

Silverado Ranch Filing 2 Final Plat Soils & Geology - Additional Information

Owner/Applicants: Silverado Ranch Inc. (Stan Searle and Gary Lake)

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Consultant: Peter Patten, Patten Associates, Inc. (970)846-9111; ppatten@pattenassociates.com

Property Address: No address

Parcel Number: 351600001

Current Zoning and Acreage: PUD/48.9 acres in SRF2

Background

Silverado Ranch is a rural equestrian-oriented PUD of 64 2.5-acre minimum lots southeast of Schriever AFB, bordered on the north by Drennan Road and on the west by Peyton Highway. The PUD zoning and Preliminary Plan were approved in 2008. The Final Plat for Filing No.1 (10 lots) was approved in 2018 and is approximately 50 % built out.

Silverado Ranch SRF2 (SRF2) will add 15 lots to the east of the 10 lots in Filing 1. Silverado Hill View, the existing main subdivision road will be extended to the east to provide access to the 15 new lots.

Soils/Geology Additional Information

The Colorado Geological Survey (CGS) had this comment regarding groundwater depth as a result of their review of the submitted Soils and Geology Report:

Geology Report – CGS groundwater depth concern

CGS commented: "Although Front Range Geotechnical's report is outdated, the conclusions and identification of geologic hazards and constraints are still valid. However, the test holes only extended to depths ranging from 10 to 12 feet. If basements or significant cuts are planned, these depths are not sufficient to properly characterize the subsurface materials."

Attached herein as Exhibit A are two documents addressing this issue.

1. Entech, the firm that has done much of the drilling for the residential wells in Silverado Ranch, states they typically drill test borings to 20-30 feet and sample at 5 foot intervals.
2. A letter from Kunau Drilling states that the Silverado wells "have shown not to encounter groundwater above 50'."

Kunau Drilling LLC

23945 Lucky Lane

Calhan, CO 80808

(719)683-3720

Mskunau@gmail.com

April 22, 2024

To whom it may concern,

The wells constructed in Silverado Ranch (section 16, township 15, Range 63 W) have shown to not encounter ground water above 50'. Please contact us if you are in need of a more elaborate explanation.

Larisa Kunau

Kunau Drilling LLC



Stan Searle <stansearle@gmail.com>

FW: Drilling depth

1 message

Nicholas Schletzbaum <nshletzbaum@entechengineers.com>

Tue, Apr 23, 2024 at 1:39 PM

To: "stansearle@gmail.com" <stansearle@gmail.com>

Hi Stan,

We typically drill residential test borings to depths of 20 to 30 feet. Sampling will typically be performed at 5-foot intervals over the depth drilled; however, our representative may take additional samples during drilling.

Thanks

Nicholas Schletzbaum
Geologist/Project Manager

ENTECH ENGINEERING, INC.

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