

Project: EP-17-0024_7 North Bay at Lake Woodmoor resubmittal
El Paso File Number: PUD252
Location: NW ¼ of SE ¼ of Sec 11 T11S R67W, 6th Meridian
39.1048, -104.8561

Submitted 8/11/2026 by Jonathan R. Lovekin, Senior Engineering Geologist, Colorado Geological Survey, jlovekin@mines.edu

Colorado Geological Survey (CGS) Review Comment - Resubmittal (Response #7)
File Number: PUD252

Project: North Bay at Lake Woodmoor PUD

CGS reviewed the July 2026 resubmittal for North Bay at Lake Woodmoor PUD, including the PUD Development Plan dated July 23, 2026, and the March 11, 2026 CTL|Thompson *Geologic Hazards Evaluation and Preliminary Geotechnical Investigation Update*. The CTL|Thompson update is included in the companion Final Plat application (SF263); CGS considered it for this PUD review because it expressly evaluates the current six-lot development configuration. The update resolves the applicability issue identified in CGS Response #6 dated February 18, 2026.

CTL|Thompson concludes that no identified geologic hazards preclude development of the site and identifies shallow groundwater, flooding and erosion, shallow hard bedrock, and potentially expansive soil and bedrock as the principal geologic and geotechnical constraints. CGS generally agrees with the geologic interpretation, identification of hazards related to the geology, and the mitigation proposed for those conditions.

Provided all geotechnical recommendations in the submitted CTL|Thompson reports are strictly adhered to and incorporated into final design and construction, including design-level geotechnical investigations for the individual residences and appropriate groundwater mitigation for below-grade construction, CGS has no objection to approval of PUD252.

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