

**CGS Unique Number:** EP-25-0041\_9 The Commons at Falcon Field Filing No. 1

**El Paso File Number:** SF2435

**Location:** NE ¼ NE ¼ NW ¼ and SE ¼ NW ¼ Section 7, T13S, R64W, 6th P.M.  
38.9383, -104.5967

**Description:** Final Plat for six commercial lots and two tracts on approximately 19.4 acres located southeast of Highway 24 and E. Woodmen Road in Falcon

The referral documents include the Final Plat (Drexel, Barrell & CO., April 2, 2026), Construction Plans (Drexel, Barrell & CO., March 6, 2026), and other documents. The Soils and Geology Study, The Commons at Falcon Field, Filing No. 1 (Entech Engineering, Inc., May 1, 2025) was submitted in previous reviews. CGS has no additional comments; the comments from our 12/8/2025 are below.

1. Note 23 of the final plat has been updated and includes the statement, “***Due to high groundwater in the area, basements shall be prohibited on all lots and all foundations shall incorporate an underground drainage system.***” Note 23 should correctly reference Entech’s most current study and the geologic hazards associated with the site.
2. As noted in Entech’s updated report (page 7), temporary piezometers were installed in seventeen (17) additional test borings that were completed across the site from January to April 2025. Groundwater levels in Filing No. 1 were measured at 3.5 to 7 feet below existing grades in the Spring 2025. **Mitigation measures, such as raising site grades well above maximum groundwater elevations, should be considered for the Commons at Falcon Field development.**
3. Per the construction plans, a concrete box culvert is proposed within the unnamed tributary traversing Tracts A and B to contain floodwaters that will discharge to a detention basin. Entech states (page 15), “the proposed cuts in the ponds will extend into the current groundwater levels potentially limiting the capacity of the full-spectrum detention ponds.” CGS recommends that mitigation measures (i.e., geomembrane/liner, dewatering, etc.) be required and noted on the plat/plans. **The county should require the geotechnical engineer to provide specific recommendations for the detention basin (i.e., liner requirements, compaction recommendations, etc.) based on the soil and groundwater conditions.**
4. Sheet C6 of the construction plans (Underdrain & Exfiltration Plan) should be reviewed by Entech to verify it complies with their recommendations.

Submitted 4/20/2026 by Amy Crandall, Engineering Geologist, Colorado Geological Survey