



PEERLESS FARMS

EL PASO COUNTY, COLORADO

ONSITE WASTEWATER TREATMENT SYSTEMS REPORT

JANUARY 16, 2024

Prepared by:

Kimley»Horn

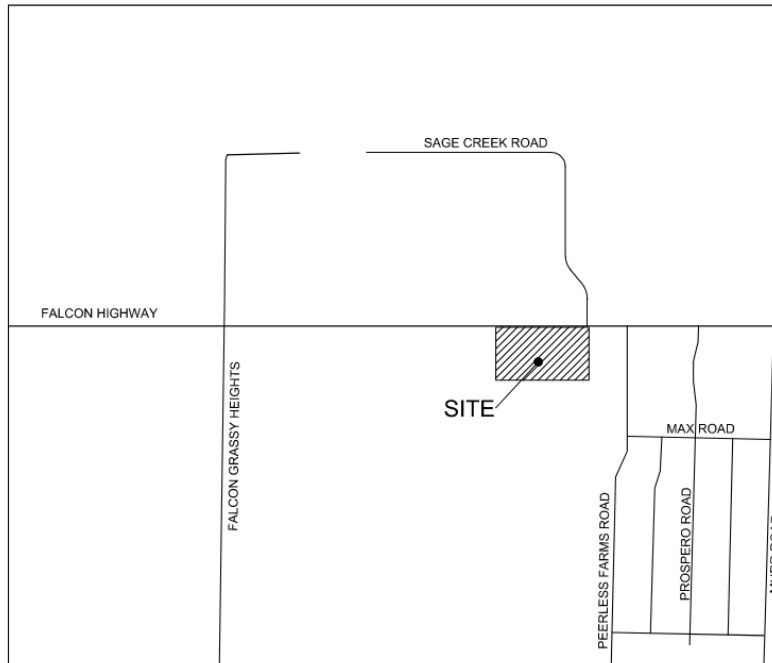
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SUMMARY OF THE PROPOSED SUBDIVISION

SITE LOCATION

The Site is located at the southeast corner of Falcon Highway and Sage Creek Road at 16975 Falcon Hwy in Peyton, CO (the “Site”). More specifically, the Site is located in a portion of the northwest quarter of Section 13, Township 13 south, Range 64 west of the 6th P.M., County of El Paso, State of Colorado. The Property is bounded by Falcon Hwy to the north, privately owned pastures to the west and south, and Sagecreek South Filing No. 1 to the east. A vicinity map is provided below for reference:



DESCRIPTION OF PROPERTY

The Site is approximately 40 acres of mostly undeveloped land. The Site is mostly vacant but contains two single family houses, one large barn and multiple small chicken coops and sheds. Development for Peerless Farms (the “Project”) involves the construction of a public road with two private driveways, roadside ditches, and culverts. The public road will be an extension of Sage Creek Road on the east side of the Site, providing access to the two proposed private gravel driveways within the Site. The existing access road west of Sage Creek Road will be demolished. The Site will be subdivided into large-lot residential lots for future single-family residences. The final plat can be found in **Appendix A**.

An existing private water line runs along the North side of the Site from Sage Creek Road to the existing access road, and then runs south through the Site. This line is assumed to be abandoned and does not provide water service currently. There is also a public water line on the east side within an existing utility easement. There are no existing sanitary sewer lines within or adjacent to the Site.

INFORMATION REGARDING ONSITE WASTEWATER TREATMENT

CENTRAL SEWAGE SYSTEM AVAILABILITY

Each proposed lot within Peerless Farms will be serviced by individual On-Site Wastewater Treatment Systems due to the lack of any existing wastewater collection system infrastructure in the area. The adjacent lots on all sides of the development are also served by OWTS. There is an existing well and OWTS serving an existing residence that will remain on proposed Lot 3. The well will be abandoned and redrilled while the existing OWTS will remain in service. The remaining six lots and future single-family residences are also to be served by proposed wells and proposed OWTS. A site-specific Subsurface Soil Investigation and OWTS Evaluation and Design will be required for all proposed single-family residences since connecting to a central sewage system is not feasible.

SOIL INVESTIGATION FINDINGS

RMG's Study analyzed the existing 40.01 acres for drainage-ways, floodplains, slopes in excess of 30%, surface and sub-surface soils hazards and constraints, natural and cultural features, geologic hazards and constraints, depth to bedrock, water table depth, current and historic land use, and other hazards.

Six test borings and pits were performed throughout the existing site to obtain a general summary of the soil conditions and potential hazards and recommendations for future development. From this, multiple locations were identified on each proposed lot as being suitable for a potential OWTS. In order to propose a location and design of an OWTS for future single-family residences, each suitable area will need to be analyzed through soil profile test pit excavations and site evaluations. Four out of the six test pits encountered seasonal groundwater at varying elevations. Two of the four that encountered groundwater could require a mound system in order to maintain 4' between the bottom of the soil treatment area and limiting layer. No bedrock or other limiting layers were found within any of the test pits. The soil profile and details of these test pits can be found in **Appendix B**.

The soil conditions, NRCS soil classification, slope of the terrain, underground water table, subsurface rock, and site limitations are also detailed in the Soils and Geology Study in **Appendix B**. However, in general the site is void of extreme slopes, subsurface rock, and other major limitations. There is seasonal groundwater present in addition to a floodplain and seasonally wet areas; however, none of these limitations are large enough to deem a lot as not suitable for development or have deleterious effects to systems in the area. There is one onsite water well serving Lot 3 that is to remain and no lakes, streams, irrigation ditches or other water sources. Seasonally ponded water and the floodplain are labeled in **Appendix A** and **Appendix B**.

All results from test pit excavations coincide with the same Long Term Acceptance Value as noted in Table 10-1 of EPCPH Chapter 8, except for Test Pit 3 drilled on 02/26/2021. It is unknown if this discrepancy is due to a clerical error since 0.035 and 0.040 are not LTAR values present on Table 10-1. No limiting layer was encountered in this test pit. Nonetheless, a site-specific soil investigation will be required for each lot where this will be resolved for the future design of an OWTS.

CONCLUSION

In summary, preliminary site evaluations show that Peerless Farms is suitable to be serviced by On-Site Wastewater Treatment Systems noting that an individual OWTS site evaluation will need to be performed in accordance with the applicable health department codes prior to construction.

APPENDICES

APPENDIX A – PEERLESS FARMS PRELIMINARY PLAN

PEERLESS FARMS PRELIMINARY PLAN 16975 FALCON HIGHWAY, PEYTON, CO

SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE
6TH P.M., CITY OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13 IN TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 00°31'50" WEST ALONG THE WEST SECTION LINE, A DISTANCE OF 60.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°21'32" EAST ON A LINE PARALLEL TO THE NORTH SECTION LINE A DISTANCE OF 1,779.95 FEET; THENCE SOUTH 00°38'28" EAST, A DISTANCE OF 992.00 FEET; THENCE NORTH 89°28'10" WEST A DISTANCE OF 1,799.86 FEET; THENCE NORTH 00°31'50" EAST 955.39 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

SITE DATA TABLE:

TAX ID NUMBER:	4313000001
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RR-5
PROPOSED LOTS:	7
TOTAL SITE ACREAGE	40.01 AC±
MINIMUM LOT SIZE	5.018 AC±
PUBLIC R.O.W.	1.025 AC±
SETBACKS*	25' FRONT, 25' SIDE/ REAR, 25' SIDE/REAR SETBACK
MAXIMUM LOT COVERAGE	NONE
MAXIMUM BUILDING HEIGHT	35' (UNLESS OTHERWISE IMPACTED BY RR-5 RESTRICTIONS)

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS NOTE

- A SOILS AND GEOLOGY STUDY FOR ROBERT WILLIAMS, WAS COMPLETED BY RMC ENGINEERS ON APRIL 14, 2021 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED, KNOWN AS, PEERLESS FARMS. THE PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS, PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER (TBD). DEVELOPERS AND HOMEOWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS. **
 - THE PROPOSED DEVELOPMENT IS FEASIBLE. THE GEOLOGIC CONDITIONS IDENTIFIED POTENTIALLY HYDROCOMPACTIVE SOILS, SEISMICITY, RADON, AND EROSION. HOWEVER, THESE CONDITIONS ARE CONSIDERED TYPICAL FOR THE FRONT RANGE REGIONS OF COLORADO. MITIGATION OF GEOLOGIC CONDITIONS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL NOR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES. **
 - SITE-SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICALLY-RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION. **
 - DUE TO THE SHALLOW GROUNDWATER CONDITIONS ENCOUNTERED NEAR THE UNNAMED INTERMITTENT CREEK, THE USE OF BASEMENTS ON LOTS 1, 5, AND 6 MAY BE LIMITED. NEW CONSTRUCTION IS NOT CURRENTLY PROPOSED ON LOT 3. IF BASEMENT CONSTRUCTION IS PROPOSED ON LOT 3 IN THE FUTURE, WE RECOMMEND THAT THOSE STRUCTURES BE SUBJECT TO THE SAME FEASIBILITY EVALUATIONS AS RECOMMENDED ABOVE FOR LOTS 1, 5, AND 6. **
 - THE PROPOSED RESIDENCES ON LOT 1 AND 5 AND ANY FUTURE STRUCTURES PROPOSED FOR LOT 3 WILL NEED TO CONSIDER THE BFE AT THE TIME OF CONSTRUCTION. **
 - BASEMENTS OR CRAWLSPACES ARE NOT ALLOWED WITHOUT DATA DEMONSTRATING ADEQUATE SEPARATION (APPROXIMATELY 3-5 FEET) CAN BE MAINTAINED FROM FLUCTUATING GROUNDWATER LEVELS. BASEMENTS SHOULD NOT BE ALLOWED WITHOUT GROUNDWATER MONITORING THROUGHOUT A 12-MONTH PERIOD THAT CLEARLY INDICATES ADEQUATE SEPARATION (APPROXIMATELY 3-5 FEET) CAN BE MAINTAINED FROM FLUCTUATING GROUNDWATER LEVELS. IMPACTS TO THE MEASURED FLUCTUATING GROUNDWATER LEVELS FROM VARIATIONS IN YEARLY PRECIPITATION RATES MUST BE INCLUDED IN THIS ANALYSIS. PRIOR TO APPROVAL OF BASEMENT OR OTHER HABITABLE BELOW-GRADE CONSTRUCTION SITE-SPECIFIC INVESTIGATIONS MUST PROVIDE DATA ON THE FLUCTUATION OF GROUNDWATER AND HOW THE VARIATION OF YEARLY PRECIPITATION RATES MAY IMPACT THIS FLUCTUATION. **
 - PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVES, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE CONSIDERED. EXTERIOR, PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION TO THE SUBSURFACE SOIL. **
 - ALL CONSTRUCTION SHOULD REMAIN OUTSIDE THE UNNAMED CREEK DRAINAGEWAY. IT IS RECOMMENDED THE UNNAMED CREEK DRAINAGEWAY BE IDENTIFIED AS A "NO BUILD AREA" UNLESS ADDITIONAL STUDIES ARE PERFORMED, IN CONJUNCTION WITH THE DRAINAGE ENGINEER, PRIOR TO ANY NEW CONSTRUCTION. **
- ** REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

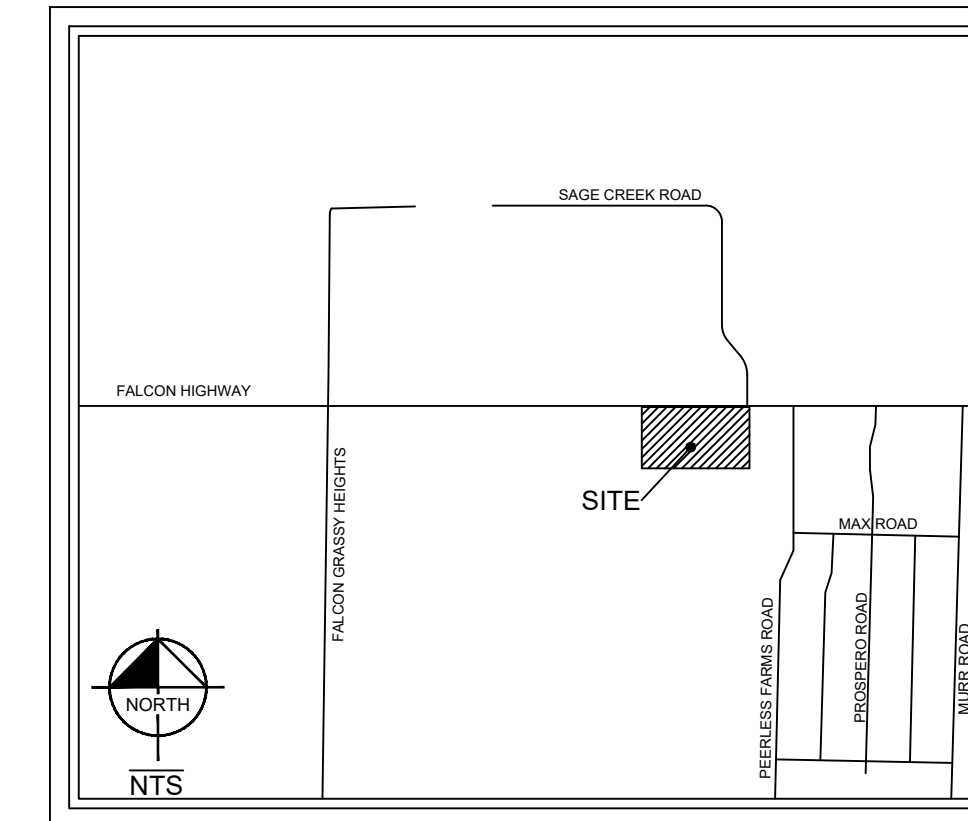
FLOODPLAIN NOTES:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED '08041C0567G', DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.

PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE TO BE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS MAY NEED TO BE APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PRELIMINARY PLAN. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO AREAS, WITHIN DESIGNATED DRAINAGE EASEMENTS, THE FLOODPLAIN, LANDSCAPE BUFFERS, SETBACKS SIGHT DISTANCE TRIANGLES, ETC.. NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SUBDIVISION SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED, OR AUTHORIZED DESIGNEE, AND THE PLAT SHALL BE RECORDED.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND/OR ANY APPROVED DEVIATIONS. PRIVATE STREETS/DRIVES SHALL BE OWNED AND MAINTAINED BY EACH INDIVIDUAL OWNER.
- NOTWITHSTANDING ANY AND/OR ASSOCIATED PUBLIC IMPROVEMENTS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR RR-5 ZONES.
- WATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY INDIVIDUAL WELLS AND WILL COMPLY WITH ALL REGULATIONS AND SPECIFICATIONS.
- WASTEWATER WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS PER EPC STANDARDS AND REGULATIONS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO FALCON HIGHWAY.
- LOT 4 WILL BE THE SOLE PROPERTY TO TAKE ACCESS FROM SAGE CREEK ROAD, IT WILL BE PROHIBITED FROM TAKING ACCESS FROM THE TWO PLATTED DRIVEWAY EASEMENTS.
- ALL FENCING AND GATES WILL BE OUTSIDE OF ALL SHARED PRIVATE ACCESS EASEMENTS.
- ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY DRAINAGE EASEMENT, UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL PRIVATE DRIVEWAYS ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS VIA A MUTUAL MAINTENANCE AGREEMENT, RECEPTION NO. _____.

VICINITY MAP



PROJECT TEAM:

OWNER/ DEVELOPER:
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SHEET INDEX:

01	COVER SHEET
02	PRELIMINARY PLAN
03	PRELIMINARY PLAN DETAILS



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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

COVER SHEET
SHEET 1 OF 3

PEERLESS FARMS

PRELIMINARY PLAN

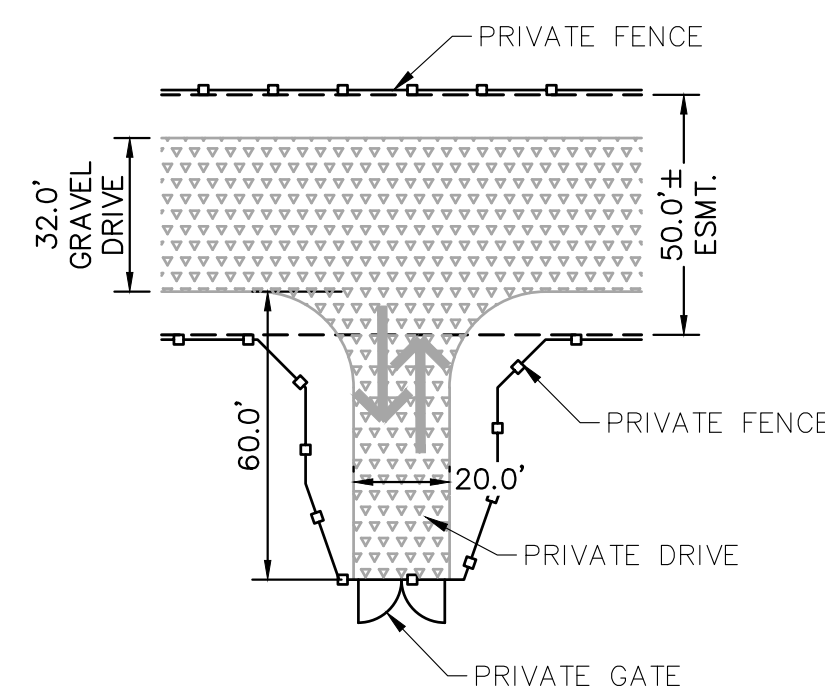
16975 FALCON HIGHWAY, PEYTON, CO

SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., CITY OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

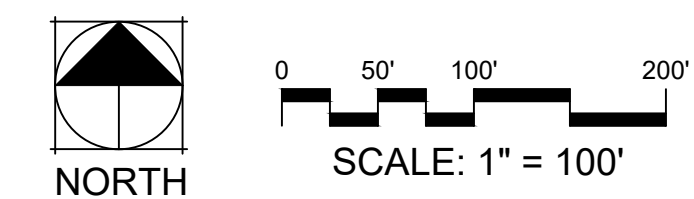
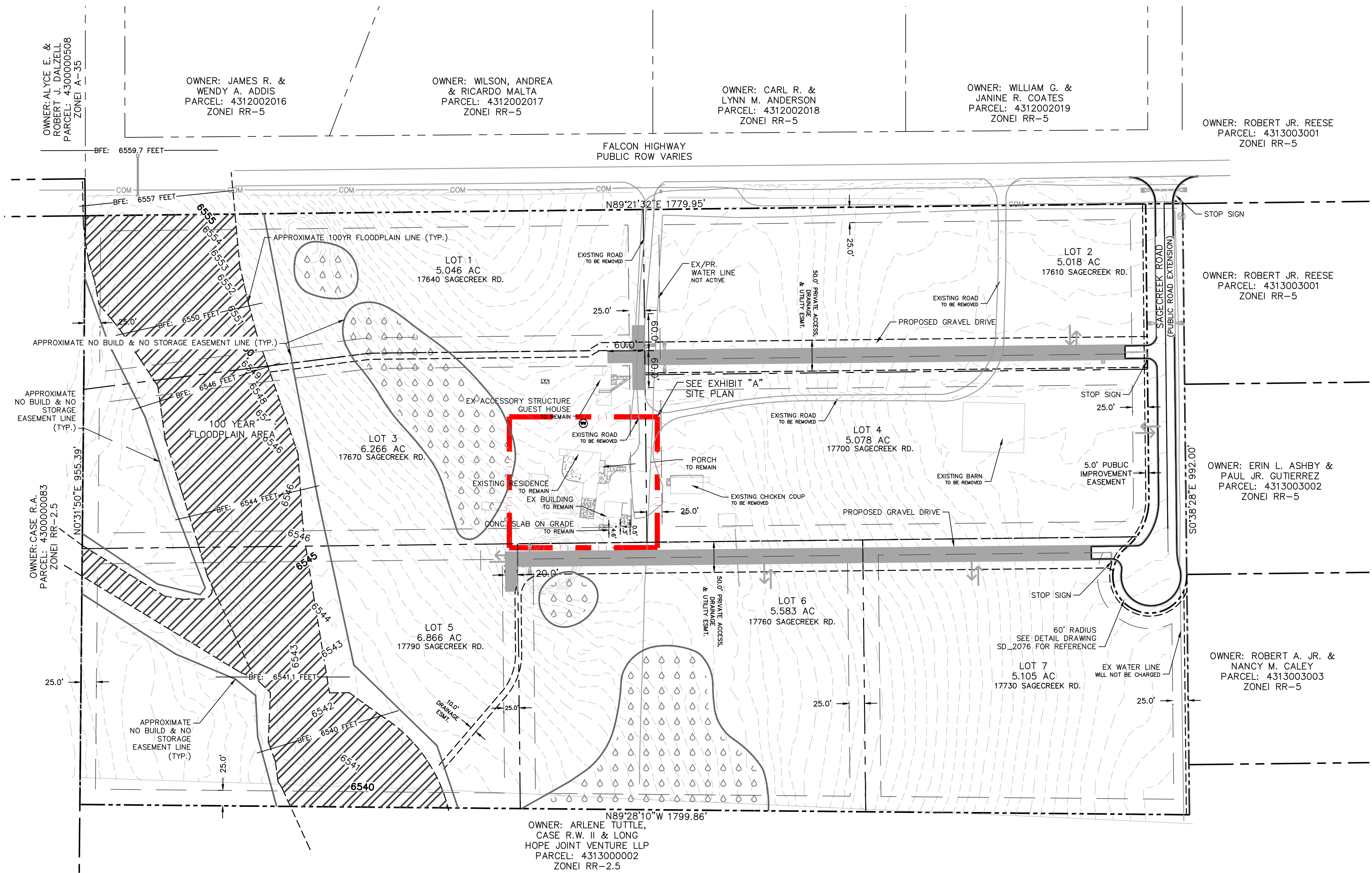
LOT TABLE		
LOT NO.	SF/AC±	USE
1	219,785SF± / 5.046AC±	RESIDENTIAL
2	218,572SF± / 5.018AC±	RESIDENTIAL
3	272,926SF± / 6.266AC±	RESIDENTIAL
4	222,638SF± / 5.112AC±	RESIDENTIAL
5	299,089SF± / 6.866AC±	RESIDENTIAL
6	243,136SF± / 5.582AC±	RESIDENTIAL
7	221,582SF± / 5.087AC±	RESIDENTIAL

- LEGEND**
- GRAVEL ROAD
 - ASPHALT ROAD
 - FLOODPLAIN
 - SEASONALLY WET AREAS* (NO BUILD AREAS)
 - PROPERTY BOUNDARY
 - LOT LINE
 - PROPERTY SETBACK
 - FEMA 100YR FLOODPLAIN
 - NO BUILD AND NO STORAGE EASEMENT LINE
 - ACCESS AND UTILITY EASEMENTS
 - EXISTING GRAVEL ROAD TO BE REMOVED
 - BFE: XXXX- BASE FLOOD ELEVATION

*NOTE: SEE FIG. 11 FROM RMG ARCHITECTS AND ENGINEERS SOILS AND GEOLOGY REPORT. JOB NO.:180213 FOR FURTHER INFORMATION.



1 ALTERNATIVE HAMMERHEAD/PRIVATE FENCE LAYOUT DETAIL TYPICAL TURN ROUND



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PRELIMINARY PLAN
SHEET 2 OF 3

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PEERLESS FARMS

PRELIMINARY PLAN

16975 FALCON HIGHWAY, PEYTON, CO

SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., CITY OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

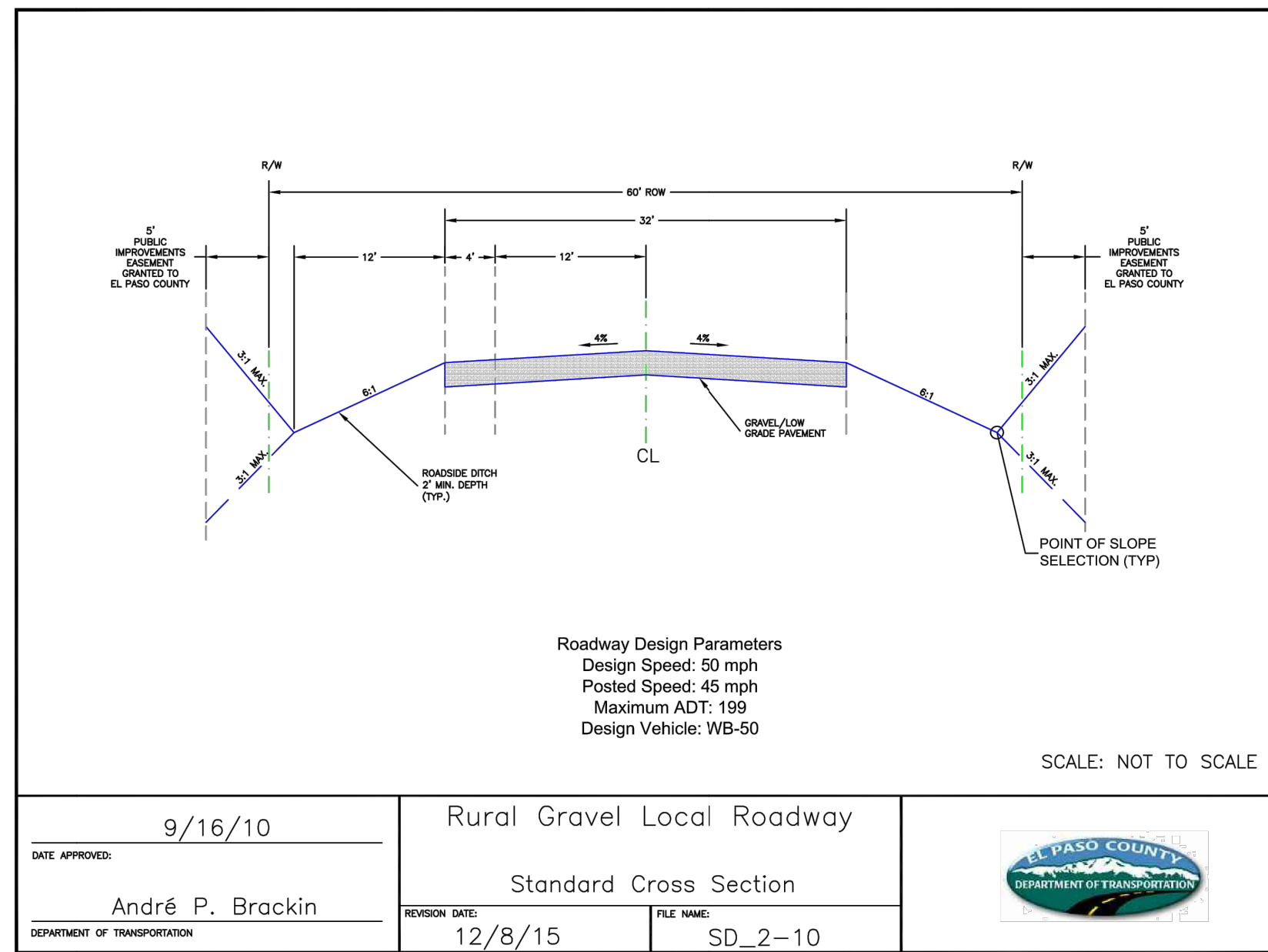
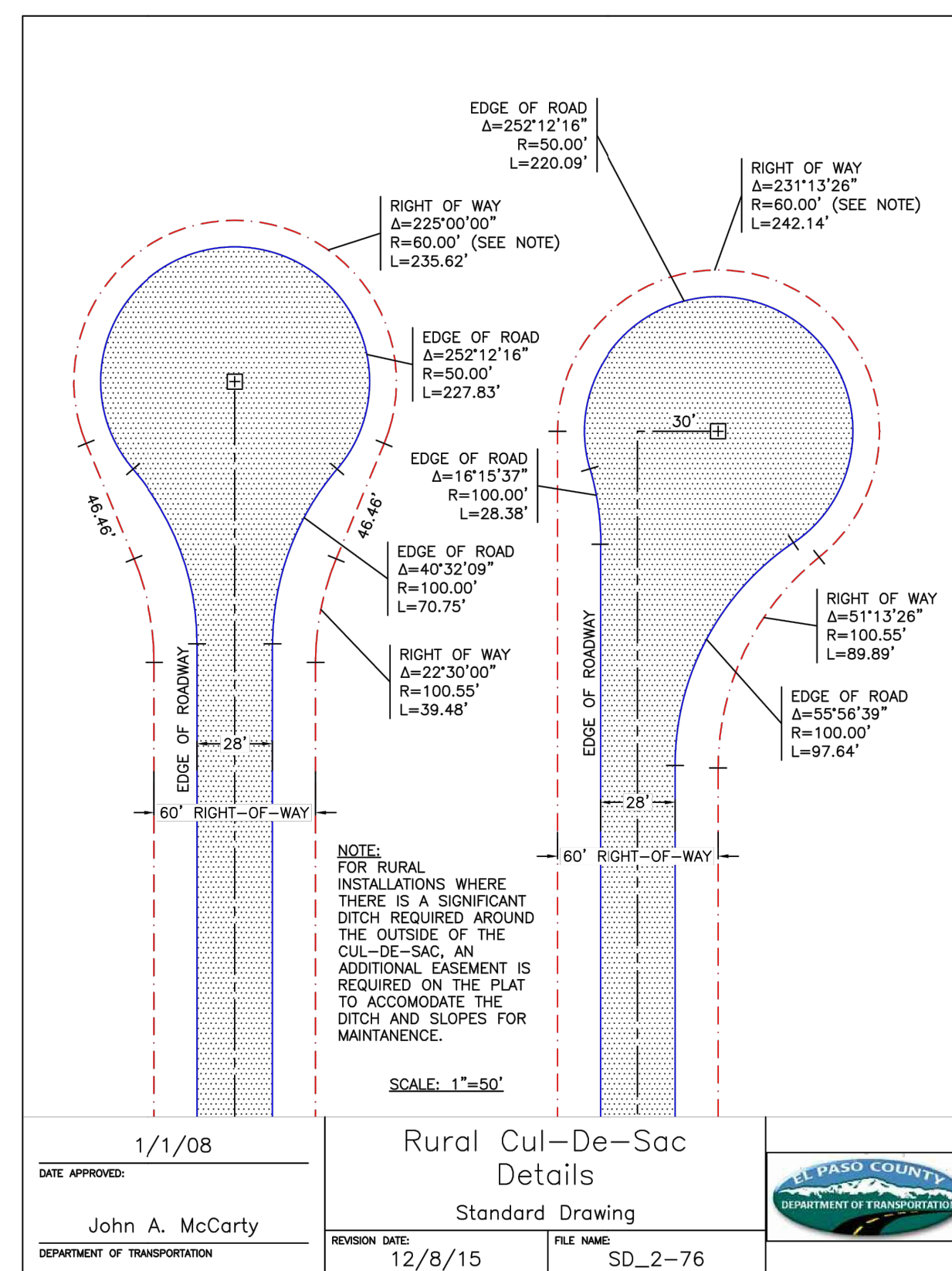
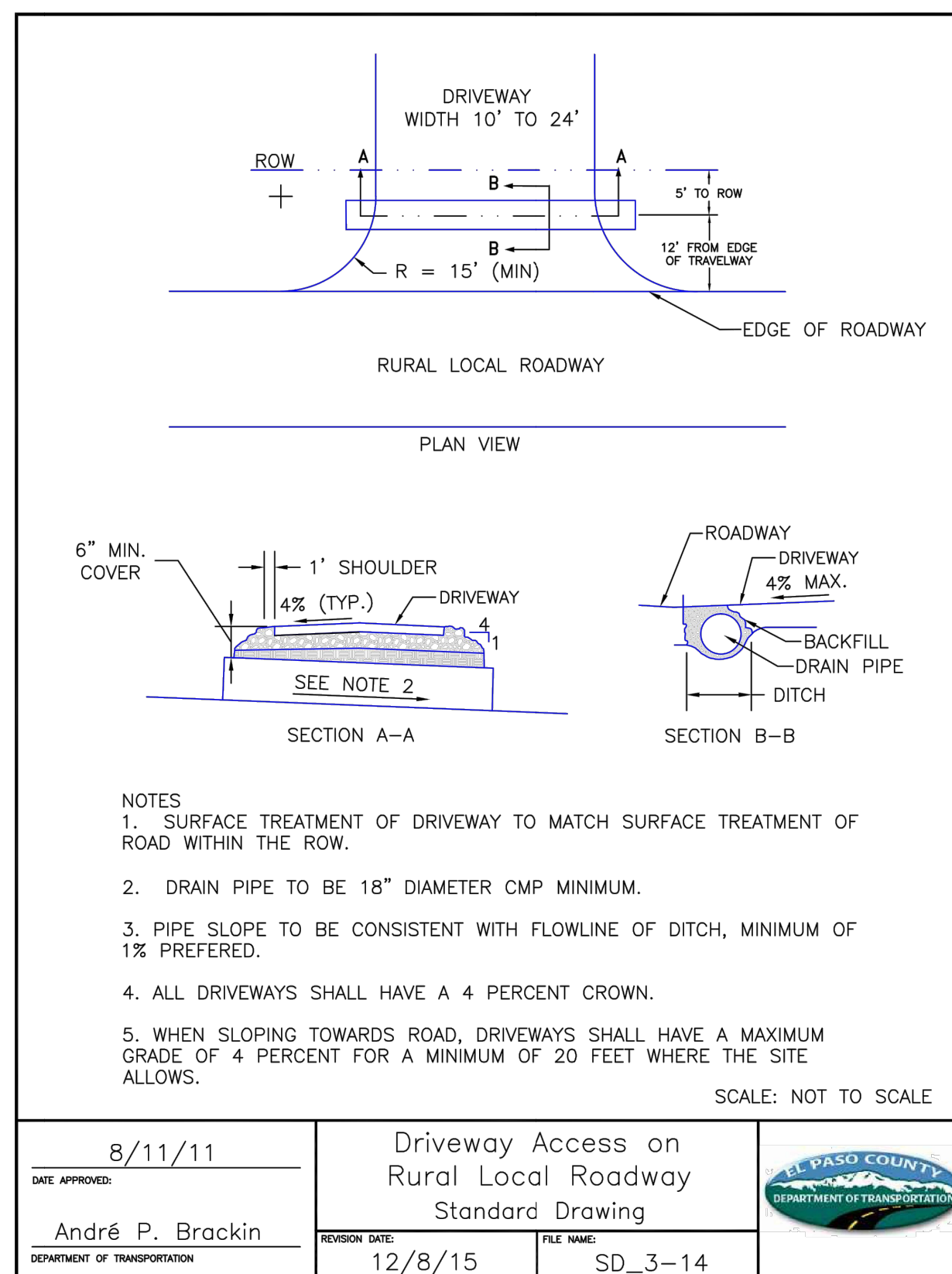
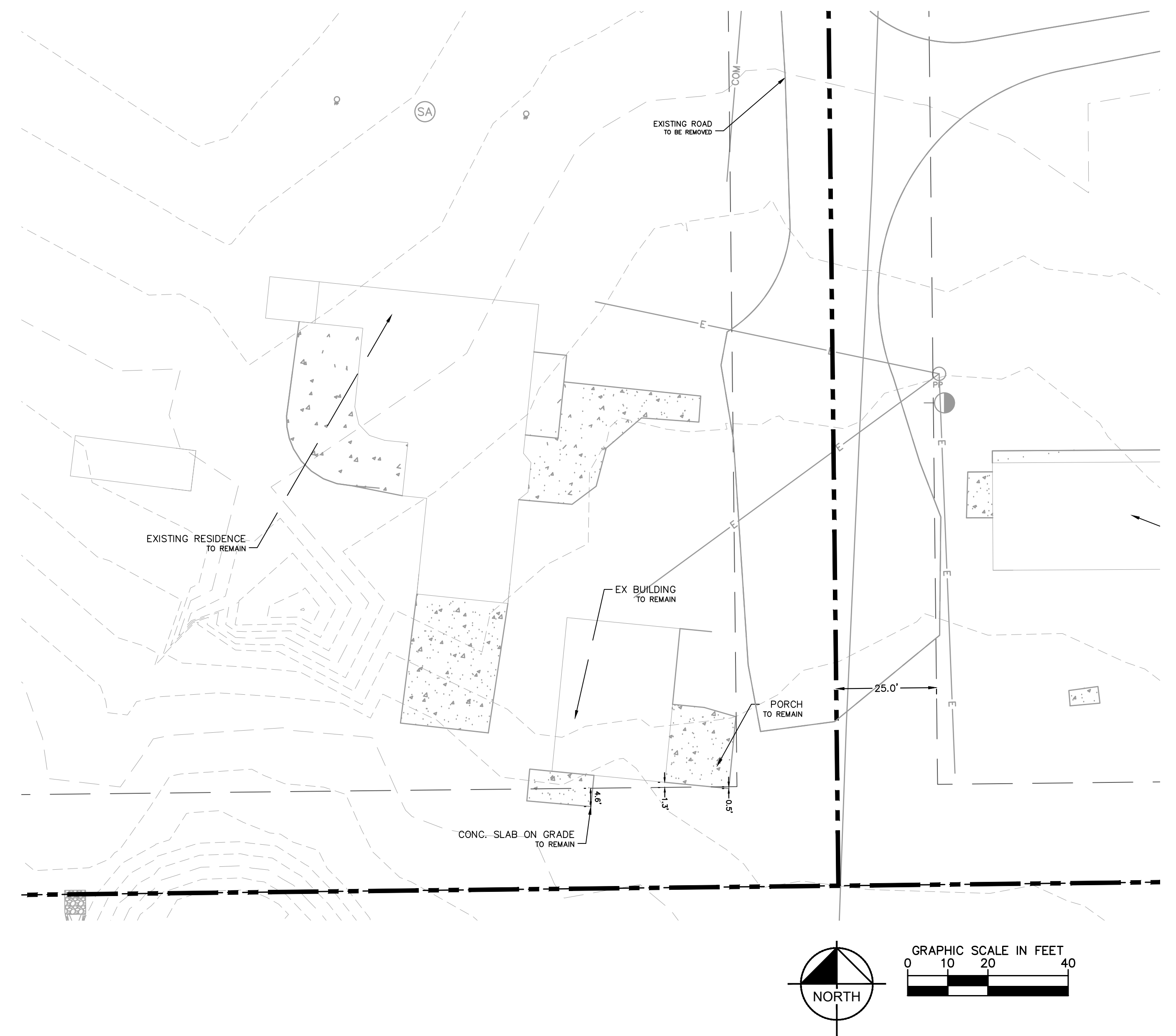


EXHIBIT "A" SITE PLAN



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APPENDIX B – ROCKY MOUNTAIN GROUP PEERLESS FARMS PRELIMINARY
WASTEWATER STUDY

Architectural
Structural
Geotechnical



Materials Testing
Forensic
Civil/Planning

Job No. 180213

June 29, 2023

Robert Williams
16975 Falcon Highway
Peyton, CO 80831

Re: Response to CGS Comments
16975 Falcon Highway
El Paso County, Colorado

Dear Client:

RMG – Rocky Mountain Group (RMG) prepared the *Soils and Geology Study* (RMG Job No. 180213, last dated June 28, 2023) for the proposed development comprising 7 single-family residential lots located approximately 2 miles east of the intersection of Curtis Road and Falcon Highway. The report was reportedly reviewed by personnel of the Colorado Geological Survey (CGS). The CGS comments (dated January 19, 2020) were reviewed on EDARP.

The purpose of this letter is to provide RMG's response to the CGS comments. For clarity and ease of review we have included the CGS comments below followed by our response to that comment.

CGS Comment:

The Preliminary Plan (Kimley Horn, printed 12.21.21) includes a good note about potential geologic impacts on development. It would be prudent for the county to require an additional note on the plan that basements or crawlspaces are not allowed without data demonstrating adequate separation (approximately 3-5 feet) can be maintained from fluctuating groundwater levels. An unconfined aquifer was encountered in the subsurface investigation. RMG's report has gathered data at a specific time (in this case March, considered a seasonally low point in groundwater levels). This data is a "snapshot" of groundwater depth. No data is presented on the extent of groundwater fluctuation either seasonally or from year to year. Basements should not be allowed without groundwater monitoring throughout a 12-month period that clearly indicates adequate separation (approximately 3-5 feet) can be maintained from fluctuating groundwater levels. Impacts to the measured fluctuating groundwater levels from variations in yearly precipitation rates must be included in this analysis. Prior to approval of basement or other habitable below-grade construction site-specific investigations must provide data on the fluctuation of groundwater and how the variation of yearly precipitation rates may impact this fluctuation. All RMG's recommendations, and specifically ones concerning drains, should be strictly adhered to.

RMG Response:

RMG has reviewed the groundwater data from our previous borings, the relative elevations of the proposed building locations, and the recommendations presented in the CGS Comment above.

Crawlspace Feasibility:

We disagree with a requirement for crawlspace feasibility. Mitigation of groundwater is most readily accomplished by avoidance. A minimum 3-foot separation is generally recommended between the bottom of the foundation components/floor slabs and the estimated seasonal high-water table levels. However, if the recommended separation cannot be readily achieved, the groundwater conditions can be mitigated by implementing appropriate planning, engineering, and local construction practices. It is our opinion that crawlspace construction is feasible on all proposed lots provided that suitable mitigation measures are implemented, including (but not limited to) careful selection of the location and elevation of the proposed structures, installation of additional drainage systems and/or ground stabilization measures, etc.

Basement Feasibility:

Based on our review, we concur that the feasibility of basement construction should be evaluated on some of the included lots. Our recommendations are as follows:

Proposed Lots 1, 5, and 6:

If basements are proposed on lots 1, 5, and/or 6, basement construction should be restricted on lots 1, 5, and 6 *except* where one of the following conditions apply:

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

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

Proposed Lots 2, 4, and 7:

Based on the currently proposed building locations on lots 2, 4, and 7, it is our opinion that the proposed structures will have adequate separation from groundwater. We do not recommend that a basement feasibility study be required on lots 2, 4, or 7 provided that the

future structures are located in the eastern 1/2 of lots 2 and 4 or the eastern 2/3 of lot 7. If basement construction is proposed on the western portions of these three lots in the future, we recommend that those structures be subject to the same feasibility evaluations as recommended above for lots 1, 5, and 6.

Proposed Lot 3:

New construction is not currently proposed on lot 3. If basement construction is proposed on lot 3 in the future, we recommend that those structures be subject to the same feasibility evaluations as recommended above for lots 1, 5, and 6.

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

Cordially,

RMG – Rocky Mountain Group



Kelli Zigler
Project Geologist

Reviewed by,

RMG – Rocky Mountain Group

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



Architectural
Structural
Geotechnical



Materials Testing
Forensic
Civil/Planning

SOILS AND GEOLOGY STUDY

**Peerless Farms
El Paso County, Colorado**

PREPARED FOR:

**Robert Williams
4075 Golf Club Drive
Colorado Springs, CO 80922**

JOB NO. 180213

**April 14, 2021
Revised June 29, 2023**

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

**Reviewed by,
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**Kelli Zigler
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APPENDIX A

Additional Referenced Documents

APPENDIX B

Wastewater Study – Peerless Farms

1.0 GENERAL SITE AND PROJECT DESCRIPTION

1.1 Project Location

The project lies in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 13 South, Range 64 West of the 6th Principal Meridian in El Paso County, Colorado. The site is located approximately 2 miles east of the intersection of Curtis Road and Falcon Highway. The approximate location of the site is shown on the Site Vicinity Map, Figure 1.

1.2 Proposed Land Use and Project Description

The total calculated area of the site, as recorded on the El Paso County (EPC) Assessors website, is 40.01 acres. The proposed site development is to consist of subdividing the 40.1-acre parcel into seven lots. The 40.01-acre parcel is currently identified as:

- EPC Schedule No. 4313000001, currently addressed as 16975 Falcon Highway and is zoned “RR-5” *Residential Rural*.

It is our understanding the existing two residences with a well and on-site wastewater treatment system is to remain on Lot 3 and contain 6.266 acres, the address is to remain 16975 Falcon Highway. The barn is to remain on Lot 4. The remainder of the lots range from 5.023 to 6.303. Each lot is to consist of one single-family residence with water provided by Sage Waters Users Association. The subdivision is to be referred to as the Peerless Farm subdivision. Access to the subdivision is to be provided by a new cul-de-sac extending approximately 680 feet south of Falcon Highway. Two 50' private access roads are to extend west from the new cul-de-sac, the northern private access road may be used for Lots 1, 2, and 4. The southern private access road is to be used for Lots 3, 5, 6, and 7. The Proposed Lot Layout, Figure 2, outlines the proposed subdivision and the general boundaries of our investigation.

This report presents the summary of the geologic hazards and constraints for the proposed subdivision.

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 Webster, P.E. Ms. Zigler is a Professional Geologist as defined by State Statute (C.R.S 34-1-201) with over 20 years of experience in the geological and geotechnical engineering field. Ms. Kelli Zigler holds a B.S. in Geology from the University of Tulsa. Ms. Zigler has supervised and performed numerous geological and geotechnical field investigations throughout Colorado.

Tony Munger is a licensed professional engineer with over 21 years of experience in the construction engineering (residential) field. Mr. Munger holds a Bachelor of Science in Architectural Engineering from the University of Wyoming. Mr. Munger 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.

3.1 Scope and Objective

The scope of this study included a physical reconnaissance of the site and a review of pertinent, publically available documents including (but not limited to) previous geologic and geotechnical reports, overhead and remote sensing imagery, published geology and/or hazard maps, design documents, etc. Our services exclude the evaluation of the environmental and/or human, health-related work products or recommendations previously prepared, by others, for this project.

The objectives of our study are to:

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

This report presents the findings of the study performed by RMG relating to the geologic conditions of the above-referenced site. Revisions and modifications to this report may be issued subsequently by RMG, based upon:

- Additional observations made during grading and construction which may indicate conditions that require re-evaluation of some of the criteria presented in this report,
- Review of pertinent documents (development plans, plat maps, drainage reports/plans, etc.) not available at the time of this study,
- Comments received from the governing jurisdiction and/or their consultants subsequent to submission of this document.

3.2 Site Evaluation Techniques

The information included in this report has been compiled from:

- Field reconnaissance
- Geologic and topographic maps
- Review of selected publicly available, pertinent engineering reports
- Available aerial photographs
- Exploratory soil test borings by RMG
- Profile pit logs by JDM Consulting, LLC
- Laboratory testing of representative site soil and rock samples by RMG
- 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.

3.4 Additional Documents

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

4.0 SITE CONDITIONS

4.1 Existing Site Conditions

The site contains two single family residences located near the center of the property and a detached barn approximately 500 feet to the east of the residences. Topographically the site is fairly flat to gently rolling terrain, with overall slopes less than 9 percent across the property. The overall slope is downward from the north to the south, southwest, with an elevation difference of approximately 28 to 30 feet across the site.

An unnamed intermittent creek traverses the site along the western portion the property. Trees only exist around the residence. Three small ponds are located east of the intermittent creek. It is uncertain at this time if the ponds are to remain or to be filled in prior to future construction. The entire site consists of low lying native grasses and weeds.

4.2 Aerial photographs and remote-sensing imagery

Personnel of RMG reviewed aerial photos available through Google Earth Pro dating back to 1999, and historical photos by historicaerials.com dating back to 1947. According to the EPC County Assessors the existing residence was constructed in 1932. Since 1947, the site has remained generally undisturbed and consistent with the present layout.

5.0 FIELD INVESTIGATION AND LABORATORY TESTING

5.1 Drilling

The subsurface conditions within the property were explored by drilling a total of three (3) exploratory borings and observing (3) test pits. The three test borings were drilled on March 4, 2021 and the three test pits were observed on February 26, 2021. The approximate location of the test borings and test pits are presented on the Test Boring and Test Pit Location Plan, Figure 3.

Test borings were drilled with a power-driven, continuous-flight auger drill rig. Samples were obtained during drilling of the test boring in general accordance with ASTM D-1586 utilizing a 2-inch O.D. Split Barrel Sampler. An Explanation of Test Boring/Pit Logs is presented in Figure 4. The test boring and test pit logs are presented in Figure 5 through 7.

The classifications shown on the boring and test pit logs are based upon the geologist/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.

5.2 Laboratory Testing

Soil laboratory testing was performed as part of this investigation. The laboratory tests included moisture content, dry density, grain-size analyses and Atterberg Limits. Swell/Consolidation tests were not performed on the onsite non-expansive silty sand. A Summary of Laboratory Test Results is presented in Figure 8. Soils Classification Data is presented in Figure 9.

5.3 OWTS Visual and Tactile Evaluation

A visual and tactile evaluation for the proposed OWTS's was performed in conjunction with this investigation. The soils were evaluated to determine the soils types and structure. Bedrock was not encountered in the test pits (or test borings). Evidence of seasonal high groundwater was observed in the test pits. Groundwater was encountered in one of the test pits (TP-2) at a depth of 6 feet. The soil descriptions of the test pits are presented in the Wastewater Study included in Appendix B.

5.4 Groundwater

Groundwater was encountered in all three test borings at depths ranging between 11.0 feet to 18.0 feet below the existing ground surface at the time of drilling. When checked approximately five days subsequent to drilling, groundwater was encountered at depths ranging between 3.5 feet and

18.5 feet. Groundwater levels are anticipated to have sufficient separation from the bottom of proposed crawlspace foundation components on all lots and from basement foundation components on Lots 2, 4, and 7. Due to the shallow groundwater conditions encountered near the unnamed intermittent creek, the use of basements on Lots 1, 5, and 6 may be limited. New construction is not currently proposed on lot 3. If basement construction is proposed on lot 3 in the future, we recommend that those structures be subject to the same feasibility evaluations as recommended above for lots 1, 5, and 6. Groundwater conditions should be considered in the site specific soil investigations and OWTS designs.

The presence of creeks, streams, holding ponds, or other waterways (particularly those that only intermittently contain water) are not necessarily indicative of a shallow groundwater condition. Such waterways can be fed solely from "upstream" precipitation, irrigation, and other surface sources. Fluctuations in groundwater and subsurface moisture conditions may occur due to variations in rainfall and other factors not readily apparent at this time. Development of the property and adjacent properties may also affect groundwater levels.

6.0 SOIL, GEOLOGY, AND ENGINEERING GEOLOGY

6.1 Geologic Conditions

The site physiographically lies in the western portion of the Great Plains Physiographic Province south of the Palmer Divide. Approximately 20 miles to the west is a major structural feature known as the Rampart Range Fault. The fault marks the boundary between the Great Plains Physiographic and Southern Rocky Mountain Province. The site exists within the southeastern edge of a large structural feature known as the Denver Basin. The bedrock underlying the site consists of the Dawson Arkose Formation. Overlying this formation are unconsolidated deposits of residual soils and alluvial soils of the Holocene and late Pleistocene Age. The residual soils are produced by the in-situ action of weathering of the bedrock onsite.

6.2 Subsurface Soil Conditions

The subsurface soils encountered in the test borings were classified using the Unified Soil Classification System (USCS). The laboratory testing performed revealed the on-site soils classified as silty sand (SM) and poorly graded sand with silt (SP-SM).

The subsurface soils encountered in the test pit excavations were classified using the United States Department of Agriculture (USDA). The test pits revealed the onsite soils classified as sand, sandy clay and sandy clay loam.

6.3 Bedrock Conditions

Bedrock (as defined by USDA Soil Structure and Grade) was not encountered in the test borings or test pit excavations used 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 which consists of silty sandstone with interbedded layers of claystone. 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 not anticipated to be encountered in the foundation excavations for the residences or within the treatment areas.

6.4 U.S. Soil Conservation Service

The U.S. Soil Conservation Service along with USDA has identified the soils on the property as:

- 8 – *Blakeland loamy sand, (1 to 9 percent slopes)*, the Blakeland loamy sand was mapped by the USDA to encompass the north central portion of the site. The Blakeland loamy sand encompasses approximately less than 20 percent of the property. Properties of the Blakeland loamy sand include, somewhat excessively drained soil, depth of the water table is anticipated to be more than 80 inches, runoff is anticipated to be low, frequency of flooding and ponding is none. Landforms include hills and flats. The Blakeland loamy sand is anticipated in the area of Lot 2.
- 9 – *Blakeland Fluvaquentic Haplaquolis - Blakeland Fluvaquentic Haplaquolis* was mapped by the USDA to encompass approximately 40 percent of the property. Properties of the Blakeland Fluvaquentic Haplaquolis include, somewhat excessively drained soils, depth of the water table is anticipated to be greater than 80 inches, frequency of flooding and ponding is none, and landforms include hills and flats.
- 9 – *Truckton loamy sand, 1 to 9 percent slopes*. Truckton loamy sand was mapped by the USDA to encompass approximately 40 percent of the property. Properties of the Truckton loamy sand include, well-drained soils, depth of the water table is anticipated to be greater than 80 inches, frequency of flooding and ponding is none, and landforms include hills and flats.

The USDA Soil Survey Map is presented in Figure 10.

6.5 General Geologic Conditions

Based on our field observations and review of relevant geologic maps, a geologic map was prepared which identifies the geologic conditions affecting the development. The geologic units present on the site are presented in the Engineering and Geology Map, Figure 11.

The site consists of eolian (windblown) silty sand. The silty sand is generally permeable, well drained, and has good foundation characteristics, as the clay content increases the permeability and foundation characteristics decline. Four geologic units were mapped at the site as:

- *Qes – eolian sand (Holocene to upper Pleistocene)* – as mapped on the Falcon Quadrangle, the sand is generally yellowish-brown to tan, fine to course grained, frosted sand and silt deposited by wind. Typically, this unit is faintly stratified and noncohesive; dune forms are not present. The unit is likely deposited as a sandsheet by winds capable of moving very fine gravel-sized clasts. Eolian sand is moderately compacted, easily excavated, and drains well. Eolian sand was encountered in all three test borings to depths of approximately 20 feet.

- *Da – disturbed areas* – areas that are no longer in their native state, soils have been removed and/or replaced for the existing driveway, existing residence, existing OWTS, and utility easements.
- *Rf – Regulatory Floodplain* – intermittent creek, drainageway that exists along the western portion of the site. This area lies within a designated floodway zoned AE.
- *Sw – Seasonally wet areas*, in these areas we would anticipate the potential for periodically high surface moisture conditions. These areas lie outside the defined regulatory floodway and can likely be avoided by the proposed development.

6.6 Structural Features

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

6.7 Surficial (Unconsolidated) Deposits

Swamp accumulations, sand dunes, marine terrace deposits, talus accumulations, creep, or slope wash were not observed on the site. Slump and slide debris were also not observed on the site. The alluvial deposits are non-marine terrace deposits that have been reworked from conglomerates in the Dawson Formation up-valley along nearby creeks.

6.8 Drainage of Water and Groundwater

The overall topography of the site is fairly flat, with a gentle slope from the north to the south, southwest. Groundwater was encountered in all three of the test borings and one of the test pits observed. All the test borings and test pits were located at relatively the same elevation. Groundwater water depths are anticipated to fluctuate throughout the year and will likely affect basement foundation construction on Lots 1 and 5.

6.9 Engineering Geology

Charles Robinson and Associates (1977) have mapped one environmental engineering unit at the site as:

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

The engineering geology is presented in the Engineering and Geology Map, Figure 11.

6.10 Features of Special Significance

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

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

6.11 Flooding and Surface Drainage

Based on our review of the Federal Emergency Management Agency (FEMA) Community Panel No. 08041C0567G the online ArcGIS Pikes Peak Regional Floodplain Map, the western portion of the site lies within an areas mapped as AE. Per FEMA, AE indicates areas that have at least a 1% annual-chance of being flooded, but where wave heights are less than 3 feet. The Floodway is mapped with designated Base Flood Elevations (BFE). The BFE for the western portion of the subdivision ranges between 6559.7 to 6530.0 feet. The proposed residences on Lot 1 and 5 and any future structures proposed for lot 3 will need to consider the BFE at the time of construction. The FEMA Map is presented in Figure 12.

7.0 ECONOMIC 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 *El Paso Aggregate Resource Evaluation Map, Master Plan for Mineral Extraction, Map 1* indicates the site is identified as floodplain deposits comprised of sand and gravel with minor amounts of silt and clay deposited by water along present stream courses. Extraction of the sand and gravel resources are not considered to be economical compared to materials available elsewhere within the county.

According to the *Evaluation of Mineral and Mineral Fuel Potential of El Paso County State Mineral Lands*, the site is mapped outside the Denver Basin Coal Region. The area has not been mapped as a coal resource and no active or inactive mines have been mapped in the area of the site. No metallic mineral resources have been mapped on the site.

8.0 IDENTIFICATION AND MITIGATION OF 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 (1.15 Definitions of Specific Terms and Phrases). The following geologic conditions were considered in the preparation of this report, and are not are not anticipated to pose a significant risk to the proposed development:

- Avalanches
- Debris Flow-Fans/Mudslides
- Expansive Soils and Bedrock
- Ground Subsidence
- Landslides
- Rockfall
- Steeply Dipping Bedrock
- Unstable or Potentially Unstable Slopes
- Scour, Erosion, accelerated erosion along creek banks and drainageways

The following section presents the geologic conditions that have been identified on the property:

8.1 Loose and Compressible Soils

Loose soils were encountered in the test borings; eolian deposits are known to have low density. Any loose or compressible soils encountered beneath foundations or floor slabs will require mitigation.

Mitigation

Loose soils may require additional compaction to achieve the allowable bearing pressure indicated in the site-specific soil investigation. Fluctuations in material density may occur. In some cases, removal and recompaction of up to 2 feet of soil may be required. The removal and recompaction shall extend a minimum of 2 feet beyond the building perimeter, and at least that same distance beyond the perimeter of counterfort and "T" wall footings. The use of track-mounted excavation equipment, or other low ground pressure equipment, is recommended on loose soils to reduce the likelihood of loss of stability during excavation.

8.2 Surface Drainage and Shallow Groundwater

The property partially lies within a designated floodway of an unnamed creek and its drainageway should be taken into consideration when considering the placement of the residences and OWTS treatment areas on Lots 1 and 5.

Mitigation

Due to the size of the lots within the proposed development, the drainage areas should and can be avoided by construction. Structures should not block the drainageways. Any site grading should be done in a manner to avoid ponding of water around the structures and treatment areas. Treatment areas are not to be located in the drainageways due to the potential for seasonally wet conditions.

All construction should remain outside the floodway. It is recommended the unnamed drainageway be identified as a "No Build Area" unless additional studies are performed, in conjunction with the drainage engineer, prior to any new construction. The drainageway is fairly shallow and does not contain banks that would scour and eroded away. This area is shown on the Engineering and Geology Map, Figure 11.

Per the latest approved edition of the Pikes Peak Regional Building Code, the lowest finished floor elevation (including basement together with attendant utility and sanitary facilities) shall be elevated one-foot or more above the BFE. Provided that the recommendations presented herein, as well as any requirements stipulated by the governing regulatory agencies, are followed, the presence of the floodplain is not anticipated to preclude current or proposed development on the lots included in the proposed development. However, due to the shallow groundwater conditions encountered on the site, basement construction should be limited in some areas of the site. Our recommendations for evaluation of basement feasibility are as follows:

Proposed Lots 1, 5, and 6:

If basements are proposed on lots 1, 5, and/or 6, basement construction should be restricted on lots 1, 5, and 6 *except* where one of the following conditions apply:

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

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

Proposed Lots 2, 4, and 7:

Based on the currently proposed building locations on lots 2, 4, and 7, it is our opinion that the proposed structures will have adequate separation from groundwater. We do not recommend that a basement feasibility study be required on lots 2, 4, or 7 provided that the future structures are located in the eastern 1/2 of lots 2 and 4 or the eastern 2/3 of lot 7. If basement construction is proposed on the western portions of these three lots in the future, we recommend that those structures be subject to the same feasibility evaluations as recommended above for lots 1, 5, and 6.

Proposed Lot 3:

New construction is not currently proposed on lot 3. If basement construction is proposed on lot 3 in the future, we recommend that those structures be subject to the same feasibility evaluations as recommended above for lots 1, 5, and 6.

8.3 Faults and Seismicity

Based on review of the Earthquake and Late Cenozoic Fault and Fold Map Server provided by CGS located at <http://dnrwebmapgdev.state.co.us/CGSOnline/> and the recorded information dating back to November of 1900, Colorado Springs has not experienced a recorded earthquake with a magnitude greater than 1.6 during that time period. The nearest recorded earthquakes over 1.6 occurred in December of 1995 in Manitou Springs, which experienced magnitudes ranging between 2.8 to 3.5. Additional earthquakes over 1.6 occurred between 1926 and 2001 in Woodland Park, which experienced magnitudes ranging from 2.7 to 3.3. Both of these locations are in the vicinity of the Ute Pass Fault, which is greater than 20 miles from the subject site.

Earthquakes felt at this site will most likely result from minor shifting of the granite mass within the Pikes Peak Batholith, which includes pull from minor movements along faults found in the Denver basin. It is our opinion that ground motions resulting from minor earthquakes may affect structures (and the surrounding area) at this site if minor shifting were to occur.

Mitigation

The Pikes Peak Regional Building Code, 2017 Edition, indicates maximum considered earthquake spectral response accelerations of 0.177g for a short period (S_s) and 0.054g for a 1-second period (S_1). Based on the results of our experience with similar subsurface conditions, we recommend the site be classified as Site Class D, with average shear wave velocities ranging from 2,500 to 5,000 feet per second for the materials in the upper 100 feet.

8.4 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.

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. Peyton 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.

Measures that can be taken after the residence is enclosed include installing a blower connected to the foundation drain and sealing the joints and cracks in concrete floors and foundation walls. If

the occurrence of radon is a concern, it is recommended that the residence be tested after it is enclosed and commonly utilized techniques are in place to minimize the risk.

10.0 BEARING OF GEOLOGIC CONDITIONS UPON PROPOSED DEVELOPMENT

Geologic hazards (as described in Section 8.0 of this report) that were found to be present at this site include radon, and faults/seismicity. Geologic constraints (also as described in section 8.0 of this report) such as: loose soils, surface drainage and shallow groundwater were found on the site. It is our opinion that the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering and design contraction practices and avoidance when deemed necessary.

11.0 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 borings, laboratory test results, conclusions and recommendations presented in this report are intended for use for design and construction.

A site-specific Subsurface Soil Investigation and OWTS Evaluation and Design will be required for all proposed single family residences.

12.0 CONCLUSIONS

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

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

The foundation and floor slabs of the structure should be designed using the recommendations provided in the lot-specific subsurface soil investigation performed for each lot. In addition, appropriate surface drainage should be established during construction and maintained by the homeowner.

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 encountered

in the test borings at the time of field exploration. Depending on the conditions observed at the time of the Open Excavation Observation, an underslab drainage layer may also be recommended 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. If groundwater conditions encountered at the time of foundation excavation result in either water flow into the excavation 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.

All construction should remain outside the unnamed creek drainageway. It is recommended the unnamed creek drainageway be identified as a “No Build Area” unless additional studies are performed, in conjunction with the drainage engineer, prior to any new construction. This area is shown on the Engineering and Geology Map, Figure 11.

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.

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

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

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

13.0 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

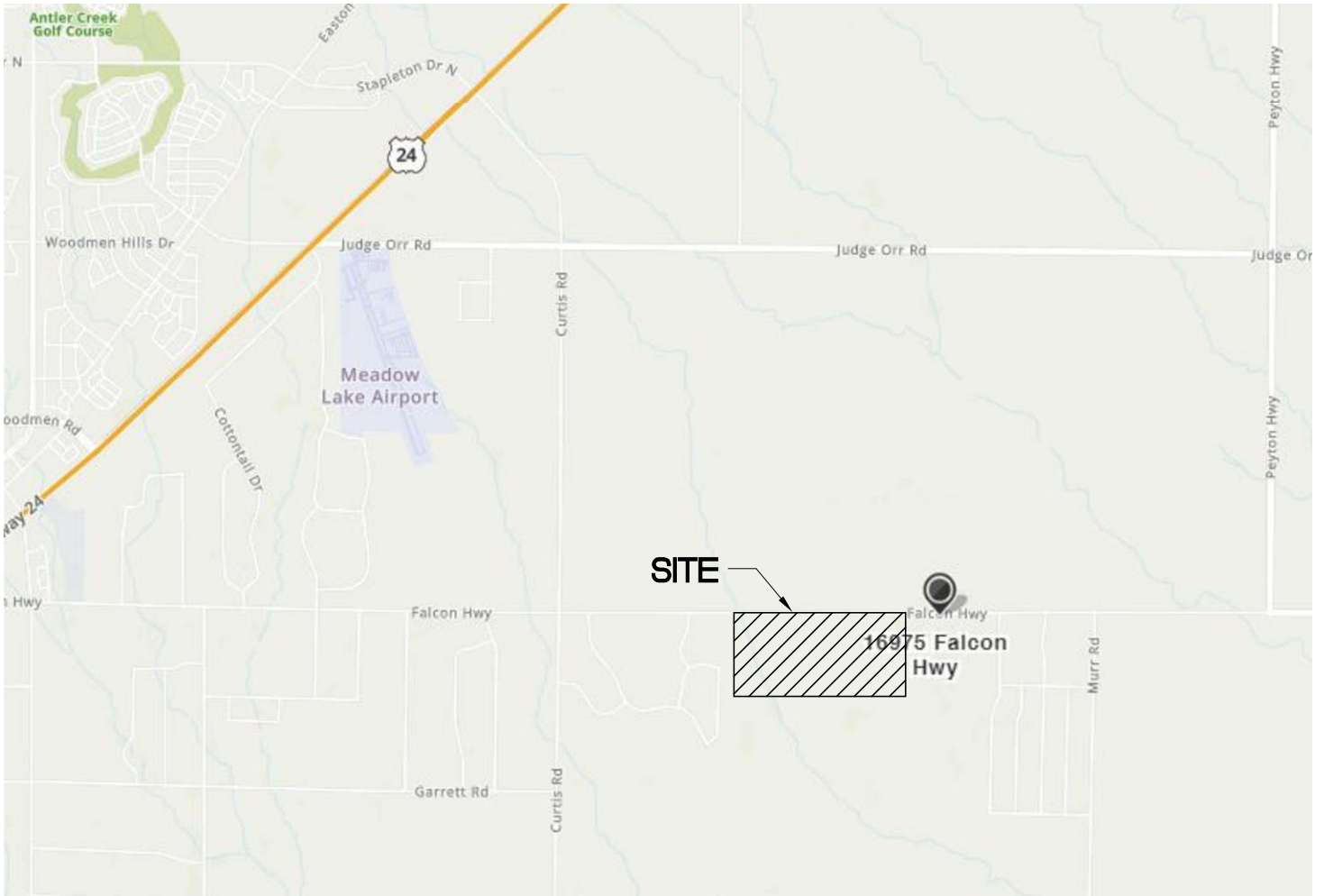
concerned about the potential for such contamination or conditions, other studies should be undertaken.

This report has been prepared for **Robert Williams** 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 point-of-view, please feel free to contact us.

FIGURES



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 BASE MAP PROVIDED BY MAPQUEST



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SITE VICINITY MAP

PEERLESS FARMS
 EL PASO COUNTY, CO
 ROBERT WILLIAMS

JOB No. 180213

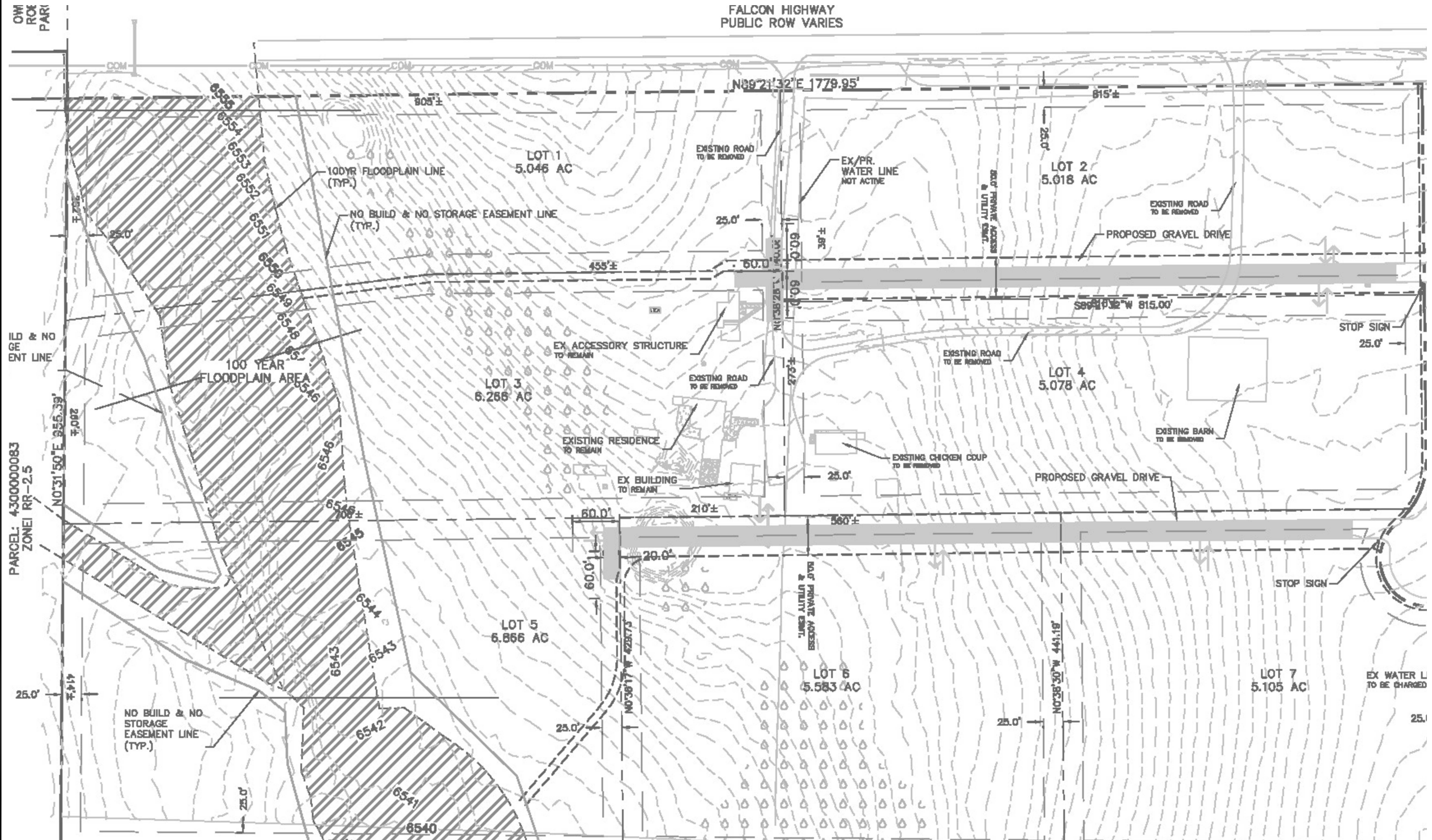
FIG No. 1

DATE 4-14-2021



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OWI
ROCK
PARK

FALCON HIGHWAY
PUBLIC ROW VARIES

ILD & NO
GE
ENT LINE

PARCEL: 430000083
ZONE: RR-2.5

25.0'



NOT TO SCALE
BASE MAP PROVIDED BY KIMLEY HORN

PEERLESS FARMS

EL PASO COUNTY, CO
ROBERT WILLIAMS

ENGINEER:	TM
DRAWN BY:	KZ
CHECKED BY:	TM
ISSUED:	4-14-2021
REVISION:	UPDATED
SITE PLAN:	6-29-2023

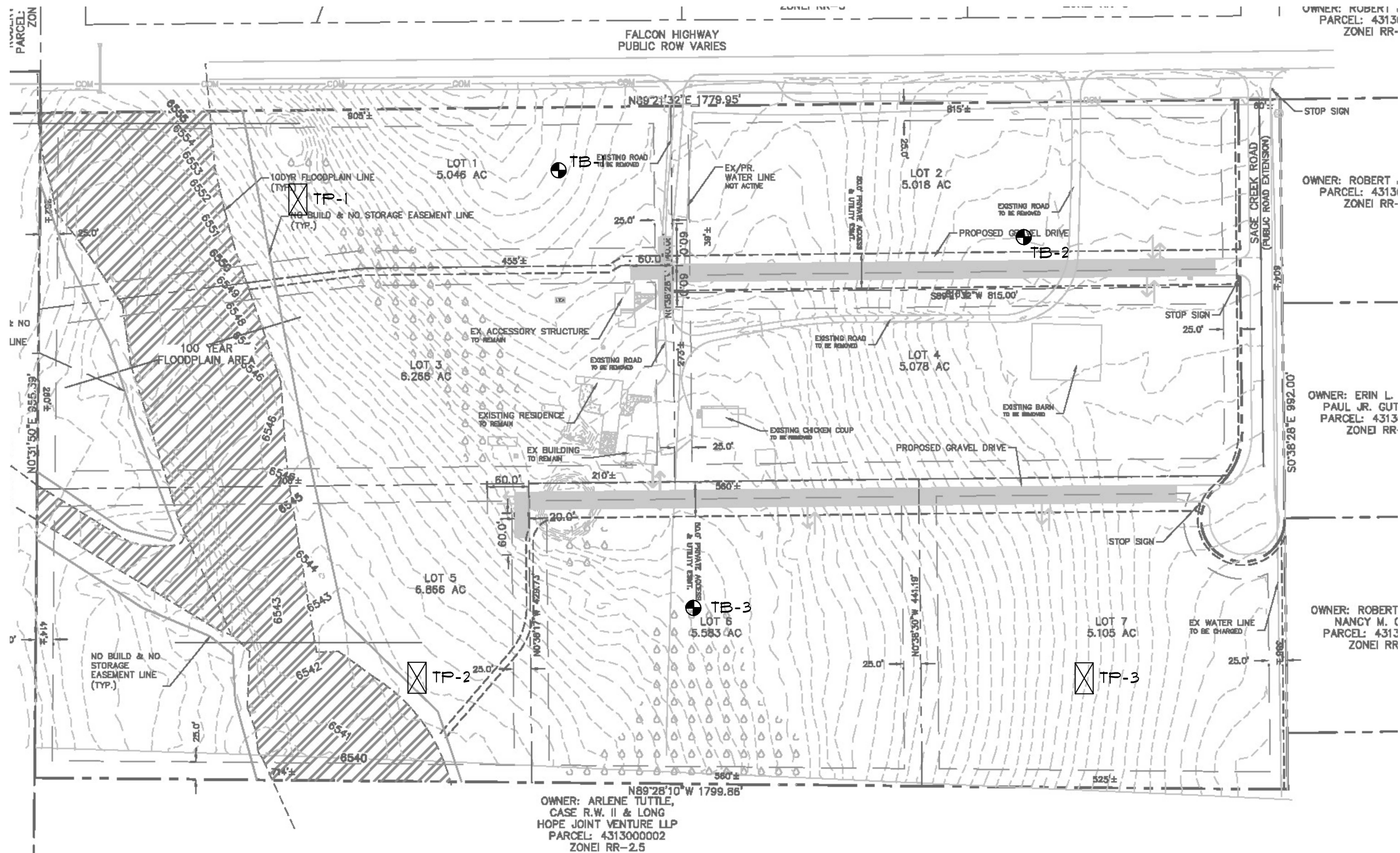
PROPOSED
LOT LAYOUT

SHEET No.
FIG-2



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OWNER: ROBERT I.
PARCEL: 43131
ZONE1 RR-

OWNER: ERIN L.
PAUL JR. GUT
PARCEL: 43133
ZONE1 RR

OWNER: ROBERT
NANCY M. C
PARCEL: 4313
ZONE1 RR

PEERLESS FARMS
EL PASO COUNTY, CO
ROBERT WILLIAMS

ENGINEER:	TM
DRAWN BY:	KZ
CHECKED BY:	TM
ISSUED:	4-14-2021
REVISION:	UPDATED
SITE PLAN	6-29-2023

TEST BORING AND
TEST PIT
LOCATIONS

NOT TO SCALE
BASE MAP PROVIDED BY KIMLEY HORN

DENOTES APPROXIMATE LOCATION
OF TEST BORINGS

DENOTES APPROXIMATE LOCATION
OF TEST PITS

SOILS DESCRIPTION



SANDY CLAY



SILTY SAND

UNLESS NOTED OTHERWISE, ALL LABORATORY TESTS PRESENTED HEREIN WERE PERFORMED BY:
 RMG - ROCKY MOUNTAIN GROUP
 2910 AUSTIN BLUFFS PARKWAY
 COLORADO SPRINGS, COLORADO

SYMBOLS AND NOTES



XX

STANDARD PENETRATION TEST - MADE BY DRIVING A SPLIT-BARREL SAMPLER INTO THE SOIL BY DROPPING A 140 LB. HAMMER 30", IN GENERAL ACCORDANCE WITH ASTM D-1586. NUMBER INDICATES NUMBER OF HAMMER BLOWS PER FOOT (UNLESS OTHERWISE INDICATED).



XX

UNDISTURBED CALIFORNIA SAMPLE - MADE BY DRIVING A RING-LINED SAMPLER INTO THE SOIL BY DROPPING A 140 LB. HAMMER 30", IN GENERAL ACCORDANCE WITH ASTM D-3550. NUMBER INDICATES NUMBER OF HAMMER BLOWS PER FOOT (UNLESS OTHERWISE INDICATED).



FREE WATER TABLE



DEPTH AT WHICH BORING CAVED



BULK DISTURBED BULK SAMPLE



AUG AUGER "CUTTINGS"

4.5

WATER CONTENT (%)

ROCKY MOUNTAIN GROUP

Architectural
Structural
Forensics



Geotechnical
Materials Testing
Civil, Planning

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Colorado Springs, CO 80918
(719) 548-0600



SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

EXPLANATION OF TEST BORING LOGS & TEST BORING PITS

JOB No. 180213

FIGURE No. 4

DATE Apr/15/2021

TEST BORING: TP-2 DATE DRILLED: 2/26/21 GROUNDWATER @ 6.0' 2/26/21	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: TP-3 DATE DRILLED: 2/26/21 NO GROUNDWATER ON 2/26/21	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA Soil Texture: Sand USDA Soil Type: 1 USDA Structure Shape: Structureless USDA Structure Grade: Single Grain LTAR: 0.80	5					USDA Soil Texture: Sandy Clay Loam USDA Soil Type: 3 USDA Structure Shape: Moderate USDA Structure Grade: Blocky LTAR: 0.035 USDA Soil Texture: Sandy Clay Loam USDA Soil Type: 4 USDA Structure Shape: Moderate USDA Structure Grade: Blocky LTAR: 0.040	5				

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TEST BORING/ TEST PIT LOGS

JOB No. 180213

FIGURE No. 7

DATE Apr/15/2021



Test Boring No.	Depth	Water Content (%)	Dry Density (pcf)	Liquid Limit	Plasticity Index	% Retained No.4 Sieve	% Passing No. 200 Sieve	FHA Expansion Pressure (psf)	% Swell/ Collapse	USCS Classification
1	4.0	6.1		NP	NP	0.0	13.8			SM
1	9.0	6.5								
1	14.0	24.9								
1	19.0	22.6								
2	4.0	5.6								
2	9.0	9.8		NP	NP	0.0	9.5			SP-SM
2	14.0	6.3								
2	19.0	24.3								
3	4.0	18.4								
3	9.0	19.0								
3	14.0	18.9		NP	NP	0.0	10.2			SP-SM
3	19.0	23.2								



ROCKY MOUNTAIN GROUP

Architectural
Structural
Forensics

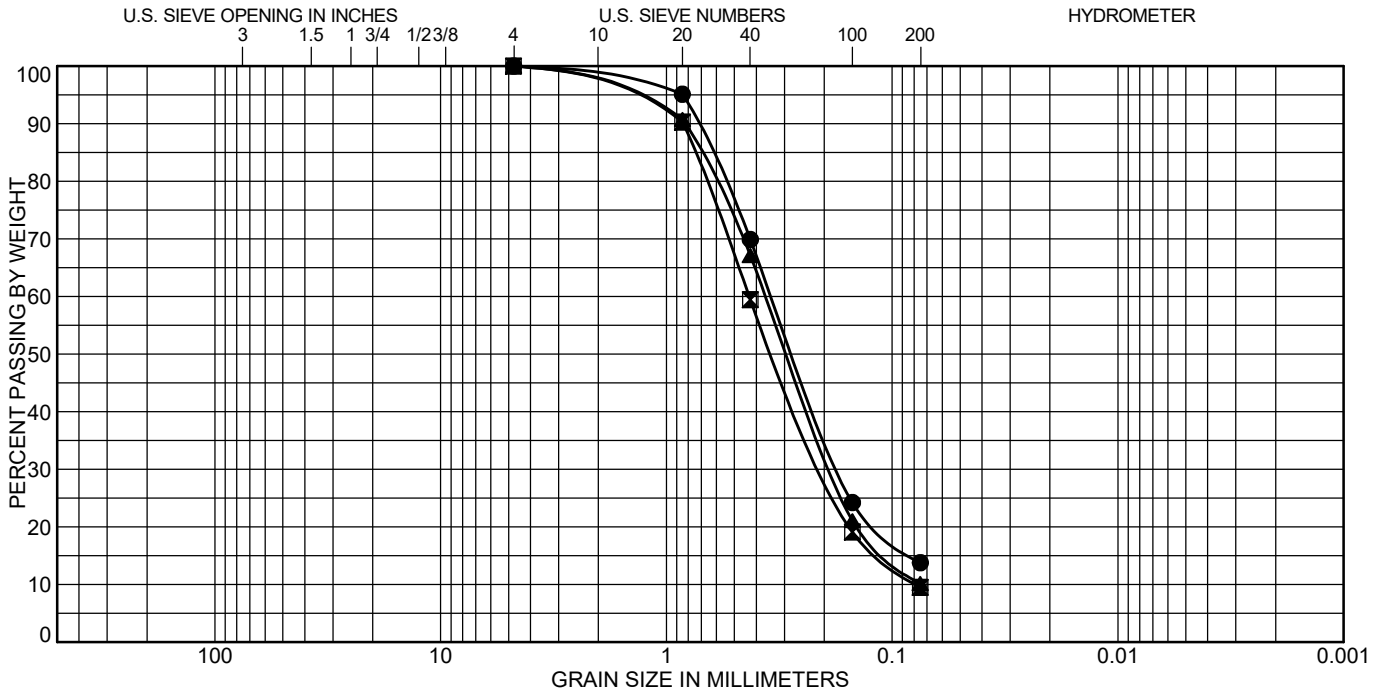


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SUMMARY OF LABORATORY TEST RESULTS

JOB No. 180213
 FIGURE No. 8
 PAGE 1 OF 1
 DATE Apr/15/2021



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Test Boring	Depth (ft)	Classification	LL	PL	PI
● 1	4.0	SILTY SAND(SM)	NP	NP	NP
☒ 2	9.0	POORLY GRADED SAND with SILT(SP-SM)	NP	NP	NP
▲ 3	14.0	POORLY GRADED SAND with SILT(SP-SM)	NP	NP	NP

Test Boring	Depth (ft)	%Gravel	%Sand	%Silt	%Clay
● 1	4.0	0.0	86.2	13.8	
☒ 2	9.0	0.0	90.5	9.5	
▲ 3	14.0	0.0	89.8	10.2	

ROCKY MOUNTAIN GROUP

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Forensics

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Materials Testing
Civil, Planning

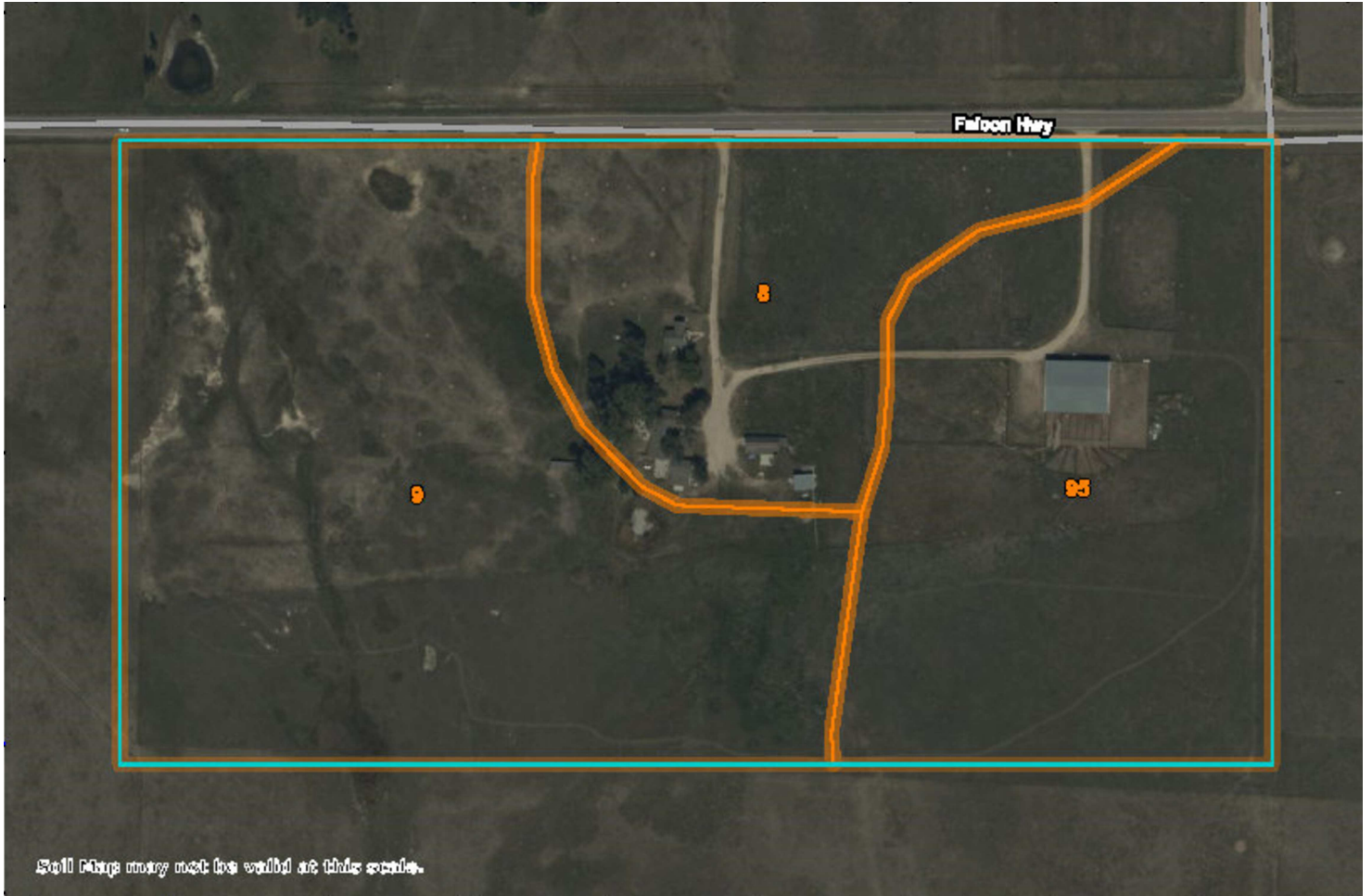
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SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

SOIL CLASSIFICATION DATA

JOB No. 180213

FIGURE No. 9

DATE Apr/15/2021



- 8 - Blakeland loamy sand, (1 to 9 percent slopes)
- 9 - Blakeland Fluvaquentic Haplaquolis
- 95 - Truckton loamy sand, 1 to 9 percent slopes



NOT TO SCALE
BASE MAP PROVIDED BY USDA

PROPERTY BOUNDARIES ARE NOT ACCURATE, LINES
DRAWN FOR VISUAL LOT PLACEMENT ONLY



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USDA SOIL SURVEY MAP

PEERLESS FARMS
EL PASO COUNTY, CO
ROBERT WILLIAMS

JOB No. 180213

FIG No. 10

DATE 4-14-2021
REV 6-29-2023



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GEOLOGIC UNITS

- *Qes* - eolian sand (Holocene to upper Pleistocene) - Eolian sand is moderately compacted, easily excavated, and drains well. Eolian sand was encountered in all three test borings to depths of approximately 20 feet.
- *Da* - disturbed areas - areas that are no longer in their native state, soils have been removed and/or replaced for the existing driveway, existing residence, existing OWTS, and utility easements.

- *Rf* - Regulatory Floodway - intermittent creek, drainageway that exists along the western portion of the site. This area lies in a designated floodway zoned AE.
- *sw* - seasonally wet areas, in these areas we would anticipated the potential for periodically high surface moisture conditions. These areas lie outside the defined regulatory floodway and can likely be avoided by the proposed development.

ENGINEERING UNITS

- 1A - Stable alluvium, colluvium and bedrock on flat to gentle slopes (0-5%). This unit applies to the entire site and is not labeled above.



NOT TO SCALE

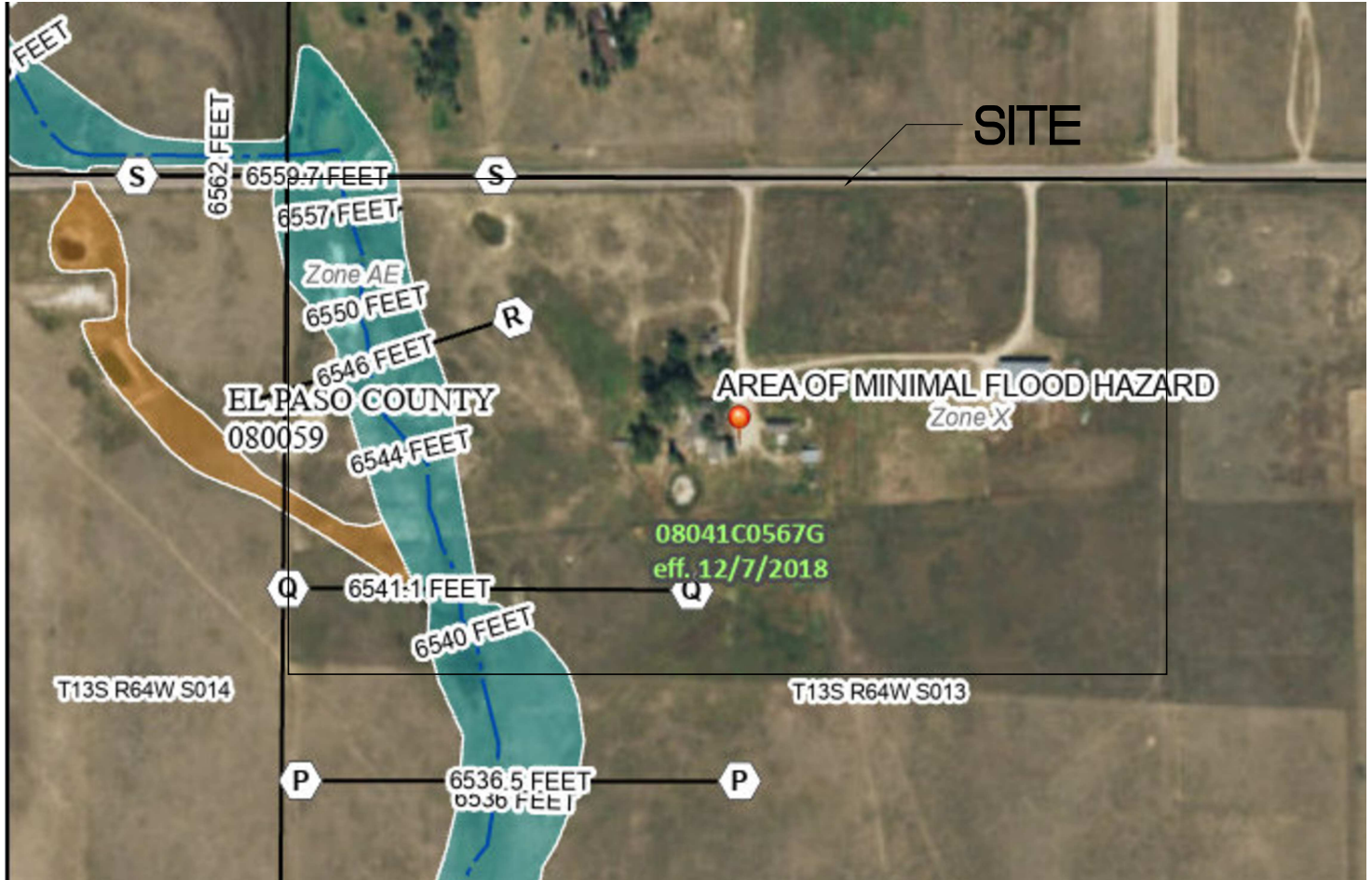
PEERLESS FARMS

EL PASO COUNTY, CO
ROBERT WILLIAMS

ENGINEER:	
DRAWN BY:	KZ
CHECKED BY:	TM
ISSUED:	
REVISION:	DATE:
	JOB #:

ENGINEERING AND GEOLOGY MAP

SHEET No. FIG-11



NOT TO SCALE
 BASE MAP PROVIDED BY FEMA

PROPERTY BOUNDARIES ARE NOT ACCURATE, LINES
 DRAWN FOR VISUAL LOT PLACEMENT ONLY



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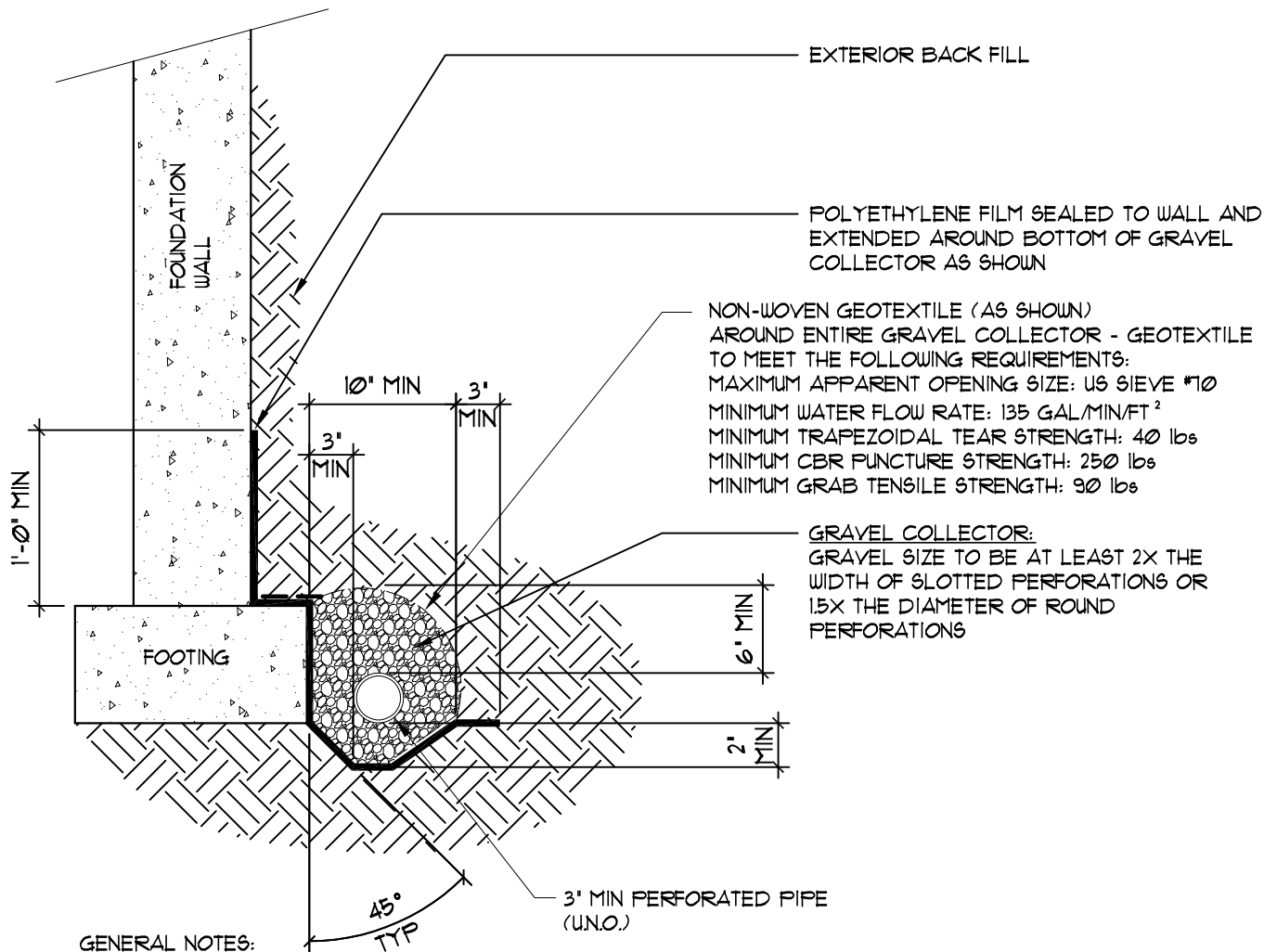
FEMA MAP

PEERLESS FARMS
 EL PASO COUNTY, CO
 ROBERT WILLIAMS

JOB No. 180213

FIG No. 12

DATE 4-14-2021
 REV 6-29-2023



GENERAL NOTES:

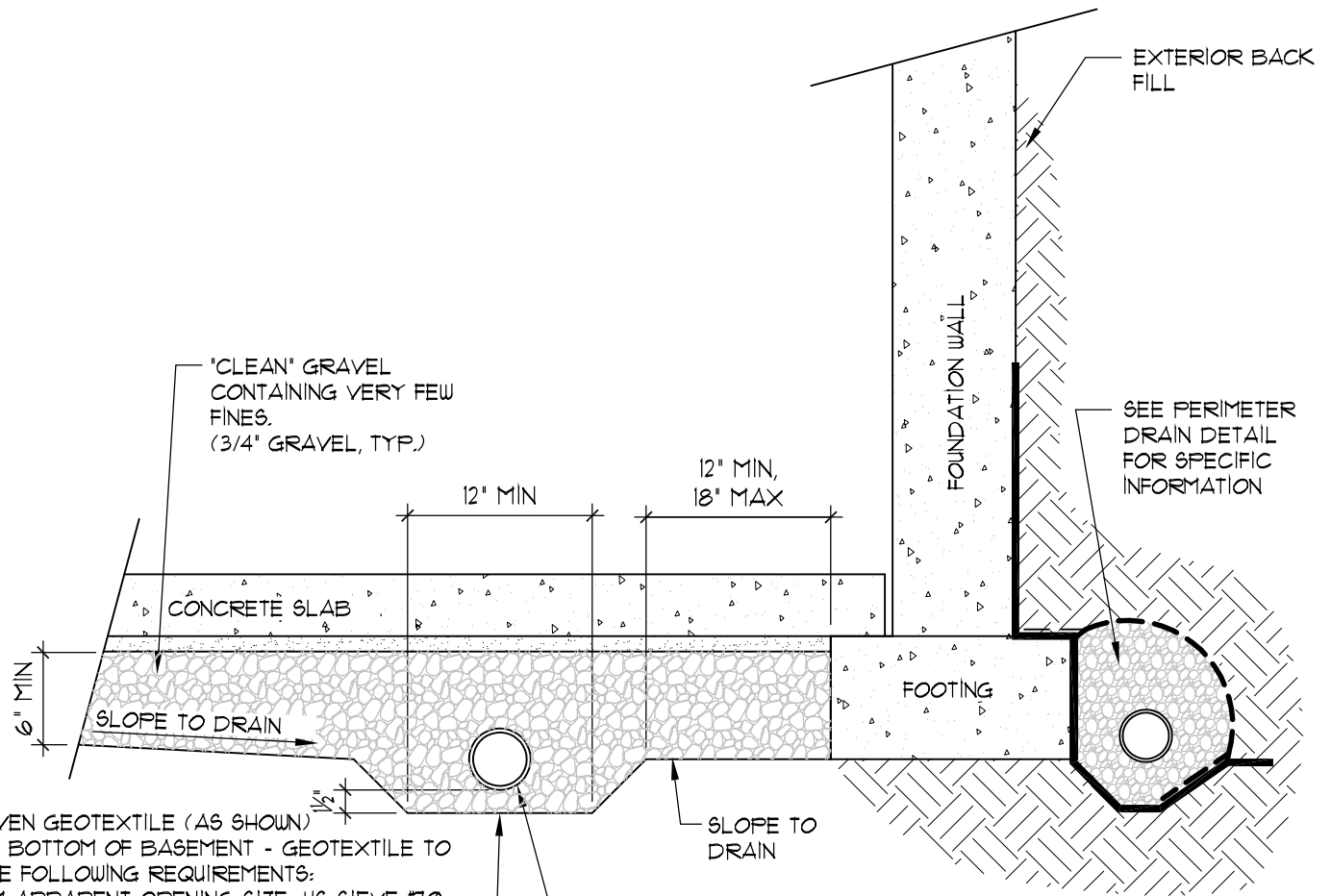
1. BOTTOM OF DRAIN PIPE SHALL BE AT OR BELOW BOTTOM OF FOOTING AT ALL LOCATIONS
2. ALL DRAIN PIPE SHALL BE PERFORATED PLASTIC, WITH THE EXCEPTION OF THE DISCHARGE PORTION WHICH SHALL BE SOLID, NON-PERFORATED PIPE.
3. DRAIN PIPE SHALL HAVE POSITIVE FALL THROUGHOUT.
4. DRAIN PIPE SHALL BE PROVIDED WITH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



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PERIMETER DRAIN

FIG No. 13



NON-WOVEN GEOTEXTILE (AS SHOWN) ACROSS BOTTOM OF BASEMENT - GEOTEXTILE TO MEET THE FOLLOWING REQUIREMENTS:
 MAXIMUM APPARENT OPENING SIZE: US SIEVE #10
 MINIMUM WATER FLOW RATE: 135 GAL/MIN/FT²
 MINIMUM TRAPEZOIDAL TEAR STRENGTH: 40 lbs
 MINIMUM CBR PUNCTURE STRENGTH: 250 lbs
 MINIMUM GRAB TENSILE STRENGTH: 90 lbs

3' DIAMETER RIGID PERFORATED PIPE CONNECTED TO A SUITABLE GRAVITY OUTFALL SUCH AS AN UNDERDRAIN LOCATED IN THE UTILITY TRENCH IN THE STREET WITH A MIN. GRADE OF PIPE = 15%. IF A FREE GRAVITY OUTFALL CANNOT BE ACHIEVED, A SUMP PIT AND PUMP SHOULD BE PROVIDED.

GENERAL NOTES:

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



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UNDERSLAB DRAIN

FIG No. 13.1

APPENDIX A

Additional Reference Documents

1. *Preliminary Plan, Peerless Farms*, 16975 Falcon Highway, Peyton, CO, prepared by Kimley Horn, not dated.
2. *Loy Layout*, received via email from Client, February 9, 2020.
3. *Flood Insurance Rate Map, El Paso County, Colorado and Unincorporated Areas, Community Panel No. 081041C0567G*, Federal Emergency Management Agency (FEMA), effective December 7, 2018.
4. *Geologic Map of the Falcon Quadrangle, El Paso County, Colorado*, by Matthew L. Morgan and Jonathan L. White, Colorado Geological Survey, 2012.
5. *Falcon Quadrangle, Environmental and Engineering Geologic Map for Land Use*, compiled by Dale M. Cochran, Charles S. Robinson & Associates, Inc., Golden, Colorado, 1977.
6. *Falcon Quadrangle, Map of Potential Geologic Hazards and Surficial Deposits*, compiled by Dale M. Cochran, Charles S. Robinson & Associates, Inc., Golden, Colorado, 1977.
7. *Pikes Peak Regional Building Department*: <https://www.pprbd.org/>.
8. EPC County Assessors: <https://property.spacialest.com/co/elpaso/#/property/4313000001>
9. *Colorado Geological Survey, USGS Geologic Map Viewer*: <https://ngmdb.usgs.gov/mapview/?center=-104.516,38.93&zoom=14>
10. *Historical Aerials*: <https://www.historicaerials.com/viewer>, Images dated 1947, 1952, 1955, 1960, 1983, 1999, 2005, 2009, 2011, 2013, 2015, and 2017.
11. *USGS Historical Topographic Map Explorer*: <http://historicalmaps.arcgis.com/usgs/> Colorado Springs Quadrangles dated 1893, 1909, 1948, 1961, 1975, and 1981.
12. *Google Earth Pro*, Imagery dated 1999, 2003, 2004, 2005, 2006, 2010, 2011, 2015, 2017, 2019, and 2023.

APPENDIX B

Wastewater Study – prepared by RMG

Architecture
Structural
Geotechnical



Materials Testing
Forensic
Civil/Planning

**ROCKY MOUNTAIN GROUP
EMPLOYEE OWNED**

Job No. 180213

April 14, 2021

Robert Williams
4075 Golf Club Drive
Colorado Springs, CO 80922

Re: Preliminary Wastewater Study
16975 Falcon Highway
Peerless Farms
El Paso County, Colorado

Ref: *Soil and Geology Report*, prepared by RMG – Rocky Mountain Group, Job No. 180213, last dated April 14, 2021.

Dear Mr. Williams:

As requested, personnel of RMG – Rocky Mountain Group has performed a preliminary investigation and site reconnaissance at the above referenced address. It is our understanding the parcels included in this study are:

- EPC Schedule No. 431300001: currently addressed as 16975 Falcon Highway, which consists of 40.01 acres and is zoned RR-5, “*Residential Rural*”.

It is our understanding the 40-acre parcel is to be subdivided into seven lots ranging in size from 5.1 to 6.3 acres. An existing residence, well, and septic are to remain on proposed Lot 3. Each other lot is to contain a new single-family residence, well and on-site wastewater treatment system. The Proposed Lot Layout is presented in Figure 1.

This letter provides information for an on-site wastewater report per the On-Site Wastewater Treatment Systems (OWTS) Regulations of the El Paso County Board of Health, pursuant to Chapter 8.

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

Previous Studies and Field Investigation

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

SITE CONDITIONS

Personnel of RMG performed a reconnaissance visit on February 26, 2021. The purpose of the reconnaissance visit was to evaluate the site surface characteristics including landscape position, topography, vegetation, natural and cultural features, and current and historic land uses. Three 8-foot deep test pits were performed across the property. A Test Pit Location Plan is presented in Figure 2.

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

The following conditions were observed with regard to the 40-acre parcel:

- A well currently **does** exist on the existing 40-acre site and is to remain on proposed Lot 3.
- Three ponds are located on the western portion of the site; these features will need to be avoided when placing the treatment systems. However, these features are not anticipated to cause deleterious effects to treatment systems on the site.
- A Regulatory floodway traverses the western portion from north to south; the drainageways will need to be avoided when placing the treatment areas.
- Slopes greater than 20 percent **do not** exist on the site.
- Significant man-made cuts **do not** exist on the site.

Treatment Areas

Treatment areas at a minimum must achieve the following:

- The treatment areas must be 4 feet above groundwater or bedrock as defined by the Definitions 8.3.4 of the Regulations of the El Paso County Board of Health, Chapter 8, *OWTS Regulations*, effective July 7, 201.
- 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 for each proposed lot. A scaled site plan and engineered design will also be required prior to obtaining a building permit.
- OWTS placement must comply with any physical setback requirements of Table 7-1 of the El Paso County Department of Health and Environment (EPCHDE).
- Treatment areas are to be located a minimum 100 feet from any existing or proposed well, including those located on adjacent properties per Table 7-2 per the EPCHDE.
- Treatment areas must be located a minimum 50 feet from any spring, lake, watercourse, irrigation ditch, stream or wetland, and 25 feet from dry gulches.
- Other setbacks include the treatment area to be located a minimum 10 feet from property lines, cut banks, and fill areas (from the crest).
- The new lots shall be laid out to ensure that the proposed OWTS does not fall within any restricted areas, e.g., utility easements, right of ways, etc. Based on the test pit observations, each proposed lot has a minimum of two locations for an OWTS.

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

DOCUMENT REVIEW

RMG has reviewed the proposed lot layout plan, identified the soil conditions anticipated to be encountered during construction of the proposed OWTS for the six new lots, including a review of documented Natural Resource Conservation Service - NRCS data provided by websoilsurvey.nrcs.usda.gov. The Soil Survey Descriptions are presented below. A review of FEMA Map No. 08041C0567G, effective December 7, 2018, indicates proposed treatment areas should not be located within an identified floodplain.

SOIL EVALUATION

Personnel of RMG performed a soil evaluation to include three 8-foot deep test pits, on February 26, 2021 (TP-1, TP-2, and TP-3), utilizing the visual and tactile method for the evaluation of the site soils. The test pits were excavated in areas that appeared most likely to be used for residential OWTS placement. Test Pit Logs are presented in Figures 3 and 4. A Septic Suitability map is presented in Figure 5.

The U.S. Soil Conservation Service along with USDA has identified the soils on the property as:

- 8 – *Blakeland loamy sand, (1 to 9 percent slopes)*, the Blakeland loamy sand was mapped by the USDA to encompass the north central portion of the site. The Blakeland loamy sand encompasses approximately less than 20 percent of the property. Properties of the Blakeland loamy sand include, somewhat excessively drained soil, depth of the water table is anticipated to be more than 80 inches, runoff is anticipated to be low, frequency of flooding and ponding is none. Landforms include hills and flats. The Blakeland loamy sand is anticipated in the area of Lot 2.
- 9 – *Blakeland Fluvaquentic Haplaquolis - Blakeland Fluvaquentic Haplaquolis* was mapped by the USDA to encompass approximately 40 percent of the property. Properties of the Blakeland Fluvaquentic Haplaquolis include, somewhat excessively drained soils, depth of the water table is anticipated to be greater than 80 inches, frequency of flooding and ponding is none, and landforms include hills and flats.
- 9 – *Truckton loamy sand, 1 to 9 percent slopes*. Truckton loamy sand was mapped by the USDA to encompass approximately 40 percent of the property. Properties of the Truckton loamy sand include, well-drained soils, depth of the water table is anticipated to be greater than 80 inches, frequency of flooding and ponding is none, and landforms include hills and flats.

A USDA Soil Survey Map and USDA Full Map Unit Descriptions are attached in Figures 6 and 7.

Groundwater was encountered in TP-2 at 6-feet depth as observed by RMG. Bedrock was not encountered in any of the test pits.

An OWTS is proposed for each new lot with the Peerless Farms Subdivision. Design should conform to the recommendations of future site-specific OWTS evaluation, performed in accordance with the applicable health department codes prior to construction. These reports may require additional test pits near proposed treatment areas. A minimum separation of 4 feet shall be maintained from groundwater and bedrock to the infiltrative surface.

Redoximorphic features indicating the fluctuation of groundwater or higher ground water levels were not observed in TP-1 and TP-3.

CONCLUSIONS

In summary, it is our opinion the 40-acre site is suitable for individual on-site wastewater treatment systems within the cited limitations. There are no foreseeable or stated construction related issues or land use changes proposed at this time that would preclude OWTS development.

LIMITATIONS

The information provided in this report is based upon the subsurface conditions observed in the profile pit excavations and accepted engineering procedures. The subsurface conditions encountered in the excavation for the treatment area may vary from those encountered in the test pit excavations. Therefore, depth to limiting or restrictive conditions, bedrock, and groundwater may be different from the results reported in this letter.

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

We trust this provides information that will allow you to make informed decisions. Should you have questions, please feel free to contact our office.

Cordially,

RMG – Rocky Mountain Group

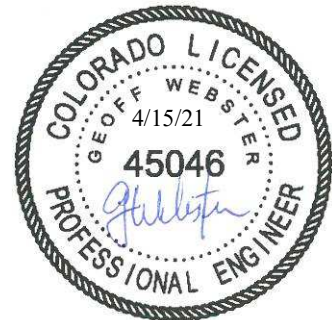


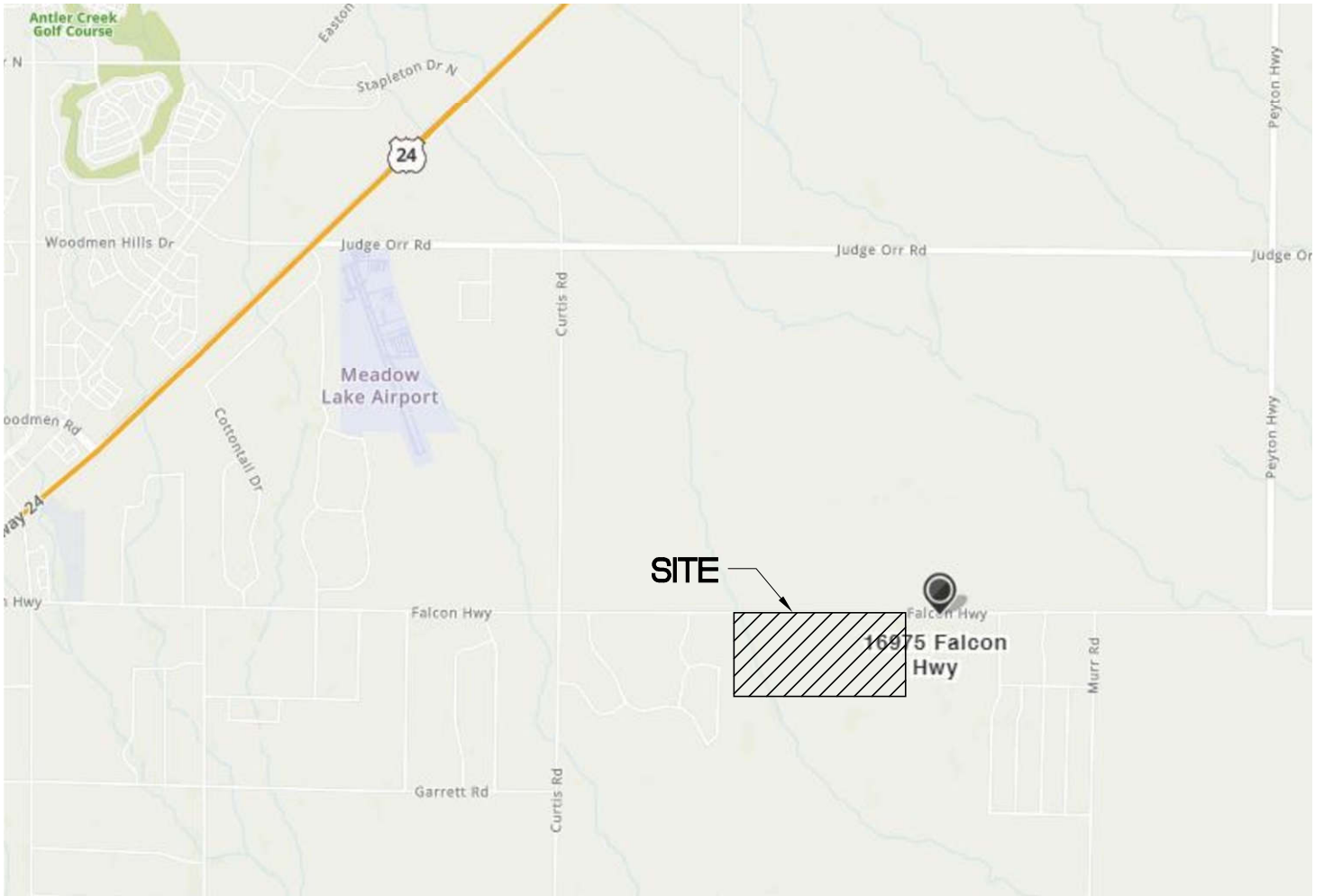
Kelli Zigler
Project Geologist

Reviewed by,

RMG – Rocky Mountain Group

Geoff Webster, P.E.
Sr. Geotechnical Project Engineer





SITE



16975 Falcon Hwy



NOT TO SCALE
 BASE MAP PROVIDED BY MAPQUEST



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SITE VICINITY MAP

PEERLESS FARMS
 EL PASO COUNTY, CO
 ROBERT WILLIAMS

JOB No. 180213

FIG No. 1

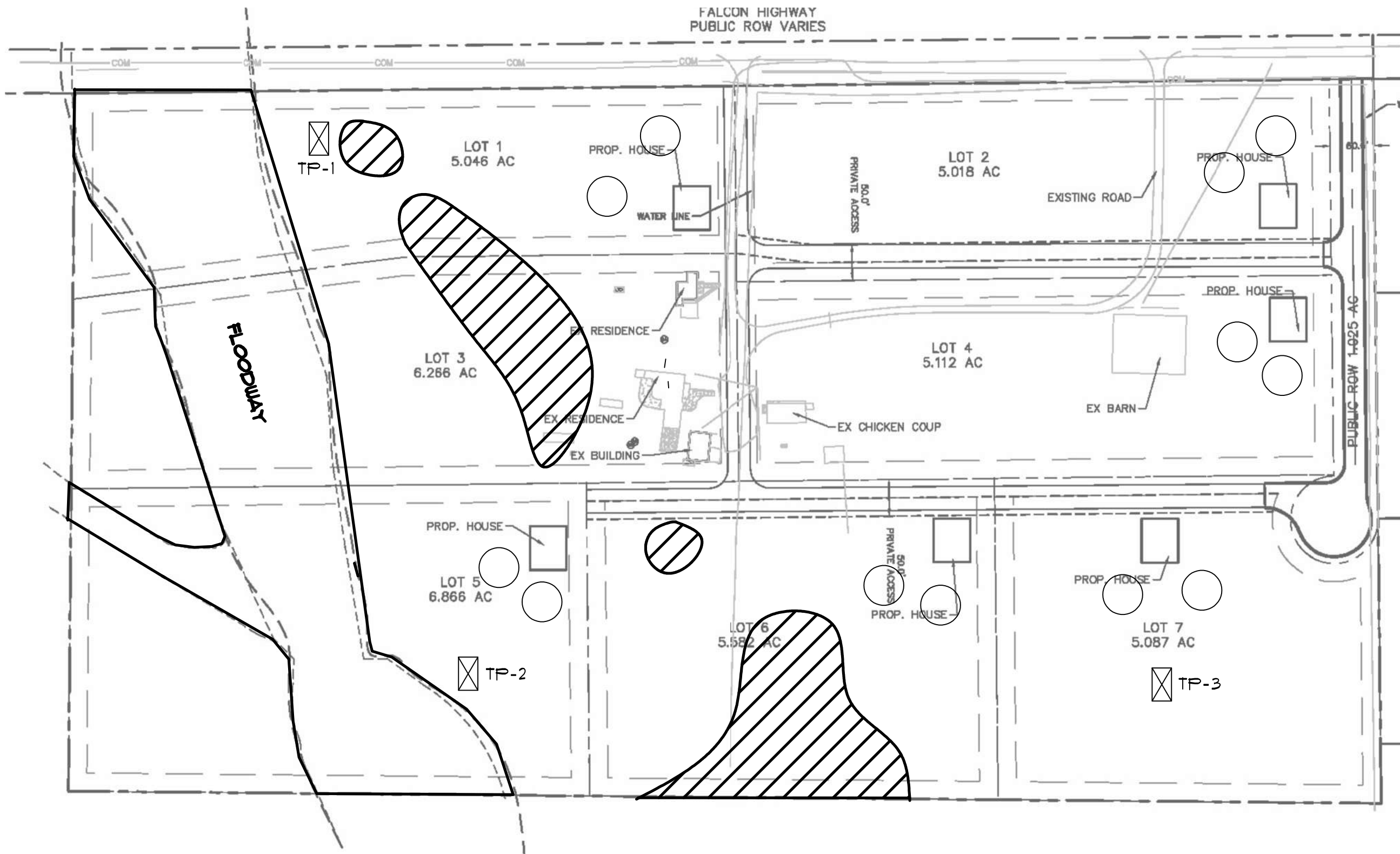
DATE 4-14-2021



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FALCON HIGHWAY
 PUBLIC ROW VARIES



PEERLESS FARMS
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 ROBERT WILLIAMS



ENGINEER:	GW
DRAWN BY:	KZ
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REVISION:	DATE:
	JOB #:

TEST PIT
 LOCATIONS

SHEET No.
FIG-2



NOT TO SCALE
 BASE MAP PROVIDED BY KIMLEY HORN

TEST BORING: TP-1 DATE DRILLED: 2/26/21 NO GROUNDWATER ON 2/26/21	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %	TEST BORING: TP-2 DATE DRILLED: 2/26/21 GROUNDWATER @ 6.0 ' 2/26/21	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
USDA Soil Texture: Sand USDA Soil Type: 1 USDA Structure Shape: Structureless USDA Structure Grade: Single Grain LTAR: 0.80	5					USDA Soil Texture: Sand USDA Soil Type: 1 USDA Structure Shape: Structureless USDA Structure Grade: Single Grain LTAR: 0.80	5				

ROCKY MOUNTAIN GROUP

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Structural
Forensics



Geotechnical
Materials Testing
Civil, Planning

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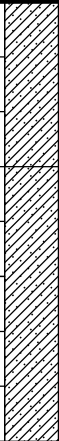
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

TEST BORING LOG

JOB No. 180213

FIGURE No. 3

DATE Apr/15/2021

<p>TEST BORING: TP-3</p> <p>DATE DRILLED: 2/26/21</p> <p>NO GROUNDWATER ON 2/26/21</p>	DEPTH (FT)	SYMBOL	SAMPLES	BLOWS PER FT.	WATER CONTENT %
<p>USDA Soil Texture: Sandy Clay Loam USDA Soil Type: 3 USDA Structure Shape: Moderate USDA Structure Grade: Blocky LTAR: 0.035</p>	5				
<p>USDA Soil Texture: Sandy Clay Loam USDA Soil Type: 4 USDA Structure Shape: Moderate USDA Structure Grade: Blocky LTAR: 0.040</p>					

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SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

TEST BORING LOG

JOB No. 180213

FIGURE No. 4

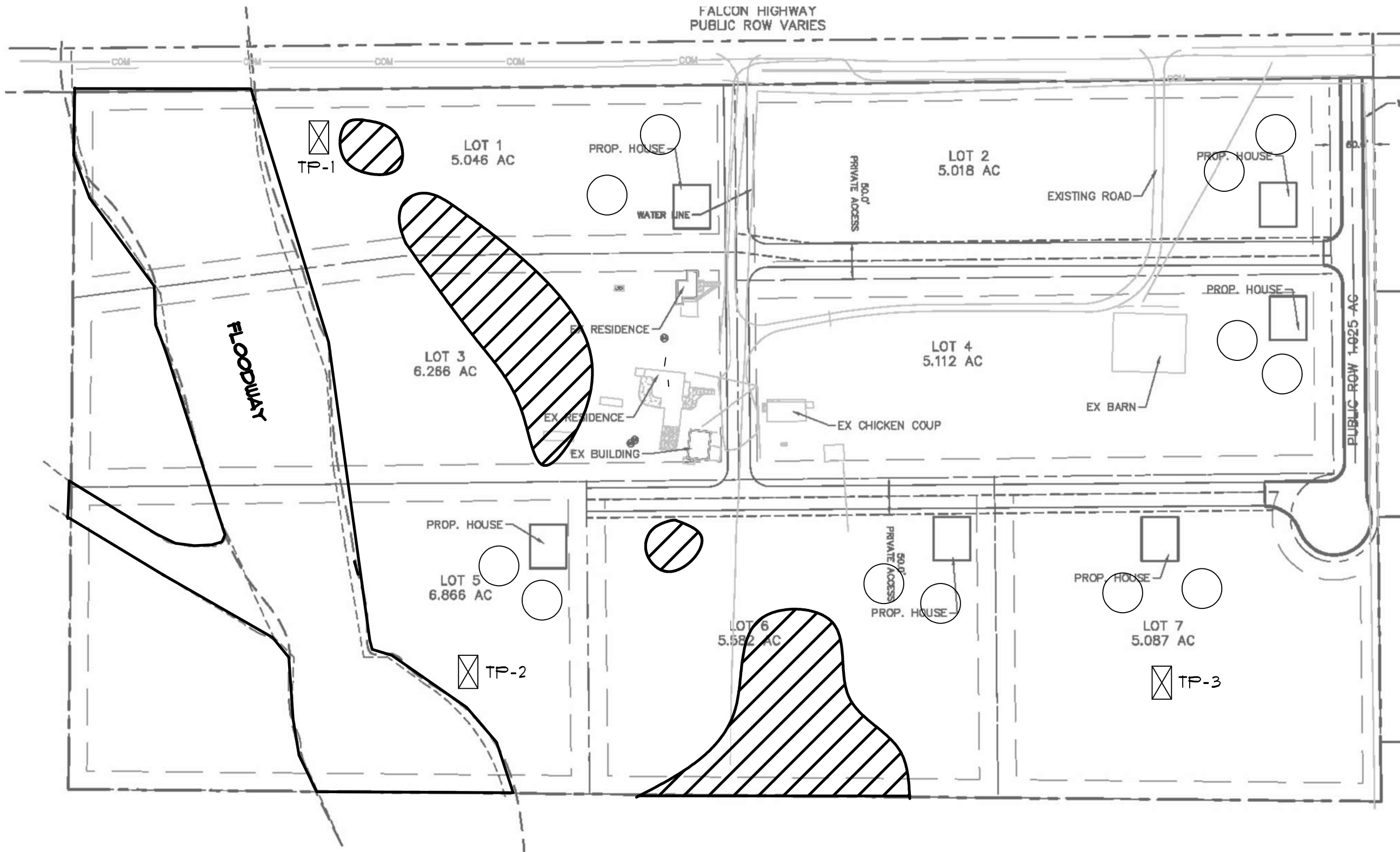
DATE Apr/15/2021



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FALCON HIGHWAY
PUBLIC ROW VARIES



○ SELECTED AREAS THAT ARE SUITABLE FOR THE LOCATION OF A NEW ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS)

▨ AREAS TO AVOID WITH THE PLACEMENT OF A NEW OWTS



NOT TO SCALE
BASE MAP PROVIDED BY KIMLEY HORN

NOTE, IF THE EL PASO COUNTY DEPARTMENT PHYSICAL SETBACK REQUIREMENTS ARE MET FOR EACH LOT, THERE ARE MULTIPLE LOCATIONS SUITABLE FOR THE OWTS

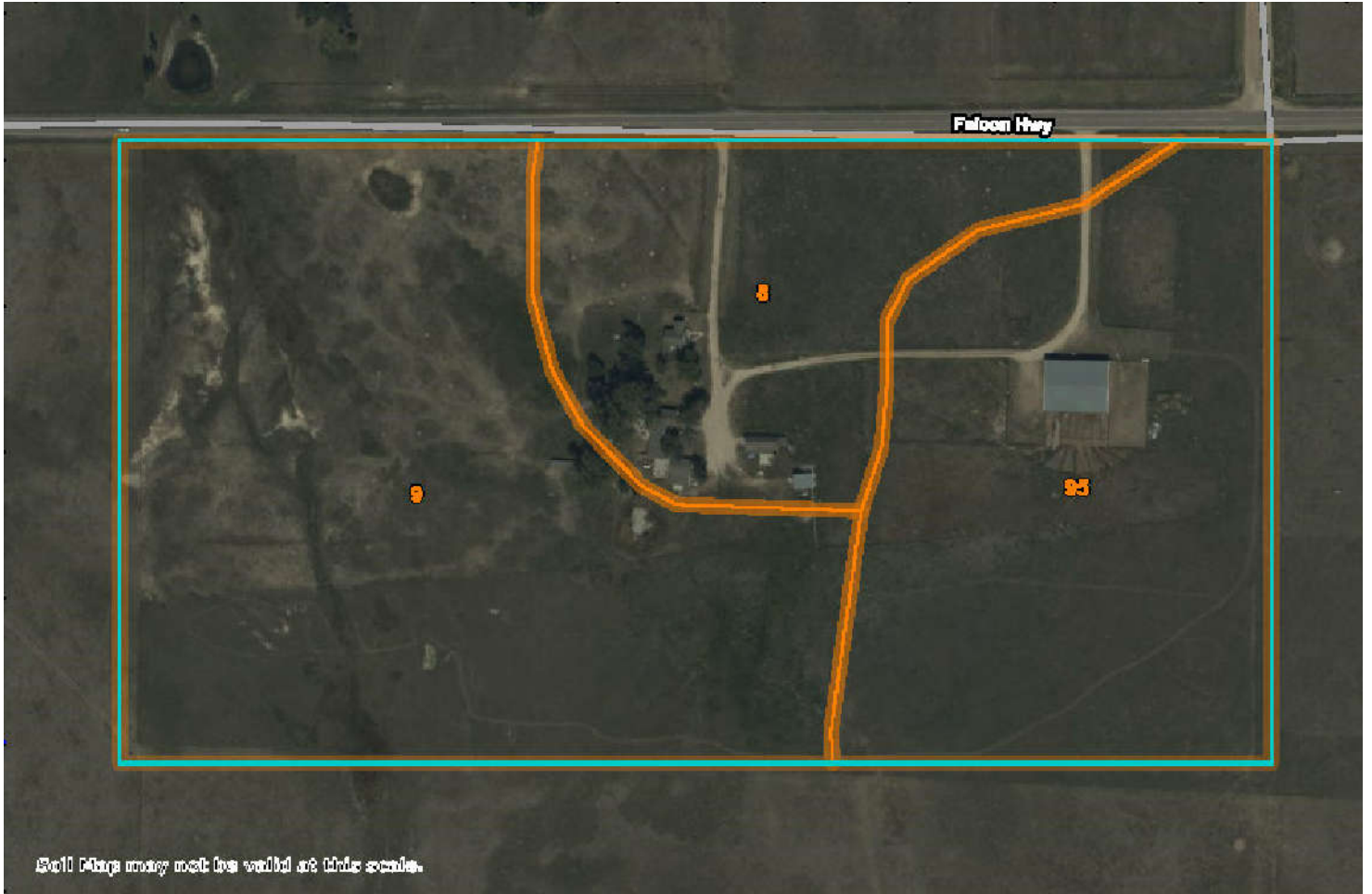
PEERLESS FARMS
EL PASO COUNTY, CO
ROBERT WILLIAMS

ENGINEER:	GW
DRAWN BY:	KZ
CHECKED BY:	GW
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	JOB #:

SEPTIC SUITABILITY
MAP

SHEET No.

FIG-5



- 8 - Blakeland loamy sand, (1 to 9 percent slopes)
- 9 - Blakeland Fluvaquentic Haplaquolis
- 95 - Truckton loamy sand, 1 to 9 percent slopes



NOT TO SCALE
BASE MAP PROVIDED BY USDA

PROPERTY BOUNDARIES ARE NOT ACCURATE, LINES
DRAWN FOR VISUAL LOT PLACEMENT ONLY



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USDA MAP
PEERLESS FARMS
EL PASO COUNTY, CO
ROBERT WILLIAMS

JOB No. 180213

FIG No. 6

DATE 4-14-2021



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8—Blakeland loamy sand, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: 369v
Elevation: 4,600 to 5,800 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 98 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Hills, flats
Landform position (three-dimensional): Side slope, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock and/or eolian deposits derived from sedimentary rock

Typical profile

A - 0 to 11 inches: loamy sand
AC - 11 to 27 inches: loamy sand
C - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water capacity: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

9—Blakeland-Fluvaqueptic Haplaquolls

Map Unit Setting

National map unit symbol: 36b6
Elevation: 3,500 to 5,800 feet
Mean annual precipitation: 13 to 17 inches
Mean annual air temperature: 46 to 55 degrees F
Frost-free period: 110 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 60 percent
Fluvaqueptic haplaquolls and similar soils: 38 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Hills, flats
Landform position (three-dimensional): Side slope, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium derived from arkose and/or eolian deposits derived from arkose

Typical profile

A - 0 to 11 inches: loamy sand
AC - 11 to 27 inches: loamy sand
C - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water capacity: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill

95—Truckton loamy sand, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: 36bd
Elevation: 6,000 to 7,000 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 50 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Truckton and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Truckton

Setting

Landform: Hills, flats
Landform position (three-dimensional): Side slope, talf
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 8 inches: loamy sand
Bt - 8 to 24 inches: sandy loam
C - 24 to 60 inches: coarse sandy loam

Properties and qualities

Slope: 1 to 9 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 (1.98 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 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

PEERLESS FARMS
EL PASO COUNTY, CO
ROBERT WILLIAMS

ENGINEER:	GW
DRAWN BY:	KZ
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USDA FULL
MAP DESCRIPTIONS

APPENDIX C – EL PASO COUNTY ONSITE WASTEWATER TREATMENT SYSTEMS REPORT CHECKLIST



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**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

ONSITE WASTEWATER TREATMENT SYSTEMS REPORT CHECKLIST

Revised: January 2022

Onsite Wastewater Treatment System Report		
<p>The purpose of the wastewater disposal report is to establish the wastewater disposal provisions at the sketch plan or preliminary plan stage of subdivision development and ensure conformance of wastewater disposal with this Code at the time of approval of the final plat. All sketch plans, preliminary plans, and final plats submitted for review shall be accompanied with a wastewater disposal report. The requirements of the preliminary plan report shall not be deferred or postponed until the final plat application.</p>		
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	Applicant	PCD
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>		<p>✓ Office use only</p>
Report Content		
1	<p>The following shall be fully addressed in or submitted with an OWTS Report. These requirements may be updated from time to time by EPCPH without corresponding amendments to this Code being approved. Any such updates by EPCPH shall control. The EPCPH may require the subdivider to submit additional engineering or geological applicant reports or data and to conduct a study of the economic feasibility of service by central sewage system prior to making its recommendations, which may be updated from time to time by EPCPH without.</p>	
	<p>A map, drawn at the same scale as the preliminary plan, locating all lots, drainage-ways, floodplains, slopes in excess of 30%, surface and sub-surface soils hazards and constraints, natural and cultural features, geologic hazards and constraints, depth to bedrock, water table depth, current and historic land use, and other hazards;</p>	✓
	<p>Soil conditions, NRCS soils classification, slope of the terrain, underground water table, subsurface rock, and limitations on site location of the system;</p>	✓
	<p>Conditions which may cause deleterious effects to systems in the area, such as runoff or irrigation;</p>	✓
	<p>The availability of a central sewage system and the feasibility of inclusion into the system;</p>	✓
	<p>The proximity of water wells, lakes, streams, irrigation ditches, ponded water, and other water sources in the area being subdivided; and</p>	✓
	<p>Soils investigation, including the following:</p>	
	<p>Visual and tactile evaluation of 2 or more soil profile test pit excavations must be conducted to determine soil type as well as to determine whether a limiting layer is encountered;</p>	✓
	<p>In addition to the 2 soil profile test pit excavations, percolation testing may be conducted to obtain additional information regarding the long-term acceptance rate of the soil;</p>	✓
	<p>If the site evaluation includes both the visual and tactile evaluation of soil profile test pit excavations and percolation tests, and the results from these 2 evaluations do not coincide with the same LTAR (Long Term Acceptance Rate) as noted in Table 10-1 of the EPCPH Regulations, the designer must use the more restrictive LTAR in determining the size of the soil treatment area as listed below:</p>	✓
	<p>Evaluation of 2 or more soil profile test pit excavations must be performed to determine soil types, limiting layers, and best depth for the infiltrative surface, unless otherwise approved by EPCPH. (At least 1 of the soil profile test pit excavations must be performed in the portion of the soil treatment area anticipated to have the most limiting conditions).</p>	✓
	<p>The total number of soil profile test pit excavations required is based on the judgment of the competent technician who may require an additional soil profile test pit excavation in the area of the proposed alternate soil treatment area if deemed necessary.</p>	✓



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ONSITE WASTEWATER TREATMENT SYSTEMS REPORT CHECKLIST

Revised: January 2022

	The minimum depth of the soil profile test pit excavation must be to any limiting layer, or 4 feet below the infiltrative surface of the in-situ soil, whichever is encountered first.	✓	
	Layers and interfaces that interfere with the treatment and dispersal of effluent must be noted. Thus, any limiting soil characteristic such as consistence also needs to be evaluated. The evaluation of consistence may also include an evaluation of excavation difficulty, rupture resistance, and/or penetration resistance.	✓	
	The soil observations must be conducted at or immediately adjacent to the location of the proposed soil treatment area, but if possible, not under the final location of a trench or bed.	✓	
	Each soil profile test pit excavation observed at the proposed soil treatment area must be evaluated under adequate light conditions with the soil in an unfrozen state.	✓	
	The soil observation method must allow observation of the different soil horizons that constitute the soil profile.	✓	
	Soil profile test pit observations must be conducted prior to percolation tests to determine whether the soils are suitable to warrant percolation tests and, if suitable, at what depth percolation tests must be conducted.	✓	
	The soil type at the proposed infiltrative surface of the soil treatment area or a more restrictive soil type within the treatment depth must be used to determine the long-term acceptance rate from Table 10-1 or Table 10-1A. The treatment depth is 2 to 4 feet depending on the required thickness for the treatment level below the infiltrative surface from Item 4, Table 7-2.	✓	
	Soils data, previously collected by others at the site can be used for the purposes of an OWTS design at the discretion of EPCPH. It is recommended that the data be verified, at a minimum, by performing an evaluation of a soil profile test pit excavation.	✓	
	Soil descriptions for determination of a limiting layer must include:		
	The depth of each soil horizon measured from the ground surface and a description of the soil texture, and structure of each soil horizon;	✓	
	Depth to the bedrock;	N/A	
	Depth to the periodically saturated soil as determined by:		
	Redoximorphic features and other indicators of water levels, or	✓	
	Depth of standing water in the soil observation excavation, measured from the ground surface, if observed, unless redoximorphic features indicate a higher level.	✓	
	Any other soil characteristic that needs to be described to design a system, such as layers that will restrict permeability.	✓	
2	Additional Requirements for Lot Sizes Between 2½ and 5 Acres		
	Soil Investigation conducted for no fewer than 20% of the total number of lots in the filing. Investigation shall be evenly dispersed over the project area. In cases in which unique geologic, topographic, or soils conditions, such as depth to bedrock, depth to groundwater, slopes in excess of 30 percent, etc. are found, additional tests may be required by EPCPH; and	N/A	
	An analysis of the availability of a central sewage system and the feasibility of service by a central sewage system. If there is a central sewage system within 1 mile of the proposed subdivision, or if the subdivision is within an organized sewage district or municipal service area, the applicant shall submit documentation that the district or municipality is incapable of serving the site or that the costs of service are prohibitive.	N/A	



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ONSITE WASTEWATER TREATMENT SYSTEMS REPORT CHECKLIST

Revised: January 2022

3	<p>Additional Requirements for OWTS on Lots Within 400 Feet of a Sewer Line. Pursuant to Chapter 8, On-Site Wastewater Treatment Systems (OWTS) Regulations, of the Regulations of the El Paso County Board of Health. A permit to construct, alter, modify or repair an OWTS may be denied by EPCPH if a municipal or sanitation district sewer mainline exists within 400 feet, as measured by way of public access or legal easement, to any part of the applicant's property, and if the municipality or district agrees to provide sewer service. EPCPH shall only approve an OWTS permit for a property that is subject to connection to sanitary sewer if all OWTS installation criteria can be satisfied, and the applicant can provide evidence that the municipality or district does not expressly object to the OWTS installation. If, as a condition of service, an annexation of the property to a different political entity is required, connection to the community sewer is not required by EPCPH.</p>	N/A	
---	--	-----	--