL HAVE POSITIVE FALL THROUGHOUT.
4. DRAIN PIPE SHALL BE PROVIDED WITH A FREE GRAVITY OUTFALL, IF POSSIBLE. IF A GRAVITY OUTFALL CANNOT BE ACHIEVED, THEN A SUMP PIT AND PUMP SHALL BE USED. THE OUTFALL SHOULD EXTEND PAST BACKFILL ZONES AND DISCHARGE TO A LOCATION THAT IS GRADED TO DIRECT WATER OFF-SITE.
5. ALL DRAIN COMPONENTS SHALL BE RATED/APPROVED BY THE MANUFACTURER FOR THE INSTALLED DEPTH AND APPLICATION
6. DRAIN SYSTEM, INCLUDING THE OUTFALL OF THE DRAIN, SHALL BE OBSERVED BY QUALIFIED PERSONNEL PRIOR TO BACKFILLING TO VERIFY INSTALLATION.
7. A VERTICAL SEGMENT OF PERFORATED DRAIN PIPE, CAPPED AT THE TOP, SHALL EXTEND TO FINISH GRADE WITHIN ALL WINDOW WELLS.



#### GENERAL NOTES:

1. ALL DRAIN PIPE SHALL BE PERFORATED PLASTIC, WITH THE EXCEPTION OF THE DISCHARGE PORTION WHICH SHALL BE SOLID, NON-PERFORATED PIPE.
2. DRAIN PIPE SHALL HAVE POSITIVE FALL THROUGHOUT.
3. DRAIN PIPE SHALL BE PROVIDED WITH A FREE GRAVITY OUTFALL, IF POSSIBLE. IF A GRAVITY OUTFALL CANNOT BE ACHIEVED, THEN A SUMP PIT AND PUMP SHALL BE USED. THE OUTFALL SHOULD EXTEND PAST BACKFILL ZONES AND DISCHARGE TO A LOCATION THAT IS GRADED TO DIRECT WATER OFF-SITE.
4. ALL DRAIN COMPONENTS SHALL BE RATED/APPROVED BY THE MANUFACTURER FOR THE INSTALLED DEPTH AND APPLICATION
5. DRAIN SYSTEM, INCLUDING THE OUTFALL OF THE DRAIN, SHALL BE OBSERVED BY QUALIFIED PERSONNEL PRIOR TO BACKFILLING TO VERIFY INSTALLATION.





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ENGINEER: TM  
DRAWN BY: NM  
CHECKED BY: TM  
ISSUED: 3-20-2024

PROPOSED POND  
LOCATIONS

SHEET No.  
FIG-32



## APPENDIX A

### Additional Reference Documents

1. *Draft Sketch Plan, Davis Ranch, 9350 Elbert Road, Peyton, CO 80831*, prepared by William Guman and Associates, dated April 19, 2023.
2. *Flood Insurance Rate Map, El Paso County, Colorado and Unincorporated Areas, Community Panel No. 08041C0556G*, Federal Emergency Management Agency (FEMA), effective December 7, 2018.
3. *Geologic Map of the Falcon Quadrangle, El Paso County, Colorado*, Morgan, M.L. and White, J.L, 2012, Colorado Geological Survey Open-File Report OF-12-05.
4. *Falcon Quadrangle, Environmental and Engineering Geologic Map for Land Use*, compiled by Dale M. Cochran, Charles S. Robinson & Associates, Inc., Golden, Colorado, 1977.
5. *Falcon Quadrangle, Map of Potential Geologic Hazards and Surficial Deposits*, compiled by Dale M. Cochran, Charles S. Robinson & Associates, Inc., Golden, Colorado, 1977.
6. Colorado's Decision Support Systems, CWCB, DWR, Well Permits,
7. *El Paso County, Master Plan for Mineral Extraction*, dated February 8, 1996.
8. *Evaluation of Mineral and Mineral Fuel Potential of El Paso County State Mineral Lands Administered by the Colorado State Land Board*, prepared by Colorado Geological Survey, dated February 19, 2003, Open-file Report OF-03-07.
9. *Pikes Peak Regional Building Department*: <https://www.pprbd.org/>.  
<https://property.spataleat.com/co/elpaso/#/property/4300000534>  
Schedule No. 4300000534, 4300000537, and 4300000538.
10. *Colorado Geological Survey, USGS Geologic Map Viewer*:  
<http://coloradogeologicalsurvey.org/geologic-mapping/6347-2/>.
11. *Historical Aerials*: <https://www.historicaerials.com/viewer>, Images dated 1947, 1952, 1955, 1960, 1983, 1984, 1985, 1999, 2005, 2009, 2011, 2013, 2015, 2017, and 2019.
12. *USGS Historical Topographic Map Explorer*: <http://historicalmaps.arcgis.com/usgs/> Colorado Springs, Black Forest Quadrangle dated 1898, 1909, 1948, 1969, 1981 and 1989.
13. *Google Earth Pro*, Imagery dated 1999, 2004, 2005, 2006, 2011, 2013, 2015, 2017, 2019 and 2020.

## APPENDIX B

### Wastewater Study



Job No. 190392

April 27, 2023

William Guman & Associates, Ltd  
731 North Weber Street, Ste 10  
Colorado Springs, CO 80903

Re: Wastewater Study  
Judge Orr Rd  
Davis Subdivision  
EL Paso County, Colorado

Dear Mr. Guman:

As requested, personnel of RMG – Rocky Mountain Group has performed a preliminary investigation and site reconnaissance at the above referenced address. The approximate location of the site is shown on the Site Vicinity Map, Figure 1.

The site currently consists of six parcels (per the El Paso County Assessor's website) for a combined 398.81 acres. The parcels included in this study are:

- Schedule No. 4200000377, currently addressed as 9060 Elbert Rd, zoned A-35, consists of approximately 69.25 acres, and land use is classified as agricultural grazing land with well and septic;
- Schedule No. 4233000031, currently addressed as 14850 Judge Orr Rd, zoned A-35, consists of approximately 25.68 acres and land use is classified as agricultural grazing land with well and septic;
- Schedule No. 4200000406, currently labeled as Judge Orr Rd, zoned A-35, consists of approximately 103.98 acres and land use is classified as agricultural grazing land;
- Schedule No. 4200000470, currently labeled as Elbert Rd, zoned A-35, consists of approximately 80.00 acres, and land use is classified as agricultural grazing land;
- Schedule No. 4200000359, currently addressed as 9050 Elbert Rd, zoned A-35, consists of approximately 40.00 acres, and land use is classified as agricultural grazing land with well and septic;
- Schedule No. 4200000354, currently addressed as 9350 Elbert Rd, zoned A-35, consists of approximately 40.00 acres, and land use is classified as agricultural grazing land with well and septic.

It is our understanding that the parcels listed above are to be combined then subdivided into 89 single-family residential lots, two commercial lots, and a community park. The new lots are to be zoned as RR-2.5 and/or RR-5, with minimum lot sizes of 2.5 and 5 acres, respectively.

The proposed lots are to be accessed from two new residential roads, one extending north from Judge Orr Road and a second extending west from Stapleton Drive. Access to the commercial lots is to be provided from Judge Orr Road. The lots are to utilize individual wells and On-Site Wastewater Treatment Systems (OWTS). The Proposed Site Boundaries is presented in Figure 2.

This letter is to provide information for the on-site wastewater report per the On-Site Wastewater Treatment Systems Regulations of the El Paso County Board of Health pursuant to Chapter 8.

The following are also excluded from the scope of this report including (but not limited to) foundation recommendations, site grading/surface drainage recommendations, subsurface drainage recommendations, geologic, natural and environmental hazards such as landslides, unstable slopes, seismicity, snow avalanches, water flooding, corrosive soils, erosion, radon, wild fire protection, hazardous waste and natural resources.

### Previous Studies and Field Investigation

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

1. *Soil and Geology Study, Esteban Subdivision, 3 parcels totaling 496.2 acres, El Paso County, Colorado*, RMG – Rocky Mountain Group, Job No. 190388, dated April 27, 2023.
2. *Wastewater Study, Esteban Subdivision, 3 parcels totaling 496.2 acres, El Paso County, Colorado*, RMG – Rocky Mountain Group, Job No. 190388, dated April 27, 2023.
3. *Soil and Geology Study, Judge Orr Rd, 6 parcels totaling 398.91 acres, El Paso County, Colorado*, RMG – Rocky Mountain Group, Job No. 190392, dated April 27, 2023

The findings, conclusions and recommendations contained in this report was considered during the preparation of this report.

### SITE CONDITIONS

Personnel of RMG performed a reconnaissance visit on February 24, 2023. The purpose of the reconnaissance visit was to evaluate the site surface characteristics including landscape position, topography, vegetation, natural and cultural features, and current and historic land uses. Eight 6 to 8-foot deep test pits were performed across the property during our reconnaissance visit. A Test Pit Location Plan is presented in Figure 3.

The site surface characteristics were observed to consist of low lying grasses and weeds across the entire site. No deciduous trees are located on the property.

The following conditions were observed with regard to the 398.91-acre parcel:

- 5 wells currently **do** exist on the site;
- No runoff or irrigation features anticipated to cause deleterious effects to treatment systems on the site were observed;
- Three drainageways/wetlands exist on the property. The drainageways lie within the designated floodway or floodplain;
- Slopes greater than 20 percent **do not** exist on the site; and

- Significant man-made cuts **do not** exist on the site.

## Treatment Areas

Treatment areas at a minimum must achieve the following:

- The treatment areas must be 4 feet above groundwater or bedrock as defined by Definitions 8.3.4 of the Regulations of the El Paso County Board of Health, Chapter 8, *OWTS Regulations*, effective July 7, 2018;
- Prior to construction of an OWTS, an OWTS design prepared per *the Regulations of the El Paso County Board of Health, Chapter 8*, will need to be completed. A scaled site plan and engineered design will also be required prior to obtaining an OWTS permit;
- The treatment areas must comply with any physical setback requirements of Table 7-1 of the El Paso County Department of Health and Environment (EPCHDE);
- Treatment areas are to be located a minimum 100 feet from any well (existing or proposed), including those located on adjacent properties per Table 7-2 per the EPCHDE;
- Treatment areas must also be located a minimum 50 feet from any spring, lake, water course, irrigation ditch, stream or wetlands;
- the treatment areas are to be located a minimum 10 feet from property lines, dry gulches, cut banks and fill areas (from the crest);
- The new lots shall be laid out to ensure that the proposed OWTS does not fall within any restricted areas, (e.g. utility easements, right of ways). Based on the test pit observations, the parcel has a minimum of two locations for the OWTS.

If the existing systems are to be removed based on the proposed lot layout, the following would apply:

- Depending on the location of the existing septic systems in relation to the lot layout, they may or may not be utilized for new construction. The existing systems were reportedly constructed between 1996 and 2018. The existing septic systems will need to meet the current criteria for a Transfer of Title Inspection per 8.4 (O).6 per EPCHDE;
- If an existing system is to be removed (e.g. tank, components and/or soil) they should be disposed of properly;
- New treatment areas are not to be located within the existing septic field areas unless the existing system and all contaminated soil has been disposed of properly.

Contamination of surface and subsurface water resources should not occur if the treatment areas are evaluated and installed according to El Paso County Health Department and State Guidelines in conjunction with proper maintenance.

## DOCUMENT REVIEW

RMG has reviewed the above referenced site plan, identified the soil conditions anticipated to be encountered during construction of the proposed OWTS for the lots which included a review of documented Natural Resource Conservation Service - NRCS data provided by [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov). The Soil Survey Descriptions are presented below. A review of FEMA Map No. 08041C0558G, effective December 7, 2018 indicates that the proposed treatment areas have sufficient space to remain outside the identified floodplain, drainageways and wetlands.

## SOIL EVALUATION

Personnel of RMG performed a soil evaluation to include eight 6 to 8-foot deep test pits, on February 24, 2023 (Test Pit TP-1 through TP-11), utilizing the visual and tactile method for the evaluation of the site soils. The test pits were excavated in areas that appeared most likely to be used for residential construction. The Test Pit Logs are presented in Figures 4 through 8.

The USDA/NRCS soil survey identifies the site soils as:

- 8 – Blakeland loamy sand, 1 to 9 percent slopes. The Blakeland loamy sand was mapped by the USDA and is located throughout most of the property. The Blakeland loamy sand encompasses the majority of the property. The properties of the Blakeland loamy sand include somewhat excessively drained soil with a depth to water table of over 80 inches. Runoff is anticipated to be low and frequency of flooding or ponding is none. Landforms are flats and hills;
- 19 – Columbine gravelly sandy loam, 0 to 3 percent slopes. The Columbine gravelly sandy loam was mapped by the USDA and is only located in the southwest corner of the property. Properties of the Columbine gravelly sandy loam include well drained soil with a depth to water table of over 80 inches. Runoff is anticipated to be well drained and frequency of flooding or ponding is none. Landforms are fans and hills;
- 29 – Fluvaquentic Haplaquolls, 0 to 2 percent slopes. The Fluvaquentic Haplaquolls was mapped by the USDA and traverses from the western end of the property to the eastern end in the northern portion of the property. Properties of the Fluvaquentic Haplaquolls include poorly drained soil with a depth to water table of 0 to 24 inches. Runoff is anticipated to be very high and frequency of flooding is frequent. Frequency of ponding is none. Landforms are flood plains and swales. The hydrologic soil group of the unit is D.

The USDA Soil Survey Map is presented in Figure 10.

*An OWTS is proposed for each proposed lot should conform to the recommendations of a future OWTS site evaluation, performed in accordance with the applicable health department codes prior to construction.* This report may require additional test pits in the vicinity of the proposed treatment field. A minimum separation of 4 feet shall be maintained from groundwater and bedrock to the infiltrative surface.

Redoximorphic features indicating the fluctuation of groundwater or higher ground water levels were observed in the test pits. However, groundwater was also encountered in the majority of the test borings performed for the Soil and Geology Study reports, referenced above, at depths ranging from 5 to 34 feet below the existing ground surface.

## CONCLUSIONS

In summary, it is our opinion the site is suitable for individual on-site wastewater treatment systems within the cited limitations. There are no foreseeable or stated construction related issues or land use changes proposed at this time.

Soil and groundwater conditions at the site are generally suitable for individual treatment systems. It should be noted that the LTAR values stated above are for the test pit locations performed for this report only. The LTAR values may change throughout the site. If an LTAR value of less than 0.35 (soil types 3A to 5) or greater than 0.80 (Soil Type 0) are encountered at the time of the site specific OWTS evaluation, an "engineered system" will be required.

Additionally, based on the depth of the limiting layers (bedrock and groundwater) encountered at depths ranging from the surface to 5 feet, respectively, below the existing ground surface, the maximum depth of the OWTS components may be limited further limited or mound systems (above the ground surface) may be required.

## LIMITATIONS


The information provided in this report is based upon the subsurface conditions observed in the profile pit excavations and accepted engineering procedures. The subsurface conditions encountered in the excavation for the treatment area may vary from those encountered in the test pit excavations. Therefore, depth to limiting or restrictive conditions, bedrock, and groundwater may be different from the results reported in this letter. However, due to the depth of bedrock and groundwater encountered in the test borings completed for the Soils and Geology Study, referenced above, the majority of OWTS are anticipated to be "engineered".

An OWTS site evaluation will need to be performed in accordance with the applicable health department codes prior to construction.

I hope this provides the information you have requested. Should you have questions, please feel free to contact our office.

Cordially,

RMG – Rocky Mountain Group



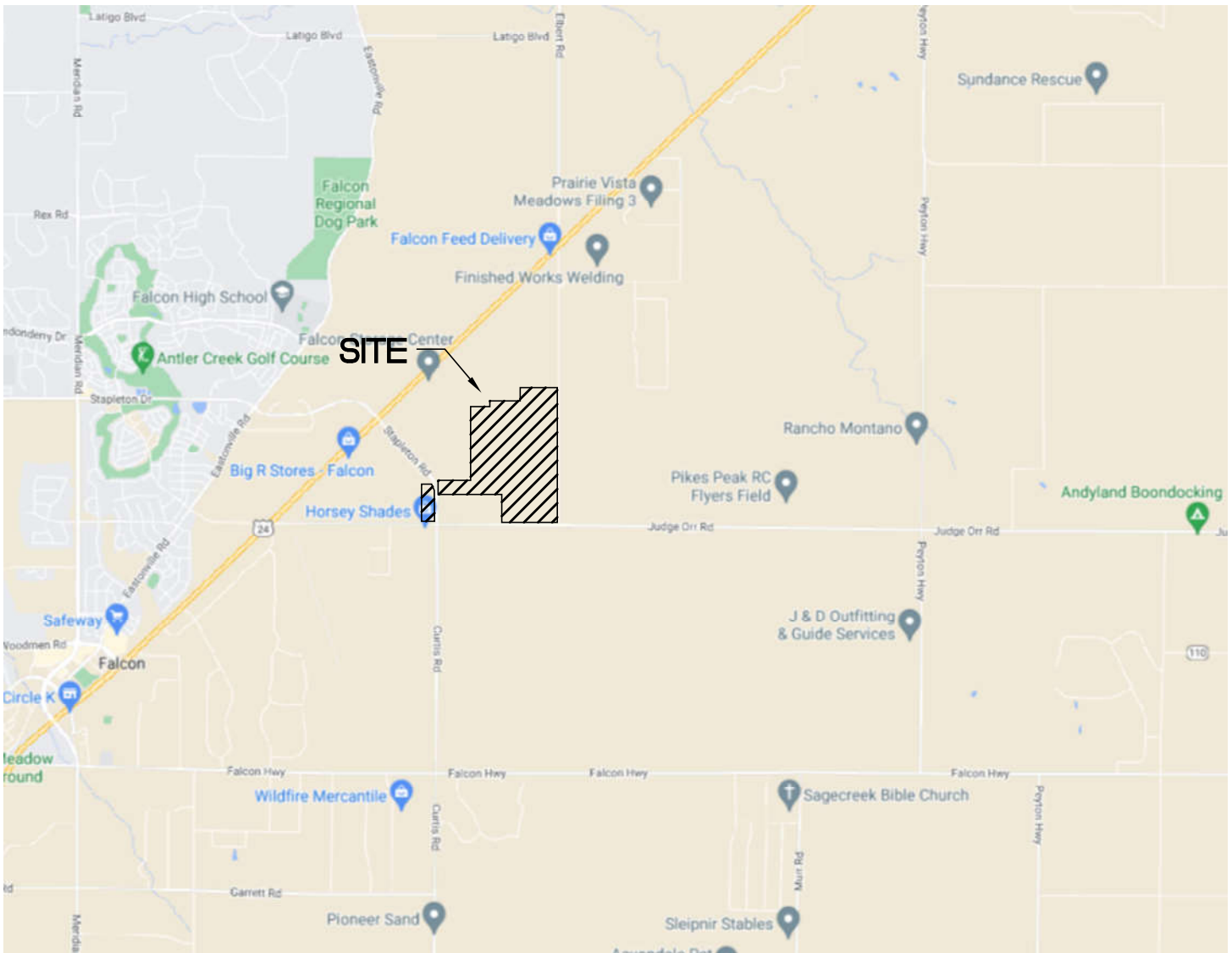
Kelli Zigler  
Project Geologist

Reviewed by,

RMG – Rocky Mountain Group

Tony Munger, P.E.  
Sr. Geotechnical Project Manager





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## SITE VICINITY MAP

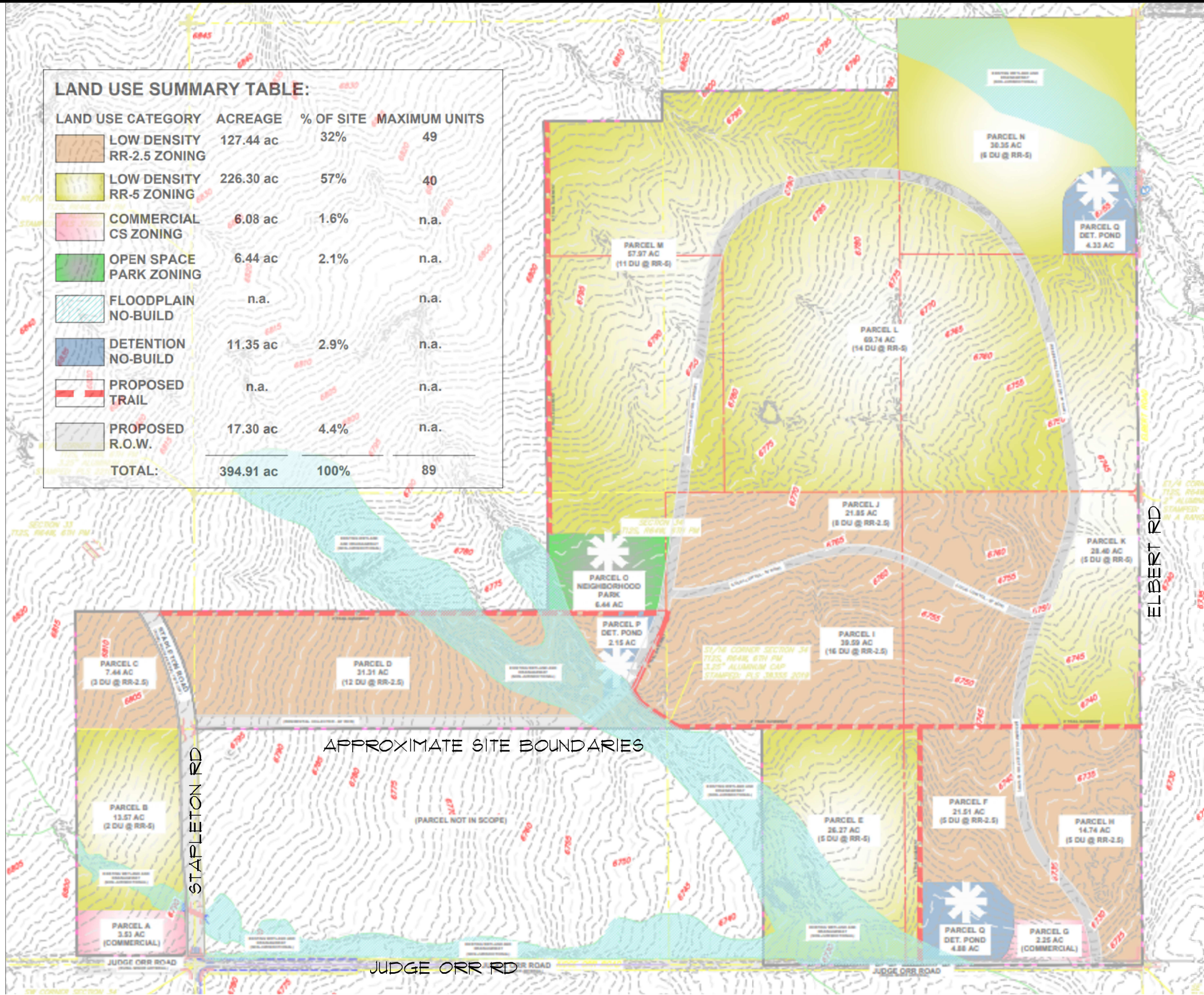
JUDGE ORR RD  
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EL PASO COUNTY, COLORADO  
WILLIAM GUMAN AND ASSOCIATES

JOB No. 190392

FIG No. 1

DATE 4-27-2023





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DAVIS SUBDIVISION  
EL PASO COUNTY, COLORADO  
WILLIAM GUMAN AND ASSOCIATES

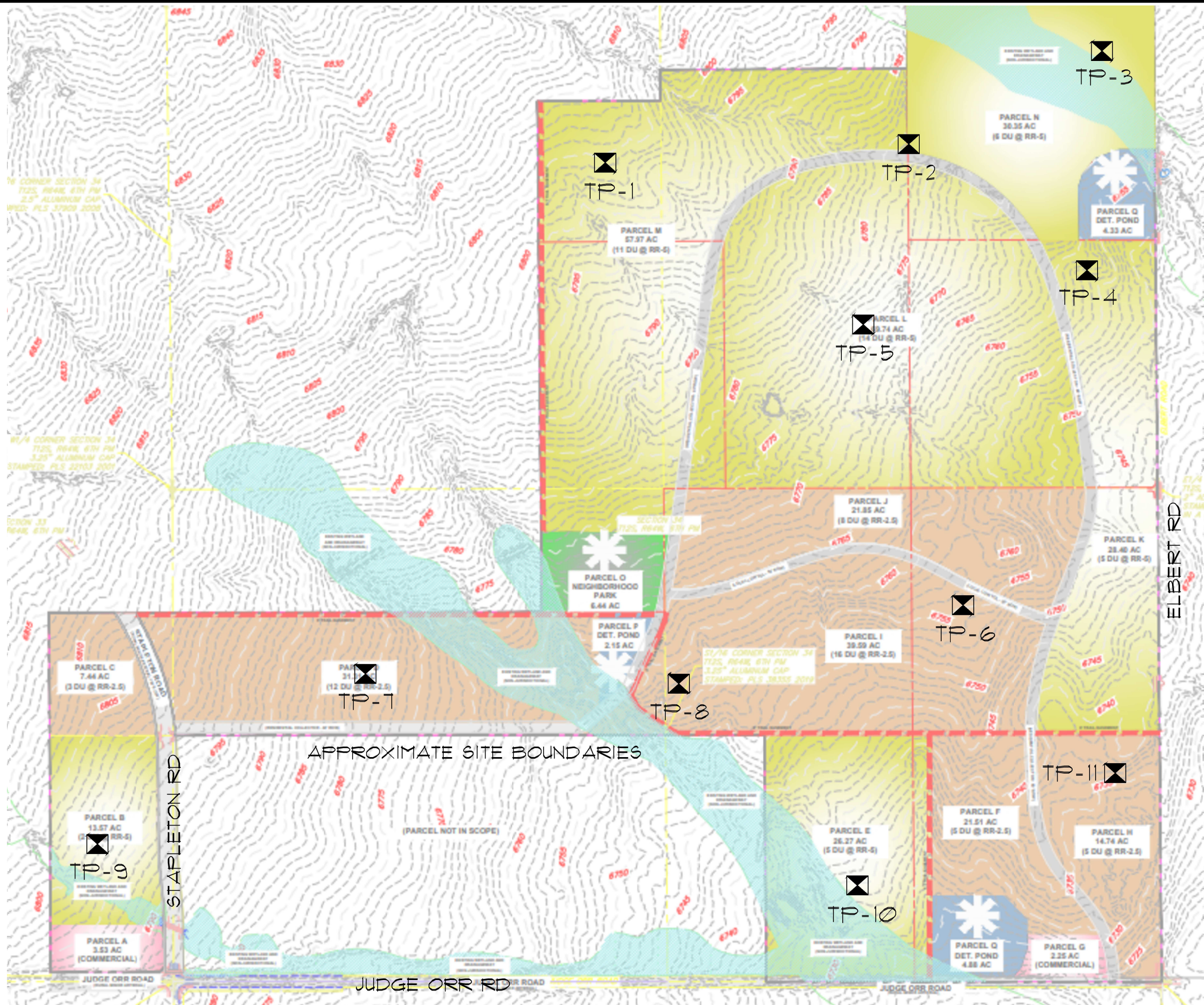
ENGINEER: NM  
DRAWN BY: NM  
CHECKED BY: NM  
ISSUED: 4-27-2023

PROPOSED SITE  
BOUNDARIES

SHEET No.

FIG-2





✠ DENOTES  
APPROXIMATE  
LOCATION OF  
TEST PITS



JOB No.190392

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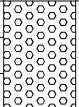
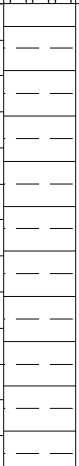
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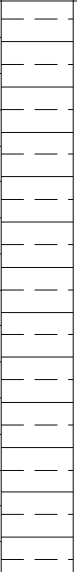
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CHECKED BY:	TM
ISSUED:	4-27-2023

TEST PIT  
LAYOUT PLAN

SHEET No.  
FIG-3



TEST PIT TP-1			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 1.5 FT SANDY CLAY LOAM (GRANULAR, STRONG)			3 / R-1
1.5 - 8 FT SAND (SINGLE GRAIN, STRUCTURELESS, 40% > 2MM)	2ft — — — 4ft — — — 6ft — — — 8ft —		1 / R-0
NO GROUNDWATER R-0 LIMITING LAYER			

TEST PIT TP-2			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 8.0 FT SAND (SINGLE GRAIN, STRUCTURELESS, 45% > 2MM)	2ft — — — 4ft — — — 6ft — — — 8ft —		1 / R-0
NO GROUNDWATER R-0 LIMITING LAYER			

### SOIL DESCRIPTIONS



SANDY CLAY LOAM



SAND

### TEST PIT LOGS

JUDGE ORR ROAD  
DAVIS SUBDIVISION

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FIG No. 4

DATE 4-27-2023

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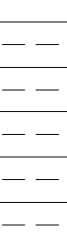



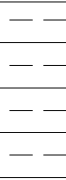


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TEST PIT TP-3			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 2.5 FT SANDY CLAY LOAM (GRANULAR, STRONG 40% > 2MM)	2ft		3 / R-0
2.5 - 6.5 FT SAND (SINGLE GRAIN, STRUCTURELESS, 40% > 2MM)	4ft		1 / R-0
6.5 - 8.0 FT CLAY (BLOCKY, MODERATE)	8ft		4
NO GROUNDWATER R-0 LIMITING LAYER			

TEST PIT TP-4			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 3.0 FT SAND (SINGLE GRAIN, STRUCTURELESS 40% > 2MM)	2ft		1 / R-0
3.0 - 6.0 FT SANDY, CLAY LEAN, (GRANULAR, BLOCKY, WEAK, 40% > 2MM)	4ft		3A
6.0 - 8.0 FT SANDY CLAY (GRANULAR, STRONG)	6ft		2
NO GROUNDWATER R-0 LIMITING LAYER	8ft		

### SOIL DESCRIPTIONS



SANDY CLAY LOAM



SAND



CLAY



SANDY CLAY LEAN



SANDY CLAY

Architecture  
Structural  
Geotechnical



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## TEST PIT LOGS


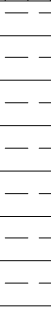
JUDGE ORR ROAD  
DAVIS SUBDIVISION

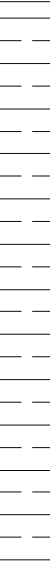
EL PASO COUNTY, COLORADO  
WILLIAM GUMAN AND ASSOCIATES LTD.

JOB No. 190392

FIG No. 5

DATE 4-27-2023

TEST PIT TP-5			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 3.5 FT LOAM (BLOCKY, STRONG)	2ft		2
3.5 - 8.0 FT SAND (SINGLE GRAIN, STRUCTURELESS, 40% > 2MM)	4ft 6ft 8ft		1 / R-0
NO GROUNDWATER LIMITING LAYER R-0			

TEST PIT TP-6			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 8.0 FT SAND (SINGLE GRAIN, STRUCTURELESS)	2ft 4ft 6ft 8ft		1
NO GROUNDWATER NO LIMITING LAYER			

### SOIL DESCRIPTIONS



SAND



LOAM

Architecture  
Structural  
Geotechnical



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## TEST PIT LOGS

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FIG No. 6

DATE 4-27-2023

TEST PIT TP-7			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 1.5 FT SAND, CLAY, LOAM (GRANULAR, STRONG, 40% > 2MM)			1
1.5 - 8.0 FT SAND (SINGLE GRAIN, STRUCTURELESS, 40% > 2MM)	2ft 4ft 6ft 8ft		1 / R-0
NO GROUNDWATER R-0 LIMITING LAYER			

TEST PIT TP-8			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 1.0 FT CLAY LOAM (GRANULAR, STRONG)			3
1.0 - 2.0 FT SANDY CLAY (BLOCKY, MODERATE)	2ft 4ft 6ft 8ft		4 1 / R-0
2.0 - 6.0 FT SAND (SINGLE GRAIN, STRUCTURELESS 36% > 2MM)			
GROUNDWATER AT 6.0' R-0 LIMITING LAYER			

### SOIL DESCRIPTIONS



SANDY CLAY LOAM



SAND



CLAY LOAM



SANDY CLAY

## TEST PIT LOGS

JUDGE ORR ROAD  
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JOB No. 190392

FIG No. 7

DATE 4-27-2023

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Structural  
Geotechnical







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TEST PIT TP-9			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 1.0 FT SANDY, CLAY, LOAM (GRANULAR, STRONG 40% > 2MM)			3 / R-0
1.0 - 4.5 FT SAND (SINGLE GRAIN, STRUCTURELESS 40% > 2MM)	2ft     4ft		R-0
4.5 - 8.0 FT CLAY (BLOCKY, MODERATE)	6ft		4
NO GROUNDWATER R-0 LIMITING LAYER	8ft		

TEST PIT TP-10			
DATE OBSERVED: 2/24/23			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 8.0 FT SAND (SINGLE GRAIN, STRUCTURELESS)	2ft     4ft     6ft     8ft		1
NO GROUNDWATER NO LIMITING LAYER			

### SOIL DESCRIPTIONS



SAND CLAY LOAM



SAND



CLAY

Architecture  
Structural  
Geotechnical



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## TEST PIT LOGS

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JOB No. 190392

FIG No. 8

DATE 4-27-2023

[illegible]

A diagram of a square with a cross in the center and four small squares at the corners.

--	--	--	--

Architecture  
Structural  
Geotechnical



## Engineers / Architects

**Engineers / Architects**  
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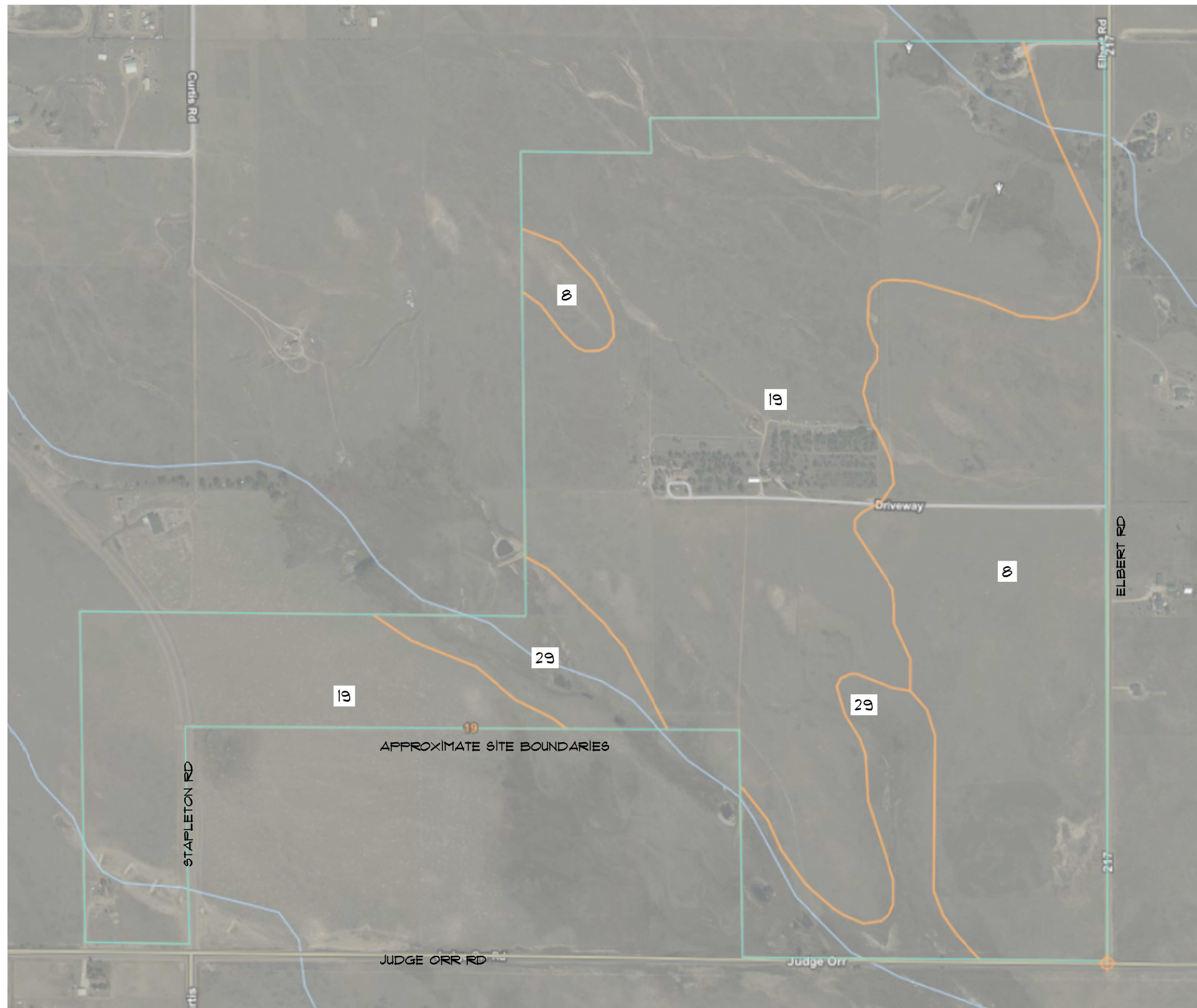
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**JUDGE ORR ROAD  
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EL PASO COUNTY, COLORADO  
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FIG No. 9

DATE 4-27-2023



8 - Blakeland loamy sand, 1 to 9 percent slopes

19 - Columbine gravelly sandy loam, 0 to 3 percent slopes

29 - Fluvaquentic Haplaquolls, 0 to 2 percent slopes



NOT TO SCALE

JOB No. 190392

Materials Testing  
Forensics  
Civil / Planning



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JUDGE ORR RD  
DAVIS SUBDIVISION  
EL PASO COUNTY, COLORADO  
WILLIAM GUMAN AND ASSOCIATES

ENGINEER: TM  
DRAWN BY: NM  
CHECKED BY: TM  
ISSUED: 4-18-2023

USDA SOIL  
SURVEY MAP

SHEET No.

FIG-10

## APPENDIX C

### Individual Sewage Disposal Inspections Forms



EL PASO COUNTY HEALTH DEPARTMENT  
INDIVIDUAL SEWAGE DISPOSAL INSPECTION FORM

Permit # 6764 BB

Date 10/27/92

APPROVED YES ☒ NO ☐ # 4200000354 ENVIRONMENTALIST P. Honley P  
Address 9350 Elbert Rd Owner Davis

Legal Description Sec Pt NE 1/4 NE 1/4 34 T2N 125 Range 64  
Residence ☒ Commercial ☐ # of Bedrooms 3 System Installer Davis

SEPTIC TANK

Commercial ☒ Noncommercial ☐ Measurements: L          W          ID         

Construction Material Cement Liq. Cap. 1250 gal

DISPOSAL FIELD

Exc. Depth          Width          Total Length          Sq. Ft.         

Rock          Depth          Under          Over         

Rockless System: Diameter of Pipe 15 Infiltrator units in a trench

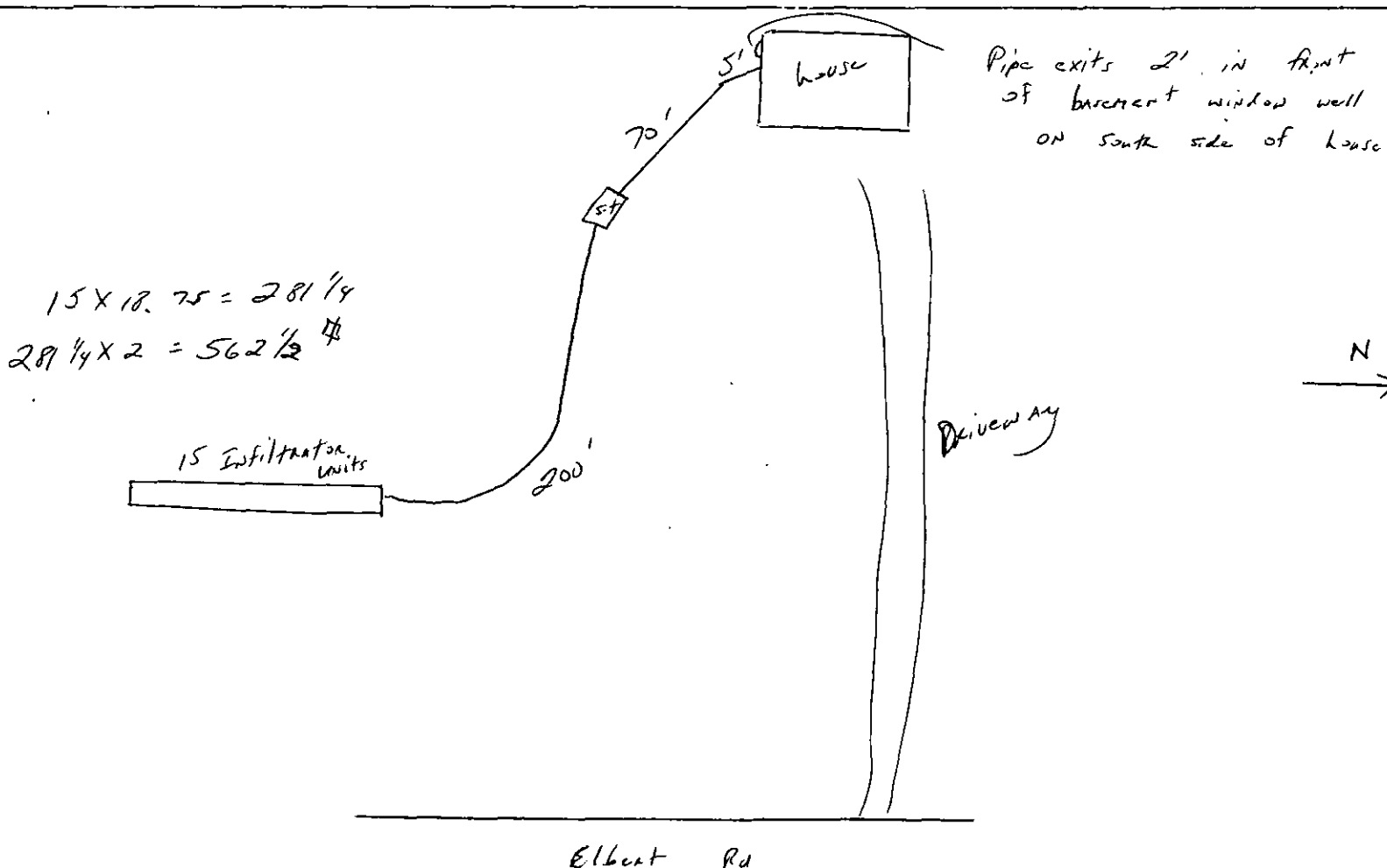
Seepage Pits: Number of rings          Lining Material          Sq. Ft. 562 1/2

Working Depth          Width         

Engineer Design Yes          Type          Engineer Approval Letter Yes         

Well 50 feet from Tank          100 feet from leach field         

Well Installed at Time of Septic System Inspection Yes          No ☒ Public Water         



*[Handwritten signature]*

Acres 40**EL PASO COUNTY • COUNTY HEALTH DEPARTMENT**  
501 North Foote Avenue • Colorado Springs, Colorado • 578-3125

Permit

6764Water Supply well

Receipt No.

841**PERMIT****TO CONSTRUCT, ALTER, REPAIR or MODIFY ANY INDIVIDUAL SEWAGE DISPOSAL SYSTEM**Issued To JUNIOR DAVISDate 10-1-92Address of Property 9350 ELBERT ROADPhone 683-3114

(Permit valid at this address only)

Sewage-Disposal System work to be performed by JUNIOR DAVISPhone 591-1089

This Permit is issued in accordance with 25-10-106 Colorado Revised Statutes 1973, as amended. PERMIT EXPIRES upon completion-installation of sewage-disposal system or at the end of twelve (12) months from date of issue—whichever occurs first—(unless work is in progress). This permit is revokable if all stated requirements are not met.

**— THIS PERMIT DOES NOT DENOTE APPROVAL OF ZONING AND ACREAGE REQUIREMENTS —**\$150.00

PERMIT FEE (NOT REFUNDABLE)

DIRECTOR, COUNTY HEALTH DEPARTMENT

10-1-93

DATE OF EXPIRATION

ENVIRONMENTALIST

**NOTE: LEAVE ENTIRE SEWAGE-DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION. 48-HOUR ADVANCE NOTICE REQUIRED.**

SEPTIC TANK:	TRENCH SYSTEM:	BED SYSTEM:	SEEPAGE PIT SYSTEM:
	total square feet <u>302</u>		total square feet _____
	____ ft. of trench _____ inches wide		
<u>1250</u> gallons	____ ft. of trench _____ inches wide	total square feet _____	____ rings or _____ diam.x _____ w/d

**NOTES:** INSTALL PER EL PASO COUNTY ISDS REGULATIONS. MAINTAIN MINIMUM DISTANCES. KEEP LEACHFIELD IN AREA OF PERCOLATION TEST.

The Health Office shall assume no responsibility in case of failure or inadequacy of a sewage-disposal system, beyond consulting in good faith with the property owner or representative. Free access to the property shall be authorized at reasonable times for the purpose of making such inspections as are necessary to determine compliance with requirements of this law.

(New)

APPLICATION FOR A PERMIT TO CONSTRUCT, REMODEL, OR INSTALL A SEWAGE DISPOSAL SYSTEM

NAME OF OWNER Junior Davis HOME PHONE 683-3114 WORK PHONE 591-1089  
ADDRESS OF PROPERTY 9350 Elbert Road DATE 9-8-92 El Paso  
LEGAL DESCRIPTION OF PROPERTY Sec P+ NE Q+R, NE Q+R 34 TWP 12S Range 64  
TAX SCHEDULE NUMBER 42000-00-241 SYSTEM CONTRACTOR Davis Gas Shop PHONE 591-1089  
OWNER'S ADDRESS IF DIFFERENT 9439 Ellicott Hwy  
TYPE OF HOUSE CONSTRUCTION 3 bedroom SOURCE AND TYPE OF WATER SUPPLY Well  
SIZE OF LOT 40 Acres MAXIMUM POTENTIAL NUMBER OF BEDROOMS 3 BASEMENT (yes or no) yes  
PERCOLATION TEST RESULTS ATTACHED (yes or no) yes

A plot plan and accompanying information are essential; it may be drawn on the back of this application or be attached. Please include by measured distance the location of wells including neighbors' wells, springs, water supply lines, cisterns, buildings, proposed structures, property lines, property dimensions, subsoil drains, lakes, ponds, water courses, streams, and dry gulches. Please show the location of the proposed septic system by directions and distances from actual and/or proposed dwellings, structures, or fixed reference objects. Give complete directions to the property from major highways. (ANSWER QUESTIONS ON BACK OF FORM).

Applicant acknowledges that the completeness of the application is conditional upon such further mandatory and additional tests and reports as may be required by the department to be made and furnished by the applicant for purposes of evaluation of the application; and issuance of the permit is subject to such terms and conditions as deemed necessary to ensure compliance with rules and regulations adopted under Article 10, Title 25, C.R.S. 1973 as amended. The undersigned hereby certifies that all statements made, information and reports submitted by the applicant are or will be represented to be true and correct to the best of my knowledge and belief and are designed to be relied on by the El Paso County Health Dept. in evaluating the same for purposes of issuing the permit applied for herein. I further understand that any falsification or misrepresentation may result in the denial of the application or revocation of any permit granted based upon said application and in legal action for perjury as provided by law.

SIGNATURE

Jane Davis

HEALTH DEPARTMENT USE ONLY

Attached

PERMIT NUMBER 6764 RECEIPT NUMBER 841 DATE TO LAND USE DEPARTMENT 9/22/92 for  
DESCRIPTION AREA 302' TANK CAPACITY 1250 gal DATE OF SITE INSPECTION 9/29/92  
REMARKS: Install per EPC ISDS rep. Monitor  
minimum distances - keep livestock out area of  
perc test.

APPLICATION IS APPROVED ( ☒ ) DENIED ( ☐ ) DATE 9/29/92

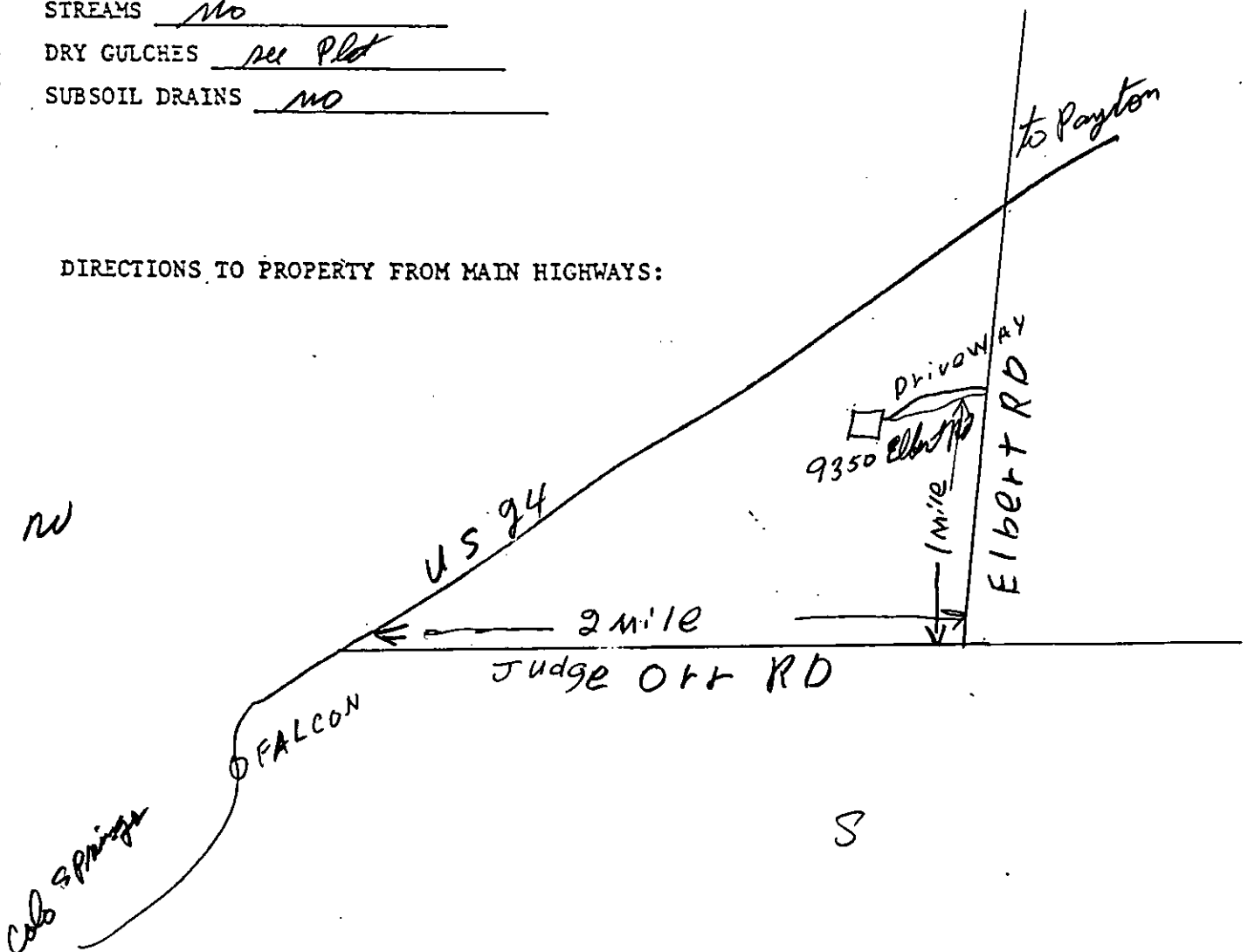
ENVIRONMENTALIST

Hubert Stanley

ANSWER THE FOLLOWING ITEMS AND/OR INCLUDE ON PLOT PLAN.

PROPERTY LINES see plot  
PROPERTY DIMENSIONS 1320x720  
LOCATION OF PROPOSED SEPTIC SYSTEM see plot  
LOCATION OF WELL 150' from well  
LOCATION OF ADJACENT WELLS 900 ft +  
BUILDINGS Resident  
PROPOSED BUILDINGS House  
WATER SUPPLY LINE well  
CISTERNS no  
SPRINGS no  
LAKES no  
PONDS no  
WATER COURSES see plot  
STREAMS no  
DRY GULCHES see plot  
SUBSOIL DRAINS no

DIRECTIONS TO PROPERTY FROM MAIN HIGHWAYS:



# DAVIS GAS SHOP, INC

3603 E.St.Vrain 591-1089  
Colorado Springs, Co. 80909

to Peyton

US 24

9350  
0566  
X16013

HOUSE

well

dry  
gulches

TANK

LEACH  
FIELD

40 AC.

100' +

Eibert RD.

MEADOW  
LAKE  
AIR PORT

Judge Orr RD

Foleon

US 24

colorado springs

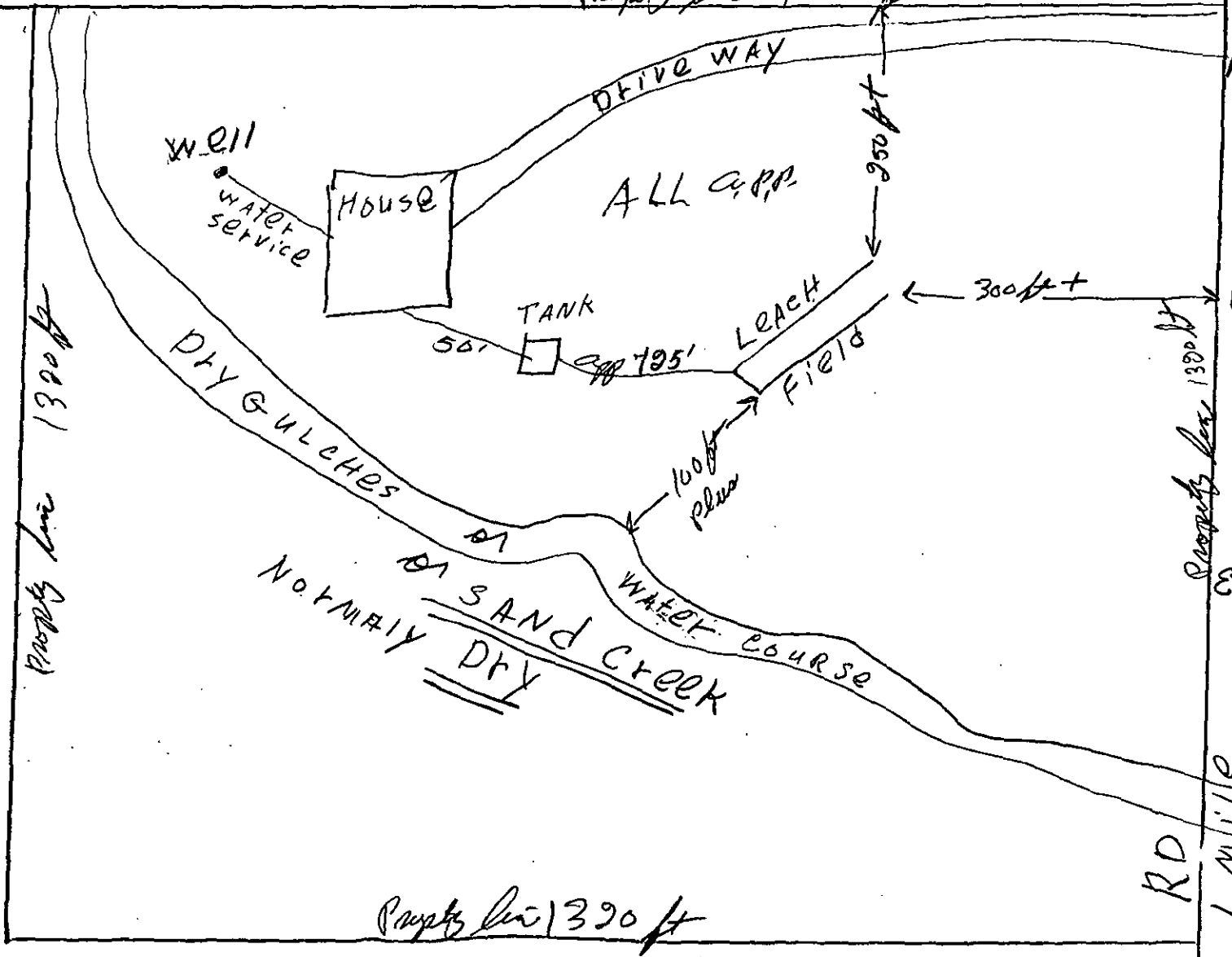
# DAVIS GAS SHOP, INC

3603 E. St. Vrain 591-1089  
Colorado Springs, Co. 80909

Mo

Property line 1390 ft

To US 24



Property line 1390 ft

Property line 1390 ft

EIBERT RD

1 mile

To US 24 AND Colo SPRINGS

50

JUDGE ORR RD

EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT, Permit # 8464  
INDIVIDUAL SEWAGE DISPOSAL SYSTEM INSPECTION FORM Date 11-1-94

APPROVED: YES X NO #4200000377 ENVIRONMENTALIST Brad Wallace

Address 9060 Elbert Road Owner Junior J. Davis

Legal Description S2, SW4, NE4, N2, NW4, SE4, S34-12-64  
Residence X, # of bedrooms 3; Commercial     ; System Installer owner

**SEPTIC TANK:**

Commercial X; Noncommercial     , L 9'10", W     , WD       
Construction Material Pre-Cast Concrete, capacity 1,250 gallons.

**DISPOSAL FIELD:**

**Rock Systems:**

Trench: depth     , width     , total length     , sq. feet     

Bed: depth     , length     , width     , sq. feet     

Rock type     , depth     , under PVC     , over PVC     

Seepage Pits: # of pits     , total # of rings     , working depth(s)       
size of pit(s) L X W     , lining material     , total sq. feet     

**Rockless Systems:**

Chamber: Type Infiltrators, number of chambers 28, bed     , trench X  
sq. ft./section 18 FT<sup>2</sup>, reduction allowed 50 %, sq. ft. required 599 FT<sup>2</sup>  
total sq. ft. installed 1008 FT<sup>2</sup>, depth of installation 32" → 44"

Engineer Design Y or N, Designing Engineer     

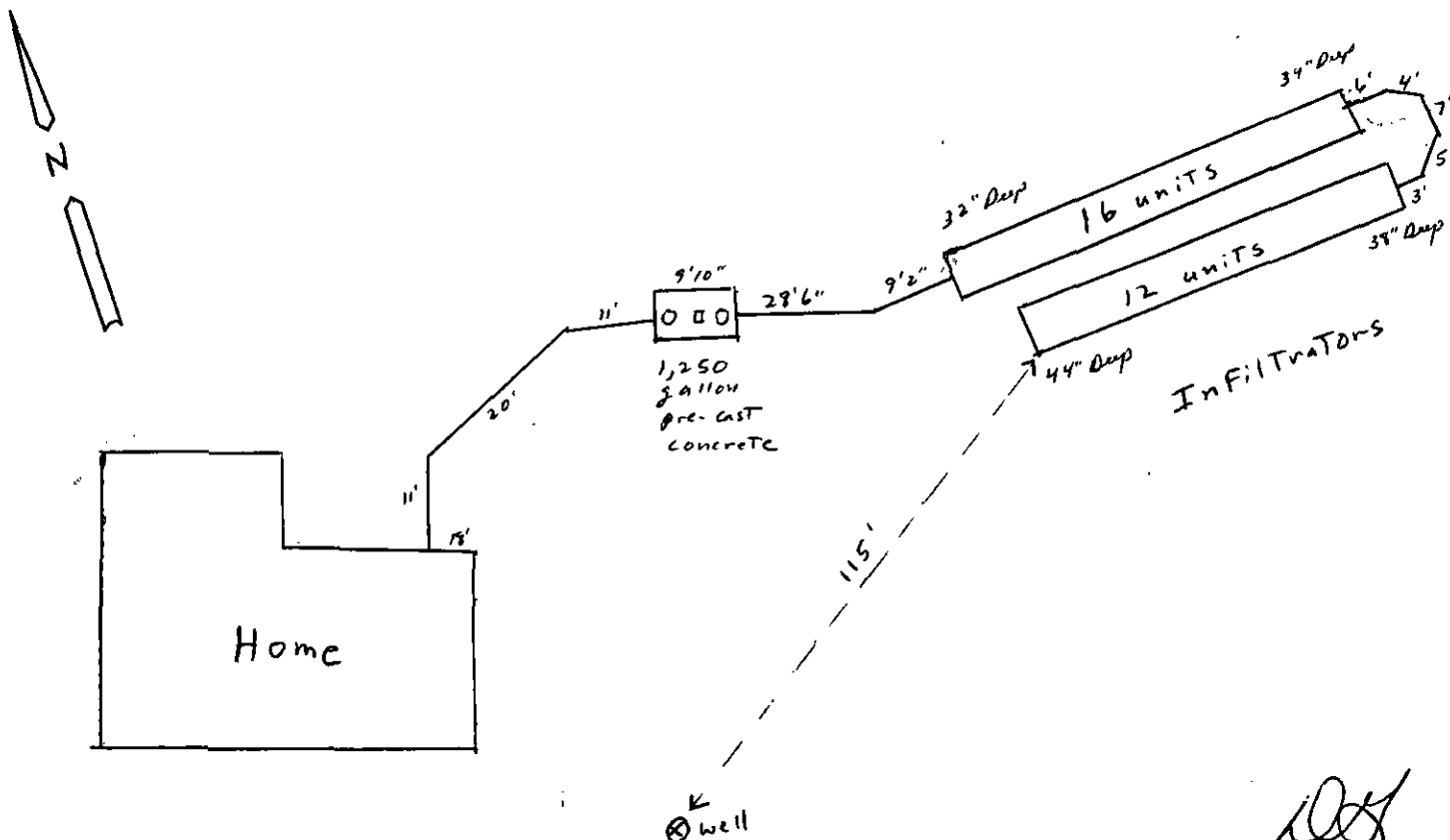
Approval letter provided? Y or N

Well 50 feet from tank Y or N 100 feet from leach field Y or N

Well installed at time of septic system inspection Y or N Public Water     

\*Approval will be revoked if in the future the well is found to be within 50 feet of the septic tank and/or 100 feet of the disposal field.

**NOTES:**



- Driveway -

Acres 40

EL PASO COUNTY

• DEPARTMENT OF HEALTH AND ENVIRONMENT

Permit

8464

301 South Union Blvd. • Colorado Springs, Colorado • 578-3125

Water Supply wellReceipt No. 5465**PERMIT****TO CONSTRUCT, ALTER, REPAIR OR MODIFY ANY INDIVIDUAL SEWAGE DISPOSAL SYSTEM**Issued to JUNIOR J. DAVISDate 9-13-94Address of Property 9060 ELBERT ROAD, S2, SW4, NE4, N2, NW4, SE4 SEC 34-12-64Phone 591-1089

(Permit valid at this address only)

Sewage-Disposal System work to be performed by OWNERPhone 591-1089

This Permit is issued in accordance with 25-10-106 Colorado Revised Statutes 1973, as amended. PERMIT EXPIRES upon completion-installation of sewage-disposal system or at the end of twelve (12) months from date of issue- whichever occurs first- (unless work is in progress). This permit is revokable if all stated requirements are not met.

**-THIS PERMIT DOES NOT DENOTE APPROVAL OF ZONING AND ACREAGE REQUIREMENTS-**

\$150.00

PERMIT FEE (NOT REFUNDABLE)

9-13-95

DATE OF EXPIRATION

DIRECTOR, DEPARTMENT OF HEALTH AND ENVIRONMENT

ENVIRONMENTALIST

**NOTE: LEAVE ENTIRE SEWAGE-DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION. 48 HOUR ADVANCE NOTICE REQUIRED.**

SEPTIC TANK:	TRENCH SYSTEM:	BED SYSTEM:	SEEPAGE PIT SYSTEM:
total square feet	total square feet	total square feet	total square feet
1250 gallons	599		
	ft. of trench		rings or diam.x w/d
	inches wide		
	ft. of trench		
	inches wide		

**NOTES:** INSTALL IN AREA AND DEPTH (30 INCHES) OF PERC TEST. RECOMMEND 60 PER CENT INCREASE IN LEACH FIELD IF CLOTHES WASHER AND GARBAGE GRINDER ARE INSTALLED IN HOME FOR A TOTAL OF 958 SQ. FT. INSTALL ACCORDING TO EL PASO COUNTY ISDS REGULATIONS.

The Health Office shall assume no responsibility in case of failure or inadequacy of a sewage-disposal system, beyond consulting in good faith with the property owner or representative. Free access to the property shall be authorized at reasonable time for the purpose of making such inspections as are necessary to determine compliance with requirements of this law.



*Bred.*  
EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT  
301 South Union Boulevard  
Colorado Springs, CO 80910-3123

APPLICATION FOR A PERMIT TO CONSTRUCT, REMODEL, OR INSTALL  
A SEWAGE DISPOSAL SYSTEM

Name of Owner Junior J Davis Daytime Phone 591-1089  
Address of Property 9060 Elliot Rd Date 9-7-94  
Legal Description of Property S2SW4NE4 N2NW4SE4 SEC34-12-64  
Tax Schedule Number 4200-00-218 028925 Septic Contractor/Phone 591-1089  
Type of House Construction Tram Source of Water Well  
Size of Lot 40 acrs Basement (Y or N) N Percolation Test Attached (X or N)  
MAXIMUM POTENTIAL NUMBER OF BEDROOMS 3

I have supplied a plot plan as described on the back of this form.  
I acknowledge the completeness of the application is conditional upon such  
further mandatory & additional tests & reports as may be required by the  
Department to be made & furnished by the applicant for purposes of evaluating  
the application, & issuance of the permit is subject to such terms &  
conditions as deemed necessary to ensure compliance with rules & regulations  
adopted pursuant to C.R.S. 1973, 10-25-101 et. seq. I hereby certify all  
statements made, information and reports submitted by me are or will be  
represented to be true & correct to the best of my knowledge & belief, & are  
designed to be relied on by the El Paso County Department of Health in  
evaluating the same for purposes of issuing the permit applied for herein. I  
further understand any falsification or misrepresentation may result in the  
denial of the application or revocation of any permit granted based upon said  
application & in legal action for perjury as provided by law.

OWNER'S SIGNATURE

Junior J Davis

\*\*\*\*\*  
DEPARTMENT OF HEALTH USE ONLY

Absorption Area 599 FT<sup>2</sup> Tank Capacity 1,250 Date/Site Inspection 9-8-94  
Remarks: Install in area and depth (30") of perc Test. Recommend  
60% increase in Leach Field area if cloths washer and garbage grinder  
will be installed in home for a total of 958 FT<sup>2</sup>. Install  
according to EPCHD Regulations.

Application is (X) approved ( ) denied

Environmentalist

Bred A. Walker

Date

9-8-94

\*\*\*\*\*

Permit #

8464

Receipt #

5465

Date to Planning Dept

9-8-94

**PROPERTY AND PERC HOLES MUST BE CLEARLY MARKED/POSTED**

The following information must be on your plot plan.  
Please check ( ) the items that apply.

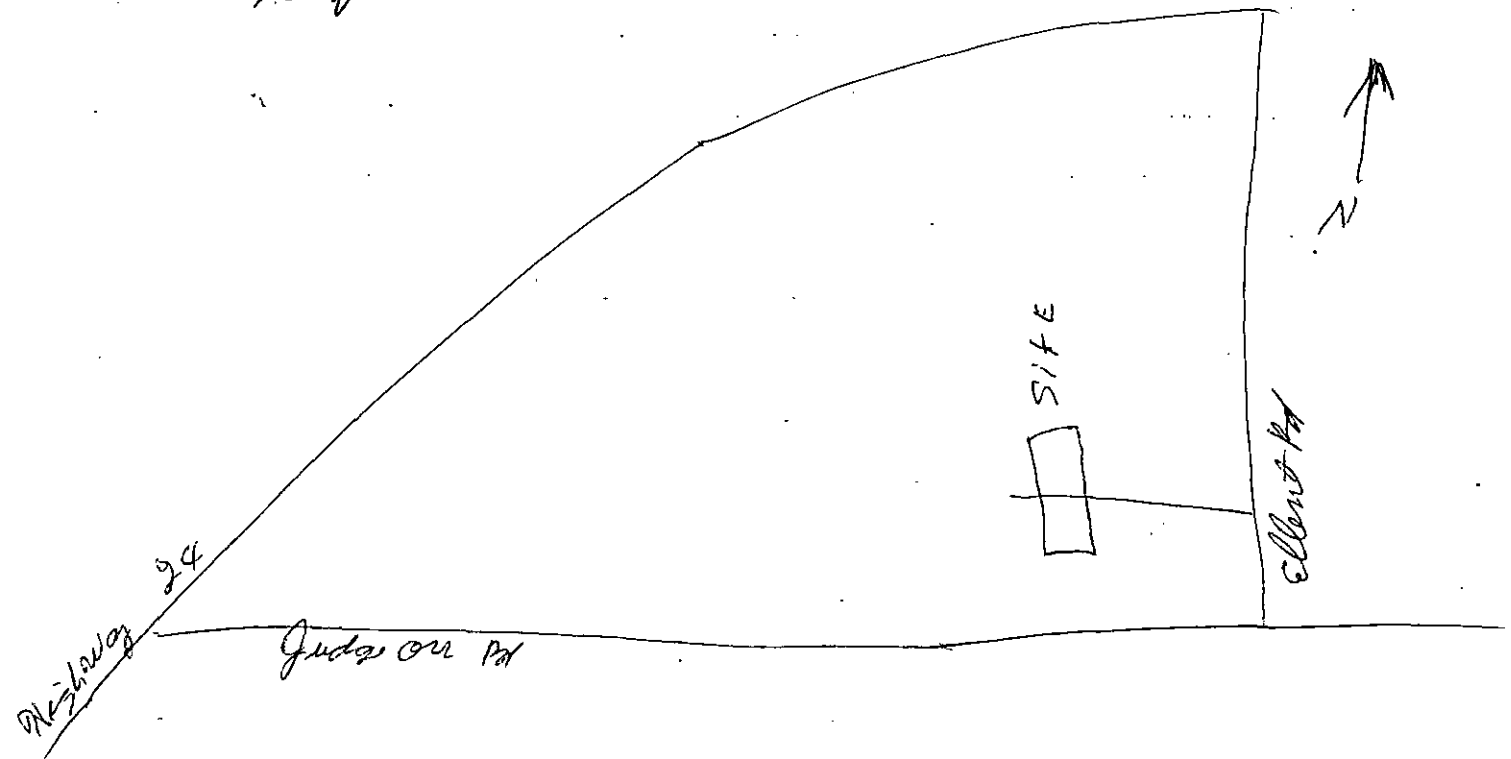
- (X) Property Lines
- ( ) Property Dimensions
- (X) Proposed Septic System Site
- (X) Well(s)
- ( ) Adjacent Well(s)
- (X) Building(s)
- (X) Proposed Building(s)
- ( ) Water Line
- ( ) Cistern
- ( ) Subsoil Drain(s)

Are any of these within 100 feet of your proposed septic system (including adjoining property)? Also draw on the plot plan.

Spring(s) NO  
Lake(s) NO  
Pond(s) NO  
Stream(s) NO  
Dry Gulch(s) NO  
Natural Drainage Course(s) NO

Give complete directions to the property from a main highway.

Highway 24 East to Judge on Rd ~~go~~ right  
on Judge on Rd to Elbert Rd ~~go~~ left on Elbert  $\frac{1}{2}$  mile  
to first driveway to left





Prevent • Promote • Protect

Environmental Health Division

1675 W. Garden of the Gods Rd., Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 phone  
(719) 575-8664 fax  
www.elpasocountyhealth.org

## ENGINEERED ON-SITE WASTEWATER TREATMENT SYSTEM FINAL INSPECTION FORM

P

On-site ID: ON0039568 Tax schedule (APN) #: 4233000031 Permit Type: New ☒ Major ☐ Minor ☐  
Environmental Health Specialist: Neil Mayes Final Inspection Date: 12/27/2018 Approved: YES ☒ NO ☐

### Residential Property Information:

Owner: Davis Jane Living Trust Address: 14850 Judge Orr Rd, Peyton, CO 80831 Approved No. Bedrooms: 4  
Water supply: Municipal ☐ Well ☒ Cistern ☐ Date well installation verified: 12/27/2018 GPS of Well: 38°57.362'N 104°33.275'W  
*Approval will be revoked if in the future any well is found to be within 50 feet of the septic tank and/or 100 feet of the soil treatment area.*

**Minimum System Requirements:** Soil Type: 2 LTAR: 0.60 Limiting Layer: ☒ Groundwater 72-78" ☐ Bedrock

**OWTS Tank:** Capacity (gallons): 1250

**Soil Treatment Area (STA):** Sq. Ft. (10-1): 875 Sq. Ft. (10-2): 1050 Sq. Ft. (10-3): 735 Sq. Ft. (with Diverter Valve): (10-2)/(2)

**NDDS (STA):** Sq. Ft. (10-1):      NDDS Factor:      Sq. Ft. (NDDS adjustment):     

### Engineering:

Design Engineer: Parr Engineering & Consulting, Inc. Engineer design #: 18.341  
Date engineer record drawing/certification letter received: 12/27/2018

### Final system installation:

Licenses Installer: Tier 2: ☒ Installer: Down To Earth Excavating

Treatment Level: 1 ☒ 1PD ☐ 2 ☐ 2N ☐ 3 ☐ 3N ☐

**OWTS Tank:** GPS Location: 38°57.346'N 104°33.255'W

Construction Material: Concrete Capacity (gallon): 1250 Existing ☐ New ☒

**OWTS Pump Tank:** YES ☐ NO ☒ Capacity (gallon):      Audio/visual Alarm: YES ☐ NO ☐

Pump (Gal/dose):      Dose:      Total Dynamic Head:      Elevation difference:     

**Soil Treatment Area (STA):** GPS Location: 38°57.335'N 104°33.256'W Total Sq. Ft installed: 765

Configuration: Trench ☐ Bed ☒ Distribution: Gravity ☒ Pressure Dosed ☐ NDDS ☐

☐ **Rock and Pipe:** Width:      Total Length:      Installation Depth:     

Depth of Rock (under pipe):      Type of cover on Rock:     

☒ **Chambers:** Type: Arc 36 LP Sq. Ft./chamber: 15 No. Chambers: 51 Installation Depth (range): 20-24"

☐ **NDDS:** # Zones:      # Laterals/zone:     

☐ **Seepage Pit:** # Rings:     

Notes:

September 20, 2017

① Site Map - AS-BUILT  
1" = 50'-0"



Parr Engineering & Consulting, Inc.  
11590 Black Forest Road, Suite 10  
Colorado Springs, Colorado 80908  
Phone: 719-494-0404

14850 JUDGE ORR, 80831


As-Built

Project number 18.341  
Date 12/21/18  
Drawn by S.DUNFEE  
Checked by C.PARR

C1 A.B.

Scale 1" = 50'-0"

Attn: DAVIS JANE LIVING TRUST  
14850 JUDGE ORR RD  
PEYTON, CO 80831

Notify Environmental Health of any change of ownership, type of business activity, business name, or billing address by calling (719) 578-3199. Failure to notify Environmental Health may result in late penalties, Permit/License denial or revocation, and business closure. PERMITS/LICENSES TO OPERATE AND ANNUAL FEE PAYMENTS ARE NOT TRANSFERABLE. Permits become void on change of ownership. New owners must apply and pay for a new Permit(s)/License(s) prior to beginning operation.



**EL PASO COUNTY PUBLIC HEALTH  
ENVIRONMENTAL HEALTH DIVISION**  
1675 W. GARDEN OF THE GODS ROAD, SUITE 2044  
COLORADO SPRINGS, CO 80907  
PHONE: (719) 578-3199 FAX: (719) 578-3188  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

## MAJOR REPAIR PERMIT - OWTS

Valid From 9/13/2018 To 9/13/2019

PERMITEE :

DAVIS JANE LIVING TRUST  
14850 JUDGE ORR RD  
PEYTON, CO 80831

Onsite ID: ON0039568

Tax Schedule #: 4233000031

Permit Issue Date: 09/13/2018

Dwelling Type: RESIDENTIAL

OWNER NAME :

DAVIS JANE LIVING TRUST

# of Bedrooms (if Res): 4

Proposed Use (if Comm):

Designed Gallons/Day:

Water Source: PRIVATE WELL

### System Installation Requirements:

- An Engineered OWTS system to be installed on site due to encountering seasonal and standing groundwater between 72 - 78", requiring a Tier II licensed installer.
- System installation to include gravity fed to chamber in a bed layout, max installation depth of 24" due to ground water evidence. Minimum tank requirements 1250 gallon and 735 sq ft of soil treatment area (62 Q4 / 49 Arc 36 chambers required).
- The system must be installed per approved Parr Engineering design document #18.341 stamped and dated 9.12.2018, changes to the approved design document must be submitted and approved by Public Health prior to installation.
- All horizontal setbacks must be maintained through system installation. In addition system must remain completely uncovered, including the tank size, for final inspection.
- The well must be installed at time of final inspection, or final approval will not be given until well installation is verified.
- Engineered systems require the as built drawing and certification letter from the engineer be submitted to Public Health prior to final approval and Regional Building sign off
- Ensure that all work is completed prior to contacting and requesting final line for inspection, otherwise additional fees may be incurred.

*22nd May*

Attn: DAVIS JANE LIVING TRUST  
14850 JUDGE ORR RD  
PEYTON, CO 80831

Notify Environmental Health of any change of ownership, type of business activity, business name, or billing address by calling (719) 578-3199. Failure to notify Environmental Health may result in late penalties, Permit/License denial or revocation, and business closure. PERMITS/LICENSES TO OPERATE AND ANNUAL FEE PAYMENTS ARE NOT TRANSFERABLE. Permits become void on change of ownership. New owners must apply and pay for a new Permit(s)/License(s) prior to beginning operation.

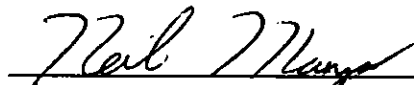


**EL PASO COUNTY PUBLIC HEALTH  
ENVIRONMENTAL HEALTH DIVISION**  
1675 W. GARDEN OF THE GODS ROAD, SUITE 2044  
COLORADO SPRINGS, CO 80907  
PHONE: (719) 578-3199 FAX: (719) 578-3188  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

This permit is issued in accordance with 25-10-106 Colorado Revised Statutes. The PERMIT EXPIRES upon completion/installation of the Onsite Wastewater Treatment System, or at the end of twelve (12) months from date of issue, whichever occurs first. If both a Building Permit and an Onsite Wastewater Treatment System Permit are issued for the same property and construction has not commenced prior to the expiration date of the Building Permit, the Onsite Wastewater Permit shall expire at the same time as the Building Permit. This permit is revocable if all stated requirements are not met. The Onsite Wastewater Treatment System must be installed by an El Paso County Licensed System Contractor, or the property owner.

The Health Officer shall assume no responsibility in case of failure or inadequacy of an Onsite Wastewater Treatment System, beyond consulting in good faith with the property owner or representative. Access to the property shall be authorized at reasonable time for the purpose of making such inspections as are necessary to determine compliance with the requirements of this law (permit).

**Inspection request line: Call (719) 575-8699 before 3:30 p.m. the business day prior to the requested inspection date.**



Authorized By: Environmental Health Specialist

# Public Health

Prevent • Promote • Protect

SB0010228 AB0014319 ON0039568

## APPLICATION FOR AN ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

### Property Information:

Property Address: 14850 Judge Orr Rd City and Zip: Peyton 80831

Legal Description: E2SE4SE4 SE4 NE4SE4 SEC 33-12-64 ex Pts to County

Tax Schedule #: 4233 000031 Lot size: 25 acres

Is the property gated: ☐ Yes ☒ No Please provide a gate code if necessary: \_\_\_\_\_

Site Located Inside City Limits: ☐ Yes ☒ No Proposed Use: ☒ Residential ☐ Commercial

Water Supply: ☒ Well ☐ Cistern ☐ Municipal Potential Number of Bedrooms: 4

Has a Conditional Acceptance Document been issued for this property: ☐ Yes ☒ No ☐ Unsure

### Owner Information: ☒ Primary Contact

Owner: JANE DAVIS Daytime Phone: 719-749-2057

Owners Mailing Address: 9060 Elbert Rd Peyton CO 80831

Email Address: dgshopjane@hotmail.com Fax #: NA

General Contractor: owner Phone/Email: \_\_\_\_\_

### OWTS Installer Information: ☐ Primary Contact

System Installer: Down to Earth Exc Daytime Phone: 719-495-3660

Email Address: rickadown@earthexc@gmail.com Licensed installer: ☐ Tier 1 ☒ Tier 2

All engineer-design systems must be installed by a Tier 2 licensed installer

### CURRENT FEES AS APPROVED BY THE EL PASO COUNTY BOARD OF HEALTH

All payments are due at the time of application submittal; by cash, check or major credit card (Visa / MC)

- ☐ New Permit: \$750.00 (EPOPH Charge) + \$147.00 (EPC Planning Dept. Surcharge) + \$23.00 (ODPHE Surcharge) = \$920.00
- ☐ Major Repair Permit: \$535.00 (EPOPH Charge) + \$23.00 (ODPHE Surcharge) = \$558.00
- ☐ Minor Repair Permit: \$245.00 (EPOPH Charge) + \$23.00 (ODPHE Surcharge) = \$268.00

Permits expire one year from date of issuance, unless otherwise noted

REQUIRED: Provide a complete written scope of work to be performed on the property.

add on to leach field to accommodate 4 bedrooms

### The following documents MUST be included with your application.

- ☒ A soils report: including at least 1 soil profile excavation pit, in accordance with section 8.5 A-F of OWTS regulations
- ☒ A clear and legible design document: including the proposed and alternate locations, as well as system layout, labeled with all setbacks to pertinent structures and features in table 7-1.
- ☒ Provide directions to property, from a main highway, on the back side of application.

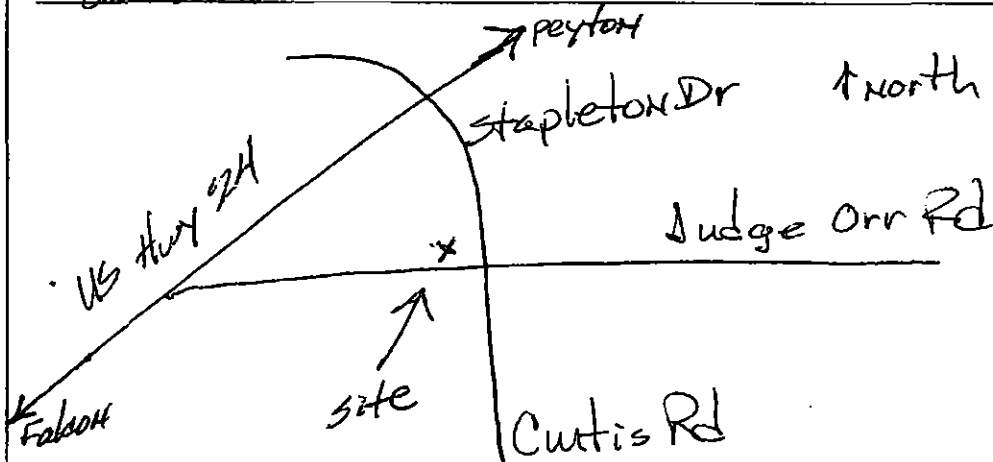
Failure to provide the above listed documents may result in denial of the permit application

I certify that the information provided on this application is in compliance with Section 8.3, Chapter 8 of the On-site Wastewater System (OWS) Regulations of the El Paso County Board of Health. I also authorize the assigned representative of El Paso County Public Health to enter onto this property in order to obtain information necessary for the issuance of a permit.

Applicant Signature: Jane Davis Date: 9-13-18

- ☒ Property address or lot number must be clearly marked and visible from the road.
- ☒ Profile excavation test pit and/or soil profile holes must be clearly marked
- ☒ Proposed and alternate soil treatment areas must be protected from compaction and disturbance
- ☒ Locked gates require the gate code or lock combination be provided on front of application
- ☒ Please provide directions to the property from a main highway, by text or picture, below.

from Colorado Springs go East on Hwy 24 past Falcon to Judge Orr Rd (at meadow lake Airport) Go East on Judge Orr Rd approx 1/2 mile to site. Site will be on the North side of road at the intersection of Curtis Rd



Failure to comply with the above information may result in an additional charge for a return trip.

Permit #:	Site Inspection date:	9/13/18
Date Approvals Rcvd: Development Services:	6/29/18	Floodplain/enumerations: N/A
Design: <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Engineer	Design Engineer:	Parr Engineering
Engineer Job #: 18.341	Engineer Date Stamped:	8/20/18
LTAR/Soil Type: 0.60 / Type 2	Groundwater: 78" PP1/ 72" PP2	Bedrock: PP1/ PP2
Minimum Requirements: Tank Capacity: 1250	Soil Treatment Area:	735
System Feed: <input checked="" type="checkbox"/> Gravity <input type="checkbox"/> Pump to Gravity <input type="checkbox"/> Pressure Dosed <input type="checkbox"/> Other:		
System Media: <input checked="" type="checkbox"/> Chambers <input type="checkbox"/> Rock and Pipe <input type="checkbox"/> Other	Soil Treatment Area:	<input type="checkbox"/> Trenches <input checked="" type="checkbox"/> Bed
Additional Comments:		
E.H. Specialist: Neil Wang	Date: 9/13/18	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied