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ROCKY MOUNTAIN GROUP
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GEOLOGY AND SOILS REPORT

Parcel No.s 512300013 and 512300014
El Paso County, Colorado

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JOB NO. 167392

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Respectfully Submitted,

RMG – Rocky Mountain Group

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

Kelli Zigler
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Reviewed by,

RMG – Rocky Mountain Group

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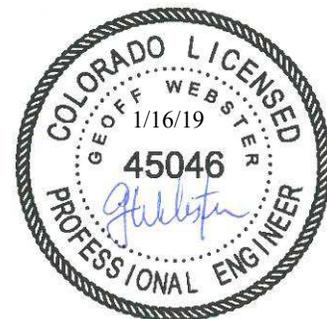


TABLE OF CONTENTS

1.0 GENERAL SITE AND PROJECT DESCRIPTION.....	4
1.2 Existing and Proposed Land Use.....	4
1.3 Project Description.....	4
2.0 QUALIFICATIONS OF PREPARERS	4
3.0 STUDY OVERVIEW	5
3.1 Scope and Objective.....	5
3.2 Site Evaluation Techniques	5
3.3 Previous Studies and Filed Investigation	6
4.0 SITE CONDITIONS	6
4.1 Land Use.....	6
4.2 Topography	6
4.3 Vegetation	6
5.0 FIELD INVESTIGATION.....	6
5.1 Test Pit Excavations	6
5.2 Visual and Tactile Evaluation	7
6.0 GEOLOGIC AND SUBSURFACE CONDITIONS.....	7
6.1 General Geologic Conditions	7
6.2 Soil Conservation Service	7
6.3 Subsurface Materials	7
6.4 Bedrock Conditions.....	8
6.5 Structural Features.....	8
6.6 Surficial (Unconsolidated) Deposits.....	8
6.7 Drainage of Water and Groundwater	8
6.8 Features of Special Significance	8
6.9 Engineering Geology.....	9
6.10 Mineral Resources.....	9
6.11 Permeability.....	9
7.0 POTENTIAL GEOLOGIC CONDITIONS	9
7.1 Landslides.....	9
7.2 Rockfall	10
7.3 Debris Flow and Debris Fans	10
7.4 Faults and Seismicity.....	10
7.5 Steeply Dipping Bedrock	11
7.6 Unstable or Potentially Unstable Slopes	11
7.7 Ground Subsidence.....	12
7.8 Hydrocompactive and Potentially Expansive Soils (Moisture Sensitive Soils)	12
7.9 Radon.....	13
7.10 Flooding and Surface Drainage	13
7.11 Springs and High Groundwater	13
7.12 Erosion and Corrosion.....	14
7.13 Surface Grading and Drainage	14
7.14 Fill Soils	15
7.15 Proposed Grading, Erosion Control, Cuts and Masses of Fill.....	15
7.16 Onsite Waste Water Treatment Preliminary Report.....	15
8.0 BEARING OF GEOLOGIC CONDITIONS UPON PROPOSED DEVELOPMENT.....	16
9.0 BURIED UTILITIES	17
10.0 PAVEMENTS	17
11.0 ANTICIPATED FOUNDATION SYSTEMS.....	17
11.1 Subexcavation and Moisture Conditioned Fill	18
11.2 Uncontrolled Fill	18

11.3 Foundation Stabilization.....	18
11.4 Foundation Drains	18
11.5 Structural Fill.....	19
11.6 Design Parameters	19
12.0 ADDITIONAL STUDIES	19
13.0 CONCLUSIONS	20
14.0 CLOSING.....	20

FIGURES

Site Vicinity Map	1
Black Forest Quadrangle	2
Preliminary Concept Plan	3
Test Pit Logs	4
USDA Soils Survey Map	5
General and Engineering Geology Map	6
FEMA Map	7

APPENDIX A – USGS Seismic Output

1.0 GENERAL SITE AND PROJECT DESCRIPTION

1.1 Project Location

The project lies in the northeast portion of Section 23, Township 11 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The approximate location of the site is shown on the Site Vicinity Map, Figure 1.

1.2 Existing Land Use

The site consists of two parcels. The combined total area of the two parcels is 20 acres. The parcels included are:

- Schedule No. 5123000013 which consists of 4.04 acres and is located on the eastern portion of the site. The parcel is addressed as 0 Goshawk Road and is currently an easement for Excel Energy overhead power lines.
- Schedule No. 5123000014 which consists of 15.96 acres and is located on the western portion of the site. The parcel is addressed as 17115 Goshawk Road and is currently contains a single family residence with well and septic.

The parcels are zone "RR-5" – Residential Rural.

1.3 Project Description

It is our understanding the 4.04 acre parcel is to remain as is and development is not proposed. The 15.96 acre parcel is to be subdivided into two new parcels. The existing single-family residence, shop, miscellaneous structures, well and septic is to remain on the southern portion of the subdivision and consist of 10.96 acres. The remaining 5 acres located on the northern portion of the subdivision is proposed to contain a new single family residence with well and septic.

No detention ponds are proposed. It is anticipated the lot owner is to construct their own driveway for the new 5 acre parcel. The Preliminary Concept Plan is presented in Figure 3.

2.0 QUALIFICATIONS OF PREPARERS

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

The principle investigators for this study are Kelli Zigler, P.G. and Geoff G. Webster, P.E. Ms. Zigler is a Professional Geologist as defined by State Statute (C.R.S 34-1-201) with over 16 years of experience in the geological and geotechnical engineering field. Ms. Kelli Zigler holds a B.S. in Geology from the University of Tulsa. Ms. Zigler has supervised and performed numerous geological and geotechnical field investigations throughout Colorado.

Geoff Webster, P.E. is a licensed Professional Engineer with over 33 years of experience in the structural and geotechnical engineering fields. Mr. Webster is a professional engineer and holds a

Master's degree from the University of Central Florida. Mr. Webster has supervised and performed numerous geological and geotechnical field investigation programs in Colorado and other states.

3.0 STUDY OVERVIEW

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

Revisions to the conclusions presented in this report may be issued based upon submission of the development plan. This study has been prepared in accordance with the requirements outlined in the El Paso County Land Development Code (LDC) specifically Chapter 8 last updated 01/06/2015 applicable sections include 8.4.8 and 8.4.9. and the Engineering Criteria Manual (ECM), specifically Appendix C last updated July 29, 2015.

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

3.1 Scope and Objective

This report presents the findings of our Geology and Soils Investigation for the proposed single family development located in northern El Paso County, Colorado.

The purpose of our report is to adhere to the guidelines outlined in Appendix C of the ECM and Chapter 8.4.8 and 8.4.9 of the LDC. The occurrences of potential geologic hazards were evaluated and our opinions of the observed conditions on the proposed development with the respect to the intended usage are outlined in this report.

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

3.2 Site Evaluation Techniques

The information included in this report has been compiled from:

- Field reconnaissance
- Geologic and topographic maps
- Review of selected publicly available, pertinent reports
- Available aerial photographs
- Exploratory borings
- Laboratory testing of representative site soil and rock samples
- Geologic research and analysis
- Site development plans prepared by others

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

3.3 Previous Studies and Field Investigation

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

4.0 SITE CONDITIONS

4.1 Proposed Land Use and Zoning

It is our understanding the 4.04 acre parcel is to remain as is and development is not proposed. The 15.96 acre parcel is to be subdivided into two new parcels. The existing single-family residence, shop, miscellaneous structures, well and septic is to remain on the southern portion of the subdivision and consist of 10.96 acres. The remaining 5 acres located on the northern portion of the subdivision is proposed to contain a new single family residence anticipated to be one-story in height with a 3 car garage with well and septic. Figure 1 presents the general boundaries of our investigation.

4.2 Topography

Based on our site observation on November 1, 2018, in general, the site slopes down from the north to the south with slopes of 8 to 20 percent. The overall elevation difference from the northeast corner to the southwest corner of the property is approximately 10 feet.

4.3 Vegetation

The majority of the site consists of tall grasses and weeds. Landscaping exists around the single family residence. Deciduous trees and vegetation are denser near the western portion of the property than to the east.

5.0 FIELD INVESTIGATION

5.1 Test Pit Excavations

The subsurface conditions within the property were explored by excavating two test pits on November 1, 2018 extending to depths of approximately 8 feet below the existing ground surface. The test pits were performed to explore the subsurface soils underlying the proposed Onsite Wastewater Treatment System. The number of test pits is in accordance with per the Regulations of the El Paso County Board of Health, Chapter 8, Onsite Wastewater Treatment Systems (OWTS) as required by 8.5.D.3.a.

Test Pit TP-1 was performed in the location of the proposed OWTS and TP-2 was performed in the portion of the soil treatment area that was anticipated to have the most limiting condition. The Test Pit locations are presented in The General and Engineering Geology Map, Figure 6.

5.2 Visual and Tactile Evaluation

A visual and tactile evaluation was performed as part of this investigation. The soils were evaluated to determine the soils types and structure. Restrictive layers or evidence of seasonal high groundwater were not observed in the test pits. The soil descriptions of the evaluation are presented in the Test Pits Logs, Figure 4.

6.0 GEOLOGIC AND SUBSURFACE CONDITIONS

6.1 General Geologic Conditions

Based upon review of the *Geologic Map of the Black Forest Quadrangle, El Paso County, Colorado* the site reconnaissance and exploratory test pits, the site generally consists of a silty to clayey sand (alluvium) overlying the Dawson Formation and one geologic unit was mapped at the site as:

- Tkda₅ - Dawson Formation facies unit five (early to middle? Eocene) – upper part of the Dawson Formation is dominated by fine grained arkosic sandstone with interbedded thin beds of green claystone.

The General Geology and Engineering Geology Map is presented if Figure 6.

6.2 U.S. Soil Conservation Service

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

- 25 – Elbeth sandy loam, 3 to 8 percent slopes. Properties of the sandy loam include, well-drained soils, depth of the water table is anticipated to be greater than 6.5 feet, run-off is anticipated to be medium, frequency of flooding and/or ponding is none, and landforms include hills.
- 36 – Holderness loam, 8 to 15 percent slopes. Properties of the loam include, well drained soils, depth of the water table is anticipated to be greater than 6.5 feet, run-off is anticipated to be medium, frequency of flooding and/or ponding is none, and landforms include hills.
- 92 – Tomah-Crowfoot loamy sands, 3 to 8 percent slopes. Properties of the loamy sands include, well drained soils, depth of the water table is anticipated to be greater than 6.5 feet, run-off is anticipated to be medium, frequency of flooding and/or ponding is none, and landforms include alluvial fans and hills.

The USDA Soil Survey Map is presented in Figure 5.

6.3 Subsurface Materials

The subsurface materials encountered in the test pit excavations were classified using Table 10-1 Soil Treatment Area Long-term Acceptance Rates from the EPCDHE Chapter 8, OWTS Regulations and the USDA Soil Structure Shape and Grade. The materials were grouped into the general categories:

- Loam, granular structure-shape and strong structure-grade,
- Clay, blocky structure-shape and moderate structure-grade,
- Sandy, Clay loam, granular structure-shape and moderate structure-grade, and
- Sand, structureless.

Additional descriptions and the interpreted distribution (approximate depths) of the subsurface materials are presented on the Test Pit Logs presented in Figure 4. The classifications shown on the logs are based upon the engineer's classification of the samples at the depths indicated. Stratification lines shown on the logs represent the approximate boundaries between material types and the actual transitions may be gradual and vary with location.

6.4 Bedrock Conditions

Bedrock (as defined by USDA Soil Structure and Grade) was not encountered in the test pit excavations for this investigation. In general, the bedrock (as defined by Colorado Geologic Survey) beneath the site is considered to be part of the Dawson Formation – facies unit five which consists of silty sandstone. The Dawson formation is thick-bedded to massive, generally light colored arkose, pebbly, and pebble conglomerate. The sandstones are poorly sorted with high clay contents. The sandstone is generally permeable, well drained, and has good foundation characteristics. The Dawson sandstone is generally not considered a restrictive layer for OWTS.

6.5 Structural Features

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

6.6 Surficial (Unconsolidated) Deposits

Various lake and pond sediments, swamp accumulations, sand dunes, marine and non-marine terrace deposits, talus accumulations, creep or slope wash were not observed on the site. Slump and slide debris were not observed on the site.

6.7 Drainage of Water and Groundwater

The overall topography of the site slopes down from the north to the south towards West Kiowa Creek. W. Kiowa Creek is currently a defined drainage way that is located approximately one-third of a mile south of the southern property line. The W. Kiowa Creek drainage way is not anticipated to adversely impact new construction on the new lot.

Groundwater was not encountered in the test pit excavations at the time of our field observation.

6.8 Features of Special Significance

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

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

6.9 Engineering Geology

The Engineering Geology is presented below. Charles Robinson and Associates (1977) have mapped two environmental engineering units the site as:

- 1A – Stable alluvium, colluvium and bedrock on flat to gentle slopes (0 to 5%).

The Engineering Geology is presented in the General Geology and Engineering Geology Map, Figure 6.

6.10 Mineral Resources

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

6.11 Permeability

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

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

The soils encountered in the test pit excavations were loam, clay, sandy clay loam, and sand. The permeability of the loam and sand is anticipated to be moderate to high. The permeability of the clay and sandy clay loam is anticipated to be low.

7.0 POTENTIAL GEOLOGIC CONDITIONS

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

7.1 Landslides

Landslides are a form of mass wasting slope failure that consists of relatively rapid downward sliding, falling, or flowing of a mass of soil, rock, or a mixture of the two. Landslides typically have one or more distinct failure surfaces. They typically occur on slope sides where the shear strength of a material

is exceeded by the driving mass or weight of the material and may be induced by the presence of groundwater, heavy precipitation, and seismic events.

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

<https://cologeosurvey.maps.arcgis.com/apps/webappviewer/index.html?id=5e7484a637c4432e84f4f16d0af306d3>

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

7.2 Rockfall

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

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

7.3 Debris Flow and Debris Fans

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

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

7.4 Faults and Seismicity

Review of the *Geologic Map of the Colorado Springs Quadrangle* and *Map of Areas Susceptible to Differential Heave in Expansive, Steeply Dipping Bedrock, City of Colorado Springs, Colorado* indicates the Ute Pass Fault lies approximately 16 miles to the west of the proposed residential development. According to the CGS, these faults are not considered to be recently active. However, they have been active during geologic times and could affect the site if they did rupture.

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

Earthquakes felt at this site will most likely result from minor shifting of the granite mass within the Pikes Peak Batholith which includes pull from minor movements along faults found in the Denver basin.

Ground motions resulting from small earthquakes are more likely to affect structures at this site and will likely only affect slopes stability to a minimal degree.

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

Period (sec)	Mapped MCE Spectral Response Acceleration (g)		Site Coefficients		Adjusted MCE Spectral Response Acceleration (g)		Design Spectral Response Acceleration (g)	
	S _s	0.172	F _a	1.6	S _{ms}	0.183	S _{ds}	0.183
0.25	S _s	0.172	F _a	1.6	S _{ms}	0.183	S _{ds}	0.183
1.0	S ₁	0.058	F _v	2.4	S _{m1}	0.093	S _{d1}	0.093

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

The USGS Seismic Output is presented in Appendix A.

7.5 Steeply Dipping Bedrock

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

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

7.6 Unstable or Potentially Unstable Slopes

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

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

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

Mitigation

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

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

7.7 Ground Subsidence

Subsidence is the motion of the ground surface as it shifts downward relative to a datum such as sea-level.

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

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

7.8 Hydrocompactive and Potentially Expansive Soils (Moisture Sensitive Soils)

The subsurface materials at the site generally consist of silty to clayey sand and sandy clay overlying the Dawson Formation. Based on the test pits performed on site, the loam and sand (silty to clayey sand) generally possess low swell potential. The sandy clay loam and clay (sandy clay) generally possesses low to moderate swell potential. It is anticipated that if these materials are encountered can readily be mitigated with typical construction practices common to this region of El Paso County, Colorado.

Mitigation

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

overexcavation and replacement with structural fill, subexcavation and replacement with on-site moisture-conditioned soils, and/or the use of a geogrid reinforced fill.

7.9 Radon

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

Northern El Paso, CO and the 80820 zip code located in El Paso County, has an EPA assigned Radon Zone of 1. A radon zone of 1 predicts an average indoor radon screening level greater than 4 pCi/L, which is above the recommended levels assigned by the EPA. Black Forest is located in a high risk area of the country. *The EPA recommends you take corrective measures to reduce your exposure to radon gas.*

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

Mitigation

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

7.10 Flooding and Surface Drainage

Based on our review of the Federal Emergency Management Agency (FEMA) Community Panel No. 08041C0325F and the online ArcGIS El Paso County Risk Map, the entire property lies outside the 100 or 500-year floodplain of W Kiowa Creek.

7.11 Springs and High Groundwater

Based on the site observations, review of the Black Forest Quadrangle and Google Earth images dating back to September 1999, springs do not appear to originate on the subject site. Groundwater was not encountered in the test pits at the time of excavation.

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

Mitigation:

Shallow groundwater was not encountered in the test pits for the OWTS. It is not anticipated that mitigation will be required for the placement and installation of the OWTS. However, if shallow groundwater conditions are encountered during the Site Specific Soils Investigations and Open Excavation Observations, mitigations can include a combination of surface and subsurface drainage systems, vertical drainboard, etc.

In general, if groundwater was encountered within 4 to 6 feet of the proposed basement slab elevation, an underslab drain should be anticipated in conjunction with the perimeter drain. Perimeter drains are anticipated for each individual lot to prevent the infiltration of water and to help control wetting of

potentially expansive and hydrocompactive soils in the immediate vicinity of foundation elements. It must be understood that the drain is designed to intercept some types of subsurface moisture and not others. Therefore, the drain could operate properly and not mitigate all moisture problems relating to foundation performance or moisture intrusion into the basement area.

7.12 Erosion and Corrosion

The upper sands encountered at the site are susceptible to erosion by wind and flowing water. The Dawson sandstone (if encountered at deeper depths during the Subsurface Soil Investigation) at this site typically has low resistivity values (less than 2,000 ohm-cm) and is likely to be potentially corrosive to buried, ferrous metal piping and utilities.

Mitigation:

Due to the nature of the soils on the site it is anticipated that the majority of the surficial soils (silty to clayey sand) is subject to erosion by water. During construction disturbance of the site most likely will occur around the building site and may require regrading and revegetation. Further recommendations for Erosion Control are discussed in section 7.15

7.13 Surface Grading and Drainage

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

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

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

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

7.14 Fill Soils

Fill soils were not encountered at the time of the test pit observation. However, if fill soils are encountered in the OWTS and/or excavation for the single-family residence they may be considered unsuitable for a variety of reasons. These include (but are not limited to) non-engineered fills, fill soils containing trash or debris, fill soils that appear to have been improperly placed and/or compacted, etc. If unsuitable soils are encountered during the Site Specific Soils Investigation and/or the Open Excavation Observation, they may require removal (overexcavation) and replacement with compacted structural fill.

Mitigation

If fill is encountered, it is considered unsuitable for support of foundations. If unsuitable fill soils are encountered during construction, they should be removed (overexcavated) and replaced with compacted structural fill. The onsite soils, once removed, replaced and recompacted are generally suitable as structural fill. The zone of overexcavation shall extend to the bottom of the unsuitable fill zone and shall extend at least that same distance beyond the building perimeter (or lateral extent of any fill, if encountered first). Provided that this recommendation is implemented, the presence of this fill is not considered to pose a risk to proposed structures.

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

Preliminary grading plans were not provided and reviewed at the time the report was issued. It is assumed based on the test pits for this investigation that the excavations will encounter silty to clayey sands near the surface. Depth of sandstone bedrock was not determined. The on-site sand soils can be used as site grading fill.

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

Overlot fill, removal and/or recompaction of the existing materials is not anticipated other than in the excavation (if needed).

7.16 Preliminary Onsite Wastewater Treatment Report

It is our understanding that On-site Wastewater Treatment Systems (OWTS) is proposed. An individual well and septic system is proposed for the single family residence. The site was evaluated in general accordance with the El Paso Land Development Code, specifically sections 8.4.8. Two test pits were performed across the site to obtain a general understanding of the soil and bedrock conditions. TP-2 was performed in an area anticipated to have the most limiting conditions. The Test Pits Log is presented in Figure 4.

The soils on the property were identified as loam, sandy clay loam, and clay as indicated by the USDA and as confirmed in the RMG test pits. Limiting layers were not encountered in the test pits. The long term acceptance rates (LTAR) associated with the soils observed in the test pits range from 0.20 for the sandy clay/ clay (Soil Type 4) to 0.80 for the loam/sandy loam (Soil Type 1) gallons per day per square foot. Signs of seasonal groundwater were not observed in the test pits.

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

Treatment areas at a minimum must achieve the following:

- The treatment area must be 4 feet above groundwater or bedrock as defined by the Definitions 8.3.4 of the Regulations of the El Paso County Board of Health, Chapter 8 OWTS Regulations, most recently amended May 23, 2018;
- Prior to construction of an OWTS an OWTS design prepared per *the Regulations of the El Paso County Board of Health, Chapter 8 OWTS Regulations* will need to be completed. A scaled site plan and engineered design will also be required prior to obtaining a building permit.
- Comply with any physical setback requirements of Table 7-1 of the El Paso County Department of Health and Environment (EPCHDE);
- Treatment areas are to be located a minimum 100 feet from any well (existing or proposed), including those located on adjacent properties per Table 7-2 per the EPCHDE;
- The new parcel shall be designed to insure that a minimum of 2 sites are appropriate for an OWTS and do not fall within any restricted areas, (e.g. utility easements, right of ways). Based on the test pit observation performed, the parcel does have a minimum of two locations for the OWTS as presented on the General and Engineering Geology Map, Figure 6.

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

8.0 BEARING OF GEOLOGIC CONDITIONS UPON PROPOSED DEVELOPMENT

Geologic hazards (as described in section 7.0 of this report) and geologic constraints (also as described in section 7.0 of this report) were not found to be present at this site.

The proposed development is to consist of the construction of a residential development to include well and septic and associated site improvements. Shallow foundations are anticipated for the proposed single family residence. It is our opinion that the existing geologic and engineering conditions do not pose constraints on the proposed development.

Geologic constraints anticipated to affect this site are Seismicity, Radioactivity/Radon Gas and potentially expansive soils and bedrock. These hazards can be satisfactorily mitigated through proper engineering and design contraction practices and avoidance when deemed necessary.

It is recommended that a site specific Subsurface Soil Investigation be performed for all proposed structures to verify the conditions of the on-site soil conditions.

9.0 BURIED UTILITIES

Based upon the conditions encountered in the exploratory test pits, we anticipate that the soils encountered in the individual utility trench excavation will consist of native silty to clayey sand. It is anticipated that the sands will be encountered at loose to medium dense relative densities, the sandy clay at stiff to very stiff densities and the sandstone (if encountered) at medium hard to hard relative densities.

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

The new parcel is to have an individual well and septic and utility mains such as water and sanitary sewer lines are not anticipated to be placed beneath paved roadways.

10.0 PAVEMENTS

Goshawk Road is currently paved and not anticipated to require a new pavement design. One new driveway access is proposed off of Goshawk Road. It is not anticipated that a pavement section design for the driveway accesses will be required. No new roads are proposed within the subdivision.

11.0 ANTICIPATED FOUNDATION SYSTEMS

Based on the information presented previously, conventional shallow foundation systems consisting of standard spread footings/stemwalls are anticipated to be suitable for the proposed residential structures. It is assumed that if a basement is proposed the excavation cut will be approximately 6 to 8 feet below the final ground surface not including overexcavation, if needed.

Expansive clay and claystone were not encountered in the test pits. If expansive soils are encountered near foundation or floor slab bearing levels, overexcavation and replacement with nonexpansive structural fill will be required. Overexcavation depths of about 3 to 4 feet should be anticipated, however this is to be determined in the site specific subsurface soil investigations.

If loose sands are encountered, they may require additional compaction to achieve the allowable bearing pressure indicated in this report. In some cases, removal and recompaction may be required for loose soils. Similarly, if shallow groundwater conditions are encountered and result in unstable soils unsuitable for bearing of residential foundations, these soils may require stabilization prior to construction of foundation components.

The foundation system for the single family residence should be designed and constructed based upon recommendations developed in a detailed Subsurface Soil Investigation completed after site development activities are complete. The recommendations presented in the Subsurface Soil Investigation should be verified following the excavation on the parcel and evaluation of the building loads.

11.1 Subexcavation and Moisture-Conditioned Fill

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

11.2 Uncontrolled Fill

If man-placed (uncontrolled) fill is encountered during construction, it will be assumed that this fill was not moisture conditioned and compacted in a manner consistent with the **Structural Fill** recommendations contained within this report, unless appropriate documentation can be provided. If such fill is encountered, it is not considered suitable for support of shallow foundations. This unsuitable fill will require removal (overexcavation) and replacement with non-expansive, granular structural fill below foundation components and floor slabs. The structural fill should be observed and tested during placement as indicated under the **Structural Fill** section of this report, to ensure proper compaction.

Following completion of the overexcavation and moisture conditioning process, it is imperative that the "as-compacted" moisture content be maintained prior to construction and establishment of landscape irrigation.

11.3 Foundation Stabilization

Groundwater was not encountered in the test pits that were excavated to 8 feet. It is anticipated the groundwater will have adequate separation from the bottom of a crawlspace foundation components and floor slabs. However, the test pits were not deep enough to determine if adequate separation from groundwater to a basement foundation is sufficient. If moisture conditions encountered at the time of the foundation excavation result in water flow into the excavation and/or destabilization of the foundation bearing soils, stabilization techniques should be implemented. Various stabilization methods can be employed, and can be discussed at the time of construction. However, a method that affords potentially a reduced amount of overexcavation (versus other methods) and provides increased performance under moderately to severely unstable conditions is the use of a layered geogrid and structural fill system.

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

11.4 Foundations Drains

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

Shallow groundwater conditions were not encountered in the test pits at the time of field exploration. Depending on the conditions encountered during the lot specific Subsurface Soil Investigation and the conditions observed at the time of the Open Excavation Observation, additional subsurface drainage systems may be recommended.

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

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

11.5 Structural Fill

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

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

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

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

11.6 Design Parameters

The allowable bearing pressure of the surface sands should be determined by a detailed site specific Subsurface Soil Investigation. Bearing directly on the clay and/or hydrocompactive sands is not recommended.

12.0 ADDITIONAL STUDIES

The findings, conclusions and recommendations presented in this report were provided to evaluate the suitability of the site for future development. Unless indicated otherwise, the test pits and visible tactile classifications, conclusions and recommendations presented in this report are not intended for use for design and construction.

A site specific Subsurface Soil Investigation will be required for all proposed structures including (but not limited to) the single family residences and /or retaining walls,, etc.

13.0 CONCLUSIONS

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

Foundation selection and design should consider the potential for subsurface expansive soil-related movements. Mitigation techniques commonly used in the Colorado Springs area include drilled piers, micropiles with structural floors and/or overexcavation and replacement with structural fill as indicated in a site specific Subsurface Soil Investigation.

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

14.0 CLOSING

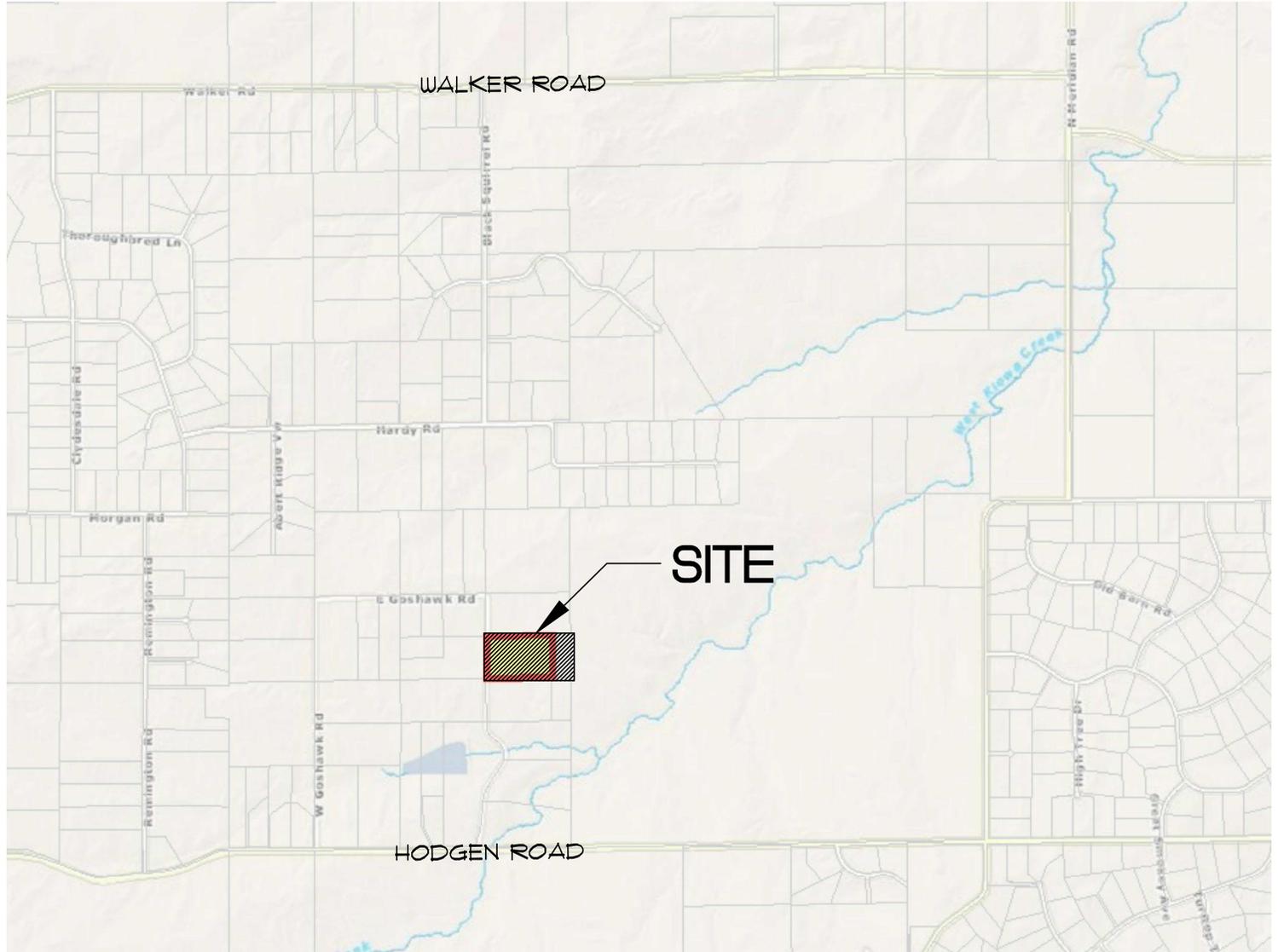
This report is for the exclusive purpose of providing geologic hazards information and preliminary geotechnical engineering recommendations. The scope of services did not include, either specifically or by implication, evaluation of wild fire hazards, environmental assessment of the site, or identification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

This report has been prepared for **Arvin and Cheryl Loudermilk** in accordance with generally accepted geotechnical engineering and engineering geology practices. The conclusions and recommendations in this report are based in part upon data obtained from review of available topographic and geologic maps, review of available reports of previous studies conducted in the site vicinity, a site reconnaissance, and research of available published information, soil test borings, soil laboratory testing, and engineering analyses. The nature and extent of variations may not become evident until construction activities begin. If variations then become evident, RMG should be retained to re-evaluate the recommendations of this report, if necessary.

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

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

FIGURES



REFERENCE
NOT TO SCALE



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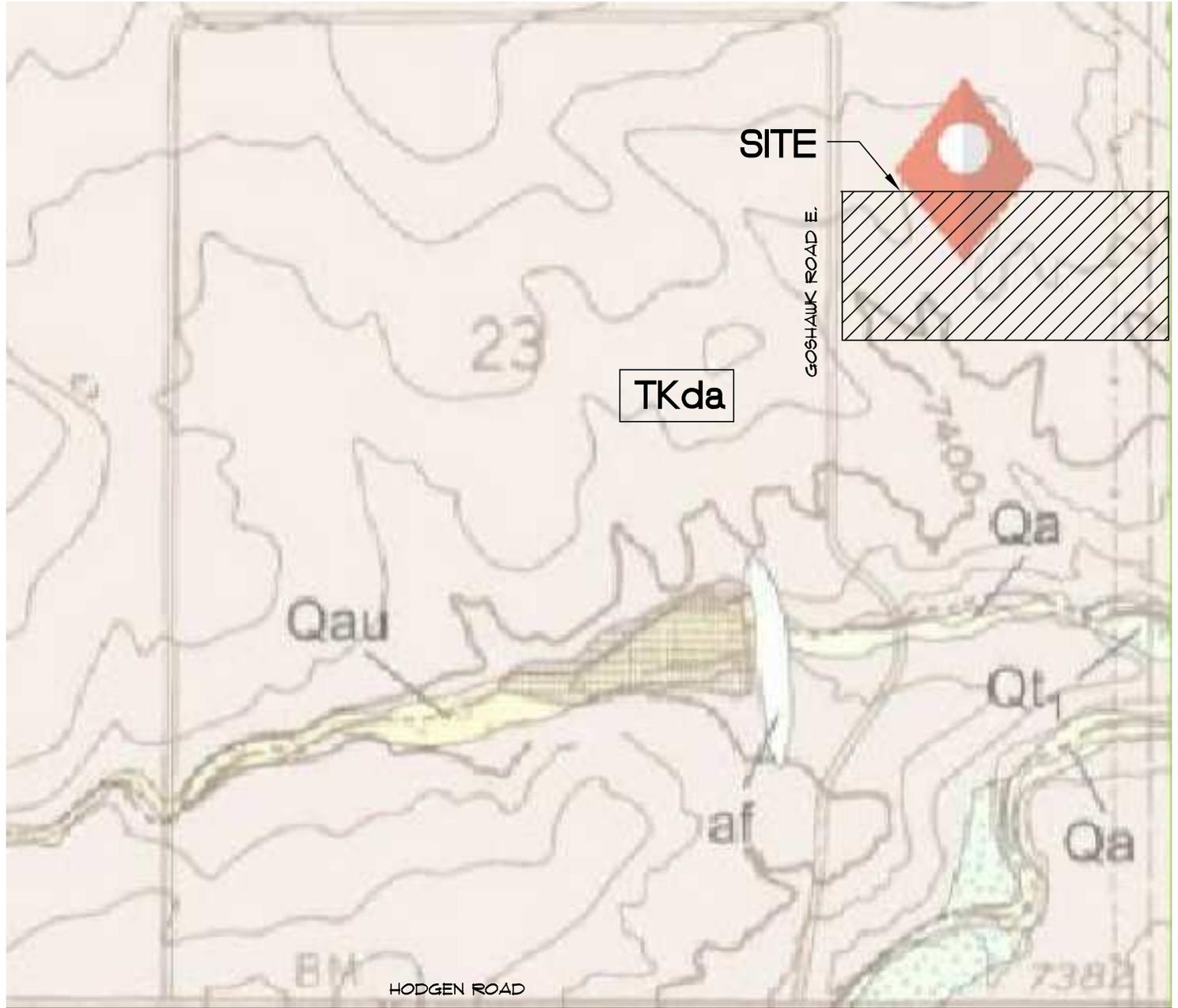
SITE VICINITY MAP

LOUDERMILK SUBDIVISION
PARCEL NO.S 512300013 AND
5123000014
EL PASO COUNTY, CO
ARWIN AND CHERYL LOUDERMILK

JOB No. 167392

FIG No. 1

DATE 1-16-2019



REFERENCE
NOT TO SCALE

BASE MAP PROVIDED BY USGS



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BLACK FOREST QUAD

LOUDERMILK SUBDIVISION
PARCEL NO.S 512300013 AND
5123000014

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FIG No. 2

DATE 1-16-2019



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Monument Office:
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Pueblo / Canon City:
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BASE MAP PROVIDED BY: BRADLEY DESIGN.

LOUDERMILK SUBDIVISION
PARCEL NOS 512300013 AND 512300014
EL PASO COUNTY, CO
ARWIN AND CHERYL LOUDERMILK

ENGINEER: GW

DRAWN BY: KZ

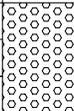
CHECKED BY: GW

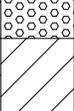
ISSUED: 1-15-2019

PRELIMINARY
CONCEPT PLAN

SHEET No.

FIG-3

TEST PIT TP-1			
DATE OBSERVED: 11/1/18			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 1.5 FT LOAM (STRONG)			2
1.5 FT - 4.5 FT CLAY (MODERATE)	2ft		4
4.5 FT - 6.0 FT SANDY CLAY LOAM (MODERATE)	4ft		3
4.5 FT - 6.0 FT SAND (STRUCTURELESS)	6ft		1
	8ft		

TEST PIT TP-2			
DATE OBSERVED: 11/1/18			
SOIL DESCRIPTION	DEPTH (FT)	SYMBOL	SOIL TYPE
0 - 2.0 FT LOAM (STRONG)			2
2.0 FT - 4.5 FT CLAY (MODERATE)	2ft		4
5.0 FT - 8.0 FT SANDY CLAY (MODERATE)	4ft		4
	6ft		
	8ft		

SOIL DESCRIPTIONS



LOAM (STRONG)



SAND (STRUCTURELESS)



CLAY (MODERATE)



SANDY CLAY (MODERATE)



SANDY CLAY LOAM (MODERATE)



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TEST PIT LOGS

LOUDERMILK SUBDIVISION
PARCEL NO.S 512300013 AND
5123000014

EL PASO COUNTY, CO
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JOB No. 167392

FIG No. 4

DATE 1-16-2019



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Elbeth sandy loam, 3 to 8 percent slopes	0.0	0.1%
36	Holderness loam, 8 to 15 percent slopes	9.1	44.0%
92	Tomah-Crowfoot loamy sands, 3 to 8 percent slopes	11.5	55.9%
Totals for Area of Interest		20.6	100.0%



REFERENCE
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USDA SOIL SURVEY MAP

LOUDERMILK SUBDIVISION
PARCEL NOS 512300013 AND
512300014
EL PASO COUNTY, CO
ARWIN AND CHERYL LOUDERMILK

JOB No. 167392

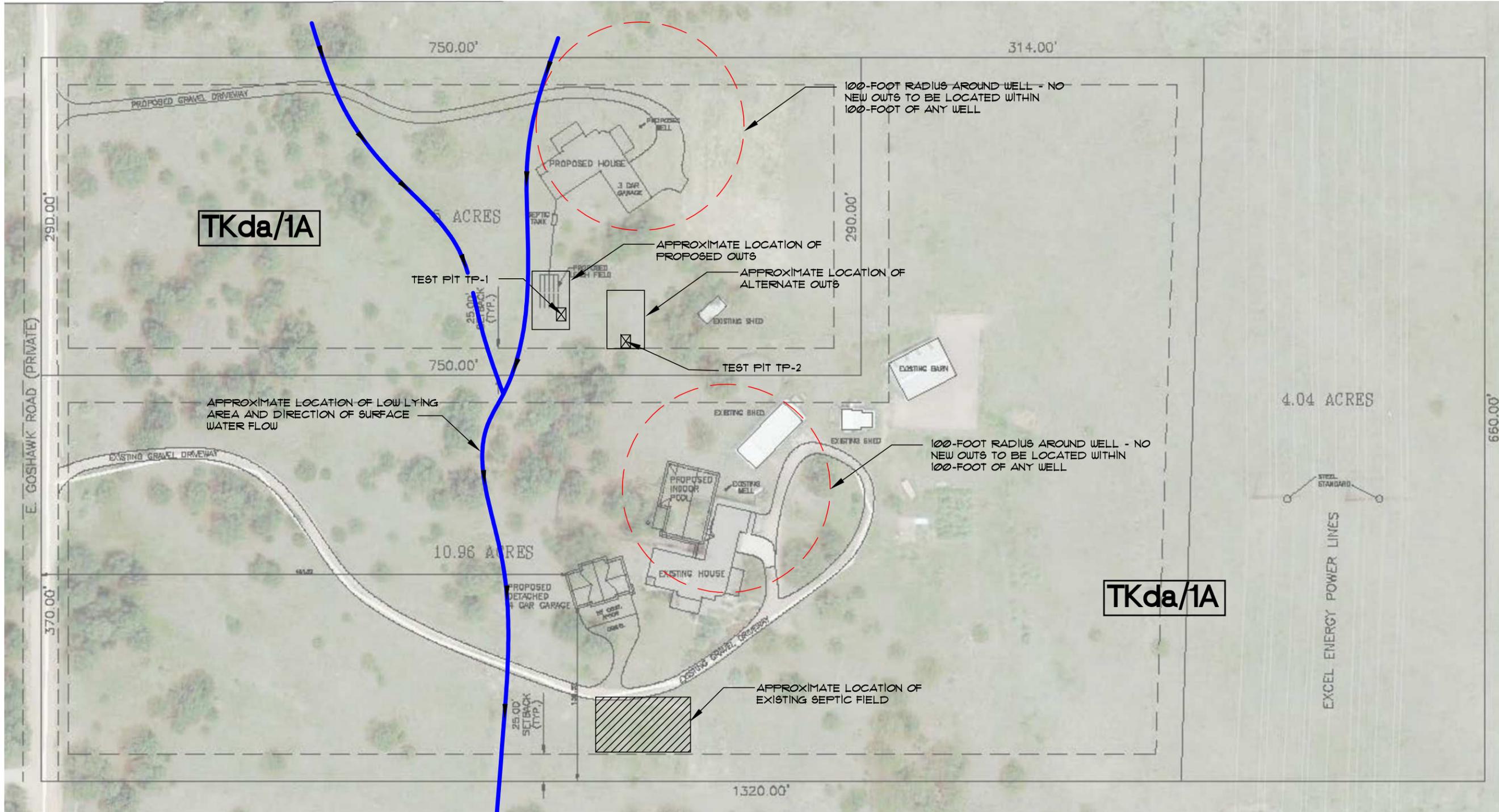
FIG No. 5

DATE 1-16-2019



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 (970) 330-1071
Woodland Park Office:
 (719) 687-6077
Monument Office:
 (719) 488-2145
Pueblo / Canon City:
 (719) 544-7750



Disclaimer: The chosen Onsite Wastewater Treatment system (OWTS) locations are for illustration only. If the El Paso County Health Department physical setback requirements are met for the lot, there are no restrictions on the placement of the individual OWTS

NOT TO SCALE
 BASE MAP PROVIDED BY: NES, INC.

TKda5 - Dawson Formation
 1A - Stable alluvium, colluvium and bedrock

Area of existing septic field (to remain)

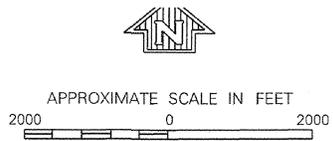
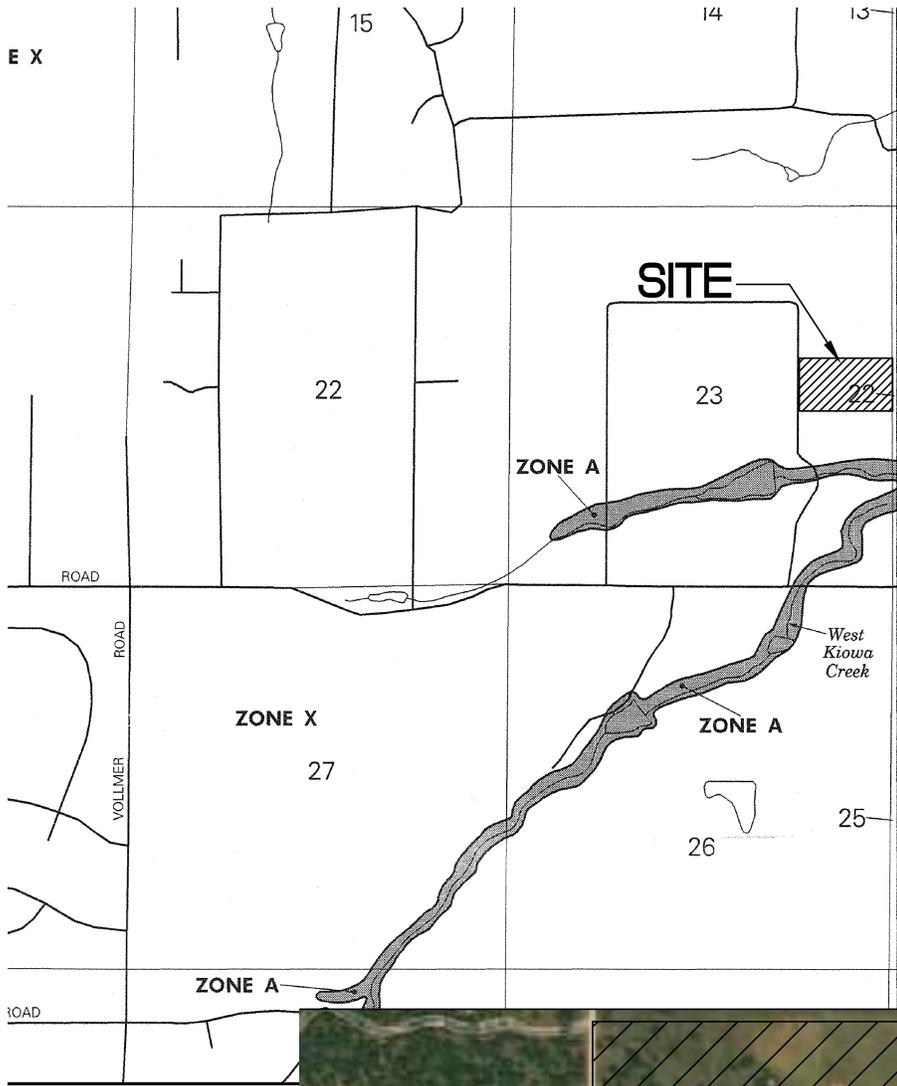
100 foot minimum required from from any well to an OWTS

ENGINEER:	GW
DRAWN BY:	KZ
CHECKED BY:	GW
ISSUED:	11/6/19
REVISION:	

GENERAL GEOLOGY AND
 ENGINEERING GEOLOGY
 MAP

SHEET No.
FIG-6

LOUDERMILK SUBDIVISION
 RCEL NO.S 512300013 AND 512300001
 EL PASO COUNTY, CO
 ARWIN AND CHERYL LOUDERMILK



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

EL PASO COUNTY,
 COLORADO AND
 INCORPORATED AREAS

PANEL 325 OF 1300
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY			
EL PASO COUNTY UNINCORPORATED AREAS	08069	0325	F

MAP NUMBER
08041C0325 F

EFFECTIVE DATE:
MARCH 17, 1997



Federal Emergency Management Agency



NOT TO SCALE

Pikes Peak Regional Floodplain Map



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FEMA MAP

LOUDERMILK SUBDIVISION
 PARCEL NOS 512300013 AND
 5123000014
 EL PASO COUNTY, CO
 ARWIN AND CHERYL LOUDERMILK

JOB No. 167392

FIG No. 7

DATE 1-16-2019

APPENDIX A
USGS Seismic Output

USGS Design Maps Summary Report

User-Specified Input

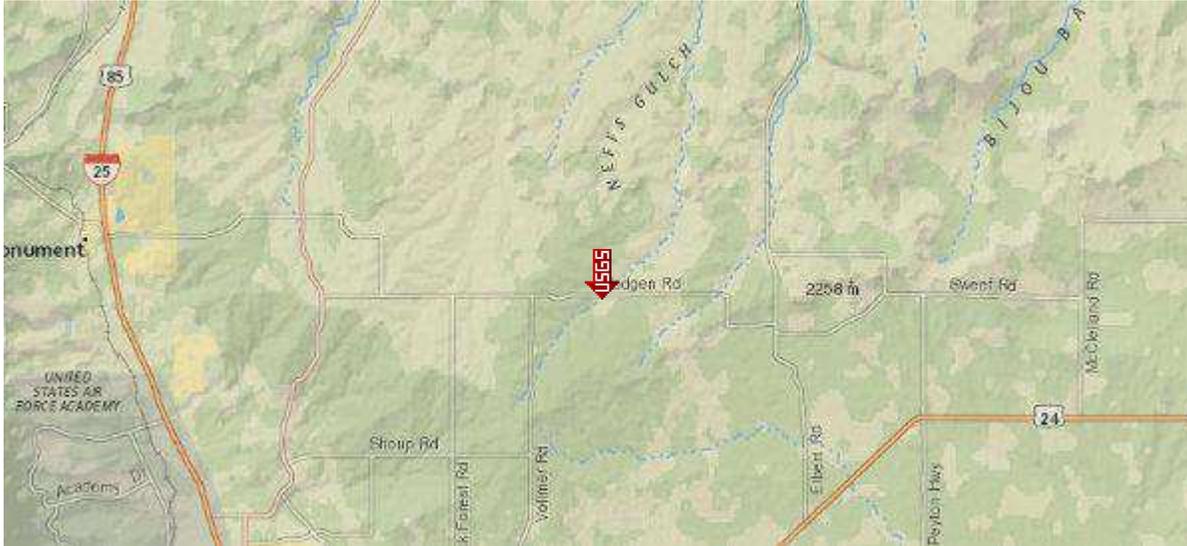
Report Title Loudermilk
Mon December 17, 2018 16:40:11 UTC

Building Code Reference Document 2012/2015 International Building Code
(which utilizes USGS hazard data available in 2008)

Site Coordinates 39.07889°N, 104.63027°W

Site Soil Classification Site Class D – “Stiff Soil”

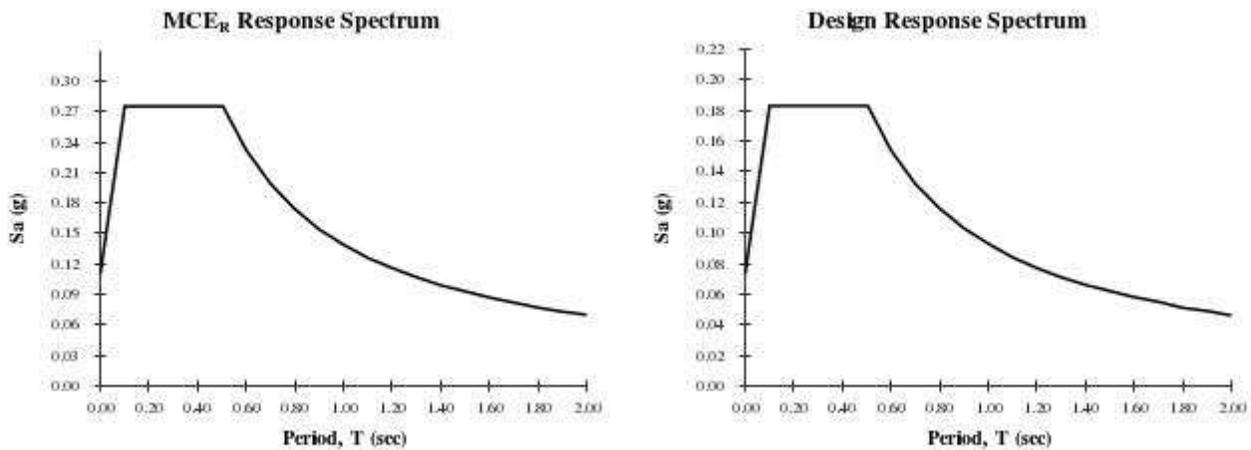
Risk Category IV (e.g. essential facilities)



USGS-Provided Output

$S_s = 0.172 \text{ g}$	$S_{MS} = 0.275 \text{ g}$	$S_{DS} = 0.183 \text{ g}$
$S_1 = 0.058 \text{ g}$	$S_{M1} = 0.139 \text{ g}$	$S_{D1} = 0.093 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.



Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.