

From: [Joe DesJardin](#)
To: [Joe Goode \(jgoode@entechengineers.com\)](#); [Logan Langford \(llangford@entechengineers.com\)](#); [Mike Bramlett \(mbramlett@jrengineering.com\)](#)
Cc: [Andrew Biggs](#); [Charlie Williams](#)
Subject: CL F2 - Plat Note
Date: Monday, August 2, 2021 8:13:00 AM
Attachments: [Ground Water Elevations.xlsx](#)

Joe – the County requires a General Note on the Final Plat to highlight hazards found in the Soil Report. They specifically asked us to include the Notes from the Preliminary Plan (which I found to be alarming – “high” groundwater) and am proposing we make some positive statements now that we have engineered the site for more than a year. Please review and let us know if you want any modifications. I also attached a quick analysis of groundwater elevations relative to existing and proposed grades.

General Notes

19. The subdivision is impacted by geologic hazards and constraints. An explanation of the hazards and constraints as well as proposed mitigation measures can be found in the Soil, Geology, and Geologic Hazard Study prepared by Entech Engineering, Inc in the PCD File No SF 2123, available at the El Paso County Planning and Community Development Department and summarized below:

- Expansive Soil Constraint – highly sporadic, not indicated on map. Occurrences shall be identified and mitigated on an individual basis. Mitigation will be necessary if expansive soils are encountered beneath foundations.
- Slope Stability and Landslide Hazard – existing slopes do not exhibit any past or potential unstable slopes or landslides. Proposed slopes will be no steeper than 3:1. Areas to receive fill will have all topsoil, organic material or debris removed.
- Areas of Erosion Constraint – areas of erosion exist in limited portions of the site and have been mapped. They will be filled and revegetated during overlot grading.
- Groundwater and Drainage Areas Constraint – includes areas labeled Potentially Seasonal Shallow Groundwater and Seasonally Shallow Groundwater exist in limited portions of the site and have been mapped. Groundwater was encountered in four of six test borings at depths ranging from 12.5 to 33 feet. Overlot grading will fill these low lying areas resulting in a site 18 to 24 feet above the observed groundwater. An Underdrain System will be installed to intercept foundation perimeter drains and safely discharge groundwater to adequate drainage facilities. All foundations shall be installed to a minimum depth of 30 inches and have perimeter drains.
- Collapsible Soil Constraint – collapsible soil occurred in some test borings. Additional investigation may be required with each building site.
- Shallow Bedrock Constraint – shallow claystone may be encountered in some areas of the site. Shallow claystone may require mitigation for expansive soils.
- Radioactivity Hazard – applies to all lots. Specific requirements for mitigation should be based on specific testing after site is constructed.

Joseph W. DesJardin, PE
Director of Entitlements



M: 307 899 2020, O: 719 476 0800
1864 Woodmoor Drive, Suite 100
Monument, Colorado 80132
www.ProTerraColorado.com