

***WASTEWATER DISPOSAL REPORT***

***for***

***WINSOME FILING NO. 2***

***A Portion of Parcel No. 51000-00-493***

**February 2021  
(revised June 2021)**

**Prepared By:**



WINSOME FILING NO. 2  
A Portion of Parcel No. 51000-00-493  
  
WASTEWATER DISPOSAL REPORT

February 2021  
(revised June 2021)

Prepared for:

Winsome, LLC  
1864 Woodmoor Drive, Suite 100  
Monument, CO 80132

Prepared by:

JDS-Hydro Consultants, Inc.  
5540 Tech Center Drive, Suite 100  
Colorado Springs, CO 80919

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*Appendix A – Land Use Exhibit*

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## 1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the specific wastewater loads for the proposed Winsome Filing No. 2 subdivision in El Paso County, CO.

**EXECUTIVE SUMMARY:** The proposed subdivision has adequate water rights, water quality, area, and soils to support the proposed sixty-one (61) residential lots and one (1) commercial lot in the subdivision.

## 2.0 PROJECTED LAND USES

### 2.1 Projected Land Uses

Lands within the subject area have been planned as a residential development. This report pertains to the existing parcel divided into sixty-one (61) residential lots and one (1) commercial lots. Please refer to the *Land Use Exhibit* in **Appendix A**.

## 3.0 WASTEWATER REPORT

### 3.1 Wastewater Loads

There are sixty-one (61) residential units and one (1) commercial lot proposed in the subdivision, which will all have on-site septic systems. A breakdown of projected wastewater loads is summarized in Table 3-1. Average daily wastewater loads are expected to be 90% of average daily indoor use.

**Table 3-1: Summary of Expected Water Demands & Wastewater Loads**

Water - Residential						Wastewater
# of SFE's	Annual Indoor Use 0.30 (AF/YR/SFE)	Average Daily Indoor Use (GPD)	Irrigation 0.25 (AF/yr/lot)	Domestic Watering 0.0125 (AF/Horse/Year)	Total Indoor, Watering, & Irrigation (AF)	ADF (@ 90% Indoor Use) (GPD)
61	Note 1 18.300	16337	Note: 2 15.250	Note 3 3.050	36.60	14703

Note 1: **Per Part 10. of the Findings from Replacement Plan No. 2, Determination of Water Right No. 1692-BD and Part 11 of the Findings from Replacement Plan No. 1692-RP, No. 3**

Note 2: **Per 8.4.7(B)(7)d of the EPC Land Development Code - @ 0.1 irrigatable acres per lot Per Part 2.c. of the Findings from Replacement Plan No. 2, Determination of Water Right No. 1692-BD and 2.c. of the Findings from Replacement Plan No. 1692-RP, No. 3. Stock**

Note 3: **watering demand assumes 4 horses per lot.**



Water - Commercial						Wastewater
# of commercial SF (total)	Annual Indoor Use (gal/day/ft <sup>2</sup> )	Average Daily Indoor Use (GPD)	Irrigation (AF/acre/yr)	Domestic Watering (AF/Horse/Year)	Total Indoor, Watering, & Irrigation (AF)	ADF (@ 90% Indoor Use (GPD))
<i>Note 1</i> 20,600	<i>Note 2</i> 2.307	751900	<i>Note 3</i> 2.693	N/A	5.00	676710

*Note 1: Proposed commercial property includes 7,000 ft<sup>2</sup> for a feed store, 5,000 ft<sup>2</sup> for a convenience store, 5,000 ft<sup>2</sup> for a veterinary clinic, and 3,600 ft<sup>2</sup> for a country café*

*Note 2: Per 8.4.7(B)(7)d of the EPC Land Development Code - @ 0.1 gallons/year/ft<sup>2</sup>*

*Note 3: Per 8.4.7(B)(7)d of the EPC Land Development Code - @ 1.095 irrigatable acres*

### 3.2 On-Site Wastewater Treatment Systems (OWTS)

The proposed single-family homes and commercial properties will be served by individual on-site wastewater treatment systems. The site was evaluated for *Soils, Geology, and Geologic Hazard Study* as well as *Wastewater* by Entech Engineering, Inc. Much of the soils information was derived from a previous geologic and soils effort for the entire Winsome Development back in September 2018. Additional information was obtained in December 2020, with the two reports being released in January 2021. Overall five (5) test borings and ten (10) tactile test pits were performed on the site to determine general suitability of the site for use of on-site wastewater treatment systems.

The Natural Resource Conservation Service (NRCS) has mapped five (5) soil types on the site, consisting of Type 25 Elbeth sandy loam (3% to 8% slopes), Type 67 Peyton Sandy Loam (5% to 9% slopes), Type 68 Peyton-Pring Complex (3% to 8% slopes), Type 71 Pring Coarse Sandy Loam (3% to 8% slopes), and Tomah-Crowfoot Loamy Sands (3% to 8% slopes). Subsurface materials encountered in the profile pit excavations were also classified using USDA Soil Textural Soil Classification. Soils from Test Borings were classified using the Unified Soil Classification System (USCS) Soil Type 1 is a sandy loam to sandy clay loam (SM, SC, SM-SW), Soil Type 2 is a sand clay (CL), and Soil Type 3 is a silty to clayey sandstone (SM, SC).

Laboratory testing was also performed to classify and determine the soils engineering characteristics corresponding with the classifications identified above. Long term acceptance rates (LTAR) associated with the most restrictive soils observed in the profile pits ranged from 0.15 gallons per day per square foot (BPD/sf) to 0.80 gallons per day per square foot (BPD/sf) for the silty to clayey sandstone (Soil Type 3A and 4A).

Groundwater and indications of seasonally shallow groundwater were observed in the profile pit excavations. These areas will be shown as no-build areas on the final plat. Also, a note will be added restricting location of all on-site wastewater treatment fields to be located outside of all shallow groundwater areas.

There was no groundwater encountered in the test pits, however, signs of seasonally occurring groundwater were observed at depths of 6 feet in a couple of the test pits. However, the reports do suggest that construction of On-site Wastewater Treatment Systems (OWTS) should not occur within drainage areas as identified in the report. In addition, OWTS fields should not be constructed within 100 feet of any well. These locations have been identified in updated plat drawings and notes as contained in **Appendix A**. In addition, notes in the plat cover also identify minimum foundation requirements as identified in the soils report. These notes are also contained in the Filing No. 2 plat cover contained in **Appendix A**.

According to Entech's report, the site is suitable for individual on-site wastewater treatment system within its cited limitations. All proposed OWTS systems will need to be individually designed and constructed according to El Paso County standards. While the existing geologic engineering and geologic conditions will impose some minor constraints on development and construction on the site, provision of designed OWTS systems is achievable. A copy of the *Soils, Geology, and Geologic Hazard Study by Entech Engineering* can be found in **Appendix B** while the *Wastewater Study by Entech Engineering* can be found in **Appendix C**.

# *Appendix A*



# WINSOME FILING NO. 2

## A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST, OF THE SIXTH PRINCIPAL MERIDIAN

### COUNTY OF EL PASO, STATE OF COLORADO

#### KNOW ALL MEN BY THESE PRESENTS:

THAT WINSOME LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

#### LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28858" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, THENCE S00°14'17"W, A DISTANCE OF 1,684.27 FEET TO A POINT ON THE BOUNDARY OF WINSOME FILING NO. 1; THENCE ON THE BOUNDARY OF WINSOME FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

- S00°14'17"E, A DISTANCE OF 922.65 FEET;
- N89°30'15"E, A DISTANCE OF 4,535.40 FEET TO THE SOUTHEAST CORNER OF SAID FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID WINSOME FILING NO. 1, THE FOLLOWING TEN (10) COURSES:

- N00°29'45"W, A DISTANCE OF 484.81 FEET;
- N10°20'00"W, A DISTANCE OF 247.91 FEET;
- N21°16'12"W, A DISTANCE OF 333.95 FEET;
- N32°53'11"W, A DISTANCE OF 363.08 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N38°40'46"W, HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT OF TANGENT;
- S54°48'33"W, A DISTANCE OF 146.74 FEET;
- N35°13'27"W, A DISTANCE OF 60.00 FEET;
- N54°46'33"E, A DISTANCE OF 146.74 FEET TO POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970 FEET, A DISTANCE OF 244.03 FEET TO A POINT ON CURVE;
- N34°15'42"W, A DISTANCE OF 1,176.07 FEET;
- S41°49'33"W, A DISTANCE OF 100.05 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 7°37'13", A RADIUS OF 1,530 FEET, A DISTANCE OF 203.49 FEET TO A POINT ON CURVE;
- N40°33'13"W, A DISTANCE OF 117.62 FEET;
- S54°25'41"W, A DISTANCE OF 240.00 FEET;
- S30°48'16"E, A DISTANCE OF 58.07 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N30°48'16"W, HAVING A DELTA OF 50°01'50", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,263.60 FEET TO A POINT ON THE BOUNDARY LINE OF SAID WINSOME FILING NO. 1,

THENCE CONTINUING ON AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 3°42'29", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 95.13 FEET TO A POINT ON CURVE; THENCE N20°46'13"E, A DISTANCE OF 758.90 FEET; THENCE S89°29'30"E, A DISTANCE OF 757.49 FEET; THENCE S82°21'05"E, A DISTANCE OF 229.91 FEET; THENCE N15°45'23"E, A DISTANCE OF 1,195.74 FEET; THENCE N89°29'13"E, A DISTANCE OF 722.44 FEET; THENCE S89°02'00"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF CURVE TO THE RIGHT, WHOSE CENTER BEARS S89°02'00"W, HAVING A DELTA OF 5°13'06", A RADIUS OF 1,710.00 FEET, A DISTANCE OF 165.74 FEET TO A POINT ON CURVE; THENCE S89°42'54"E, A DISTANCE OF 609.60 FEET; THENCE N00°17'06"E, A DISTANCE OF 239.06 FEET; THENCE S89°15'17"E, A DISTANCE OF 613.35 FEET TO A POINT ON THE WEST LINE OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 64 WEST; THENCE S89°15'18"E, A DISTANCE OF 1,158.32 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 19; THENCE S00°17'06"W ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3,838.66 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°55'06"W, ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE PARCEL NUMBER RW-36 AS SHOWN IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 213096397; THENCE ON THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) THREE COURSES:

- N00°17'06"E, BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5.25 FEET;
- N89°47'54"W A DISTANCE OF 368.05 FEET;
- S89°14'50"W A DISTANCE OF 603.68 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.03 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE S89°30'15"W ON A LINE 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 703.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,071,118 SQUARE FEET OR 254.158 ACRES.

#### DEDICATION:

THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOW SHOWN HEREON SHALL BE KNOWN AS WINSOME FILING NO. 2. IN THE COUNTY OF EL PASO, STATE OF COLORADO, ALL STREETS HEREBY PLATED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

#### OWNER:

THE AFOREMENTIONED, WINSOME, LLC, BY ANDREW J. BIGGS, MANAGER HAS EXECUTED THIS DOCUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202, A.D.

ANDREW J. BIGGS, MANAGER, WINSOME LLC

#### NOTARIAL:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202, A.D., BY ANDREW J. BIGGS, MANAGER OF WINSOME, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

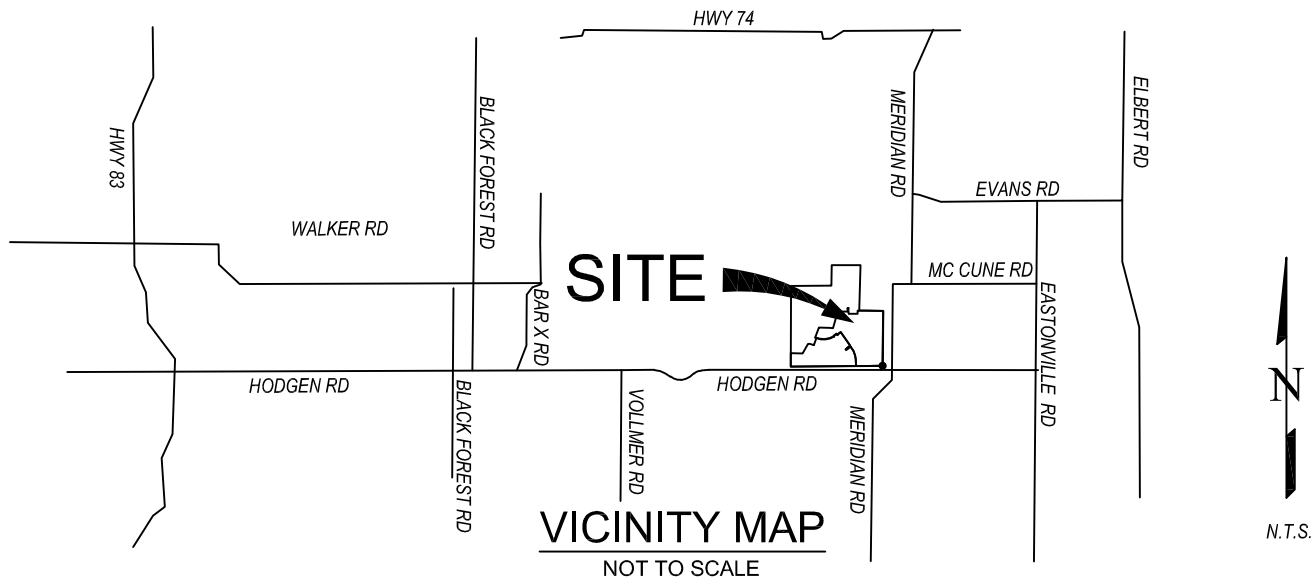
NOTARY PUBLIC

#### ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT B, WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE WINSOME METROPOLITAN DISTRICT NO. 1 BY SEPARATE DOCUMENT.

BY: \_\_\_\_\_

AS  
OF WINSOME METROPOLITAN DISTRICT NO. 1



#### GENERAL NOTES:

- THE DATE OF PREPARATION IS JANUARY 10, 2021.
- THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28858" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY, COLORADO.
- UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY, IMPROVEMENT AND DRAINAGE EASEMENT (PUE) AND AN ADJACENT 10 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE). ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR REGARDING THE ENDANGERED SPECIES ACT.
- FLOODPLAIN STATEMENT: THIS PROPERTY, IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 0804C0350G, EFFECTIVE DATE DECEMBER 7, 2018.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE WINSOME METROPOLITAN DISTRICT.
- STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. AREAS WITHIN THE DRAINAGE EASEMENT ARE NO BUILD AREAS AND NOT SUITABLE FOR OWTS LOCATION.
- NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND GRANTED BY EL PASO COUNTY PRIOR TO ALL ESTABLISHMENT OF ANY DRIVEWAY.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DRIVEWAYS LONGER THAN 300-FEET NEED TO BE APPROVED BY THE FALCON FIRE DISTRICT. SOME LOTS REQUIRE CULVERTS LARGER THAN 18-INCHES BASED ON THE FINAL DRAINAGE REPORT AND SHALL BE SIZED AND DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO. IF A DRIVEWAY IS PROPOSED TO CROSS A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
- WILDLAND FIRE PROTECTION WILL BE INDIVIDUAL OWNER'S RESPONSIBILITY.
- THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- TRACT A IS TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
- TRACT B, IS TO BE OWNED AND MAINTAINED BY THE WINSOME METROPOLITAN DISTRICT NO. 1. BUILDINGS SUCH AS COMMUNITY BUILDING, PAVILION, PLAYGROUND EQUIPMENT ARE AN ACCEPTABLE USE IN THESE TRACTS. IF A BUILDING PERMIT IS REQUIRED FOR THE COMMUNITY CENTER, TRAFFIC FEES WILL APPLY.
- THE WINSOME METROPOLITAN DISTRICT NO. 1, IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 219085336, RECORDS OF EL PASO COUNTY, COLORADO.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER SC55072022-16, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 13, 2020 AT 5:00 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LINEAR UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- NOTICE: THIS PROPERTY IS WITHIN A SPECIAL TAXING DISTRICT, WINSOME METROPOLITAN DISTRICT NO. 2, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

TRACT TABLE:			
TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	224,107 SQ FT	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY
B	298,991 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PUBLIC UTILITY	WINSOME METROPOLITAN DISTRICT NO. 1

- ACCORDING TO THE WASTEWATER STUDY PREPARED BY ENTECH ENGINEERING, INC. DRAFTED 1/22/2020, MOST LOTS WILL REQUIRE AN ENGINEERED OWTS SYSTEM. INDIVIDUAL LOT SOIL TESTING IS REQUIRED PRIOR TO CONSTRUCTION.
- THE PRESERVATION EASEMENT SHOWN ADJACENT TO HODGEN ROAD IS FOR PURPOSES OF FUTURE ROADWAY RIGHT-OF-WAY. OTHER USES SUCH AS PUBLIC UTILITIES, DRAINAGE, PEDESTRIAN ACCESS AND ENTRANCE MONUMENTATION MAY BE PERMITTED WITH WRITTEN APPROVAL OF EL PASO COUNTY. ACCESS WILL NOT BE PERMITTED ONTO HODGEN ROAD.
- FOUNDATIONS MUST HAVE A MINIMUM 30-INCH DEPTH FOR FROST PROTECTION. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED, SUBSURFACE PERIMETER DRAINS ARE RECOMMENDED.
- THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THE PLAT AND REFERENCED IN THE NON-EXCLUSIVE PERMANENT EASEMENT AGREEMENT AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY WILL BE VACATED UPON THE COMPLETION OF ROADWAY CONSTRUCTION OF TWINKLING STAR LANE WITH A FUTURE FINAL PLAT, IN ACCORDANCE WITH THE TERMS OF SAID EASEMENT AGREEMENT.
- THE FOLLOWING LOTS MAY BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY-WINSOME FILING NO. 2 PREPARED BY ENTECH ENGINEERING, INC., DATED JANUARY 26, 2021 IN THE FILE WINSOME FILING NO. 2 FINAL PLAT, SF2115 AVAILABLE AT THE EL PASO COUNTY SERVICES DEPARTMENT:  
- POTENTIALLY SEASONALLY HIGH GROUND WATER- LOTS 1, 5, 7-16, 19, 22-26, 30, 37-40, 51-54.

#### LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

#### SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON \_\_\_\_\_ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

#### BOARD OF COUNTY COMMISSIONERS:

THAT THIS PLAT OF WINSOME FILING NO.2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202, A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTRY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
COUNTY ASSESSOR	DATE

#### CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

\_\_\_ O'CLOCK \_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202, A.D., AND

IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

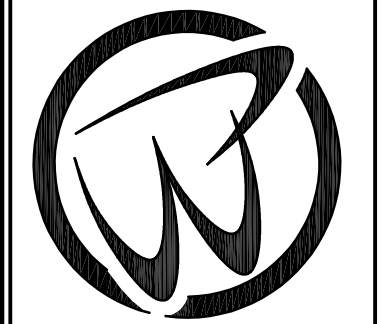
BY: \_\_\_\_\_  
DEPUTY

#### FEES:

SCHOOL FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
DRAINAGE FEE: \_\_\_\_\_

REVISIONS		DESCRIPTION	DATE
NO.			

**EDWARD-JAMES SURVEYING, INC.**  
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Colorado Springs, CO 80907  
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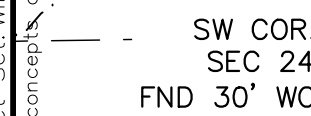
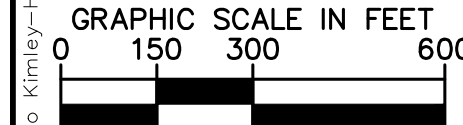
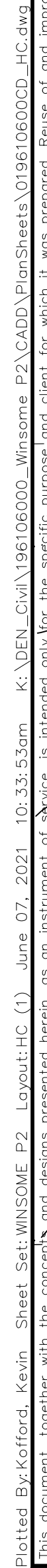


WINSOME FILING NO. 2  
FINAL PLAT

A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	N/A
JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	6/21/2021
SHEET NO	1 OF 9





A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED 'LS 28658' AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED 'LS 12103' BEING ASSUMED TO BEAR N0014'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

[illegible]

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2 N NEVADA AVE SUITE 300, COLORADO SPRINGS, CO 80903  
PHONE: 719-453-0180  
WWW.KIMLEY-HORN.COM

KHA PROJECT 019610600	LICENSED PROFESSIONAL
DATE 05/13/2021	K'EVIN KOFFORD
SCALE AS SHOWN	CO LICENSE NUMBER 57234
DESIGNED BY KHTAM	
DRAWN BY KHTAM	
CHECKED BY TLC	DATE: -----

WINSOME FILING NO. 2  
PREPARED FOR  
WINSOME LLC

SHEET NUMBER  
**03**

# *Appendix B*



**ENTECH**  
ENGINEERING, INC.

505 ELKTON DRIVE  
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**SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY  
WINSOME SUBDIVISION – FILING NO. 2  
A PORTION OF PARCEL NO. 51000-00-493  
17480 MERIDIAN ROAD NORTH  
EL PASO COUNTY, COLORADO**

Prepared for

**Winsome, LLC**  
1864 Woodmoor Drive, Suite 100  
Monument, Colorado 80132

Attn: Joe DesJardin

January 26, 2021  
Revised June 25, 2021

Respectfully Submitted,

ENTECH ENGINEERING, INC.

Logan L. Langford, P.G.  
Geologist

Reviewed by

Joseph C. Goode, Jr., P.E.  
President



LLL/nc

Encl.

Entech Job No. 202508  
AAprojects/2020/202508 countysoil/geo/ww

PCD Fil No. SF-2115

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## **1.0 SUMMARY**

### ***Project Location***

The project site lies in portions of the NE¼, SE¼, and SW¼ of Section 24 and a portion of the W½ of Section 19, Township 11 South, Range 65 West of the 6<sup>th</sup> Principal Meridian in the northeastern portion of El Paso County, Colorado. The site is located approximately 12 miles east of Monument, Colorado, northwest of Hodgen Road and Meridian Road North.

### ***Project Description***

Total acreage involved in Filing No. 2 of the project is approximately 254 acres. The proposed site development consists of Sixty-one single-family rural residential lots, one commercial lot are proposed, and a full spectrum detention pond (Pond 5) in the northwestern portion of the site. The development will utilize individual wells and on-site wastewater treatment systems.

### ***Scope of Report***

This report presents the results of our geologic evaluation, and treatment of engineering geologic hazard study.

### ***Land Use and Engineering Geology***

This site was found to be suitable for the proposed development. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include areas of potentially expansive soils, potentially seasonal shallow groundwater, and seasonal shallow groundwater areas. Based on the proposed development plan, it appears that these areas will have some impact on the development. These conditions will be discussed in greater detail in the report.

In general, it is our opinion that the development can be achieved if the observed geologic conditions on site are either avoided or properly mitigated. All recommendations are subject to the limitations discussed in the report.

## **2.0 GENERAL SITE CONDITIONS AND PROJECT DESCRIPTION**

The site is located in portions of the NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , and SW $\frac{1}{4}$  of Section 24 and a portion of the W $\frac{1}{2}$  of Section 19, Township 11 South, Range 65 West of the 6<sup>th</sup> Principal Meridian in the northeastern portion of El Paso County, Colorado. The site is located approximately 12 miles east of Monument, Colorado, northwest of Hodgen Road and Meridian Road North. The location of the site is as shown on the Vicinity Map, Figure 1.

The topography of the site consists of rolling hills that vary from gradually to moderately sloping generally to the northwest, with moderately steep slopes located along portions of the drainages on site. West Kiowa Creek bisects the site and is located to the northwest and north of phase one of the proposed subdivision. A tributary to West Kiowa Creek is located in the eastern portion of Winsome Subdivision Filing No. 1. The drainages on site flow in a northerly and northeasterly directions through the central portion of the site. Water was observed in the West Kiowa Creek drainage, and other drainages located across the site were dry at the time of this investigation. The site boundaries are indicated on the USGS Map, Figure 2. Previous land uses have included grazing and pasture land. The site contains primarily field grasses and weeds. Site photographs, taken December 4 and 9, 2020, are included in Appendix A.

Total acreage involved in the proposed development is approximately 254 acres. Sixty-one single-family rural residential lots, one commercial lot are proposed, and a full spectrum detention pond (Pond 5) in the northwestern portion of the site. The proposed residential lots vary in sizes from approximately 2.5 to 5.5 acres. The area will be serviced by individual wells and on-site wastewater treatment systems. The proposed Site Plan/Testing Location Map is presented in Figure 3.

The site was previously investigated as part of a Preliminary Soils, Geology, Geologic Hazard and Wastewater Study, Entech Job No. 181459 (Reference 1). Five (5) test borings, and ten (10) tactile test pits were performed on the site to determine general suitability of the site for the use of on-site wastewater treatment systems. The previous report/investigation was used as part of this investigation. More specifically previous Test Boring Nos. (TB-2, TB-4, and TB-5) and Test Pit Nos. (TP-4, TP-5 and TP-6) were used as part of the Winsome Subdivision Filing No. 2 investigation.

### **3.0 SCOPE OF THE REPORT**

The scope of the report includes:

- A general geologic analysis utilizing published geologic data. Detailed site-specific mapping will be conducted to obtain general information in respect to major geographic and geologic features, geologic descriptions and their effects on the development of the property.

### **4.0 FIELD INVESTIGATION**

Our field investigation consisted of the preparation of a geologic map of any bedrock features and significant surficial deposits. The Natural Resource Conservation Service (NRCS), previously the Soil Conservation Service (SCS) survey was also reviewed to evaluate the site. The position of mappable units within the subject property are shown on the Geologic Map. Our mapping procedures involved both field reconnaissance and measurements and air photo reconnaissance and interpretation. The same mapping procedures have also been utilized to produce the Geology/Engineering Geology Map which identified pertinent geologic conditions affecting development. The field mapping was performed by personnel of Entech Engineering, Inc. on December 4 and 9, 2020.

Previous Test Boring Nos. (TB-2, TB-4, and TB-5) were used as part of the Winsome Subdivision Filing No. 2 investigation. Four (4) test borings, and ten (10) tactile test pits were performed on the site to determine general suitability of the site for the use of on-site wastewater treatment systems. The locations of the test borings, and test pits are indicated on the Site Plan/Testing Location Map, Figure 3. The Test Boring and Test Pit Logs are presented in Appendix B. Results of this testing will be discussed later in this report.

Laboratory testing was also performed on some of the soils to classify and determine the soils engineering characteristics. Laboratory tests included grain-size analysis, ASTM D-422, and Atterberg Limits, ASTM D-4318. Results of the laboratory testing are included in Appendix C. A Summary of Laboratory Test Results is presented in Table 1. A Summary of Laboratory Test Results, Test Boring Logs from the previous investigation are included in Appendix D.

## **5.0 SOIL, GEOLOGY AND ENGINEERING GEOLOGY**

### ***5.1 General Geology***

Physiographically, the site lies in the western portion of the Great Plains Physiographic Province, north of the Palmer Divide. Approximately 16 miles to the west is a major structural feature known as the Rampart Range Fault. This fault marks the boundary between the Great Plains Physiographic Province and the Southern Rocky Mountain Province. The site exists within the southeastern edge of a large structural feature known as the Denver Basin. Bedrock in the area tends to be very gently dipping in a northwesterly direction (Reference 1). The rocks in the area of the site are sedimentary in nature and typically Tertiary to Upper Cretaceous in age. The bedrock underlying the site consists of the Dawson Arkose Formation. Overlying this formation are unconsolidated deposits of residual soils, man-made, and alluvial soils of the Quaternary Age. The residual soils are produced by the in-situ action of weathering of the bedrock on site. The alluvial soils were deposited by water in the major drainage on the site and as stream terrace deposits. Man-made soils exist as erosion berms. The site's stratigraphy will be discussed in more detail in Section 5.3.

### ***5.2 Soil Conservation Survey***

The Natural Resource Conservation Service (Reference 2), previously the Soil Conservation Service (Reference 3) has mapped five soil types on the site (Figure 4). In general, they vary from loam, loamy sands, and sandy loam. The soils are described as follows:

<u>Type</u>	<u>Description</u>
25	Elbeth Sandy Loam, 3 to 8% slopes
67	Peyton Sandy Loam, 5-9% slopes
68	Peyton-Pring Complex, 3-8% slopes
71	Pring Coarse Sandy Loam, 3 to 8% slopes
92	Tomah-Crowfoot Loamy Sands, 3 to 8% slopes

Complete descriptions of each soil type are presented in Appendix D. The soils have generally been described to typically have slow to rapid permeabilities. The majority of the soils have moderate permeabilities. Limitations described for the soils include shrink-swell potential on Soil Type Nos. 25. Roads may need to be designed to minimize frost-heave potential. Possible

hazards with soil erosion are present on the site. The erosion potential can be controlled with vegetation. The majority of the soils have been described to have moderate erosion hazards.

### **5.3 Site Stratigraphy**

The Eastonville Quadrangle Geology Map showing the site is presented in Figure 5 (Reference 4). The Geology Map prepared for the site is presented in Figure 6. Four mappable units were identified on this site which are described as follows:

- Qp Piney Creek Alluvium (Alluvium One and Two) of Early Holocene Age:** These materials consist of low stream-terrace deposits above the current stream channel. The materials typically consist of silty to well graded sand.
- Qb Broadway Alluvium (Alluvium Three) of Late Pleistocene Age:** These materials consist of middle stream terrace deposits. The materials typically consist of silty to clayey gravelly sands.
- Qsw Sheetwash Deposits of Holocene to Late Pleistocene Age:** These materials consist of silty to clayey sands with some cobbles and boulders. The material was deposited by the action of sheetwash and gravity.
- Qc/Tkd Colluvium of Quaternary Age overlying Dawson Formation of Tertiary to Cretaceous Age:** The Dawson Formation typically consists of arkosic sandstone with interbedded fine-grained sandstone, siltstone and claystone. Overlying this formation is a variable layer of residual soil. The residual soils were derived from the in-situ weathering of the bedrock materials on-site. These soils consisted of silty to clayey sands, sandy clays and sandy silts.

The soils listed above were mapped from site-specific mapping, the *Geologic Map of the Eastonville Quadrangle* distributed by the Colorado Geological Survey in 2012 (Reference 4), and the *Geologic Map of the Denver 1° x 2° Quadrangle*, distributed by the US Geological Survey in 1981 (Reference 5). The Test Pits and Profile Holes were also used in evaluating the site and are included in Appendix B. The Geology Map prepared for the site is presented in Figure 6.

#### **5.4 Soil Conditions**

The soils encountered in the Test Borings can be grouped into three general soil and rock types. The Test Boring soils were classified using the Unified Soil Classification System (USCS). The soils encountered in the Test Pits can be grouped into three general soil types. The test pit soils were classified using the USDA Textural Soil Classification.

Soil Type 1 is a slightly silty to silty sand (SM-SW, SM). This material was encountered in all of the test borings. The sand was encountered at the existing surface and extended to depths ranging from 1 to 19 feet, and to the termination of Test Boring No. 3 from the previous investigation (20 feet). These soils were encountered at loose to dense states and at dry to moist conditions. Samples tested had 7 to 26 percent of the soil sized particles passing the No. 200 Sieve. Atterberg Limits Testing resulted in the sand being non-plastic.

Soil Type 2 is a silty to clayey sandstone (SM, SM-SW, SC). This material was encountered in all of the recent test borings, and Test Boring No. 4 from the previous investigation. The sandstone was encountered at dense to very dense states and moist conditions. Samples tested had 10 to 29 percent of the soil sized particles passing the No. 200 sieve. Highly expansive clayey sandstone and claystone are commonly interbedded in the sandstone in the area.

Soil Type 3 is a sandy claystone (CL). This material was encountered Test Boring No. 1 at 14 feet bgs and extended to the termination of the boring (20 feet). The claystone was encountered at hard consistencies and moist conditions. Samples tested had 74 percent of the soil sized particles passing the No. 200 sieve. Swell/Consolidation Testing resulted in a volume change of 0.9 percent, indicating a low to moderate expansion potential, and a consolidation of 0.1 percent.

The Test Boring Logs are presented in Appendix B. Laboratory Test Results are presented in Appendix C. A Summary of Laboratory Test Results is presented in Table 1. Laboratory Testing summary table, and Test Boring Logs from the original Soil Geology Study, Job No. 181495 are presented in Appendix D.

### **5.5 Groundwater**

Groundwater was encountered in Test Boring Nos. 1 and 4 at 18 and 17 feet respectively. Groundwater was not encountered in the remaining test borings which were drilled to 12 to 20 feet. Areas of seasonal and potentially seasonal shallow groundwater have been mapped in low-lying areas and in the drainages on-site. These areas are discussed in the following section. Fluctuation in groundwater conditions may occur due to variations in rainfall and other factors not readily apparent at this time.

It should be noted that in the sandy materials on site, some groundwater conditions might be encountered due to the variability in the soil profile. Isolated sand and gravel layers within the soils, sometimes only a few feet in thickness and width, can carry water in the subsurface. Groundwater may also flow on top of the underlying bedrock. Builders and planners should be cognizant of the potential for the occurrence of such subsurface water features during construction on-site and deal with each individual problem as necessary at the time of construction.

## **6.0 ENGINEERING GEOLOGY – IDENTIFICATION AND MITIGATION OF GEOLOGIC HAZARDS**

As mentioned previously, detailed mapping has been performed on this site to produce an Geology/Engineering Geology Map (Figure 6). This map shows the location of various geologic conditions of which the developers should be cognizant during the planning, design and construction stages of the project. These hazards and the recommended mitigation techniques are as follows:

### **Artificial Fill**

These are man-made fill deposits associated with erosion berms on-site.

**Mitigation:** The small erosion berms can easily be removed or penetrated by foundations. Should any uncontrolled fill be encountered beneath foundations, removal and recompaction at 95% of its maximum Modified Proctor Dry Density, ASTM D-1557 will be required.

Loose or Collapsible Soils

Loose soils were encountered in one of the test borings. Any loose or collapsible soils encountered beneath foundations or floor slabs will require mitigation.

Mitigation: Any loose or collapsible soils encountered beneath foundations or floor slabs should be overexcavated 2 to 3 feet, moisture-conditioned and recompact. The soils should be recompact to 95 percent of the soils maximum Modified Proctor Dry Density ASTM D-1557 at  $\pm 2$  percent of optimum moisture content. The reconditioned soils on this site should be observed and tested to verify adequate compaction. Areas requiring recompaction should be determined during the excavation observation.

Expansive Soils

Expansive soils were encountered in the test borings drilled on-site. Expansive claystone is commonly encountered within the Dawson Formation. These occurrences are typically sporadic; therefore, none have been indicated on the maps. These expansive soils, if encountered beneath foundations, can cause differential movement in the structure foundation. These occurrences should be identified and mitigated on an individual basis.

Mitigation: Should expansive soils be encountered beneath the foundation; mitigation will be necessary. Mitigation of expansive soils will require special foundation design. Overexcavation and replacement with non-expansive soils at a minimum of 95% of its maximum Modified Proctor Dry Density, ASTM D-1557 is a suitable mitigation, which is common in the area. Another alternative in areas of highly expansive soils is the use of drilled pier foundation systems. Typical minimum pier depths are on the order of 25 feet or more and require penetration into the bedrock material a minimum of 4 to 6 feet, depending upon building loads. Floor slabs on expansive soils should be expected to experience movement. Overexcavation and replacement has been successful in minimizing slab movements. The use of structural floors should be considered for basement construction on highly expansive clays. Final recommendations should be determined after additional investigation of each building site.

Floodplain and Drainage Areas

Portions of the site associated with the West Kiowa Creek drainage are mapped within a floodplain zone according to the FEMA Map No. 08041CO350G, dated December 7, 2018 (Figure 7,



Reference 6). Water was observed flowing in West Kiowa Creek; however, water was not observed in the drainages located within Filing No. 2. The floodplain areas have been designated as open space/drainage easements and/or can be avoided by construction and is located outside of Filing No. 2 of the development. Additionally, areas of seasonal and potentially seasonal shallow groundwater were observed across the site. In these areas, we would anticipate the potential for periodically high subsurface moisture conditions and frost heave potential. These areas lie within low-lying areas along the drainage in the central and eastern portions of Filing No. 2 and in the low-lying areas and minor drainages across the site. Water was not observed in any of the minor drainages at the time of our site investigation. These areas can likely be avoided or properly mitigated by development. The floodplain should be avoided by construction unless site-specific floodplain determination and drainage studies are performed. The potential exists for high groundwater levels during high moisture periods and should structures encroach on these areas the following precautions should be followed.

Mitigation: Foundations must have a minimum 30-inch depth for frost protection. In areas where high subsurface moisture conditions are anticipated periodically, subsurface perimeter drains are recommended to help prevent the intrusion of water into areas below grade. Typical drain details are presented in Figure 8. Some of the minor drainage swales can be avoided or regraded. The main drainage that bisects the site is designated as open space and will be avoided. Any grading in these areas should be done to direct surface flow around construction to avoid areas of ponded water. Finished floors must be located at least one foot above floodplain levels. Specific drainage studies and exact floodplain locations are beyond the scope of this report.

### ***6.1 Relevance of Geologic Conditions to Land Use Planning***

The development will consist of rural residential lots. It is our opinion that the existing geologic and engineering geologic conditions will impose some constraints on the proposed development and construction. The most significant problems affecting development will be those associated with the drainages on site that can be avoided or properly mitigated during construction on each lot. Other hazards on site may be satisfactorily mitigated through proper engineering design and construction practices or avoidance.

The upper materials are typically at medium dense to dense states. Areas of loose soils were encountered that may require recompaction. The medium dense to dense granular soils encountered in the upper soil profiles of the test borings and test pits should provide good support for foundations. Loose soils, if encountered beneath foundations or slabs, will require removal of the upper 2 to 3 feet of loose material and recompaction. Expansive soils, although sporadic, were encountered. Shallow bedrock was encountered in portions of the site. Expansive clayey sandstone and claystone are common in the Dawson Formation, and may require mitigation.

Foundations anticipated for the site are standard spread footings being on granular site soils or sandstone. Overexcavation in areas of expansive soils or loose soils may be required. Areas of artificial fill, if encountered beneath foundations will require penetration or recompaction. Areas containing arkosic sandstone will have high allowable bearing conditions. Expansive layers may also be encountered in the soil and bedrock on this site. Expansive soils, if encountered, will require special foundation design and/or overexcavation. These soils will not prohibit development.

Areas of seasonal shallow groundwater and potentially seasonal shallow groundwater were encountered on site. Additionally, areas northeast of the site have been mapped in a floodplain zone associated with West Kiowa Creek. The floodplain area is in the designated open space area and is located outside of Filing No. 2. The site is not mapped in the floodplain zone (Figure 7, Reference 7). The floodplain areas have been designated as open space/drainage easements and/or can be avoided by construction and is located outside of Filing No. 2 of the development. Additionally, areas of seasonal and potentially seasonal shallow groundwater were observed across the site. In these areas, we would anticipate the potential for periodically high subsurface moisture conditions and frost heave potential. These areas lie within low-lying areas along the drainage in the central and eastern portions of Filing No. 2 and in the low-lying areas and minor drainages across the site. Water was not observed in any of the minor drainages at the time of our site investigation. Due to the size of the lots and the proposed development, the majority of these areas can be avoided by construction on the lots. Regrading can also mitigate some minor drainage swales on some of the lots. Structures should not block drainages. Any site grading should be done in such a manner as to not create areas of ponded water around structures or septic fields. Finished floor levels must be a minimum of one foot above the floodplain level. Septic

fields should not be located in drainage areas due to the potential for periodic high groundwater conditions. Specific floodplain locations and drainage studies are beyond the scope of this report.

In summary, development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

## **7.0 ECONOMIC MINERAL RESOURCES**

Some of the sandy materials on-site could be considered a low-grade sand resource. According to the *El Paso County Aggregate Resource Evaluation Map* (Reference 7), the area is mapped with floodplain, valley fill and upland deposits. According to the *Atlas of Sand, Gravel and Quarry Aggregate Resources, Colorado Front Range Counties* distributed by the Colorado Geological Survey (Reference 8), areas of the site are mapped with upland and floodplain deposits: sand and probable aggregate resource (U3, U4 and F4). According to the *Evaluation of Mineral and Mineral Fuel Potential* (Reference 9), the area of the site has been mapped as “Good” for industrial minerals. However, considering the abundance of similar materials through the region and the close proximity to developed land, they would be considered to have little significance as an economic resource.

According to the *Evaluation of Mineral and Mineral Fuel Potential of El Paso County State Mineral Lands* (Reference 9), the site is mapped within the Denver Basin Coal Region. However, the area of the site has been mapped as “Poor” for coal resources. No active or inactive mines have been mapped in the area of the site. No metallic mineral resources have been mapped on the site (Reference 9).

The site has been mapped as “Fair” for oil and gas resources (Reference 9). No oil or gas fields have been discovered in the area of the site. The sedimentary rocks in the area may lack the geologic structure for trapping oil or gas; therefore, it may not be considered a significant resource. Hydraulic fracturing is a new method that is being used to extract oil and gas from rocks. It utilizes pressurized fluid to extract oil and gas from rocks that would not normally be productive. The area of the site has not been explored to determine if the rocks underlying the site would be

commercially viable utilizing hydraulic fracturing. The practice of hydraulic fracturing has come under review due to concerns about environmental impacts, health and safety.

## **8.0 EROSION CONTROL**

The soil types observed on the site are mildly to highly susceptible to wind erosion, and moderately to highly susceptible to water erosion. A minor wind erosion and dust problem may be created for a short time during and immediately after construction. Should the problem be considered severe enough during this time, watering of the cut areas or the use of chemical palliative may be required to control dust. However, once construction has been completed and vegetation re-established, the potential for wind erosion should be considerably reduced.

With regard to water erosion, loosely compacted soils will be the most susceptible to water erosion, residually weathered soils and weathered bedrock materials become increasingly less susceptible to water erosion. For the typical soils observed on site, allowable velocities or unvegetated and unlined earth channels would be on the order of 3 to 4 feet/second, depending upon the sediment load carried by the water. Permissible velocities may be increased through the use of vegetation to something on the order of 4 to 7 feet/second, depending upon the type of vegetation established. Should the anticipated velocities exceed these values, some form of channel lining material may be required to reduce erosion potential. These might consist of some of the synthetic channel lining materials on the market or conventional riprap. In cases where ditch-lining materials are still insufficient to control erosion, small check dams or sediment traps may be required. The check dams will serve to reduce flow velocities, as well as provide small traps for containing sediment. The determination of the amount, location and placement of ditch linings, check dams and of the special erosion control features should be performed by or in conjunction with the drainage engineer who is more familiar with the flow quantities and velocities.

Cut and fill slope areas will be subjected primarily to sheetwash and rill erosion. Unchecked rill erosion can eventually lead to concentrated flows of water and gully erosion. The best means to combat this type of erosion is, where possible, the adequate re-vegetation of cut and fill slopes. Cut and fill slopes having gradients more than three (3) horizontal to one (1) vertical become increasingly more difficult to revegetate successfully. Therefore, recommendations pertaining to

the vegetation of the cut and fill slopes may require input from a qualified landscape architect and/or the Soil Conservation Service.

## **9.0 EMBANKMENT CONSTRUCTION RECOMMENDATIONS**

In general, the site soils are suitable for the proposed embankments. Groundwater may be encountered in cuts for the proposed detention ponds across the site. If excavations encroach on the groundwater level unstable soil conditions may be encountered.

Any areas to receive fill should have all topsoil, organic material or debris removed. Fill must be properly benched and compacted to minimize potentially unstable conditions in slope areas. Fill slopes should be 3:1 or flatter on the upstream faces or 2.5:1 or flatter on the downstream face. The subgrade should be scarified and moisture conditioned to within 2% of optimum moisture content and compacted to a minimum of 95% of its maximum Modified Proctor Dry Density, ASTM D-1557, prior to placing new fill. Areas receiving fill may require stabilization with rock or fabric if shallow groundwater conditions are encountered.

New fill should be placed in thin lifts not to exceed 6 inches after compaction while maintaining at least 95% of its maximum Modified Proctor Dry Density, ASTM D-1557. These materials should be placed at a moisture content conducive to compaction, usually 0 to  $\pm 2\%$  of Proctor optimum moisture content. The placement and compaction of fill should be observed and tested by Entech during construction. Entech should approve any import materials prior to placing or hauling them to the site.

## **10.0 CLOSURE**

It is our opinion that the existing geologic engineering and geologic conditions will impose some minor constraints on development and construction of the site. The majority of these conditions can be avoided by construction. Others can be mitigated through proper engineering design and construction practices. The proposed development and use is consistent with anticipated geologic and engineering geologic conditions.

It should be pointed out that because of the nature of data obtained by random sampling of such variable and non-homogeneous materials as soil and rock, it is important that we be informed of any differences observed between surface and subsurface conditions encountered in construction and those assumed in the body of this report. Individual investigations for building sites and septic systems will be required prior to construction. Construction and design personnel should be made familiar with the contents of this report. Reporting such discrepancies to Entech Engineering, Inc. soon after they are discovered would be greatly appreciated and could possibly help avoid construction and development problems.

This report has been prepared for Winsome, LLC for application to the proposed project in accordance with generally accepted geologic soil and engineering practices. No other warranty expressed or implied is made.

We trust that this report has provided you with all the information that you required. Should you require additional information, please do not hesitate to contact Entech Engineering, Inc.

## **BIBLIOGRAPHY**

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4. United States Department of Agriculture Soil Conservation Service. June 1981. *Soil Survey of El Paso County Area, Colorado*.
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6. Bryant, Bruce; McGrew, Laura W. and Wobus, Reinhard A. 1981. *Geologic Map of the Denver 1° x 2° Quadrangle, North-Central Colorado*. U.S. Geologic Survey. Map 1-1163.
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8. El Paso County Planning Development. December 1995. *El Paso County Aggregate Resource Evaluation Maps*.
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10. Keller, John W.; TerBest, Harry and Garrison, Rachel E. 2003. *Evaluation of Mineral and Mineral Fuel Potential of El Paso County State Mineral Lands Administered by the Colorado State Land Board*. Colorado Geological Survey. Open-File Report 03-07.

## TABLES



**TABLE 1**  
**SUMMARY OF LABORATORY TEST RESULTS**

CLIENT WINSOME, LLC  
PROJECT HODGEN AND MERIDIAN  
JOB NO. 202508

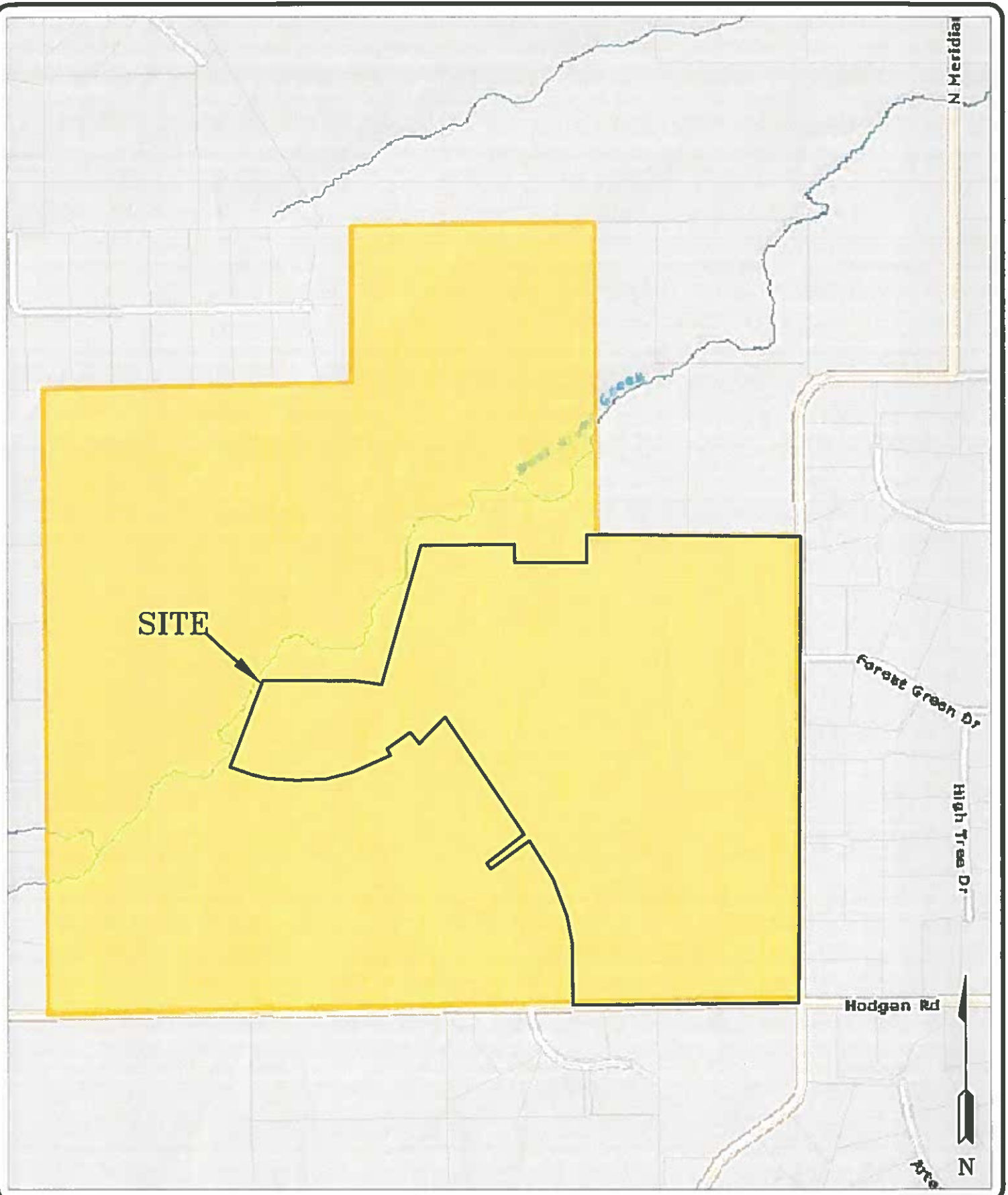
SOIL TYPE	TEST BORING NO.	DEPTH (FT)	WATER (%)	DRY DENSITY (PCF)	PASSING NO. 200 SIEVE (%)	LIQUID LIMIT (%)	PLASTIC INDEX (%)	SULFATE (WT %)	FHA SWELL (PSF)	SWELL/CONSOL (%)	UNIFIED CLASSIFICATION	SOIL DESCRIPTION
1	1	2-3			12.5						SM	SAND, SILTY
1	4	5			15.9						SM	SAND, SILTY
2	1	15			23.9	NV	NP				SM	SANDSTONE, SILTY
2	3	2-3			29.0	NV	NP				SM	SANDSTONE, SILTY
3	2	5			89.1				850		CL	CLAYSTONE, SANDY
3	4	20	21.8	106.8	53.3	29	13			-0.1	CL	CLAYSTONE, VERY SANDY

**Table 2: Summary Test Boring Results**

<b>Test Boring No.</b>	<b>Depth to Bedrock (ft.)</b>	<b>Depth to Seasonally Occurring Groundwater (ft.)</b>
1	1	18
2	4	>10
3	1	>20
4	1	17
2*	>20	>20
4*	16	>20
5*	>20	>20

\*- Preliminary Soils, Geology, and Wastewater Study prepared by Entech Job No. 181459

## FIGURES



**ENTECH**  
ENGINEERING, INC.  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5599

VICINITY MAP  
WINSOME SUBDIVISION - FILING NO. 2  
HODGEN ROAD & MERIDIAN ROAD  
EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

DRAWN:  
LLL

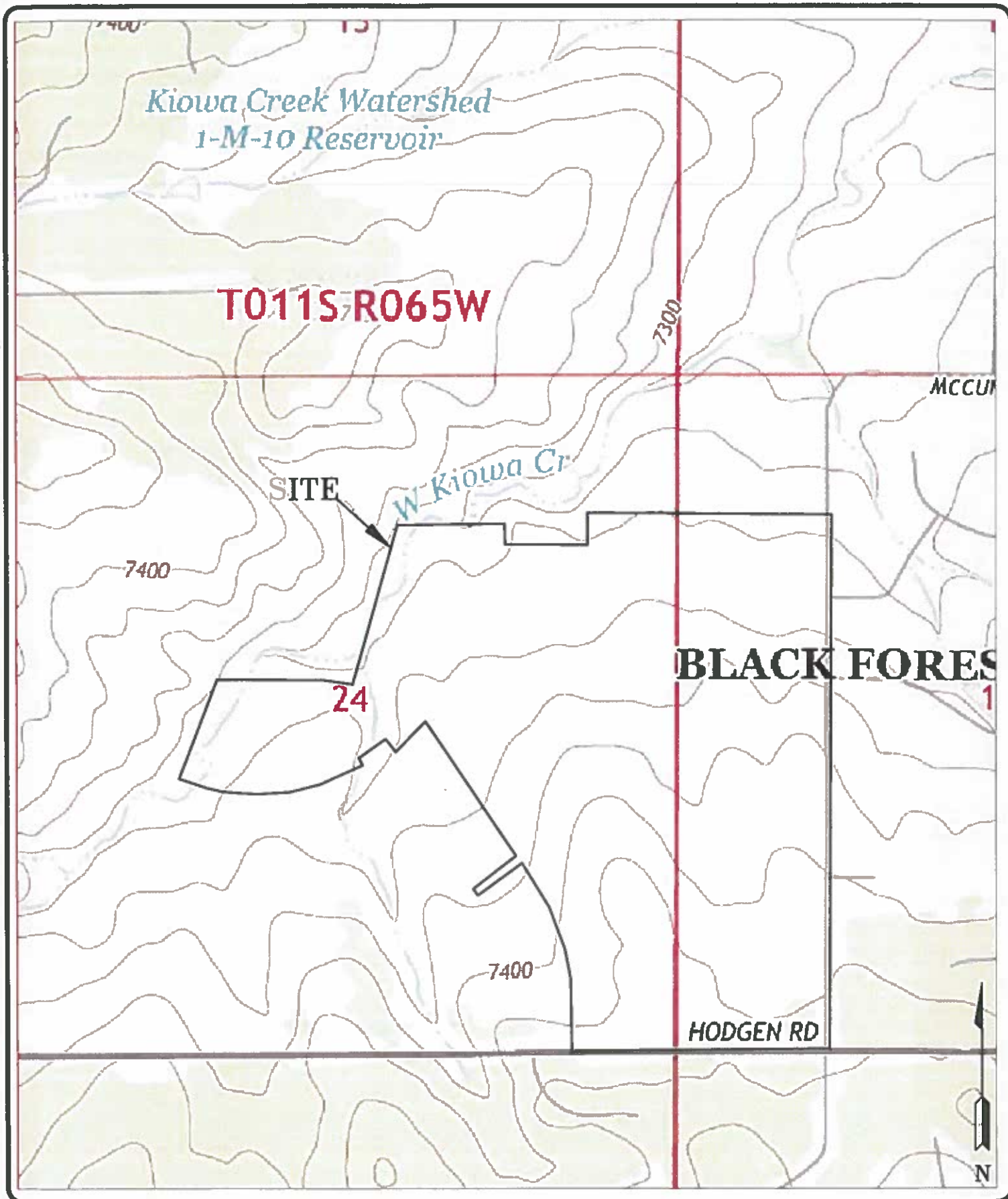
DATE:  
1/18/21

CHECKED:

DATE:

JOB NO.:  
202508

FIG NO.:  
1



**ENTECH**  
ENGINEERING, INC.  
305 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5399

USGS MAP  
WINSOME RANCH SUBDIVISION - FILING NO. 2  
HODGEN ROAD & MERIDIAN ROAD  
EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

DRAWN:  
LLL

DATE:  
1/18/21

CHECKED:

DATE:

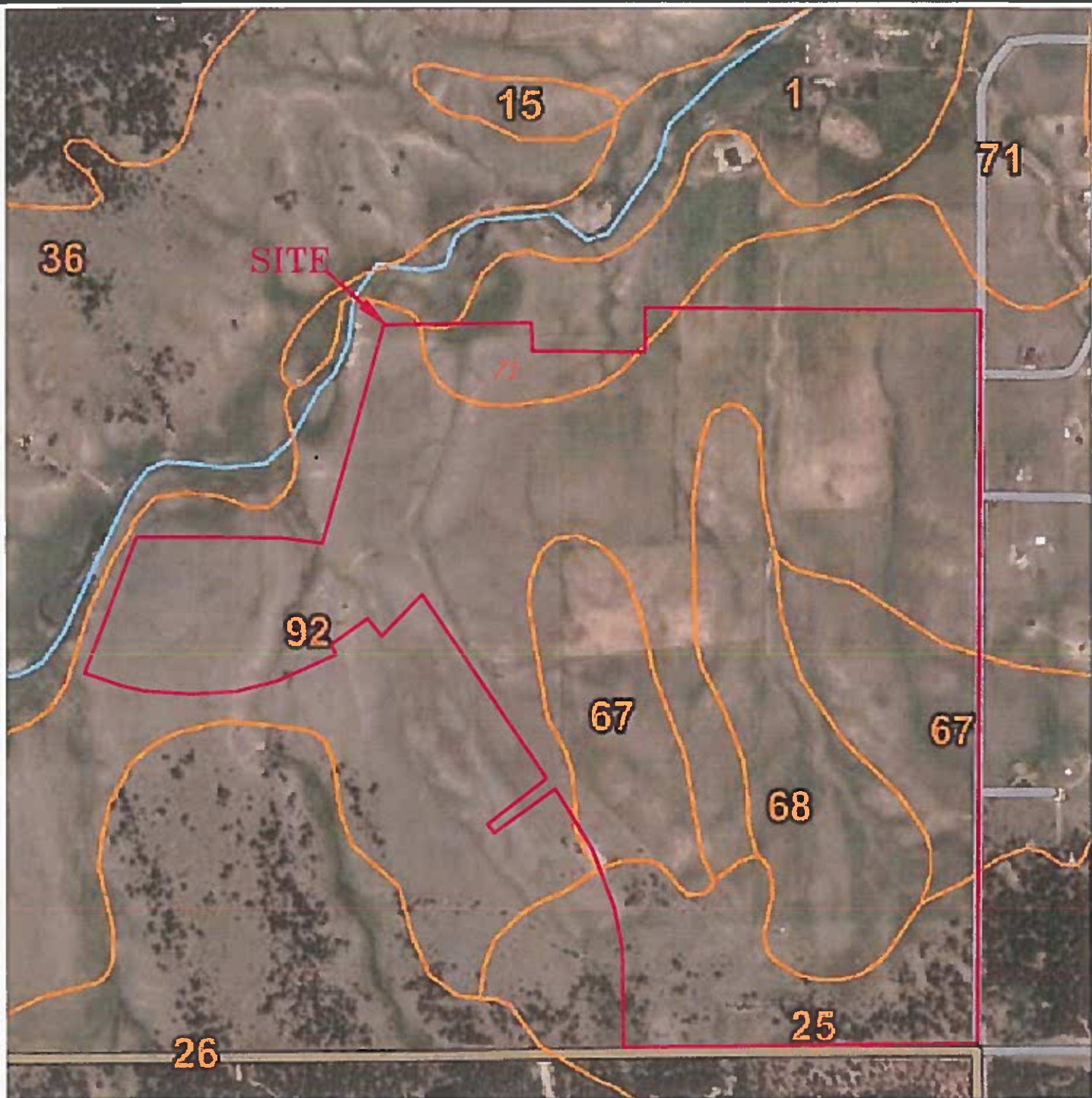
JOB NO.:  
202508

FIG NO.:  
2









**ENTECH**  
ENGINEERING, INC.  
585 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5599

SOIL SURVEY MAP  
WINSOME SUBDIVISION - FILING NO. 2  
HODGEN ROAD & MERIDIAN ROAD  
EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

DRAWN:  
LLL

DATE:  
1/18/21

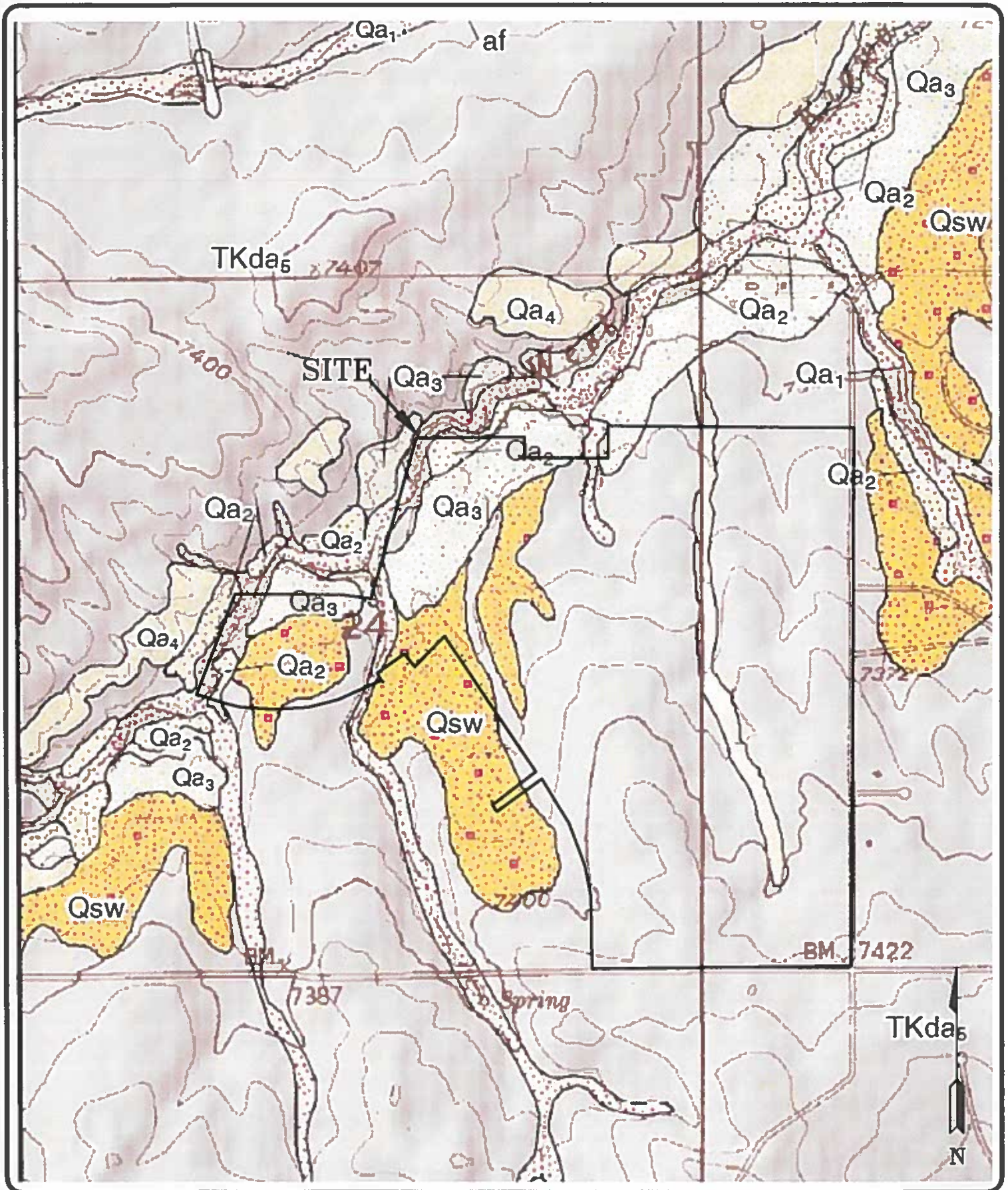
CHECKED:

DATE:

JOB NO.:  
202508

FIG NO.:  
4





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COLORADO SPRINGS, CO. 80907 (719) 531-5299

EASTONVILLE QUADRANGLE GEOLOGIC MAP  
WINSOME SUBDIVISION - FILING NO. 2  
HODGEN ROAD & MERIDIAN ROAD  
EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

DRAWN:  
LLL

DATE:  
1/18/21

CHECKED:

DATE:

JOB NO.:  
202508

FIG NO.:  
5



REVISION BY	

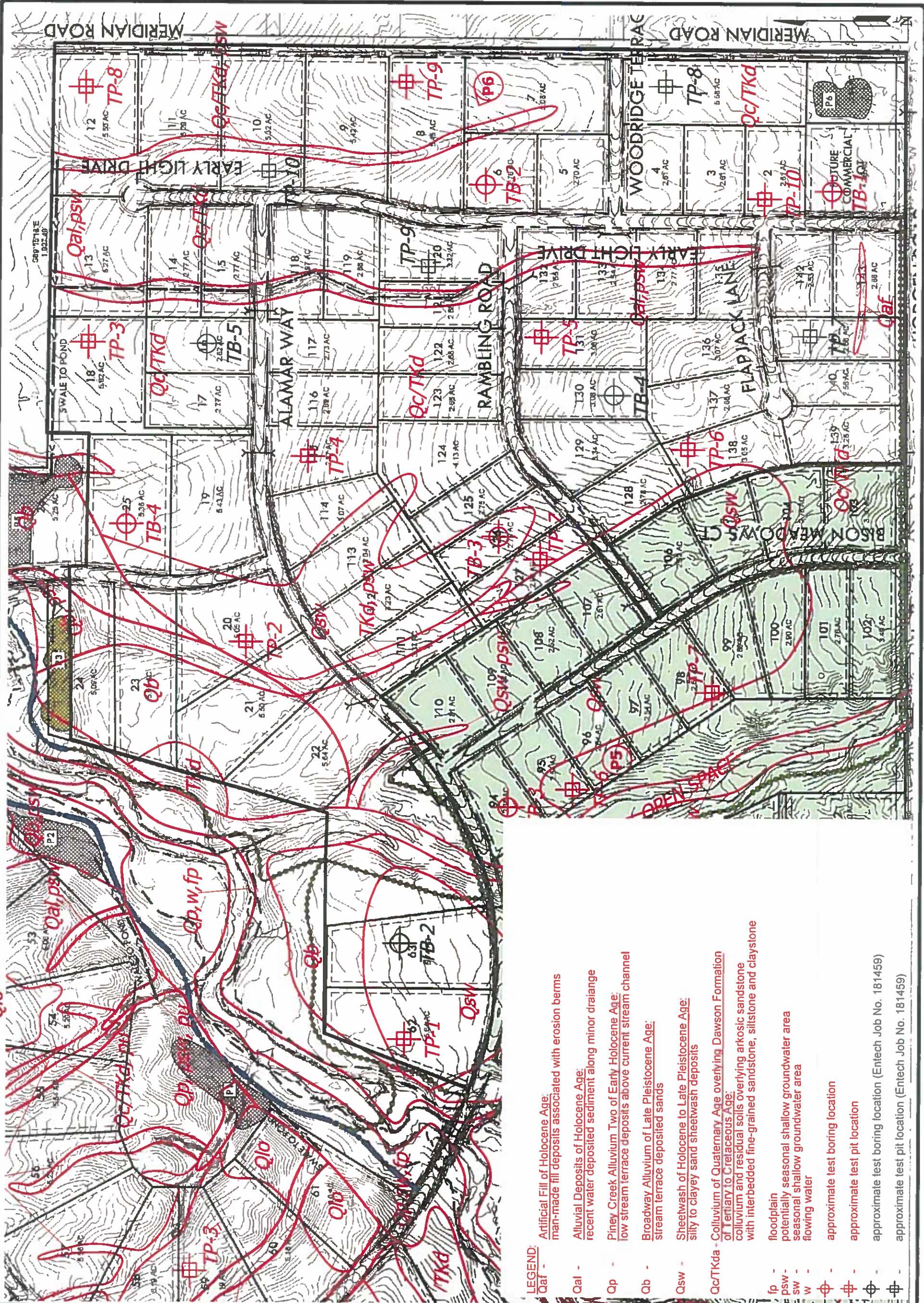
ENTECH

ENGINEERING, INC.

505 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907  
(719) 531-5599

GEOLGY/ENGINEERING GEOLOGY MAP  
WINSOME SUBDIVISION - FILING NO. 2  
HODGEN ROAD & MERIDIAN ROAD  
EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

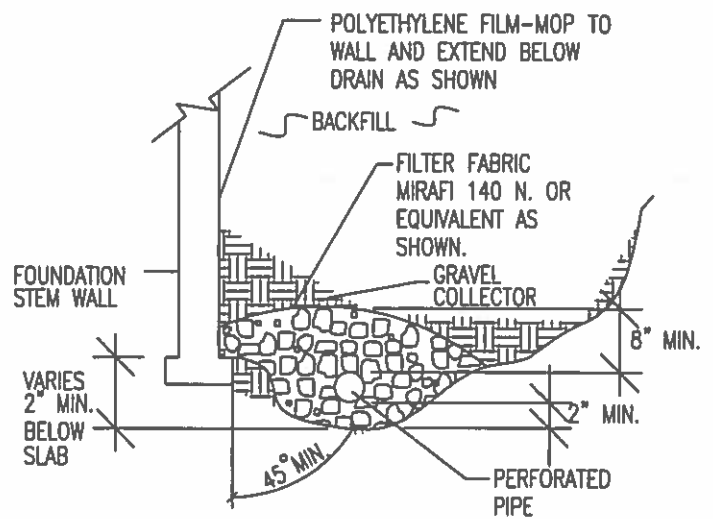
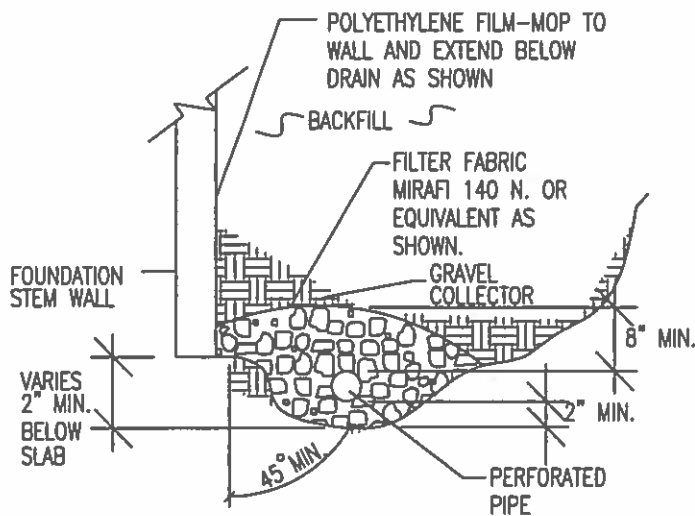
DATE	1/18/21
BY	AS SEOWIN
CHECKED	202508
DATE	1/18/21
BY	AS SEOWIN
CHECKED	202508
DATE	1/18/21
BY	AS SEOWIN
CHECKED	202508
DATE	1/18/21
BY	AS SEOWIN
CHECKED	202508











#### NOTES:

-GRAVEL SIZE IS RELATED TO DIAMETER OF PIPE PERFORATIONS-85% GRAVEL GREATER THAN 2x PERFORATION DIAMETER.

-PIPE DIAMETER DEPENDS UPON EXPECTED SEEPAGE. 4-INCH DIAMETER IS MOST OFTEN USED.

-ALL PIPE SHALL BE PERFORATED PLASTIC. THE DISCHARGE PORTION OF THE PIPE SHOULD BE NON-PERFORATED PIPE.

-FLEXIBLE PIPE MAY BE USED UP TO 8 FEET IN DEPTH, IF SUCH PIPE IS DESIGNED TO WITHSTAND THE PRESSURES. RIGID PLASTIC PIPE WOULD OTHERWISE BE REQUIRED.

-MINIMUM GRADE FOR DRAIN PIPE TO BE 1% OR 3 INCHES OF FALL IN 25 FEET.

-DRAIN TO BE PROVIDED WITH A FREE GRAVITY OUTFALL, IF POSSIBLE. A SUMP AND PUMP MAY BE USED IF GRAVITY OUT FALL IS NOT AVAILABLE.



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#### PERIMETER DRAIN DETAIL

DRAWN:

DATE:

DESIGNED:

CHECKED:

JOB NO.:

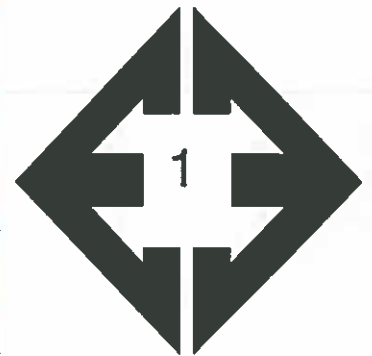
202508

FIG NO.:

8

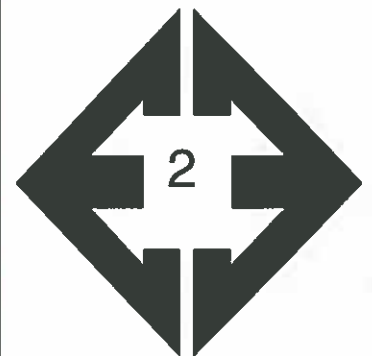
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## **APPENDIX A: Site Photographs**



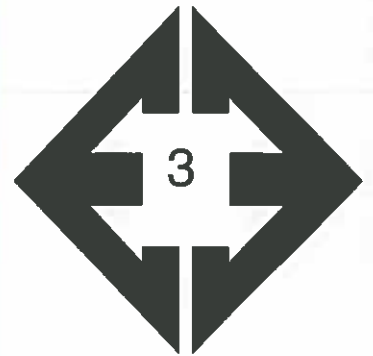
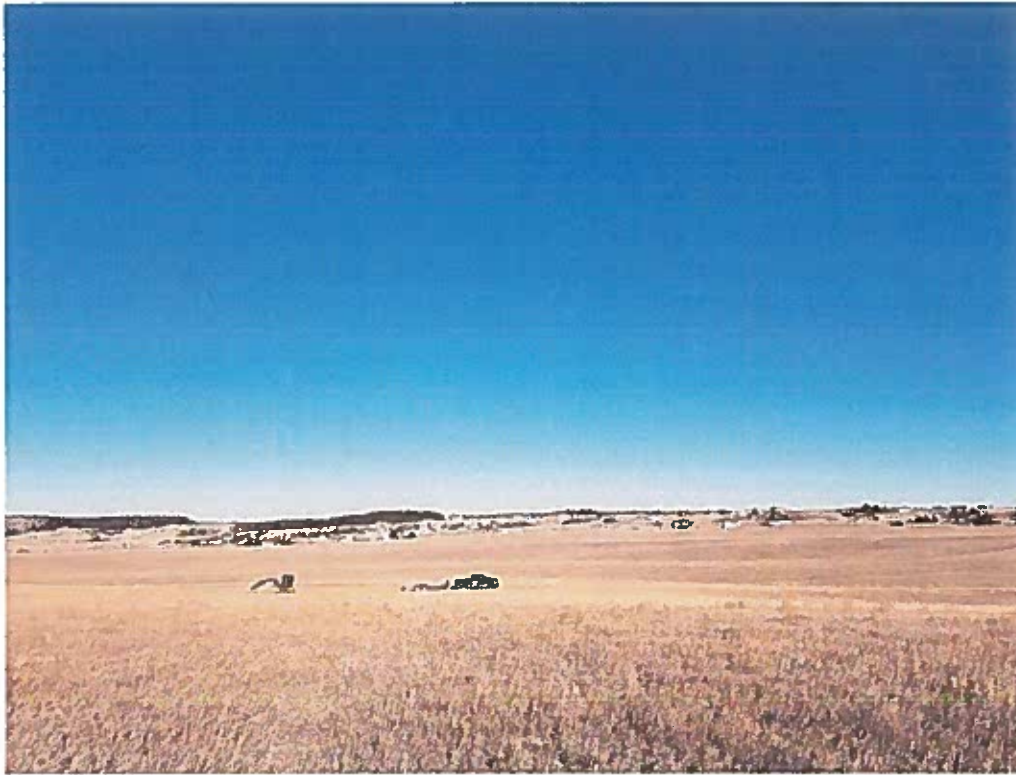
**Looking south from the  
northwestern  
portion of Filing No. 2.**

December 4, 2020



**Looking east from the  
southwestern portion  
of Filing No. 2.**

December 4, 2020



**Looking north from the  
central portion of  
Filing No. 2.**

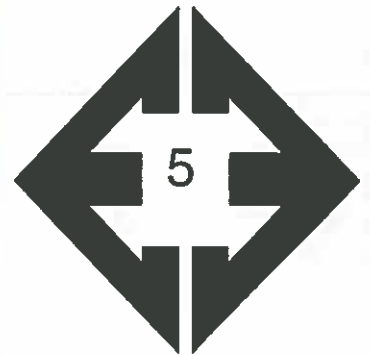
December 9, 2020



**Looking northeast  
from the central  
portion of Filing No. 2.**

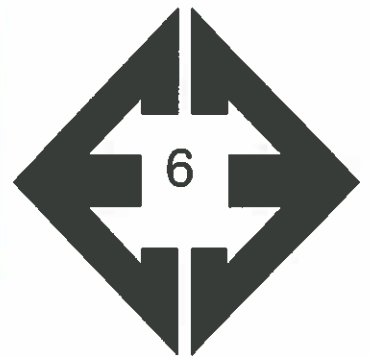
December 9, 2020





**Looking south from  
the western side of  
Filing No. 2.**

December 9, 2020



**Looking north from the  
western side of Filing  
No. 2.**

December 9, 2020

## **APPENDIX B: Test Boring Logs**



TEST BORING NO. 1  
 DATE DRILLED 12/21/2020  
 Job # 202508

TEST BORING NO. 2  
 DATE DRILLED 12/21/2020  
 CLIENT WINSOME, LLC  
 LOCATION HODGEN AND MERIDIAN

REMARKS

WATER @ 18', 12/21/20

6" TOPSOIL, SAND, SILTY, TAN  
 SANDSTONE, SILTY, FINE TO  
 COARSE GRAINED, TAN, VERY  
 DENSE, DRY TO MOIST

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
					1
			50	2.0	3
			11"		
5			50	8.6	3
			10"		
10			50	9.3	3
			10"		
15			50	8.6	3
			7"		
20			50	14.9	3
			6"		



REMARKS

DRY TO 12', 12/21/20

6" TOPSOIL, SAND, SILTY, FINE  
 TO COARSE GRAINED, TAN,  
 VERY DENSE, DRY

CLAYSTONE, SANDY, TAN,  
 HARD, MOIST

SANDSTONE, SILTY, FINE TO  
 COARSE GRAINED, TAN, VERY  
 DENSE, MOIST

\* - BULK SAMPLE TAKEN

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
					1
			50	2.3	1
5			50	12.6	3
10			50	4.2	2
			9"		
			*	3.4	2
15					
20					



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505 ELKTON DRIVE  
 COLORADO SPRINGS, COLORADO 80907

TEST BORING LOG

DRAWN:

DATE:

CHECKED:

DATE

LLC

1/13/21

JOB NO:  
 202508

FIG NO:

B-1

TEST BORING NO. 3  
 DATE DRILLED 12/22/2020  
 Job # 202508

TEST BORING NO. 4  
 DATE DRILLED 12/22/2020  
 CLIENT WINSOME, LLC  
 LOCATION HODGEN AND MERIDIAN

REMARKS

DRY TO 20', 12/22/20

6" TOPSOIL, SAND, SILTY, TAN  
 SANDSTONE, SILTY, FINE TO  
 COARSE GRAINED, TAN, VERY  
 DENSE, MOIST

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
			50	2.1	1
			9"		2
5			50	3.7	2
			6"		
10			47	7.8	2
15			50	7.9	2
			5"		
20			50	6.3	2
			6"		

REMARKS

WATER @ 17', 12/22/20

6" TOPSOIL, SAND, SILTY, TAN  
 SANDSTONE, SILTY, FINE TO  
 COARSE GRAINED, TAN, VERY  
 DENSE, DRY TO WET

CLAYSTONE, VERY SANDY,  
 BROWN, FIRM, WET



Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
			50	2.0	1
			10"		2
5			50	2.9	2
			11"		
10			50	2.7	2
			11"		
15			50	7.4	2
			8"		
20			9	22.3	3



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505 ELKTON DRIVE  
 COLORADO SPRINGS, COLORADO 80907

TEST BORING LOG

DRAWN:

DATE

CHECKED:

LLL

DATE:

1/13/21

JOB NO.  
 202508

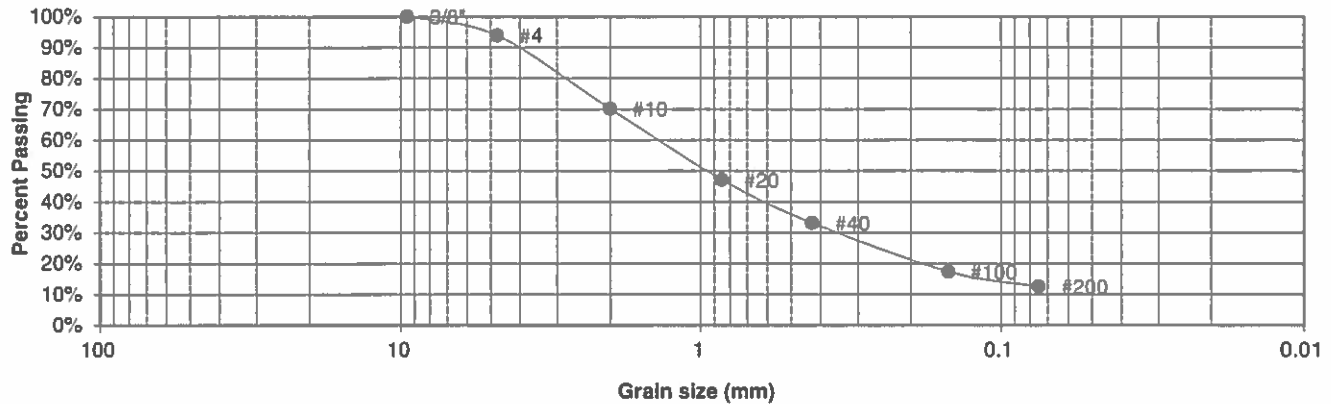
FIG NO.:

B-2

## **APPENDIX C: Laboratory Test Results**

<u>UNIFIED CLASSIFICATION</u>	SM	<u>CLIENT</u>	WINSOME, LLC
<u>SOIL TYPE #</u>	1	<u>PROJECT</u>	HODGEN AND MERIDIAN
<u>TEST BORING #</u>	1	<u>JOB NO.</u>	202508
<u>DEPTH (FT)</u>	2-3	<u>TEST BY</u>	BL

### Sieve Analysis Grain Size Distribution



<u>U.S. Sieve #</u>	<u>Percent Finer</u>
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	100.0%
4	93.9%
10	70.1%
20	47.1%
40	33.1%
100	17.3%
200	12.5%

Atterberg  
Limits  
Plastic Limit  
Liquid Limit  
Plastic Index

Swell  
Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



**ENTECH  
ENGINEERING, INC.**

505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

### LABORATORY TEST RESULTS

DRAWN

DATE

CHECKED:

DATE:

LLC

1/13/21

JOB NO.:  
202508

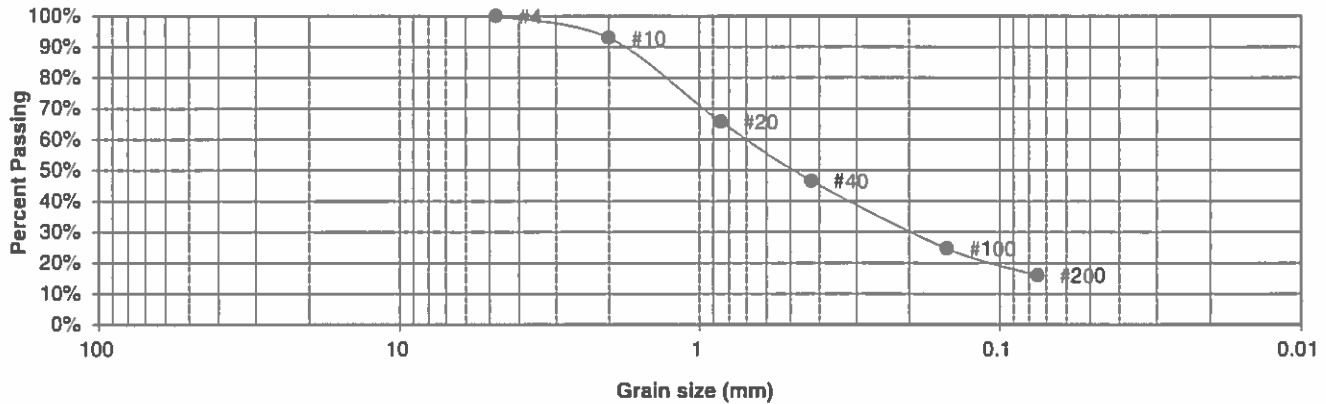
FIG NO.:

C-1

<b>UNIFIED CLASSIFICATION</b>	SM
<b>SOIL TYPE #</b>	1
<b>TEST BORING #</b>	4
<b>DEPTH (FT)</b>	5

<b>CLIENT</b>	WINSOME, LLC
<b>PROJECT</b>	HODGEN AND MERIDIAN
<b>JOB NO.</b>	202508
<b>TEST BY</b>	BL

**Sieve Analysis  
Grain Size Distribution**



**U.S.  
Sieve #**

**Percent  
Finer**

**Atterberg  
Limits**  
Plastic Limit  
Liquid Limit  
Plastic Index

3"  
1 1/2"  
3/4"  
1/2"  
3/8"

4	100.0%
10	92.9%
20	65.7%
40	46.6%
100	24.7%
200	15.9%

**Swell**  
Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



**ENTECH  
ENGINEERING, INC.**

505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

**LABORATORY TEST  
RESULTS**

DRAWN:

DATE:

CHECKED:

DATE:

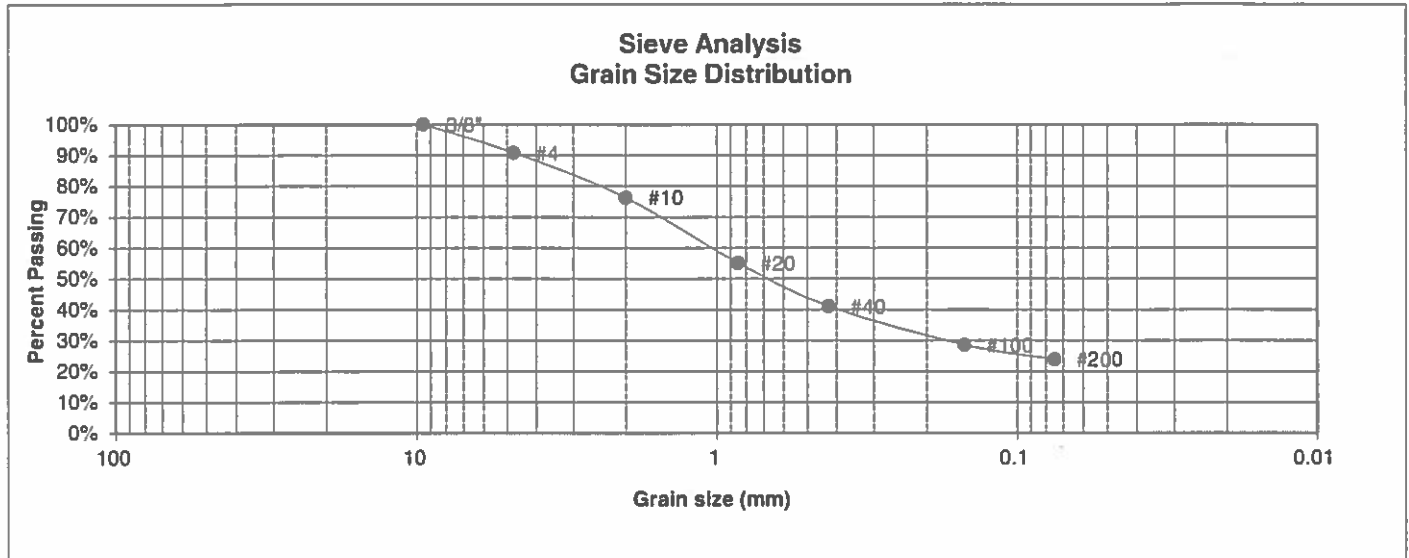
LL

1/13/21

JOB NO.:  
202508

FIG NO.:  
C-2

<b>UNIFIED CLASSIFICATION</b>	SM	<b>CLIENT</b>	WINSOME, LLC
<b>SOIL TYPE #</b>	2	<b>PROJECT</b>	HODGEN AND MERIDIAN
<b>TEST BORING #</b>	1	<b>JOB NO.</b>	202508
<b>DEPTH (FT)</b>	15	<b>TEST BY</b>	BL



<u>U.S. Sieve #</u>	<u>Percent Finer</u>
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	100.0%
4	90.8%
10	76.2%
20	55.1%
40	41.1%
100	28.5%
200	23.9%

<u>Atterberg Limits</u>	
Plastic Limit	NP
Liquid Limit	NV
Plastic Index	NP

<u>Swell</u>
Moisture at start
Moisture at finish
Moisture increase
Initial dry density (pcf)
Swell (psf)



**ENTECH  
ENGINEERING, INC.**

505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

## LABORATORY TEST RESULTS

DRAWN:

DATE:

CHECKED:

LL

DATE:

1/13/21

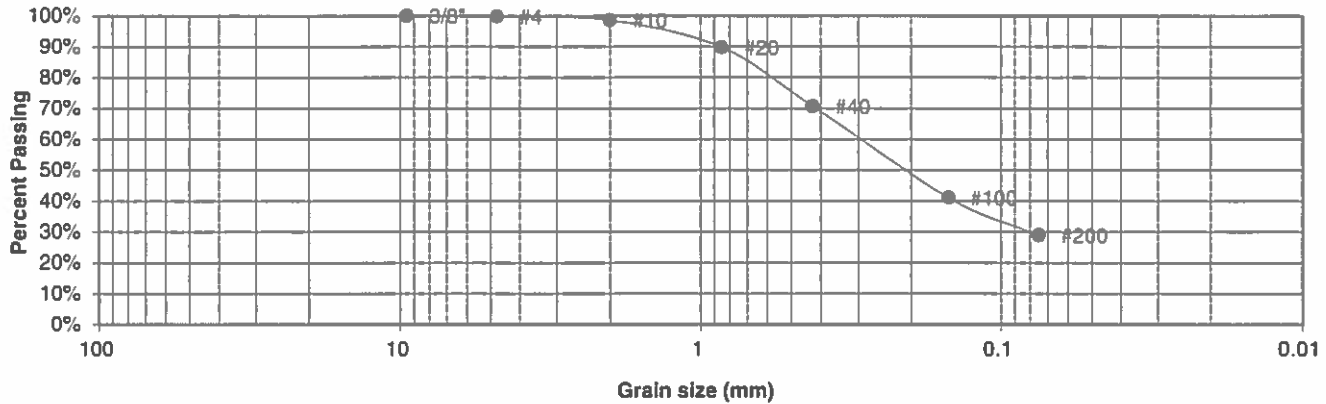
JOB NO.:  
202508

FIG NO.:  
C-3

UNIFIED CLASSIFICATION	SM
SOIL TYPE #	2
TEST BORING #	3
DEPTH (FT)	2-3

CLIENT	WINSOME, LLC
PROJECT	HODGEN AND MERIDIAN
JOB NO.	202508
TEST BY	BL

### Sieve Analysis Grain Size Distribution



U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	100.0%
4	99.8%
10	98.6%
20	89.7%
40	70.7%
100	41.0%
200	29.0%

Atterberg Limits	
Plastic Limit	NP
Liquid Limit	NV
Plastic Index	NP

Swell	
Moisture at start	
Moisture at finish	
Moisture increase	
Initial dry density (pcf)	
Swell (psf)	



**ENTECH  
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505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

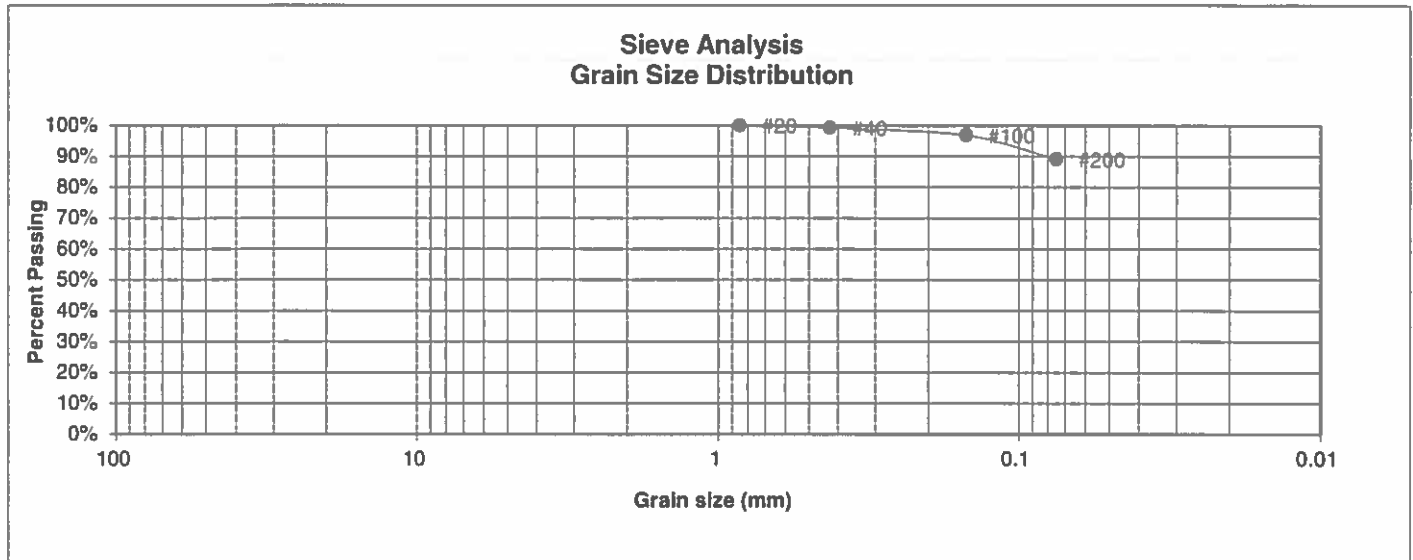
### LABORATORY TEST RESULTS

DRAWN:	DATE:	CHECKED:	DATE:
		LLL	1/13/21

JOB NO.:  
202508

FIG NO.:  
C-4

<u>UNIFIED CLASSIFICATION</u>	CL	<u>CLIENT</u>	WINSOME, LLC
<u>SOIL TYPE #</u>	3	<u>PROJECT</u>	HODGEN AND MERIDIAN
<u>TEST BORING #</u>	2	<u>JOB NO.</u>	202508
<u>DEPTH (FT)</u>	5	<u>TEST BY</u>	BL



<u>U.S. Sieve #</u>	<u>Percent Finer</u>
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	
4	
10	
20	100.0%
40	99.2%
100	96.9%
200	89.1%

Atterberg  
Limits  
Plastic Limit  
Liquid Limit  
Plastic Index

<u>Swell</u>	
Moisture at start	13.8%
Moisture at finish	21.3%
Moisture increase	7.5%
Initial dry density (pcf)	104
Swell (psf)	850



**ENTECH  
ENGINEERING, INC.**

505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

## LABORATORY TEST RESULTS

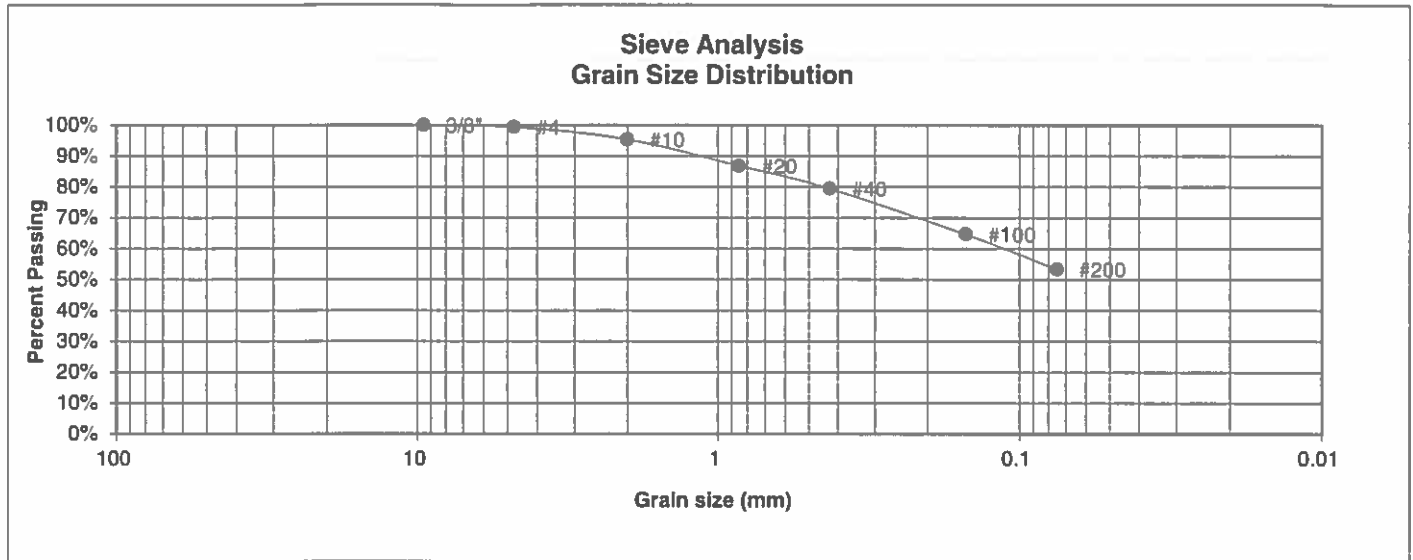
<u>DRAWN:</u>	<u>DATE:</u>	<u>CHECKED:</u>	<u>DATE:</u>
		LL	1/13/21

JOB NO.:  
202508

FIG NO.:  
C-5



UNIFIED CLASSIFICATION	CL	CLIENT	WINSOME, LLC
SOIL TYPE #	3	PROJECT	HODGEN AND MERIDIAN
TEST BORING #	4	JOB NO.	202508
DEPTH (FT)	20	TEST BY	BL



U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	100.0%
4	99.4%
10	95.4%
20	86.8%
40	79.4%
100	64.7%
200	53.3%

Atterberg Limits	
Plastic Limit	16
Liquid Limit	29
Plastic Index	13

Swell	
Moisture at start	
Moisture at finish	
Moisture increase	
Initial dry density (pcf)	
Swell (psf)	



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505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

## LABORATORY TEST RESULTS

DRAWN:

DATE:

CHECKED:

LL

DATE:

1/13/21

JOB NO.:  
202508

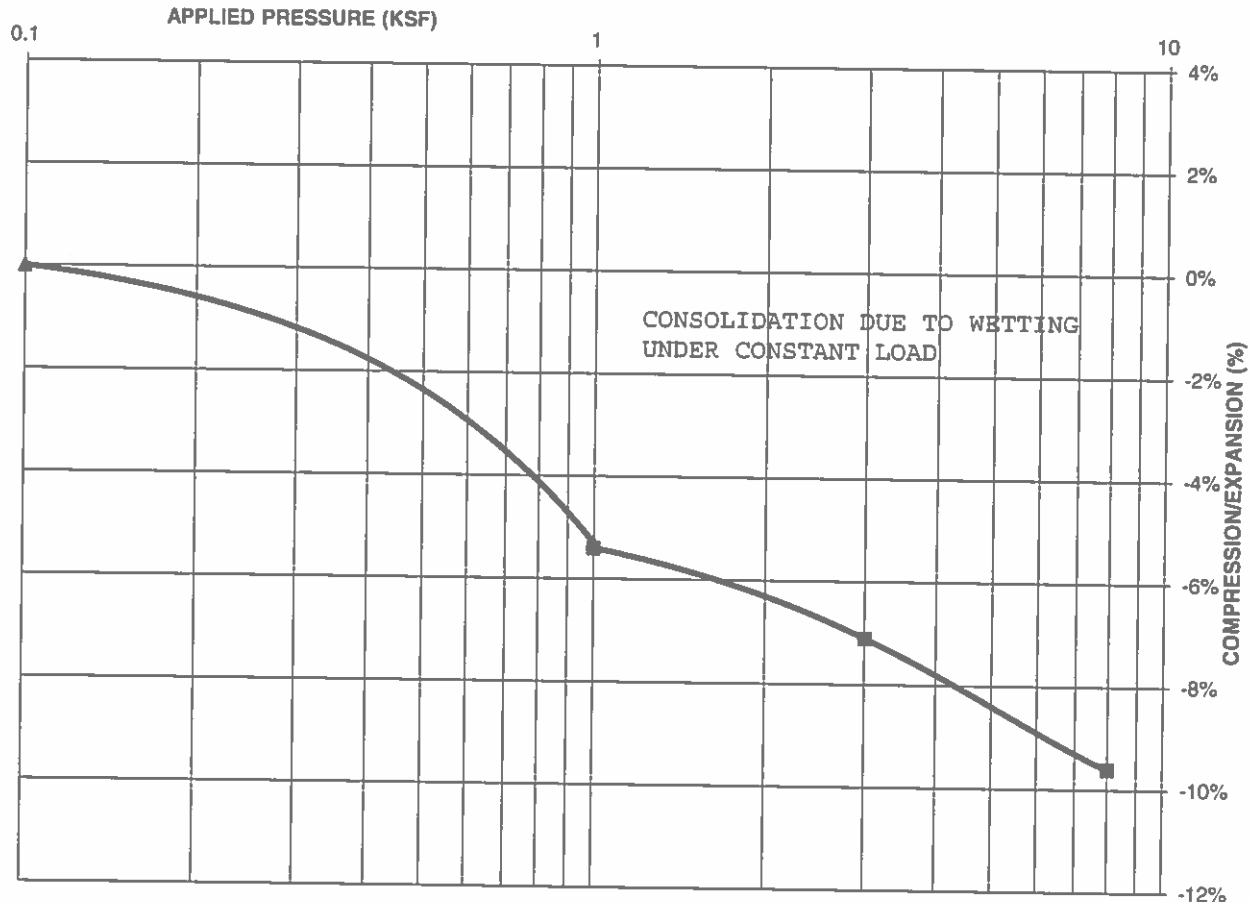
FIG NO.:  
C-6

### CONSOLIDATION TEST RESULTS

TEST BORING #	4	DEPTH(ft)	20
DESCRIPTION	CL	SOIL TYPE	3
NATURAL UNIT DRY WEIGHT (PCF)	107		
NATURAL MOISTURE CONTENT	21.8%		
SWELL/CONSOLIDATION (%)	-0.1%		

JOB NO. 202508  
CLIENT WINSOME, LLC  
PROJECT HODGEN AND MERIDIAN

### SWELL CONSOLIDATION



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### SWELL CONSOLIDATION TEST RESULTS

DRAWN:

DATE:

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DATE:

LLL

1/13/21

JOB NO.:  
202508

FIG NO.:  
C-7

**APPENDIX D: Laboratory Testing Summary Table, Test Boring**

**Entech Job No. 181495**

**TABLE 1**  
**SUMMARY OF LABORATORY TEST RESULTS**

CLIENT PROTERRA PROPERTIES  
PROJECT WINSOME SUBDIVISION  
JOB NO. 181459

SOIL TYPE	TEST BORING NO.	DEPTH (FT)	WATER (%)	DRY DENSITY (PCF)	PASSING NO. 200 SIEVE (%)	LIQUID LIMIT (%)	PLASTIC INDEX (%)	SULFATE (WT %)	FHA SWELL (PSF)	SWELL/CONSOL (%)	UNIFIED CLASSIFICATION	SOIL DESCRIPTION
1	2	2-3			12.1	NV	NP				SM	SAND, SILTY
1	3	10			6.5			<0.01			SM-SW	SAND, SLIGHTLY SILTY
1	5	5			17.3						SM	SAND, SILTY
1	TP-3	2-3			23.7						SM	SAND, SILTY
1	TP-4	5-6			15.3						SM	SAND, SILTY
1	TP-5	2-3			19.2						SM	SAND, SILTY
1	TP-7	2-3			33.5						SM	SAND, SILTY
1	TP-9	5-6			21.3				30		SM	SAND, SILTY
1	TP-10	2-3			32.0						SM	SAND, SILTY
2	TP-1	5-6			74.8	30	10				CL	CLAY, SANDY
3	TP-2	5-6			14.0	30	9				SM	SANDSTONE, SILTY
3	TP-8	5-6			21.1	33	14				SC	SANDSTONE, CLAYEY
3	TP-6	5-6			54.2				350		CL-SC	SANDSTONE, VERY CLAYEY
3	4	20			18.6	21	7	<0.01			SC-SM	SANDSTONE, SILTY, CLAYEY
4	1	15	13.4	120.4	73.2	35	13	<0.01		2.5	CL	CLAYSTONE, SANDY

TEST BORING NO 1  
 DATE DRILLED 9/18/2018  
 Job # 181459

TEST BORING NO 2  
 DATE DRILLED 9/18/2018  
 CLIENT PROTERRA PROPERTIES  
 LOCATION WINSOME SUBDIVISION

REMARKS

DRY TO 20', 9/19/18

SAND, SILTY, FINE TO  
 COARSE GRAINED, TAN,  
 MEDIUM DENSE, MOIST

SAND, CLAYEY, FINE TO  
 COARSE GRAINED, TAN,  
 MEDIUM DENSE, MOIST

CLAYSTONE, SANDY, TAN,  
 HARD, MOIST

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
			29	3.7	1
5			17	4.7	1
10			15	11.1	1
15			50 11"	12.4	4
20			50 7"	12.8	4

REMARKS

DRY TO 17.5', 9/19/18

SAND, SILTY, FINE TO COARSE  
 GRAINED, TAN, MEDIUM DENSE,  
 DRY TO MOIST

CLAY, SANDY, BROWN, FIRM,  
 MOIST

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
			12	1.5	1
5			16	2.4	1
10			24	3.3	1
15			25	3.1	1
20			13	13.2	2



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 COLORADO SPRINGS, COLORADO 80907

TEST BORING LOG

DRAWN:

DATE

CHECKED:  
 LLL

DATE:  
 1/7/19

JOB NO.  
 181459

FIG NO.

0-1

TEST BORING NO 3  
DATE DRILLED 9/18/2018  
Job # 181459

TEST BORING NO 4  
DATE DRILLED 9/18/2018  
CLIENT PROTERRA PROPERTIES  
LOCATION WINSOME SUBDIVISION

REMARKS

WATER @ 16.5', 9/19/18

SAND, SILTY TO SLIGHTLY  
SILTY, FINE TO COARSE  
GRAINED, TAN, DENSE TO  
MEDIUM DENSE, DRY TO WET

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
5			35	1.7	1
			16	3.0	1
10			28	3.9	1
15			24	3.6	1
20			17	10.7	1



REMARKS

DRY TO 20', 9/19/18

SAND, SILTY, FINE TO COARSE  
GRAINED, TAN, MEDIUM  
DENSE, MOIST

SANDSTONE, SILTY, CLAYEY,  
FINE TO COARSE GRAINED,  
TAN, VERY DENSE, MOIST

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
5			29	2.5	1
			26	5.0	1
10			16	3.7	1
15			27	6.9	1
20			50	6.2	3
			10"		



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COLORADO SPRINGS, COLORADO 80907

TEST BORING LOG

DRAWN:

DATE:

CHECKED:

DATE:

LLL

1/7/19

JOB NO:  
181459

FIG NO:

02

TEST BORING NO. 5  
 DATE DRILLED 9/18/2018  
 Job # 181459

TEST BORING NO.  
 DATE DRILLED  
 CLIENT PROTERRA PROPERTIES  
 LOCATION WINSOME SUBDIVISION

REMARKS

DRY TO 20', 9/19/18  
 SAND, SILTY, FINE TO COARSE  
 GRAINED, BROWN TO TAN,  
 LOOSE TO MEDIUM DENSE,  
 MOIST

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
5			5	3.8	1
5			5	6.0	1
10			14	6.2	1
15			10	8.1	1
20			27	7.8	1

REMARKS

Depth (ft)	Symbol	Samples	Blows per foot	Watercontent %	Soil Type
5					
10					
15					
20					



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 COLORADO SPRINGS, COLORADO 80907

TEST BORING LOG

DRAWN:

DATE:

CHECKED:

DATE:

LLL

1/7/19

JOB NO.:  
 181459

FIG NO.:

D-3

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## **APPENDIX E: Soil Survey Descriptions**



## El Paso County Area, Colorado

### 25—Elbeth sandy loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 367x

*Elevation:* 7,300 to 7,600 feet

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Elbeth and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Elbeth

##### Setting

*Landform:* Hills

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from arkose

##### Typical profile

*A - 0 to 3 inches:* sandy loam

*E - 3 to 23 inches:* loamy sand

*Bt - 23 to 68 inches:* sandy clay loam

*C - 68 to 74 inches:* sandy clay loam

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Moderate (about 7.1 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* B

*Hydric soil rating:* No

#### Minor Components

##### Other soils

*Percent of map unit:*

*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: El Paso County Area, Colorado  
Survey Area Data: Version 18, Jun 5, 2020

## El Paso County Area, Colorado

### 67—Peyton sandy loam, 5 to 9 percent slopes

#### Map Unit Setting

*National map unit symbol:* 369d  
*Elevation:* 6,800 to 7,600 feet  
*Mean annual air temperature:* 43 to 45 degrees F  
*Frost-free period:* 115 to 125 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Peyton and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Peyton

##### Setting

*Landform:* Hills  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Arkosic alluvium derived from sedimentary rock and/or arkosic residuum weathered from sedimentary rock

##### Typical profile

*A - 0 to 12 inches:* sandy loam  
*Bt - 12 to 25 inches:* sandy clay loam  
*BC - 25 to 35 inches:* sandy loam  
*C - 35 to 60 inches:* sandy loam

##### Properties and qualities

*Slope:* 5 to 9 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Moderate (about 7.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* B  
*Ecological site:* R049XB216CO - Sandy Divide  
*Hydric soil rating:* No

### **Minor Components**

#### **Pleasant**

*Percent of map unit:*

*Landform:* Depressions

*Hydric soil rating:* Yes

#### **Other soils**

*Percent of map unit:*

*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: El Paso County Area, Colorado

Survey Area Data: Version 18, Jun 5, 2020

## El Paso County Area, Colorado

### 68—Peyton-Pring complex, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 369f

*Elevation:* 6,800 to 7,600 feet

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Peyton and similar soils:* 40 percent

*Pring and similar soils:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Peyton

##### Setting

*Landform:* Hills

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Arkosic alluvium derived from sedimentary rock  
and/or arkosic residuum weathered from sedimentary rock

##### Typical profile

*A - 0 to 12 inches:* sandy loam

*Bt - 12 to 25 inches:* sandy clay loam

*BC - 25 to 35 inches:* sandy loam

*C - 35 to 60 inches:* sandy loam

##### Properties and qualities

*Slope:* 3 to 5 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water  
(Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Moderate (about 7.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4c

*Hydrologic Soil Group:* B

*Ecological site:* R049XB216CO - Sandy Divide

*Hydric soil rating:* No

## Description of Pring

### Setting

*Landform:* Hills  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Arkosic alluvium derived from sedimentary rock

### Typical profile

*A - 0 to 14 inches:* coarse sandy loam  
*C - 14 to 60 inches:* gravelly sandy loam

### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* High  
(2.00 to 6.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Low (about 6.0 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* B  
*Ecological site:* R048AY222CO  
*Hydric soil rating:* No

## Minor Components

### Pleasant

*Percent of map unit:*  
*Landform:* Depressions  
*Hydric soil rating:* Yes

### Other soils

*Percent of map unit:*  
*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: El Paso County Area, Colorado  
Survey Area Data: Version 18, Jun 5, 2020

## El Paso County Area, Colorado

### 71—Pring coarse sandy loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 369k

*Elevation:* 6,800 to 7,600 feet

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Pring and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Pring

##### Setting

*Landform:* Hills

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Arkosic alluvium derived from sedimentary rock

##### Typical profile

*A - 0 to 14 inches:* coarse sandy loam

*C - 14 to 60 inches:* gravelly sandy loam

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water (Ksat):* High  
(2.00 to 6.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Low (about 6.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* B

*Ecological site:* R048AY222CO

*Hydric soil rating:* No

#### Minor Components

##### Pleasant

*Percent of map unit:*

*Landform:* Depressions

*Hydric soil rating:* Yes

**Other soils**

*Percent of map unit:*

*Hydric soil rating:* No

**Data Source Information**

Soil Survey Area: El Paso County Area, Colorado

Survey Area Data: Version 18, Jun 5, 2020



## El Paso County Area, Colorado

### 92—Tomah-Crowfoot loamy sands, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 36b9

*Elevation:* 7,300 to 7,600 feet

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Tomah and similar soils:* 50 percent

*Crowfoot and similar soils:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Tomah

##### Setting

*Landform:* Hills, alluvial fans

*Landform position (three-dimensional):* Side slope, crest

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from arkose and/or residuum weathered from arkose

##### Typical profile

*A - 0 to 10 inches:* loamy sand

*E - 10 to 22 inches:* coarse sand

*C - 48 to 60 inches:* coarse sand

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to high (0.60 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Very low (about 2.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* B

*Ecological site:* R049XB216CO - Sandy Divide

*Hydric soil rating:* No

#### Description of Crowfoot

##### Setting

*Landform:* Alluvial fans, hills

*Landform position (three-dimensional):* Side slope, crest

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium

#### **Typical profile**

*A - 0 to 12 inches:* loamy sand

*E - 12 to 23 inches:* sand

*Bt - 23 to 36 inches:* sandy clay loam

*C - 36 to 60 inches:* coarse sand

#### **Properties and qualities**

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to high (0.60 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Low (about 4.7 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* B

*Ecological site:* R049XB216CO - Sandy Divide

*Hydric soil rating:* No

#### **Minor Components**

##### **Other soils**

*Percent of map unit:*

*Hydric soil rating:* No

##### **Pleasant**

*Percent of map unit:*

*Landform:* Depressions

*Hydric soil rating:* Yes

## **Data Source Information**

Soil Survey Area: El Paso County Area, Colorado

Survey Area Data: Version 18, Jun 5, 2020

# *Appendix C*



**ENTECH**  
ENGINEERING, INC.

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COLORADO SPRINGS, CO 80907  
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**WASTEWATER STUDY  
WINSOME SUBDIVISION – FILING NO. 2  
A PORTION OF PARCEL NO. 51000-00-493  
17480 MERIDIAN ROAD NORTH  
EL PASO COUNTY, COLORADO**

Prepared for

**Winsome, LLC**  
1864 Woodmoor Drive, Suite 100  
Monument, Colorado 80132

Attn: Joe DesJardin

January 26, 2021

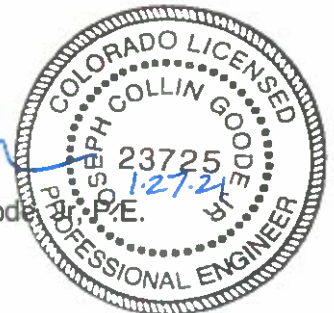
Respectfully Submitted,

ENTECH ENGINEERING, INC.

Logan L. Langford, P.G.  
Geologist

Reviewed by:

Joseph C. Goode, P.E.  
President



LLL/nc

Encl.

Entech Job No. 200032  
AAprojects/2020/20032 county ww

PCD Fil No. \_\_\_\_\_

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**TABLES**

Table 1: Summary of Laboratory Test Results

Table 2: Summary of Tactile Test Pits Results

**FIGURES**

Figure 1: Vicinity Map

Figure 2: USGS Map

Figure 3: Site Plan/Testing Location Map

Figure 4: Soil Survey Map

Figure 5: Eastonville Quadrangle Geology Map

Figure 6: Geology Map/Engineering Geology

Figure 7: Floodplain Map

Figure 8: Septic Suitability Map

APPENDIX A: Site Photographs

APPENDIX B: Test Pit Logs

APPENDIX C: Laboratory Test Results

APPENDIX D: Laboratory Testing Summary, Test Pit Logs - Entech Job No. 181495

APPENDIX E: Soil Survey Descriptions

## **1.0 SUMMARY**

### ***Project Location***

The project site lies in portions of the NE¼, SE¼, and SW¼ of Section 24 and a portion of the W½ of Section 19, Township 11 South, Range 65 West of the 6<sup>th</sup> Principal Meridian in the northeastern portion of El Paso County, Colorado. The site is located approximately 12 miles east of Monument, Colorado, northwest of Hodgen Road and Meridian Road North.

### ***Project Description***

Total acreage involved in Filing No. 2 of the project is approximately 238 acres. The proposed site development consists of Sixty-one single-family rural residential lots, one commercial lot are proposed, and a full spectrum detention pond in the southeastern portion of the site. The development will utilize individual wells and on-site wastewater treatment systems.

### ***Scope of Report***

This report presents the results of our geologic evaluation, and treatment of engineering geologic hazard study.

### ***Land Use and Engineering Geology***

This site was found to be suitable for the proposed development. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include areas of potentially expansive soils, potentially seasonal shallow groundwater, and seasonal shallow groundwater areas. Based on the proposed development plan, it appears that these areas will have some impact on the development. These conditions will be discussed in greater detail in the report.

In general, it is our opinion that the development can be achieved if the observed geologic conditions on site are either avoided or properly mitigated. All recommendations are subject to the limitations discussed in the report.



## **2.0 GENERAL SITE CONDITIONS AND PROJECT DESCRIPTION**

The site is located in portions of the NE¼, SE¼, and SW¼ of Section 24 and a portion of the W½ of Section 19, Township 11 South, Range 65 West of the 6<sup>th</sup> Principal Meridian in the northeastern portion of El Paso County, Colorado. The site is located approximately 12 miles east of Monument, Colorado, northwest of Hodgen Road and Meridian Road North. The location of the site is as shown on the Vicinity Map, Figure 1.

The topography of the site consists of rolling hills that vary from gradually to moderately sloping generally to the northwest, with moderately steep slopes located along portions of the drainages on site. West Kiowa Creek bisects the site and is located to the northwest and north of phase one of the proposed subdivision. A tributary to West Kiowa Creek is located in the eastern portion of Winsome Subdivision Filing No. 1. The drainages on site flow in a northerly and northeasterly directions through the central portion of the site. Water was observed in the drainages at the time of this investigation. The site boundaries are indicated on the USGS Map, Figure 2. Previous land uses have included grazing and pasture land. The site contains primarily field grasses and weeds. Site photographs, taken December 4 and 9, 2020, are included in Appendix A.

Total acreage involved in the proposed development is approximately 238 acres. Sixty-one single-family rural residential lots, one commercial lot are proposed, and a full spectrum detention pond in the southeastern portion of the site. The proposed residential lots are approximately 2.5 to 5.5 acres each. The area will be serviced by individual wells and on-site wastewater treatment systems. The proposed Site Plan/Testing Location Map is presented in Figure 3.

The site was previously investigated as part of a Preliminary Soils, Geology, Geologic Hazard and Wastewater Study, Entech Job No. 181459 (Reference 1). Five (5) test borings, and ten (10) tactile test pits were performed on the site to determine general suitability of the site for the use of on-site wastewater treatment systems. The previous report/investigation was used as part of this investigation. More specifically previous Test Boring Nos. (TB-2, TB-4, and TB-5) and Test Pit Nos. (TP-4, TP-5 and TP-6) were used as part of the Winsome Subdivision Filing No. 2 investigation.

### **3.0 SCOPE OF THE REPORT**

The scope of the report includes:

- A general geologic analysis utilizing published geologic data. Detailed site-specific mapping will be conducted to obtain general information in respect to major geographic and geologic features, geologic descriptions and their effects on the development of the property.

### **4.0 FIELD INVESTIGATION**

Our field investigation consisted of the preparation of a geologic map of any bedrock features and significant surficial deposits. The Natural Resource Conservation Service (NRCS), previously the Soil Conservation Service (SCS) survey was also reviewed to evaluate the site. The position of mappable units within the subject property are shown on the Geologic Map. Our mapping procedures involved both field reconnaissance and measurements and air photo reconnaissance and interpretation. The same mapping procedures have also been utilized to produce the Geology/Engineering Geology Map which identified pertinent geologic conditions affecting development. The field mapping was performed by personnel of Entech Engineering, Inc. on December 4 and 9, 2020.

Previous Test Pit Nos. (TP-7, TP-8, TP-9 and TP-10) from the Preliminary Soils, Geology, Geologic Hazard and Wastewater study, referenced in Section 2.0, were used as part of the Winsome Subdivision Filing No. 2 investigation. Four (4) test borings, and ten (10) tactile test pits were performed on the site to determine general suitability of the site for the use of on-site wastewater treatment systems. The locations of the test borings, and test pits are indicated on the Site Plan/Testing Location Map, Figure 3. The Test Pit Logs are presented in Appendix B. Results of this testing will be discussed later in this report.

Laboratory testing was also performed on some of the soils to classify and determine the soils engineering characteristics. Laboratory tests included grain-size analysis, ASTM D-422, and Atterberg Limits, ASTM D-4318. Results of the laboratory testing are included in Appendix C. A Summary of Laboratory Test Results is presented in Table 1. A Summary of Laboratory Test Results, Test Pit Logs from the previous investigation are included in Appendix D.

## **5.0 SOIL, GEOLOGY AND ENGINEERING GEOLOGY**

### **5.1 General Geology**

Physiographically, the site lies in the western portion of the Great Plains Physiographic Province, north of the Palmer Divide. Approximately 16 miles to the west is a major structural feature known as the Rampart Range Fault. This fault marks the boundary between the Great Plains Physiographic Province and the Southern Rocky Mountain Province. The site exists within the southeastern edge of a large structural feature known as the Denver Basin. Bedrock in the area tends to be very gently dipping in a northwesterly direction (Reference 1). The rocks in the area of the site are sedimentary in nature and typically Tertiary to Upper Cretaceous in age. The bedrock underlying the site consists of the Dawson Arkose Formation. Overlying this formation are unconsolidated deposits of residual soils, man-made, and alluvial soils of the Quaternary Age. The residual soils are produced by the in-situ action of weathering of the bedrock on site. The alluvial soils were deposited by water in the major drainage on the site and as stream terrace deposits. Man-made soils exist as erosion berms. The site's stratigraphy will be discussed in more detail in Section 5.3.

### **5.2 Soil Conservation Survey**

The Natural Resource Conservation Service (Reference 2), previously the Soil Conservation Service (Reference 3) has mapped five soil types on the site (Figure 4). In general, they vary from loam, loamy sands, and sandy loam. The soils are described as follows:

<u>Type</u>	<u>Description</u>
25	Elbeth Sandy Loam, 3 to 8% slopes
67	Peyton Sandy Loam, 5-9% slopes
68	Peyton-Pring Complex, 3-8% slopes
71	Pring Coarse Sandy Loam, 3 to 8% slopes
92	Tomah-Crowfoot Loamy Sands, 3 to 8% slopes

Complete descriptions of each soil type are presented in Appendix D. The soils have generally been described to typically have slow to rapid permeabilities. The majority of the soils have moderate permeabilities. Limitations described for the soils include shrink-swell potential on Soil

Type Nos. 25. Roads may need to be designed to minimize frost-heave potential. Possible hazards with soil erosion are present on the site. The erosion potential can be controlled with vegetation. The majority of the soils have been described to have moderate erosion hazards.

### **5.3 Site Stratigraphy**

The Eastonville Quadrangle Geology Map showing the site is presented in Figure 5 (Reference 4). The Geology Map prepared for the site is presented in Figure 6. Four mappable units were identified on this site which are described as follows:

- Qp Piney Creek Alluvium (Alluvium One and Two) of Early Holocene Age:** These materials consist of low stream-terrace deposits above the current stream channel. The materials typically consist of silty to well graded sand.
- Qb Broadway Alluvium (Alluvium Three) of Late Pleistocene Age:** These materials consist of middle stream terrace deposits. The materials typically consist of silty to clayey gravelly sands.
- Qsw Sheetwash Deposits of Holocene to Late Pleistocene Age:** These materials consist of silty to clayey sands with some cobbles and boulders. The material was deposited by the action of sheetwash and gravity.
- Qc/Tkd Colluvium of Quaternary Age overlying Dawson Formation of Tertiary to Cretaceous Age:** The Dawson Formation typically consists of arkosic sandstone with interbedded fine-grained sandstone, siltstone and claystone. Overlying this formation is a variable layer of residual soil. The residual soils were derived from the in-situ weathering of the bedrock materials on-site. These soils consisted of silty to clayey sands, sandy clays and sandy silts.

The soils listed above were mapped from site-specific mapping, the *Geologic Map of the Eastonville Quadrangle* distributed by the Colorado Geological Survey in 2012 (Reference 4), and the *Geologic Map of the Denver 1° x 2° Quadrangle*, distributed by the US Geological Survey in 1981 (Reference 5). The Test Pits and Profile Holes were also used in evaluating the site and are included in Appendix B. The Geology Map prepared for the site is presented in Figure 6.

#### **5.4 Soil Conditions**

The soils encountered in the Test Borings and Test Pits can be grouped into three general soil and rock types. The Test Boring soils were classified using the Unified Soil Classification System (USCS). The soils encountered in the Test Pits can be grouped into three general soil types. The test pit soils were classified using the USDA Textural Soil Classification.

Soil Type 1 is a sandy loam to sandy clay loam (SM, SC, SM-SW). This material was encountered in 13 of the 14 test pits excavated on Filing No. 2. Samples tested had 9 to 37 percent of the soil sized particles passing the No. 200 Sieve.

Soil Type 2 is a sandy clay (CL). This material was encountered in Test Pit Nos. 3 and 9. The clay sample tested had 86 percent of the soil sized particles passing the No. 200 sieve.

Soil Type 3 is a silty to clayey sandstone (SM, SC). This material was encountered Test Pit Nos. 6 and 7 the latest investigation, and Test Pit Nos. 7 and 8 from the previous investigation. The sandstone was encountered at depths ranging from 1.5 to 5 feet bgs and extended to the termination of the and pits (7.5 to 8 feet). Samples tested had 21 to 33 percent of the soil sized particles passing the No. 200 sieve.

The Test Boring Logs and Test Pit Logs are presented in Appendix A. Laboratory Test Results are presented in Appendix B. A Summary of Laboratory Test Results is presented in Table 1.

#### **5.5 Groundwater**

Groundwater was not encountered in test pits, however, signs of seasonally occurring groundwater was observed at depths of 6 feet in Test Pit Nos 7 and 8 from the previous investigation. Areas of seasonal and potentially seasonal shallow groundwater have been mapped in low-lying areas and in the drainages on-site. These areas are discussed in the following section. Fluctuation in groundwater conditions may occur due to variations in rainfall and other factors not readily apparent at this time.

It should be noted that in the sandy materials on site, some groundwater conditions might be encountered due to the variability in the soil profile. Isolated sand and gravel layers within the soils, sometimes only a few feet in thickness and width, can carry water in the subsurface. Groundwater may also flow on top of the underlying bedrock. Builders and planners should be cognizant of the potential for the occurrence of such subsurface water features during construction on-site and deal with each individual problem as necessary at the time of construction.

#### Floodplain and Drainage Areas

Areas northeast of the site associated with the West Kiowa Creek drainage are mapped within a floodplain zone according to the FEMA Map No. 08041CO350G, dated December 7, 2018 (Figure 7, Reference 6). Water was observed flowing in West Kiowa Creek; however, water was not observed in the drainages located within Filing No. 2. The floodplain areas have been designated as open space/drainage easements and/or can be avoided by construction and is located outside of Filing No. 2 of the development. Additionally, areas of seasonal and potentially seasonal shallow groundwater were observed across the site. In these areas, we would anticipate the potential for periodically high subsurface moisture conditions and frost heave potential. These areas lie within low-lying areas along the drainage in the central and eastern portions of Filing No. 2 and in the low-lying areas and minor drainages across the site. Water was not observed in any of the minor drainages at the time of our site investigation. These areas can likely be avoided or properly mitigated by development. Specific floodplain locations and drainage studies are beyond the scope of this report. Regrading can also mitigate some minor drainage swales on some of the lots. Structures should not block drainages. Any site grading should be done in such a manner as to not create areas of ponded water around structures or septic fields. Septic fields should not be located in drainage areas due to the potential for periodic high groundwater conditions.

In summary, development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.



## **6.0 ON-SITE WASTEWATER TREATMENT**

The site was evaluated for individual on-site wastewater treatment systems in accordance with El Paso Land Development Code. Ten (10) tactile test pits were recently excavated on the property for Filing No. 2 of the Winsome Subdivision. Four (4) test pits (TP-7, 8, 9, and 10) from the previous report were also used in the evaluation of Filing No. 2. The test pits were located in potential locations of future systems. The approximate locations of the Test Pits are indicated on Figure 3, on the Geology/Engineering Geology Map, Figure 6, and on the Septic Suitability Map, Figure 8. A table showing the results of the Tactile Test Pits is presented in Table 2. Test Pit Logs are included in Appendix B. A Summary of Laboratory Test Results, and Test Pit Logs from the previous investigation are included in Appendix D.

The Natural Resource Conservation Service (Reference 2), previously the Soil Conservation Service (Reference 3) has been mapped with ten soil descriptions. The Soil Survey Map (Reference 2) is presented in Figure 4, and the Soil Survey Descriptions are presented in Appendix D. The soils are described as having slow to rapid percolation rates. The majority of the soils have been described with moderate permeabilities.

Soils encountered in the tactile test pits consisted of loamy sand, sandy loam, and sandy clay loam with underlying weathered to formational silty to clayey sandstone. Bedrock was encountered in the test pits at depths ranging from 1.5 to greater than 8 feet. Shallow bedrock (less than 5 feet) was encountered in four of the test pits. The limiting layers encountered in the test pits are the sandy loam (Soil Type 2 and 2A), sandy clay loam (Soil Type 3A) and silty to clayey sandstone (Soil Types 3A and 4A) which corresponds to LTAR values ranging from 0.80 to 0.15 gallons per day per square foot. The conditions encountered in the Test Pit Nos. 3, 6, 7, and 9, and Test Pit Nos. 7 and 8 from the previous investigation will require designed systems. Additional investigation may identify areas where suitable conventional systems could be used on the lots.

In summary, it is our opinion the site is suitable for individual on-site wastewater treatment systems (OWTS) and that contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained. Based on the testing performed as part of this

investigation designed systems will likely be required for the majority of the lots. A Septic Suitability Map is presented in Figure 8. OWTS sites should not be located within drainages. Individual soil testing is required on the lots prior to construction. Absorption fields must be located a minimum of 100 feet from any well, including those on adjacent properties. A drainage area in the eastern portion of the site is designated as open space and will be avoided by development. Absorption fields must also be located a minimum of 50 feet from any drainages, floodplains or ponded areas and 25 feet from dry gulches.

## **7.0 CLOSURE**

It is our opinion that the existing geologic engineering and geologic conditions will impose some minor constraints on development and construction of the site. The majority of these conditions can be avoided by construction. Others can be mitigated through proper engineering design and construction practices. The proposed development and use is consistent with anticipated geologic and engineering geologic conditions.

It should be pointed out that because of the nature of data obtained by random sampling of such variable and non-homogeneous materials as soil and rock, it is important that we be informed of any differences observed between surface and subsurface conditions encountered in construction and those assumed in the body of this report. Individual investigations for building sites and septic systems will be required prior to construction. Construction and design personnel should be made familiar with the contents of this report. Reporting such discrepancies to Entech Engineering, Inc. soon after they are discovered would be greatly appreciated and could possibly help avoid construction and development problems.

This report has been prepared for Winsome, LLC for application to the proposed project in accordance with generally accepted geologic soil and engineering practices. No other warranty expressed or implied is made.

We trust that this report has provided you with all the information that you required. Should you require additional information, please do not hesitate to contact Entech Engineering, Inc.

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5. Bryant, Bruce; McGrew, Laura W. and Wobus, Reinhard A. 1981. *Geologic Map of the Denver 1° x 2° Quadrangle, North-Central Colorado*. U.S. Geologic Survey. Map 1-1163.
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9. Keller, John W.; TerBest, Harry and Garrison, Rachel E. 2003. *Evaluation of Mineral and Mineral Fuel Potential of El Paso County State Mineral Lands Administered by the Colorado State Land Board*. Colorado Geological Survey. Open-File Report 03-07.

## TABLES

**TABLE 1**  
**SUMMARY OF LABORATORY TEST RESULTS**

CLIENT WINSOME, LLC  
 PROJECT HODGEN AND MERIDIAN  
 JOB NO. 202508

SOIL TYPE	TEST BORING NO.	DEPTH (FT)	WATER (%)	DRY DENSITY (PCF)	PASSING NO. 200 SIEVE (%)	LIQUID LIMIT (%)	PLASTIC INDEX (%)	SULFATE (WT %)	FHA SWELL (PSF)	SWELL/ CONSOL (%)	UNIFIED CLASSIFICATION	SOIL DESCRIPTION
1	TP-1	6			14.1						SM	SANDY LOAM
1	TP-2	2-3			18.3						SC	SANDY CLAY LOAM
1	TP-4	5-6			18.1						SM	SANDY LOAM
1	TP-5	2-3			24.4						SM	SANDY LOAM
1	TP-8	5			13.5						SM	SANDY LOAM
1	TP-9	2.5			36.6						SC	SANDY CLAY LOAM
1	TP-10	2			9.1						SM-SW	SANDY LOAM
2	TP-3	2-3			86.1						CL	SANDY CLAY
3	TP-6	4			33.2						SC	CLAYEY SANDSTONE
3	TP-7	5-6			32.9						SC	CLAYEY SANDSTONE

**Table 2: Summary Tactile Test Pit Results**

<b>Test Pit No.</b>	<b>USDA Soil Type</b>	<b>LTAR Value</b>	<b>Depth to Bedrock (ft.)</b>	<b>Depth to Seasonally Occurring Groundwater (ft.)</b>
1	3	0.35	>8.5	>8
2	3	0.35	>8	>8
3	4A*	0.15*	>8	>8
4	3	0.35	>8	>8
5	2A	0.50	>8	>8
6	4A*	0.15*	1.5*	>4.5
7	4A*	0.15*	5*	>7
8	3	0.35	>8	>8
9	4A*	0.15*	>8	>8
10	2A	0.35	>8	>8
7**	4A*	0.15*	3.5	6
8**	4A*	0.15*	3	6
9**	3	0.35	>8	N/A
10**	3	0.35	>8	N/A

\*- Conditions that will require an engineered OWTS

\*\* - Preliminary Soils, Geology, and Wastewater Study prepared by Entech Job No. 181459



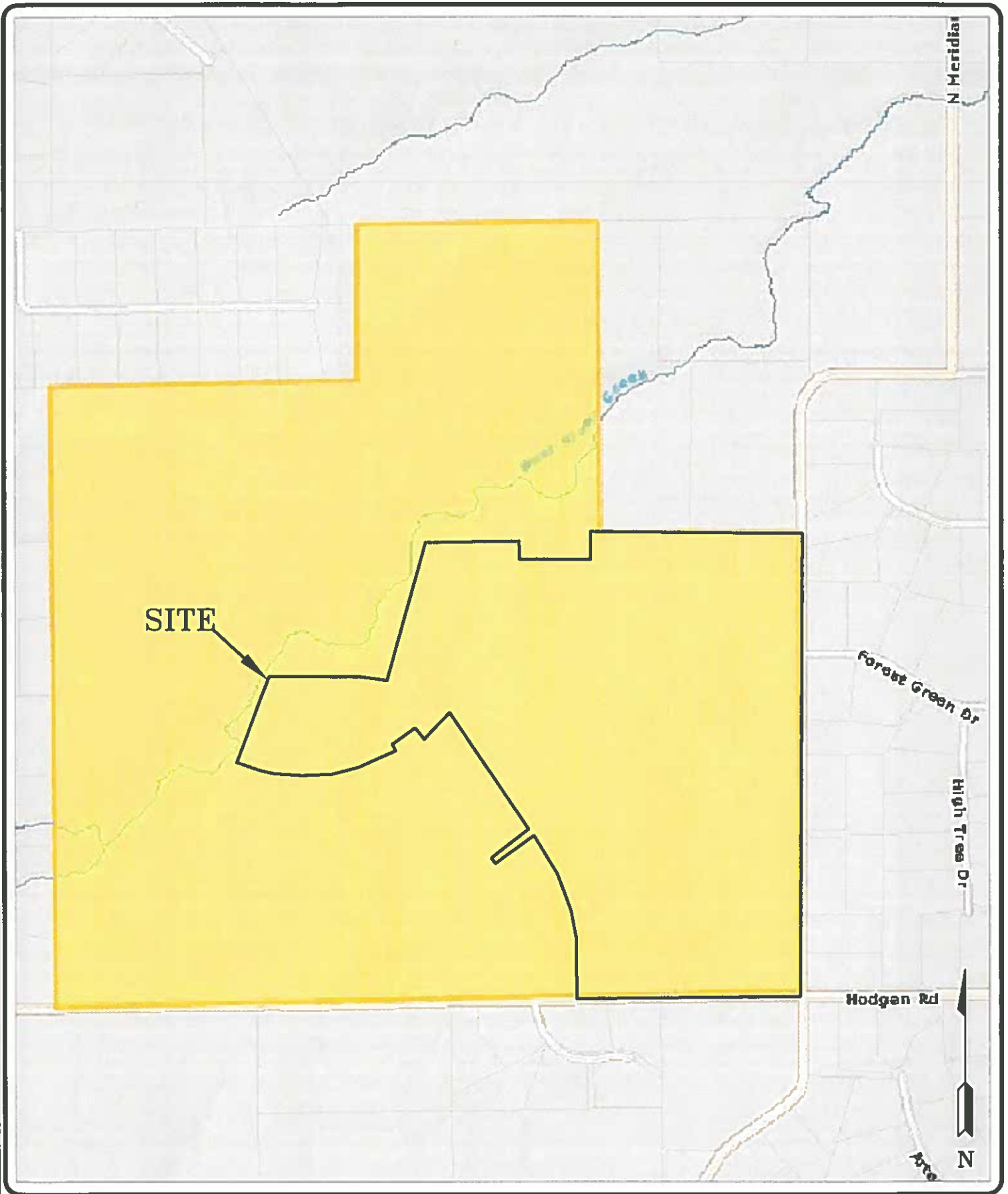
10/1/2020

10/1/2020

10/1/2020

10/1/2020

## FIGURES



**ENTECH**  
ENGINEERING, INC.

503 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-3399

VICINITY MAP  
WINSOME SUBDIVISION - FILING NO. 2  
HODGEN ROAD & MERIDIAN ROAD  
EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

DRAWN:  
LLL

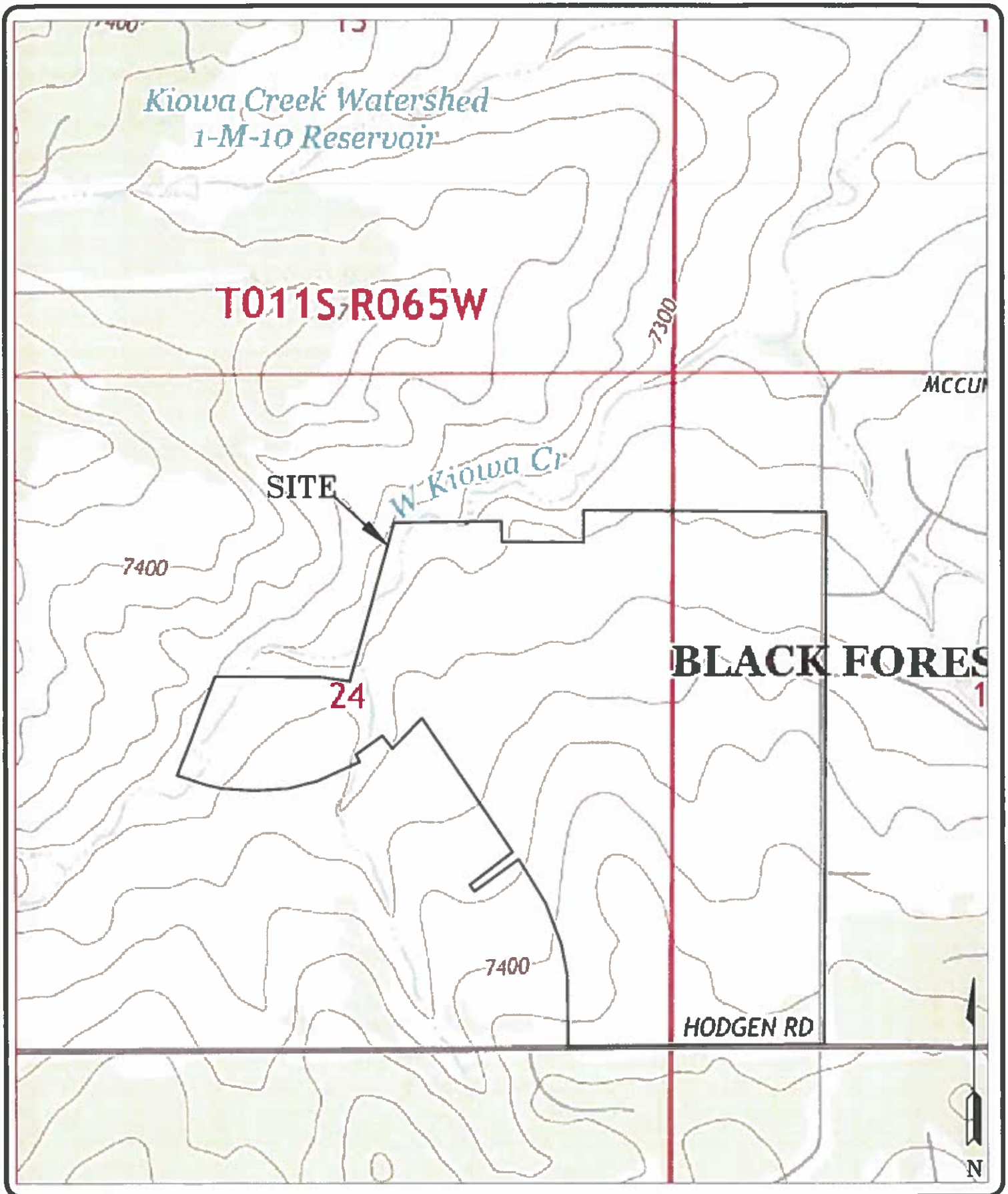
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1/18/21

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DATE:

JOB NO.:  
202508

FIG NO.:  
1



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ENGINEERING, INC.  
585 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5299

USGS MAP  
WINSOME RANCH SUBDIVISION - FILING NO. 2  
HODGEN ROAD & MERIDIAN ROAD  
EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

DRAWN:  
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1/18/21

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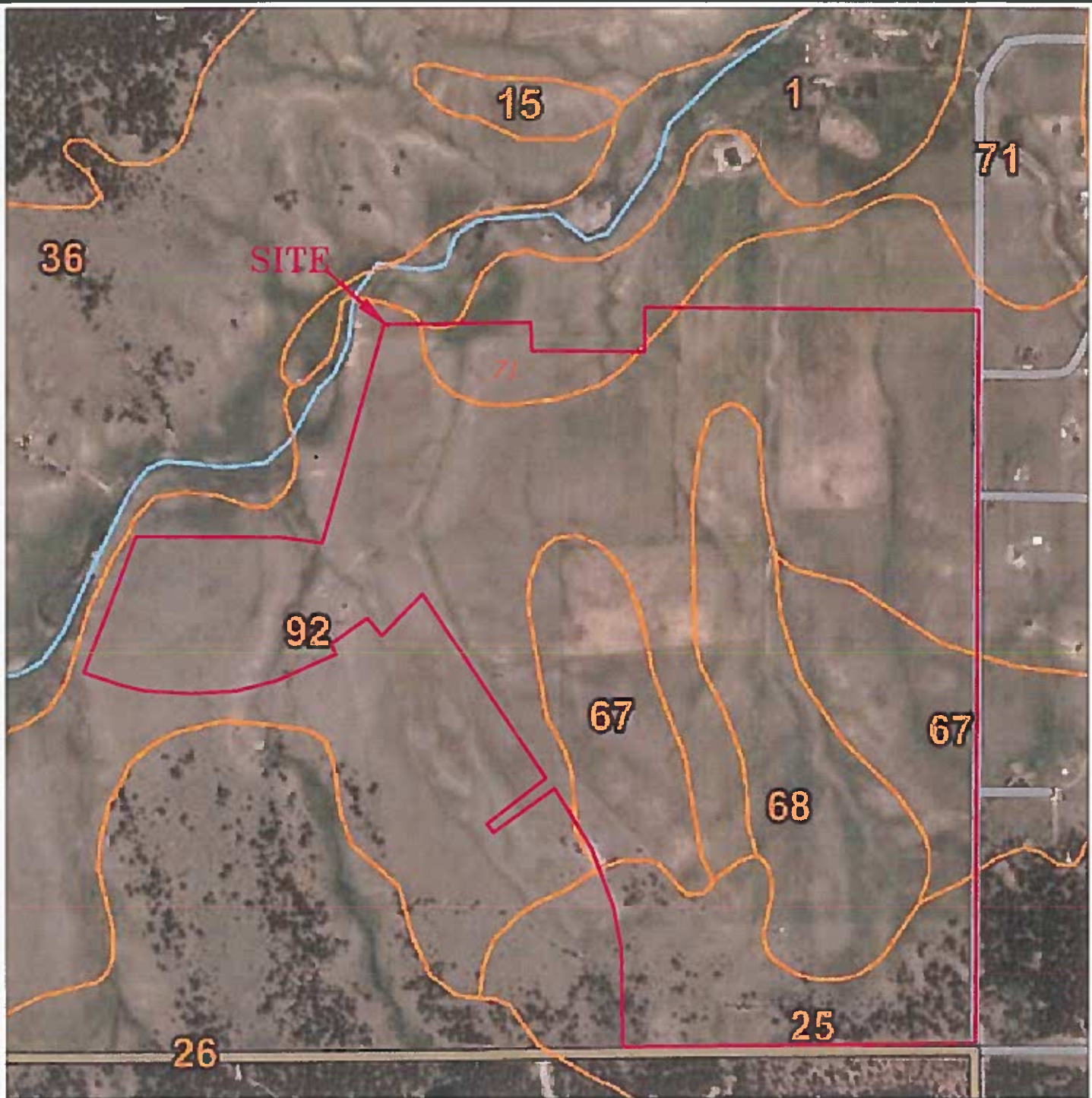
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202508

FIG NO.:  
2









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COLORADO SPRINGS, CO. 80907 (719) 531-9399

SOIL SURVEY MAP  
WINSOME SUBDIVISION - FILING NO. 2  
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EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

DRAWN:  
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DATE:  
1/18/21

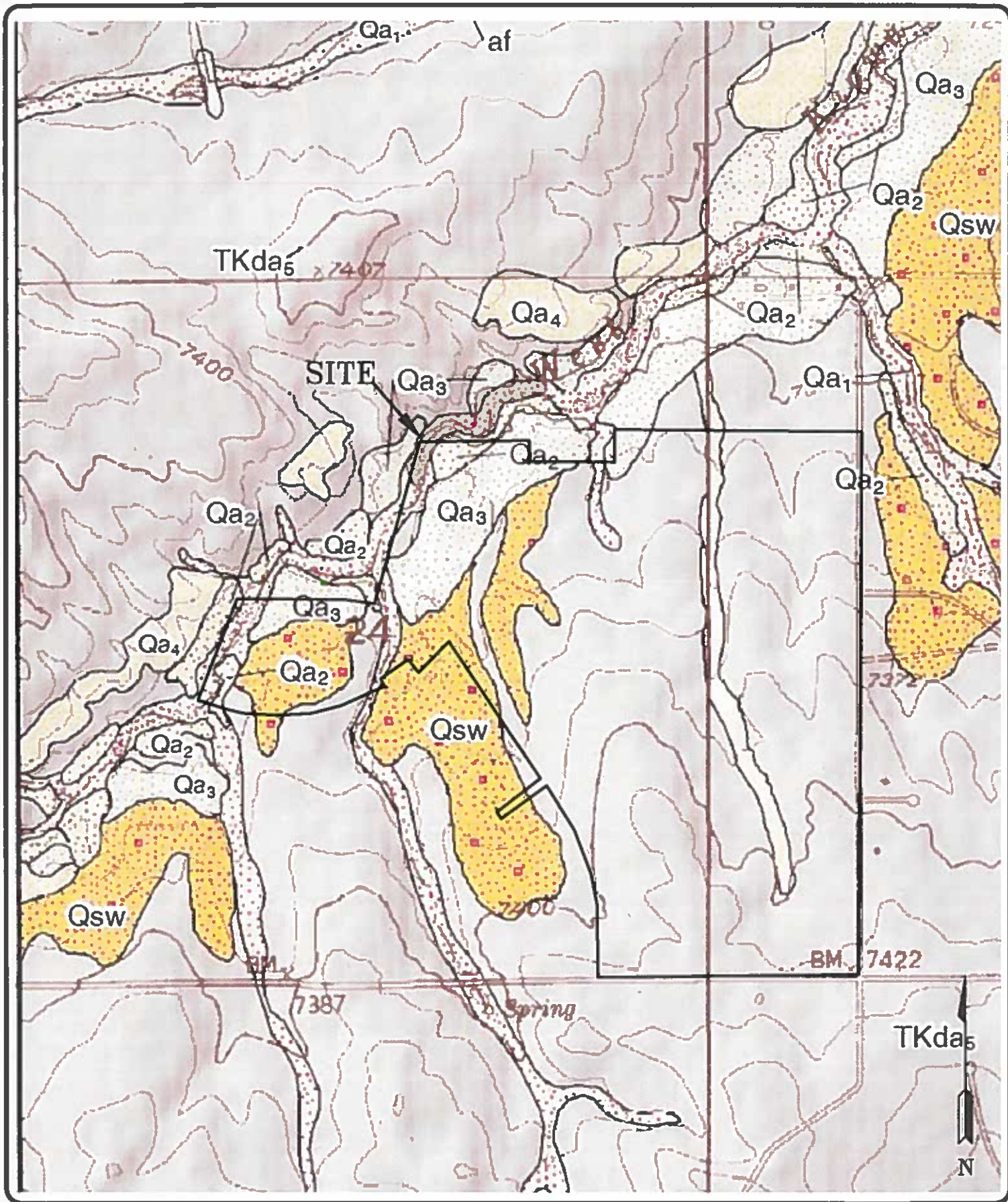
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DATE:

JOB NO.:  
202508

FIG NO.:  
4





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**EASTONVILLE QUADRANGLE GEOLOGIC MAP**  
**WINSOME SUBDIVISION - FILING NO. 2**  
**HODGEN ROAD & MERIDIAN ROAD**  
**EL PASO COUNTY, CO.**  
**FOR: WINSOME, LLC**

DRAWN:  
LLL

DATE:  
1/18/21

CHECKED:

DATE:

JOB NO.:  
202508

FIG NO.:  
5







LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A

No Base Flood Elevations determined.

ZONE AE

Base Flood Elevations determined.

ZONE AH

Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO

Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR

Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently abandoned. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99

Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V

Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE

Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream, plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot (ft) with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

Area determined to be outside the 0.2% annual chance floodplain.

Areas in which flood hazards are undetermined but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet

Base Flood Elevation value where uniform within zone; elevation in feet

\*Referenced to the National Geodetic Vertical Datum of 1929

Flow section line

Traverse line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

1000-meter Universal Transverse Mercator grid tick values, zone 4

5000-foot grid tick values; Universal State Plane coordinate system, zone 13 (FIPS/ZONE 5003), Transverse Mercator projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)

Coastal Mile marker

MAP REPOSITORY

Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

November 20, 2000

EFFECTIVE DATES OF REVISIONS TO THIS PANEL

September 30, 2004 - to change Special Flood Hazard Areas, in update map format, to reflect revised shoreline and to incorporate previously issued Letters of Map Revision.

08041 CD310G  
eff. 12/7/2019

0.2mi  
-104.630 39.069 Degrees

REVISION	BY

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**FLOODPLAIN MAP**  
WINSOME SUBDIVISION - FILING NO. 2  
HODGEN ROAD & MERIDIAN ROAD  
EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

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BY	AS SHOWN
DATE	202108
BY	WINSOME, LLC

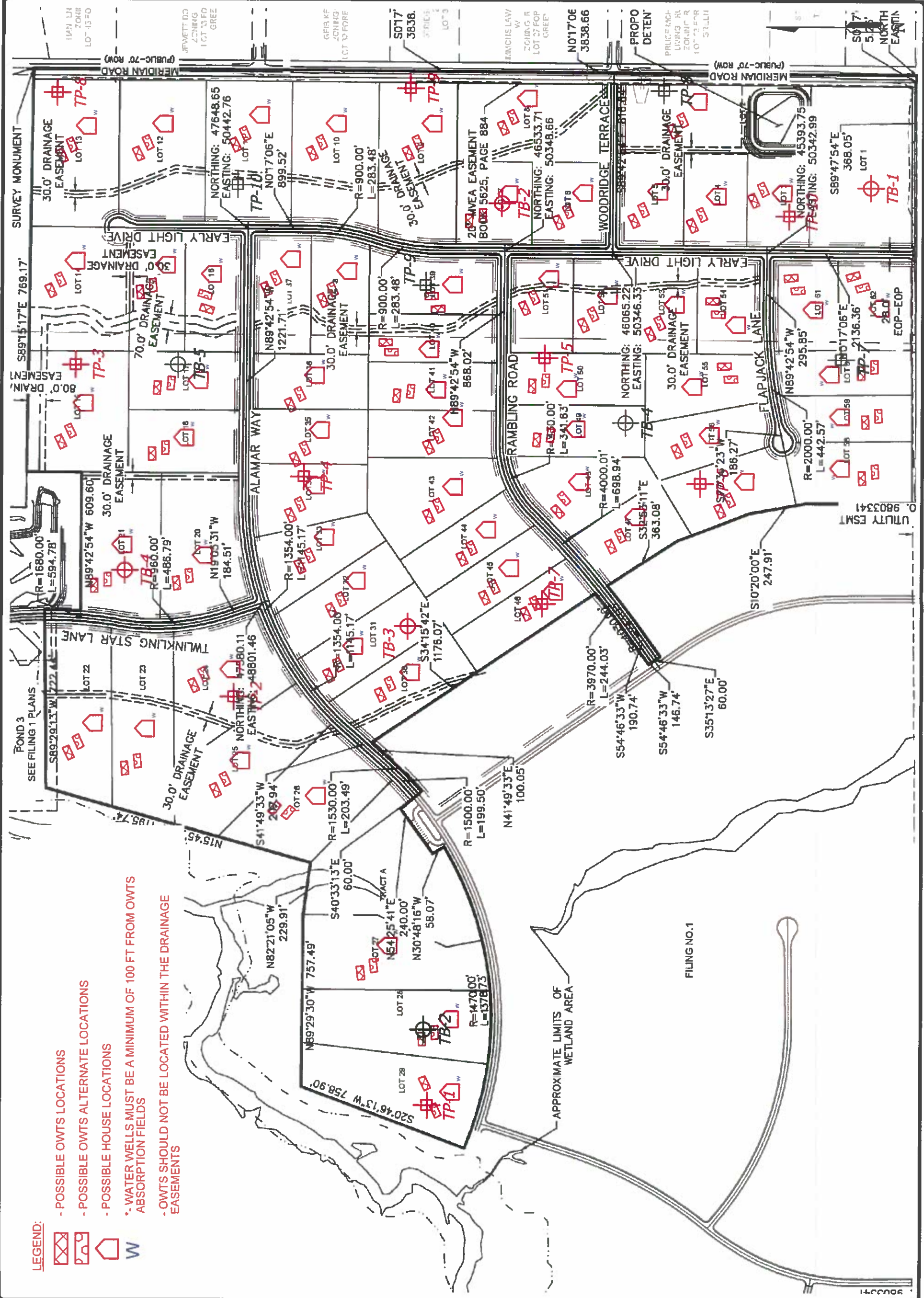


LEGEND:

- POSSIBLE OWTS LOCATIONS
- POSSIBLE OWTS ALTERNATE LOCATIONS
- POSSIBLE HOUSE LOCATIONS

\*- WATER WELLS MUST BE A MINIMUM OF 100 FT FROM OWTS ABSORPTION FIELDS

- OWTS SHOULD NOT BE LOCATED WITHIN THE DRAINAGE EASEMENTS



APPROXIMATE LIMITS OF WETLAND AREA

FILING NO. 1

POND 3  
SEE FILING 1 PLANS

80.0' DRAINAGE EASEMENT

30.0' DRAINAGE EASEMENT

30.0' DRAINAGE EASEMENT

30.0' DRAINAGE EASEMENT

REVISION BY

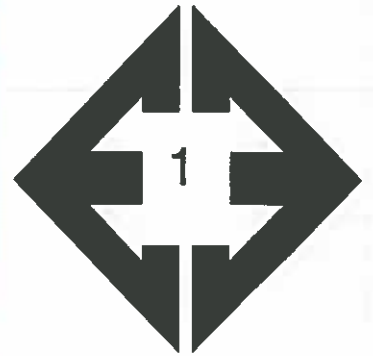
ENTECH ENGINEERING, INC.  
305 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907  
(719) 531-5599



SEPTIC SUITABILITY MAP  
WINSOME SUBDIVISION - FILING NO. 1  
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EL PASO COUNTY, CO.  
FOR: WINSOME, LLC

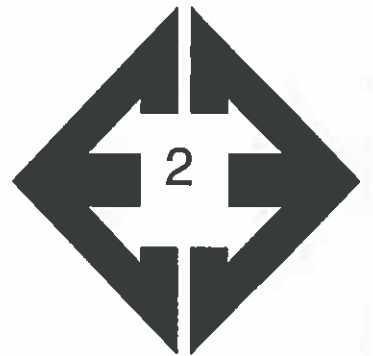
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FOR	WINSOME, LLC
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## **APPENDIX A: Site Photographs**



**Looking south from  
the northwestern  
portion of Filing No. 2.**

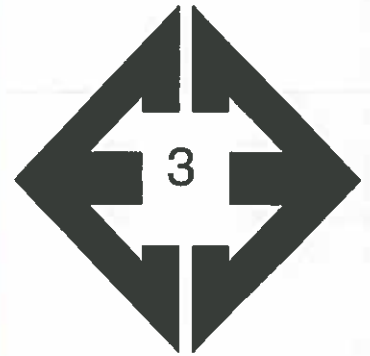
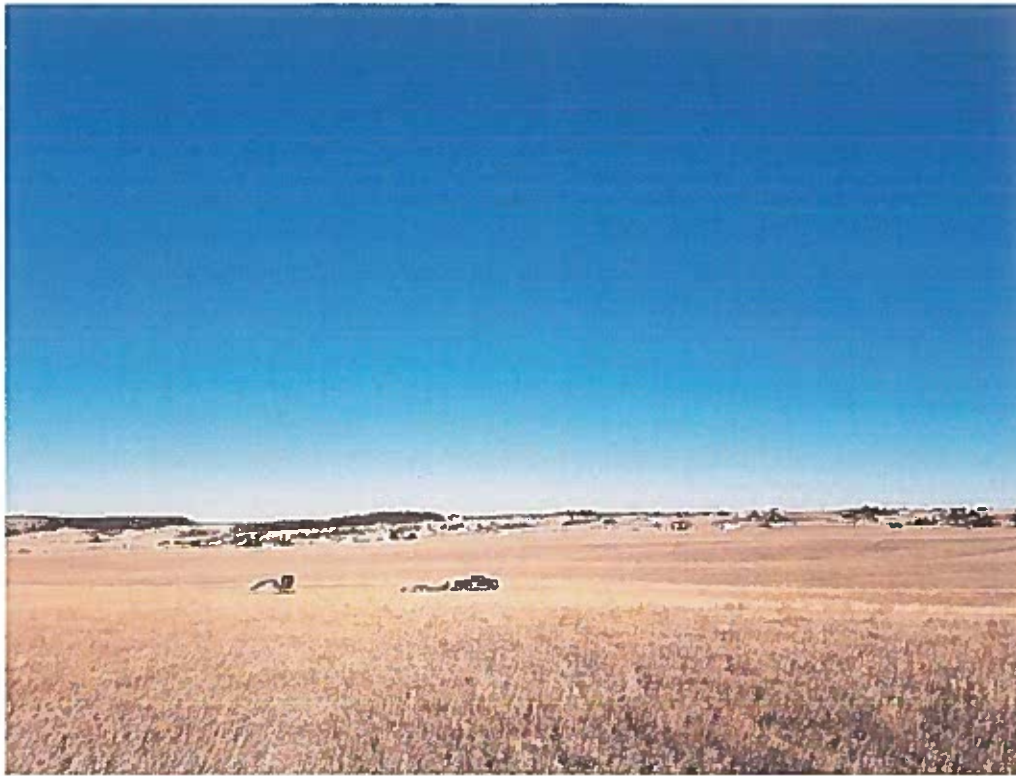
December 4, 2020



**Looking east from the  
southwestern portion  
of Filing No. 2.**

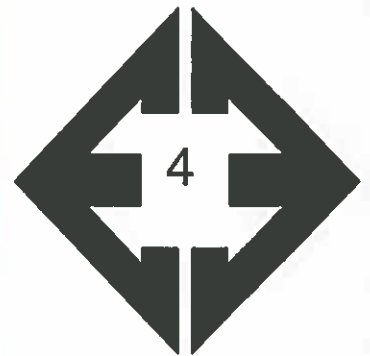
December 4, 2020





**Looking north from the  
central portion of  
Filing No. 2.**

December 9, 2020



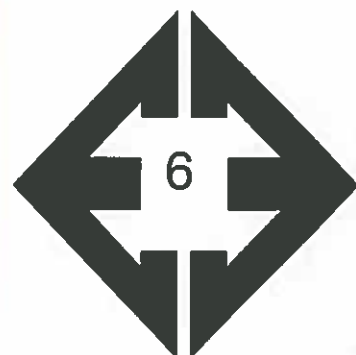
**Looking northeast  
from the central  
portion of Filing No. 2.**

December 9, 2020



**Looking south from  
the western side of  
Filing No. 2.**

December 9, 2020



**Looking north from the  
western side of Filing  
No. 2.**

December 9, 2020



## **APPENDIX B: Test Pit Logs**

TEST PIT NO. 1  
DATE EXCAVATED 12/4/2020  
Job # 202508

TEST PIT NO. 2  
DATE EXCAVATED 12/4/2020  
CLIENT WINSOME, LLC  
LOCATION WINSOME SUBDIVISION, PHASE 2

REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type	REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type
topsoil, sandy clay loam, brown	1						topsoil, sandy clay loam, brown	1					
sandy clay loam, fine to coarse grained, dark brown, moist	2						sandy clay loam, fine to coarse grained, brown, moist	2					
	3			gr	s	3		3			gr	s	3
sandy loam, fine to coarse grained, dark brown, moist	4						sandy loam, fine to coarse grained, brown, moist	4					
	5							5			gr	s	2
	6			gr	s	2		6					
	7							7					
sandy clay, fine grained, brown, moist	8			ma		4A		8					
	9							9					
	10							10					

Soil Structure Shape  
granular - gr  
platy - pl  
blocky - bl  
prismatic - pr  
single grain - sg  
massive - ma

Soil Structure Grade  
weak - w  
moderate - m  
strong - s  
loose - l



**ENTECH  
ENGINEERING, INC.**

505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

### TEST PIT LOG

DRAWN:  
JHR

DATE:  
1/7/2020

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LLC





















DATE:  
1/13/21

JOB NO.:  
202508

FIG NO.:  
B-1

TEST PIT NO. 3  
 DATE EXCAVATED 12/4/2020  
 Job # 202479

TEST PIT NO. 4  
 DATE EXCAVATED 12/9/2020  
 CLIENT WINSOME, LLC  
 LOCATION WINSOME SUBDIVISION, PHASE 2

REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type	REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type
topsoil, sandy clay loam, brown	1						topsoil, sandy clay loam, brown	1					
sandy clay, fine to coarse grained, brown, moist	2						sandy clay loam, fine to medium grained, light brown, moist	2			gr	m	3
	3							3					
sandy loam, fine to coarse grained, brown, moist	4			m		4A	sandy loam, fine to coarse grained, light brown, moist	4					
	5							5			gr	m	2
	6			gr	m	2		6					
	7							7					
	8							8					
	9							9					
	10							10					

Soil Structure Shape

granular - gr  
 platy - pl  
 blocky - bl  
 prismatic - pr  
 single grain - sg  
 massive - ma

Soil Structure Grade

weak - w  
 moderate - m  
 strong - s  
 loose - l



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505 ELKTON DRIVE  
 COLORADO SPRINGS, COLORADO 80907

**TEST PIT LOG**

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DATE:  
1/13/21

JOB NO.:  
202479

FIG NO.:  
B-2

TEST PIT NO. 5  
 DATE EXCAVATED 12/9/2020  
 Job # 202479

TEST PIT NO. 6  
 DATE EXCAVATED 12/9/2020  
 CLIENT WINSOME, LLC  
 LOCATION WINSOME SUBDIVISION, PHASE 2

REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type	REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type
topsoil, sandy clay loam, brown	1						topsoil, sandy clay loam, brown	1					
sandy loam, fine to coarse grained, light brown, moist	2						sandy clay loam, fine to medium grained, light brown, moist	2			gr	m	3
	3						clayey sandstone, fine to coarse grained, light brown, moist	3					
	4			gr	m	2		4					
	5							5			m		4A
sandy loam, fine to coarse grained, tan, moist	6			gr	w	2A		6					
	7							7					
	8							8					
	9							9					
	10							10					

Soil Structure Shape

granular - gr  
 platy - pl  
 blocky - bl  
 prismatic - pr  
 single grain - sg  
 massive - ma

Soil Structure Grade

weak - w  
 moderate - m  
 strong - s  
 loose - l



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**TEST PIT LOG**

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DATE:  
1/7/2021

CHECKED:  
LLC

DATE:  
1/13/21

JOB NO.:  
202479

FIG NO.:  
B-3

TEST PIT NO. 7  
DATE EXCAVATED 12/9/2020  
Job # 202508

TEST PIT NO. 8  
DATE EXCAVATED 1/5/2021  
CLIENT WINSOME, LLC  
LOCATION WINSOME SUBDIVISION, PHASE 2

REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type	REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type
topsoil, sandy clay loam, brown	1						topsoil, sandy clay loam, brown	1					
sandy clay loam, fine to mediumgrained, light brown, moist	2			gr	m		3 sandy clay loam, fine to coarse grained, brown, moist	2			gr	m	3
clayey sandstone, fine to coarse light brown, moist	3							3					
	4						sandy loam, fine to coarse grained, tan, moist	4					
	5			ma		4A		5			gr	m	2
	6							6					
	7							7					
	8							8					
	9							9					
	10							10					

Soil Structure Shape

granular - gr  
platy - pl  
blocky - bl  
prismatic - pr  
single grain - sg  
massive - ma

Soil Structure Grade

weak - w  
moderate - m  
strong - s  
loose - l



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**TEST PIT LOG**

DRAWN  
JHR

DATE  
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CHECKED  
LLL

DATE  
1/13/21

JOB NO.:  
202508

FIG NO.:

B-4

TEST PIT NO. 9  
 DATE EXCAVATED 1/5/2021  
 Job # 202508

TEST PIT NO. 10  
 DATE EXCAVATED 1/5/2021  
 CLIENT WINSOME, LLC  
 LOCATION WINSOME SUBDIVISION, PHASE 2

REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type	REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type
topsoil, sandy clay loam, brown	1	Sc					topsoil, sandy clay loam, brown	1	Sc				
sandy clay loam, fine to coarse grained, dark brown, moist	2						sandy loam, fine to very coarse grained, brownish gray, moist	2					
	3			m		4A		3			gr	m	2
sandy clay, fine to coarse grained, dark brown, moist	4						sandy loam, fine to coarse grained, tan, moist	4					
	5							5					
	6							6			gr	m	2
	7							7					
	8							8					
	9							9					
	10							10					

Soil Structure Shape

granular - gr  
 platy - pl  
 blocky - bl  
 prismatic - pr  
 single grain - sg  
 massive - ma

Soil Structure Grade

weak - w  
 moderate - m  
 strong - s  
 loose - l



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505 ELKTON DRIVE  
 COLORADO SPRINGS, COLORADO 80907

**TEST PIT LOG**

DRAWN:  
JHR

DATE:  
1/7/2021

CHECKED:  
LL

DATE:  
1/13/21

JOB NO.:  
202508

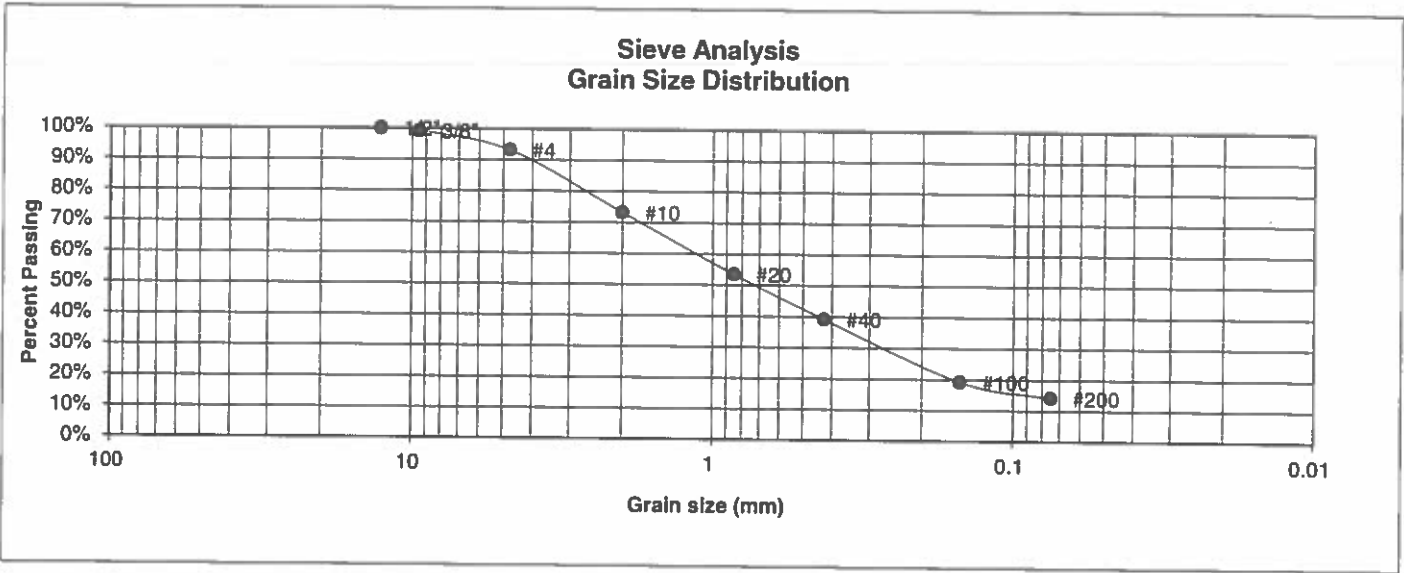
FIG NO.:

B-5

**APPENDIX C: Laboratory Test Results**



UNIFIED CLASSIFICATION	SM	CLIENT	WINSOME, LLC
SOIL TYPE #	1	PROJECT	HODGEN AND MERIDIAN
TEST BORING #	TP-1	JOB NO.	202508
DEPTH (FT)	6	TEST BY	BL



U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	100.0%
3/8"	99.2%
4	93.2%
10	73.2%
20	53.5%
40	39.2%
100	19.2%
200	14.1%

Atterberg  
Limits  
Plastic Limit  
Liquid Limit  
Plastic Index

Swell  
Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



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### LABORATORY TEST RESULTS

DRAWN:

DATE:

CHECKED:

DATE:

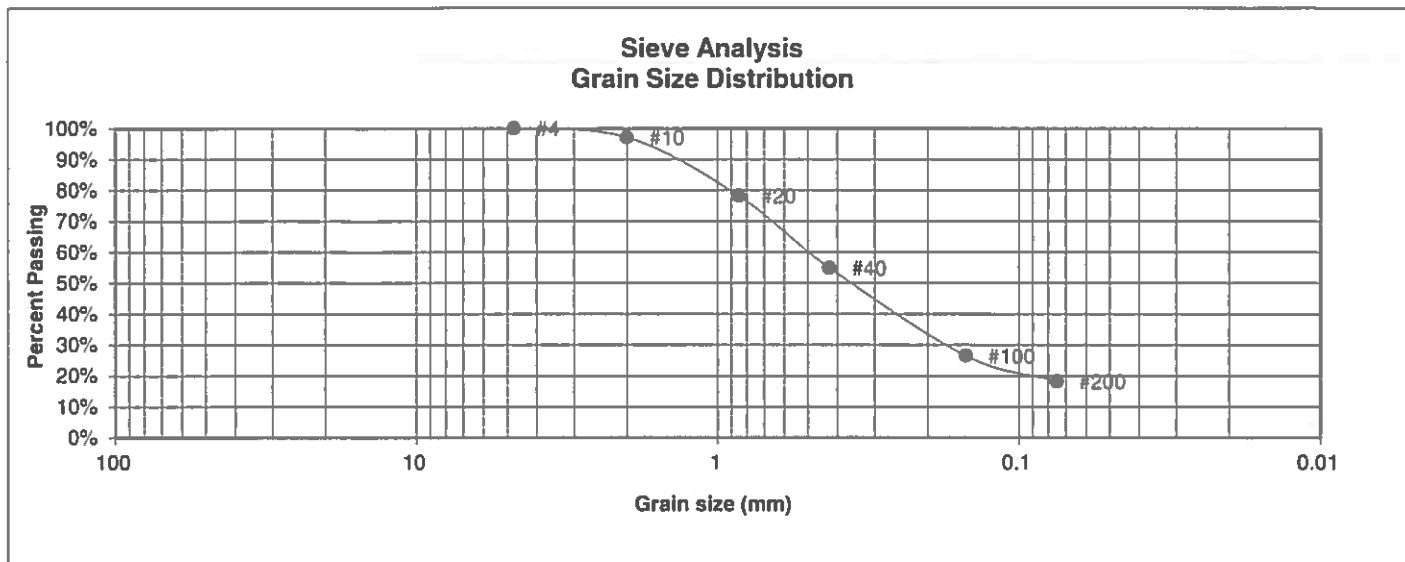
LL

1/13/21

JOB NO:  
202508

FIG NO:  
C-1

UNIFIED CLASSIFICATION	SC	CLIENT	WINSOME, LLC
SOIL TYPE #	1	PROJECT	HODGEN AND MERIDIAN
TEST BORING #	TP-2	JOB NO.	202508
DEPTH (FT)	2-3	TEST BY	BL



U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	
4	100.0%
10	97.1%
20	78.2%
40	54.9%
100	26.5%
200	18.3%

Atterberg  
Limits  
Plastic Limit  
Liquid Limit  
Plastic Index

Swell  
Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



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### LABORATORY TEST RESULTS

DRAWN:

DATE:

CHECKED:

DATE:

LL

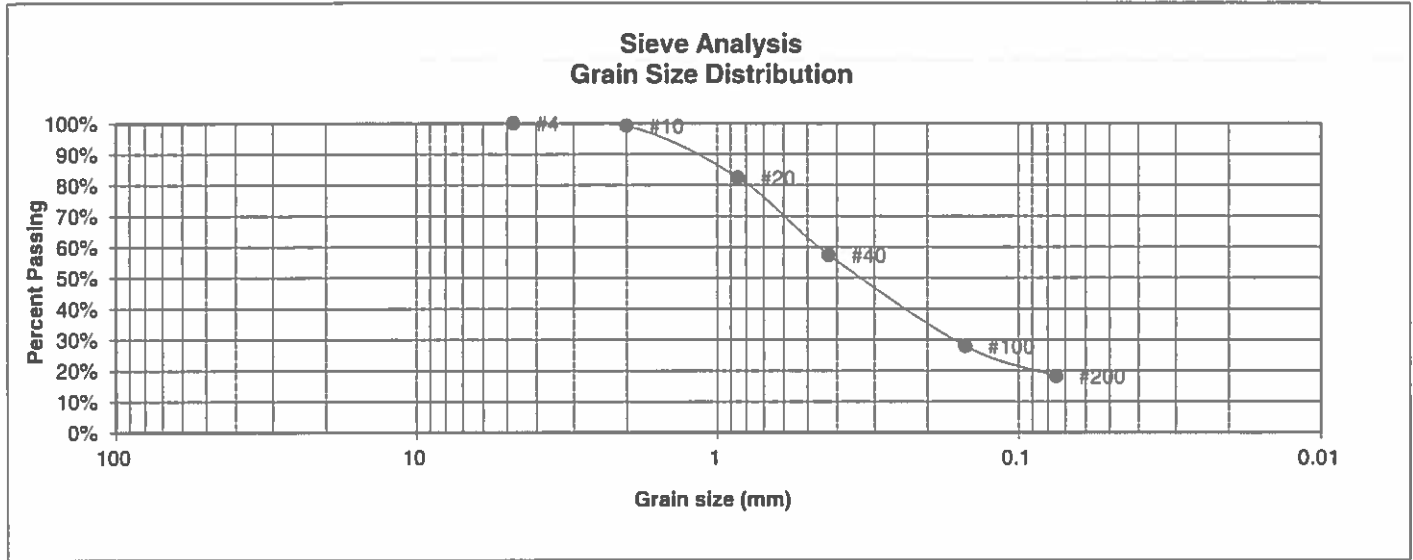
1/13/21

JOB NO:  
202508

FIG NO:

C-2

UNIFIED CLASSIFICATION	SM	CLIENT	WINSOME, LLC
SOIL TYPE #	1	PROJECT	HODGEN AND MERIDIAN
TEST BORING #	TP-4	JOB NO.	202508
DEPTH (FT)	5-6	TEST BY	BL



U.S. Sieve #	Percent Finer	Atterberg Limits
3"		Plastic Limit
1 1/2"		Liquid Limit
3/4"		Plastic Index
1/2"		
3/8"		
4	100.0%	<u>Swell</u>
10	99.2%	Moisture at start
20	82.4%	Moisture at finish
40	57.4%	Moisture increase
100	27.9%	Initial dry density (pcf)
200	18.1%	Swell (psf)



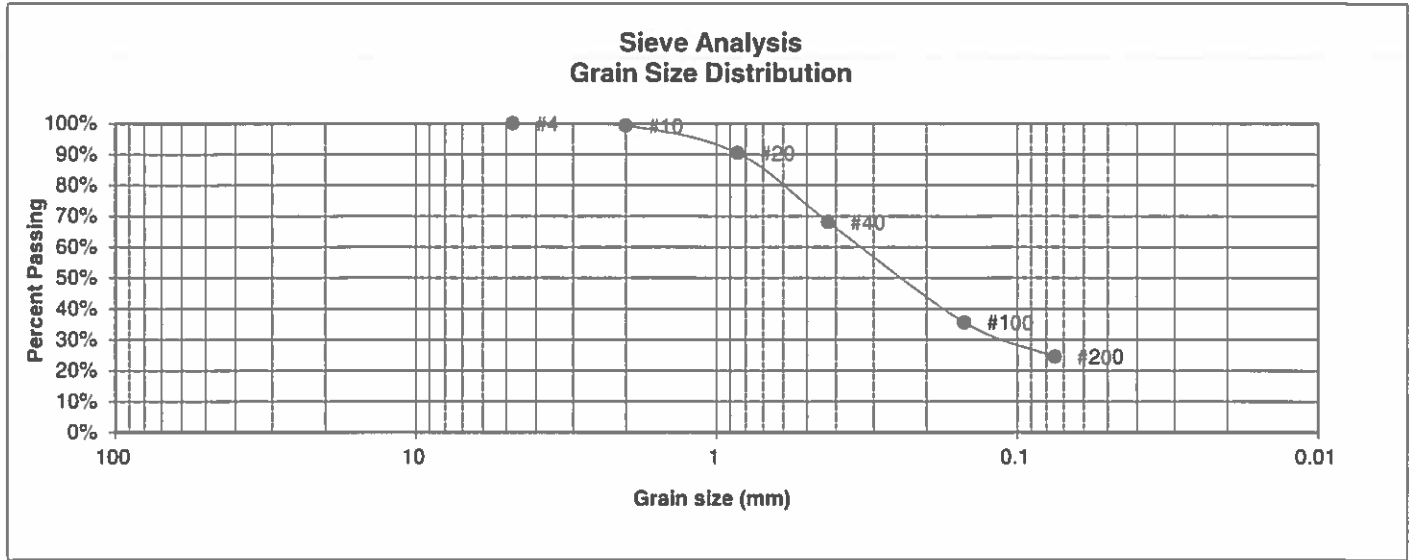
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505 ELKTON DRIVE  
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**LABORATORY TEST  
RESULTS**

DRAWN:	DATE:	CHECKED:	DATE:
		LLC	1/13/21

JOB NO.:  
202508  
  
FIG NO.:  
C-3

<u>UNIFIED CLASSIFICATION</u>	SM	<u>CLIENT</u>	WINSOME, LLC
<u>SOIL TYPE #</u>	1	<u>PROJECT</u>	HODGEN AND MERIDIAN
<u>TEST BORING #</u>	TP-5	<u>JOB NO.</u>	202508
<u>DEPTH (FT)</u>	2-3	<u>TEST BY</u>	BL



U.S.  
Sieve #

Percent  
Finer

Atterberg  
Limits

Plastic Limit  
Liquid Limit  
Plastic Index

3"  
1 1/2"  
3/4"  
1/2"  
3/8"  
4  
10  
20  
40  
100  
200

100.0%  
99.3%  
90.4%  
68.1%  
35.6%  
24.4%

Swell

Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



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505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

**LABORATORY TEST  
RESULTS**

DRAWN:

DATE:

CHECKED:

DATE:

LL

1/13/21

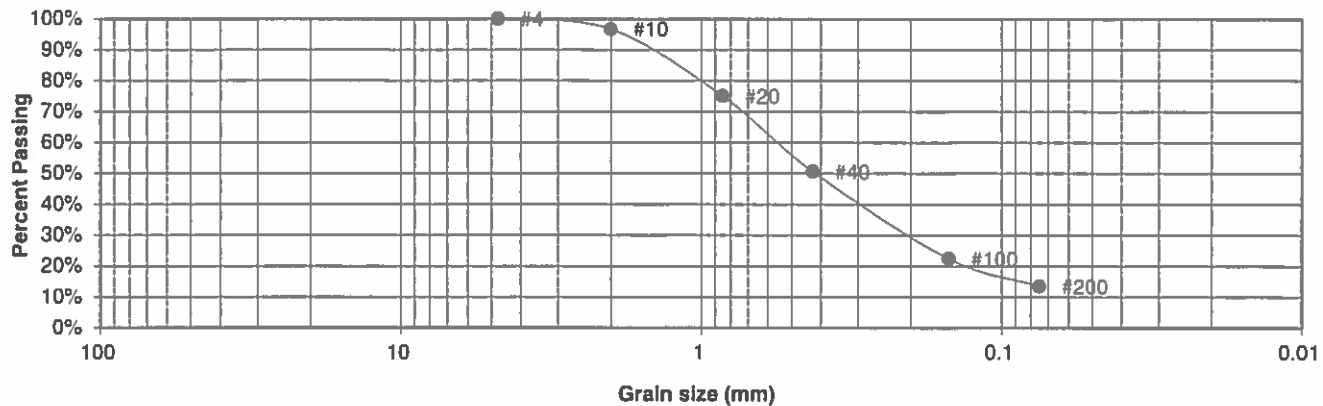
JOB NO.  
202508

FIG NO.:

C-4

UNIFIED CLASSIFICATION	SM	CLIENT	WINSOME, LLC
SOIL TYPE #	1	PROJECT	HODGEN AND MERIDIAN
TEST BORING #	TP-8	JOB NO.	202508
DEPTH (FT)	5	TEST BY	BL

### Sieve Analysis Grain Size Distribution



U.S.  
Sieve #

Percent  
Finer

3"  
1 1/2"  
3/4"  
1/2"  
3/8"  
4  
10  
20  
40  
100  
200

100.0%  
96.7%  
75.1%  
50.6%  
22.4%  
13.5%

Atterberg  
Limits

Plastic Limit  
Liquid Limit  
Plastic Index

Swell

Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



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505 ELKTON DRIVE  
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### LABORATORY TEST RESULTS

DRAWN:

DATE:

CHECKED:

DATE:

LL

1/13/21

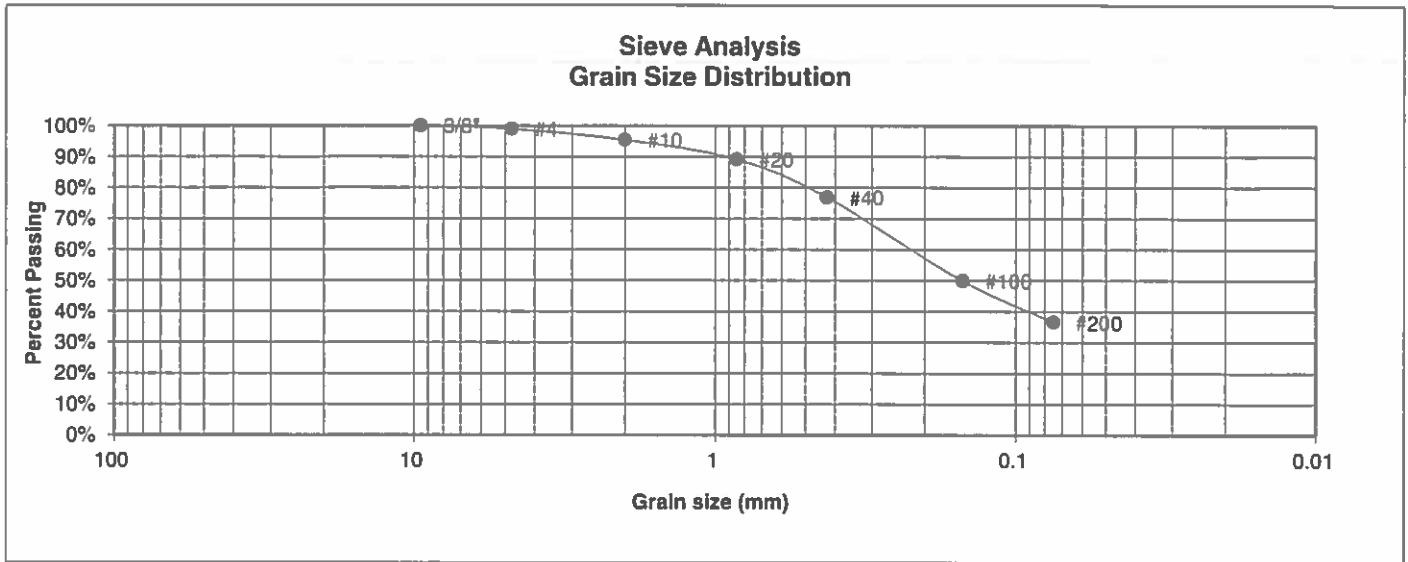
JOB NO:  
202508

FIG NO:

C-5



UNIFIED CLASSIFICATION	SM	CLIENT	WINSOME, LLC
SOIL TYPE #	1	PROJECT	HODGEN AND MERIDIAN
TEST BORING #	TP-9	JOB NO.	202508
DEPTH (FT)	2.5	TEST BY	BL



U.S.  
Sieve #

3"  
1 1/2"  
3/4"  
1/2"  
3/8"  
4  
10  
20  
40  
100  
200

Percent  
Finer

100.0%  
98.9%  
95.4%  
89.2%  
76.9%  
49.9%  
36.6%

Atterberg  
Limits

Plastic Limit  
Liquid Limit  
Plastic Index

Swell

Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



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505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

**LABORATORY TEST  
RESULTS**

DRAWN:

DATE:

CHECKED:

DATE:

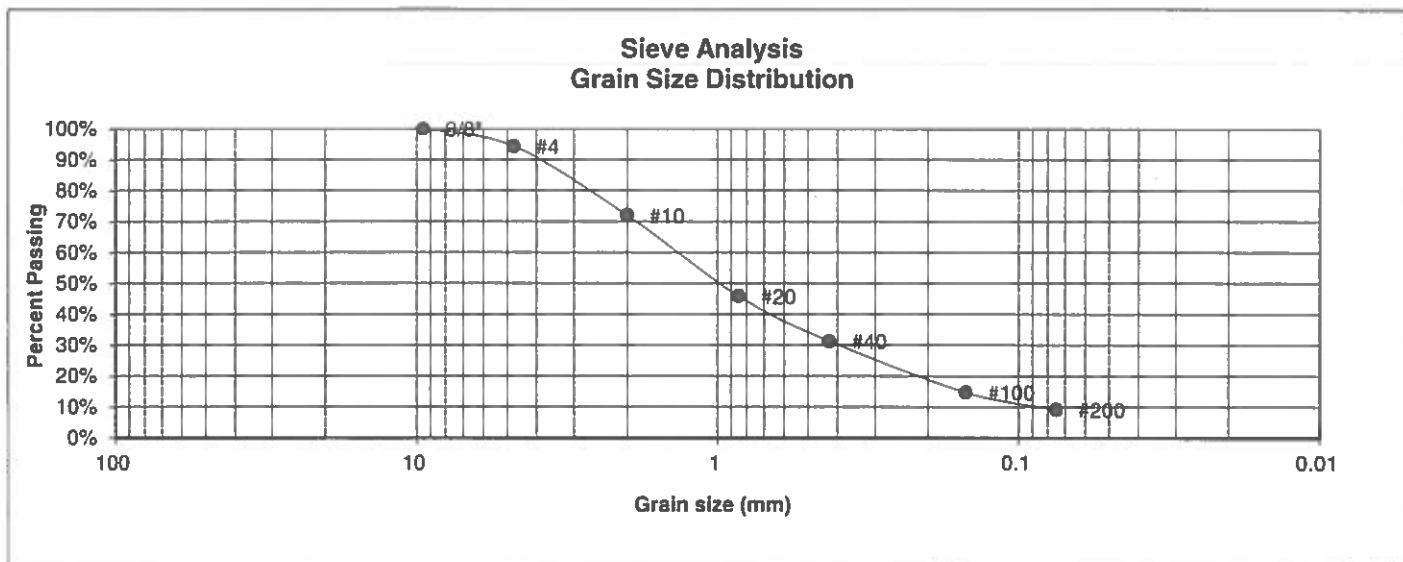
LL

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JOB NO.:  
202508

FIG NO.:  
C-6

UNIFIED CLASSIFICATION	SM-SW	CLIENT	WINSOME, LLC
SOIL TYPE #	1	PROJECT	HODGEN AND MERIDIAN
TEST BORING #	TP-10	JOB NO.	202508
DEPTH (FT)	2	TEST BY	BL



U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	100.0%
4	94.3%
10	72.0%
20	45.8%
40	31.2%
100	14.7%
200	9.1%

Atterberg  
Limits  
Plastic Limit  
Liquid Limit  
Plastic Index

Swell  
Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



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COLORADO SPRINGS, COLORADO 80907

## LABORATORY TEST RESULTS

DRAWN:

DATE

CHECKED:

DATE:

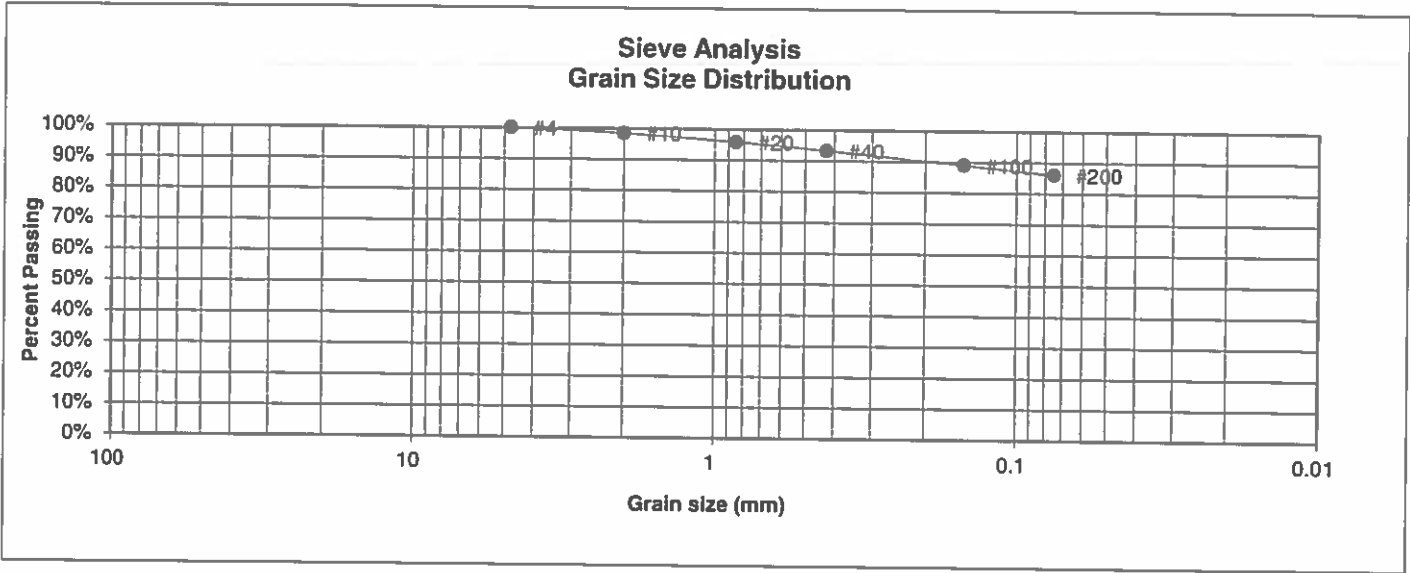
LL

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JOB NO.:  
202508

FIG NO.:  
C-7

UNIFIED CLASSIFICATION	CL	CLIENT	WINSOME, LLC
SOIL TYPE #	2	PROJECT	HODGEN AND MERIDIAN
TEST BORING #	TP-3	JOB NO.	202508
DEPTH (FT)	2-3	TEST BY	BL



U.S. Sieve #	Percent Finer
3"	
1 1/2"	
3/4"	
1/2"	
3/8"	
4	100.0%
10	98.5%
20	95.9%
40	93.3%
100	89.0%
200	86.1%

**Atterberg  
Limits**  
Plastic Limit  
Liquid Limit  
Plastic Index

**Swell**  
Moisture at start  
Moisture at finish  
Moisture increase  
Initial dry density (pcf)  
Swell (psf)



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505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

### LABORATORY TEST RESULTS

DRAWN:

DATE:

CHECKED:

DATE:

LLL

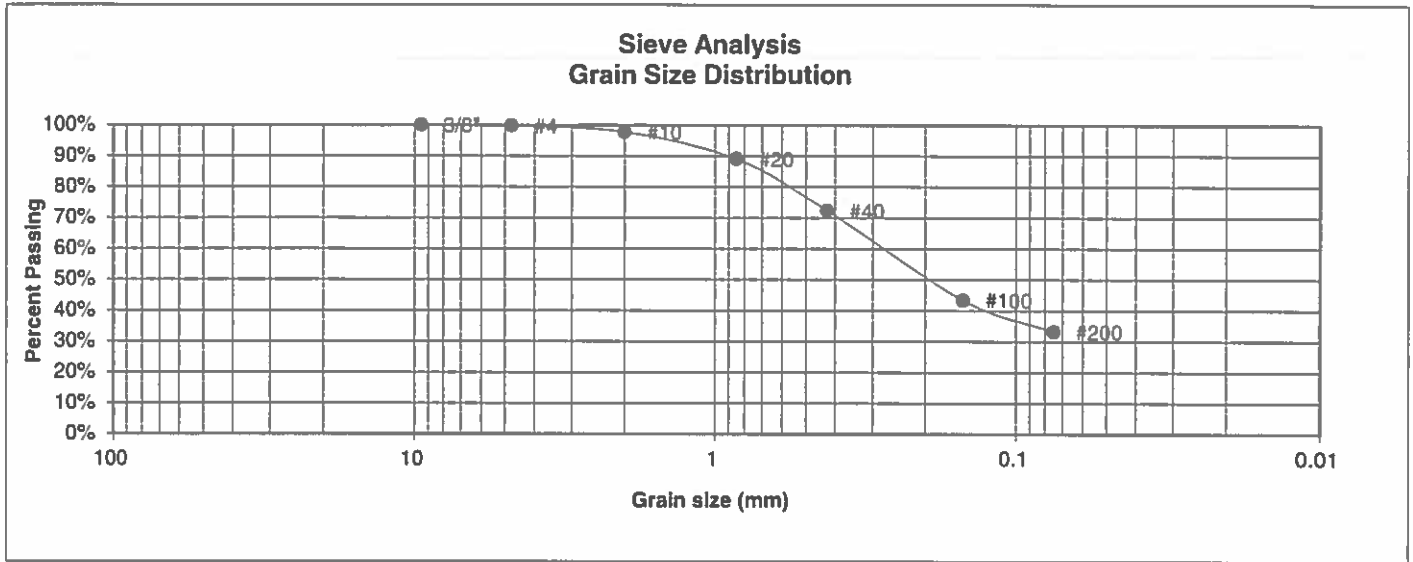
1/13/21

JOB NO.  
202508

FIG NO.

C-8

<u>UNIFIED CLASSIFICATION</u>	SC	<u>CLIENT</u>	WINSOME, LLC
<u>SOIL TYPE #</u>	3	<u>PROJECT</u>	HODGEN AND MERIDIAN
<u>TEST BORING #</u>	TP-6	<u>JOB NO.</u>	202508
<u>DEPTH (FT)</u>	4	<u>TEST BY</u>	BL



U.S.  
Sieve #

Percent  
Finer

3"  
1 1/2"  
3/4"  
1/2"  
3/8"  
4  
10  
20  
40  
100  
200

100.0%  
99.8%  
97.8%  
89.1%  
72.4%  
43.4%  
33.2%

Atterberg

Limits

Plastic Limit

Liquid Limit

Plastic Index

Swell

Moisture at start

Moisture at finish

Moisture increase

Initial dry density (pcf)

Swell (psf)



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COLORADO SPRINGS, COLORADO 80907

## LABORATORY TEST RESULTS

DRAWN

DATE

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DATE:

1/13/21

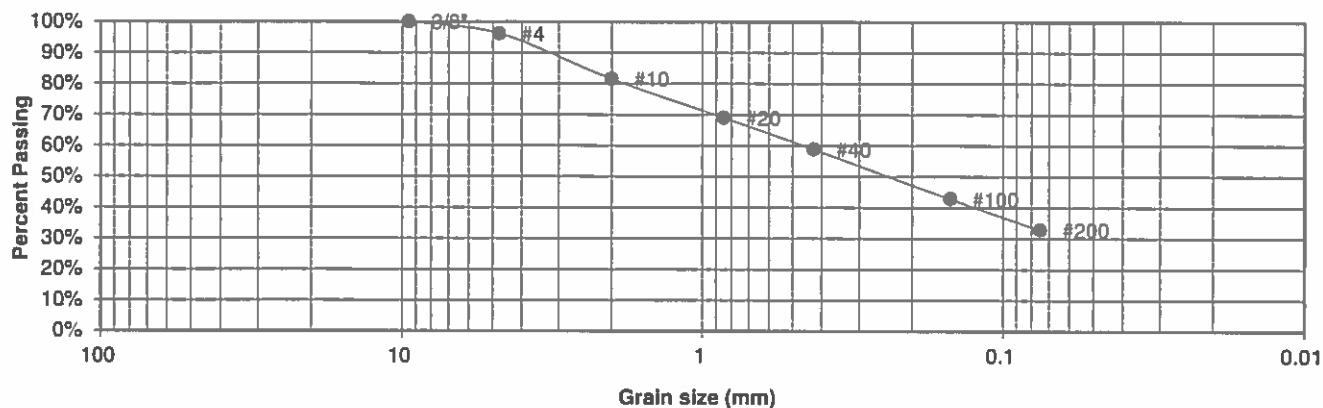
JOB NO:  
202508

FIG NO:

C-9

UNIFIED CLASSIFICATION	SC	CLIENT	WINSOME, LLC
SOIL TYPE #	3	PROJECT	HODGEN AND MERIDIAN
TEST BORING #	TP-7	JOB NO.	202508
DEPTH (FT)	5-6	TEST BY	BL

### Sieve Analysis Grain Size Distribution



U.S.  
Sieve #

Percent  
Finer

3"  
1 1/2"  
3/4"  
1/2"  
3/8"  
4  
10  
20  
40  
100  
200

100.0%  
96.2%  
81.5%  
69.0%  
58.8%  
42.8%  
32.9%

Atterberg

Limits

Plastic Limit

Liquid Limit

Plastic Index

Swell

Moisture at start

Moisture at finish

Moisture increase

Initial dry density (pcf)

Swell (psf)



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### LABORATORY TEST RESULTS

DRAWN:

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DATE:

LLL

11/13/21

JOB NO.:  
202508

FIG NO.:

C-10

**APPENDIX D: Laboratory Testing Summary Table,  
Test Pit Logs – Entech Job No. 181495**



TABLE 1

## SUMMARY OF LABORATORY TEST RESULTS

CLIENT PROTERRA PROPERTIES  
 PROJECT WINSOME SUBDIVISION  
 JOB NO. 181459

SOIL TYPE	TEST BORING NO.	DEPTH (FT)	WATER (%)	DRY DENSITY (PCF)	PASSING NO. 200 SIEVE (%)	LIQUID LIMIT (%)	PLASTIC INDEX (%)	SULFATE (WT %)	FHA SWELL (PSF)	SWELL/CONSOL (%)	UNIFIED CLASSIFICATION	SOIL DESCRIPTION
1	2	2-3			12.1	NV	NP				SM	SAND, SILTY
1	3	10			6.5			<0.01			SM-SW	SAND, SLIGHTLY SILTY
1	5	5			17.3						SM	SAND, SILTY
1	TP-3	2-3			23.7						SM	SAND, SILTY
1	TP-4	5-6			15.3						SM	SAND, SILTY
1	TP-5	2-3			19.2						SM	SAND, SILTY
1	TP-7	2-3			33.5						SM	SAND, SILTY
1	TP-9	5-6			21.3				30		SM	SAND, SILTY
1	TP-10	2-3			32.0						SM	SAND, SILTY
2	TP-1	5-6			74.8	30	10				CL	CLAY, SANDY
3	TP-2	5-6			14.0	30	9				SM	SANDSTONE, SILTY
3	TP-8	5-6			21.1	33	14				SC	SANDSTONE, CLAYEY
3	TP-6	5-6			54.2				350		CL-SC	SANDSTONE, VERY CLAYEY
3	4	20			18.6	21	7	<0.01			SC-SM	SANDSTONE, SILTY, CLAYEY
4	1	15	13.4	120.4	73.2	35	13	<0.01		2.5	CL	CLAYSTONE, SANDY

**Table 2: Summary Tactile Test Pit Results**

<b>Test Pit No.</b>	<b>USDA Soil Type</b>	<b>LTAR Value</b>	<b>Depth to Bedrock (ft.)</b>	<b>Depth to Seasonally Occurring Groundwater (ft.)</b>
1	4A*	0.15*	N/A	N/A
2	3A*	0.30*	3*	N/A
3	3A*	0.30*	3*	N/A
4	4A*	0.15*	N/A	N/A
5	1	0.80	N/A	N/A
6	4A*	0.15*	3.5*	7'
7	4A*	0.15*	3.5*	7'
8	4A*	0.15*	3*	6'
9	3	0.35	N/A	N/A
10	3	0.35	N/A	N/A

\*- Conditions that will require an engineered OWTS

TEST PIT NO. 7  
DATE EXCAVATED 9/12/2018  
Job # 181459

TEST PIT NO. 8  
DATE EXCAVATED 9/15/2018  
CLIENT PROTERRA PROPERTIES, LLC  
LOCATION WINSOME SUBDIVISION

REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type	REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type
topsoil sandy loam, brown	1	PR					topsoil sandy clay loam, brown	1	PR				
sandy loam, fine to coarse grained, tan	2			gr	w	2A	gravelly sandy clay loam, tan	2			gr	w	3A
	3							3					
weathered to formational silty sandstone, tan	4			ma		3A	weathered to formational clayey sandstone, fine to coarse grained, tan to gray	4			ma		4A
	5							5					
formational clayey sandstone, fine to coarse grained, gray	6			ma		4A	*signs of seasonally occurring groundwater at 6'	6					
	7							7					
*signs of seasonally occurring groundwater at 6'	8							8					
	9							9					
	10							10					

Soil Structure Shape

granular - gr  
platy - pl  
blocky - bl  
prismatic - pr  
single grain - sg  
massive - ma

Soil Structure Grade

weak - w  
moderate - m  
strong - s  
loose - l



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TEST PIT LOG

DRAWN:

DATE:

CHECKED:

DATE:

LLL

1/7/19

JOB NO:

181459

FIG NO:

6-7

TEST PIT NO. 9  
DATE EXCAVATED 9/15/2018  
Job # 181459

TEST PIT NO. 10  
DATE EXCAVATED 9/15/2018  
CLIENT PROTERRA PROPERTIES, LLC  
LOCATION WINSOME SUBDIVISION

REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type	REMARKS	Depth (ft)	Symbol	Samples	Soil Structure Shape	Soil Structure Grade	USDA Soil Type
topsoil sandy clay loam, brown	1						topsoil sandy clay loam, brown	1					
sandy clay loam, tan	2			gr	m	3	sandy clay loam, tan	2			gr	m	3
	3							3					
	4							4					
sandy loam, fine to medium grained, tan	5			gr	w	2A	sandy loam, fine to medium grained, tan	5			gr	w	2A
	6							6					
	7							7					
	8							8					
	9							9					
	10							10					

Soil Structure Shape

granular - gr  
platy - pl  
blocky - bl  
prismatic - pr  
single grain - sg  
massive - ma

Soil Structure Grade

weak - w  
moderate - m  
strong - s  
loose - l



**ENTECH**  
ENGINEERING, INC.

505 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907

TEST PIT LOG

DRAWN:

DATE:

CHECKED:

DATE:

LLL

1/7/19

JOB NO:

181459

FIG NO:

B-8

## **APPENDIX E: Soil Survey Descriptions**

## El Paso County Area, Colorado

### 25—Elbeth sandy loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 367x

*Elevation:* 7,300 to 7,600 feet

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Elbeth and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Elbeth

##### Setting

*Landform:* Hills

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from arkose

##### Typical profile

*A - 0 to 3 inches:* sandy loam

*E - 3 to 23 inches:* loamy sand

*Bt - 23 to 68 inches:* sandy clay loam

*C - 68 to 74 inches:* sandy clay loam

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Moderate (about 7.1 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* B

*Hydric soil rating:* No

#### Minor Components

##### Other soils

*Percent of map unit:*



*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: El Paso County Area, Colorado  
Survey Area Data: Version 18, Jun 5, 2020

## El Paso County Area, Colorado

### 67—Peyton sandy loam, 5 to 9 percent slopes

#### Map Unit Setting

*National map unit symbol:* 369d  
*Elevation:* 6,800 to 7,600 feet  
*Mean annual air temperature:* 43 to 45 degrees F  
*Frost-free period:* 115 to 125 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Peyton and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Peyton

##### Setting

*Landform:* Hills  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Arkosic alluvium derived from sedimentary rock and/or arkosic residuum weathered from sedimentary rock

##### Typical profile

*A - 0 to 12 inches:* sandy loam  
*Bt - 12 to 25 inches:* sandy clay loam  
*BC - 25 to 35 inches:* sandy loam  
*C - 35 to 60 inches:* sandy loam

##### Properties and qualities

*Slope:* 5 to 9 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Moderate (about 7.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* B  
*Ecological site:* R049XB216CO - Sandy Divide  
*Hydric soil rating:* No

### **Minor Components**

#### **Pleasant**

*Percent of map unit:*

*Landform:* Depressions

*Hydric soil rating:* Yes

#### **Other soils**

*Percent of map unit:*

*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: El Paso County Area, Colorado

Survey Area Data: Version 18, Jun 5, 2020

## El Paso County Area, Colorado

### 68—Peyton-Pring complex, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 369f

*Elevation:* 6,800 to 7,600 feet

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Peyton and similar soils:* 40 percent

*Pring and similar soils:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Peyton

##### Setting

*Landform:* Hills

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Arkosic alluvium derived from sedimentary rock  
and/or arkosic residuum weathered from sedimentary rock

##### Typical profile

*A - 0 to 12 inches:* sandy loam

*Bt - 12 to 25 inches:* sandy clay loam

*BC - 25 to 35 inches:* sandy loam

*C - 35 to 60 inches:* sandy loam

##### Properties and qualities

*Slope:* 3 to 5 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water  
(Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Moderate (about 7.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4c

*Hydrologic Soil Group:* B

*Ecological site:* R049XB216CO - Sandy Divide

*Hydric soil rating:* No

## Description of Pring

### Setting

*Landform:* Hills  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Arkosic alluvium derived from sedimentary rock

### Typical profile

*A - 0 to 14 inches:* coarse sandy loam  
*C - 14 to 60 inches:* gravelly sandy loam

### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* High  
(2.00 to 6.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Low (about 6.0 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* B  
*Ecological site:* R048AY222CO  
*Hydric soil rating:* No

## Minor Components

### Pleasant

*Percent of map unit:*  
*Landform:* Depressions  
*Hydric soil rating:* Yes

### Other soils

*Percent of map unit:*  
*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: El Paso County Area, Colorado  
Survey Area Data: Version 18, Jun 5, 2020

## El Paso County Area, Colorado

### 71—Pring coarse sandy loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 369k

*Elevation:* 6,800 to 7,600 feet

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Pring and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Pring

##### Setting

*Landform:* Hills

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Arkosic alluvium derived from sedimentary rock

##### Typical profile

*A - 0 to 14 inches:* coarse sandy loam

*C - 14 to 60 inches:* gravelly sandy loam

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water (Ksat):* High  
(2.00 to 6.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Low (about 6.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* B

*Ecological site:* R048AY222CO

*Hydric soil rating:* No

#### Minor Components

##### Pleasant

*Percent of map unit:*

*Landform:* Depressions

*Hydric soil rating:* Yes



**Other soils**

*Percent of map unit:*

*Hydric soil rating:* No

**Data Source Information**

Soil Survey Area: El Paso County Area, Colorado

Survey Area Data: Version 18, Jun 5, 2020

## El Paso County Area, Colorado

### 92—Tomah-Crowfoot loamy sands, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 36b9

*Elevation:* 7,300 to 7,600 feet

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Tomah and similar soils:* 50 percent

*Crowfoot and similar soils:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Tomah

##### Setting

*Landform:* Hills, alluvial fans

*Landform position (three-dimensional):* Side slope, crest

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from arkose and/or residuum weathered from arkose

##### Typical profile

*A - 0 to 10 inches:* loamy sand

*E - 10 to 22 inches:* coarse sand

*C - 48 to 60 inches:* coarse sand

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to high (0.60 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Very low (about 2.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* B

*Ecological site:* R049XB216CO - Sandy Divide

*Hydric soil rating:* No

#### Description of Crowfoot

##### Setting

*Landform:* Alluvial fans, hills

*Landform position (three-dimensional):* Side slope, crest

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium

**Typical profile**

*A - 0 to 12 inches:* loamy sand

*E - 12 to 23 inches:* sand

*Bt - 23 to 36 inches:* sandy clay loam

*C - 36 to 60 inches:* coarse sand

**Properties and qualities**

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately high to high (0.60 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water capacity:* Low (about 4.7 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* B

*Ecological site:* R049XB216CO - Sandy Divide

*Hydric soil rating:* No

**Minor Components**

**Other soils**

*Percent of map unit:*

*Hydric soil rating:* No

**Pleasant**

*Percent of map unit:*

*Landform:* Depressions

*Hydric soil rating:* Yes

## Data Source Information

Soil Survey Area: El Paso County Area, Colorado

Survey Area Data: Version 18, Jun 5, 2020