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Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, Summit County, Colorado

March 29, 2018

Green Valley Homes  
Attn: John Hill  
P.O. Box 2092  
Gypsum, Colorado 81637  
[jvhill@gmail.com](mailto:jvhill@gmail.com)

Project No. 18-7-236

Subject: Geotechnical Review, Proposed Residential Development, Parcel L, Buckhorn Valley, Buckhorn Valley Boulevard, Gypsum, Colorado

Gentlemen:

As requested, we have reviewed the general geotechnical conditions for residential development at the subject site. The findings of our review are presented in this report. Hepworth-Pawlak Geotechnical (now HP/Kumar) previously conducted a subsoil study for design of foundations for the adjacent Parcel K development and presented the findings in a report dated March 17, 2014, Job No. 114 026A. The current review was performed according to our agreement for services with Green Valley Homes dated March 28, 2018.

The subsurface conditions previously encountered in this area generally consist of fine-grained alluvial soils with interstratified gravelly layers and underlain by Eagle Valley Evaporite formation rock. Groundwater level is relatively deep, greater than about 20 to 30 feet. Sinkholes are known to be present in this area, but none have been mapped on Parcel L. The depth to bedrock increases significantly to the east indicating increased ground subsidence potential in about the eastern one-third of Parcel L.

The development plan provided to us is for 12 multi-unit residential structures accessed by an interior driveway loop with parking. The buildings will be two stories in height. Based on our review, the onsite soils appear feasible for support of lightly loaded buildings typical of those proposed. A detailed geotechnical study should be conducted for design of the buildings, infrastructure and site grading.

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The findings submitted in this letter are based on our review of the general geotechnical conditions of the area and does not include subsurface exploration and evaluation specific to the proposed project. Variations in the subsurface conditions encountered during the detailed geotechnical study could change the findings contained in this letter.

If you have any questions or need further assistance, please call our office.

Sincerely,

**H-P KUMAR**

Steven L. Pawlak, P.E.

Rev. by: DAY

SLP/kac

