

# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



September 12, 2017

Karen Berry  
State Geologist

Kari Parsons  
El Paso County Development Services  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Location:**  
NE $\frac{1}{4}$  Section 23, NW $\frac{1}{4}$  Section 24  
T11S, R66W, 6<sup>th</sup> P.M.  
39.0827, -104.7383

**Subject: Abert Ranch Preliminary Plan (SP17007)**  
**El Paso County, CO; CGS Unique No. EP-17-0056**

Dear Ms. Parsons:

Colorado Geological Survey has reviewed the Abert Ranch preliminary plan referral. I understand the applicant proposes ten single family residential lots of approximately 2.5 to 6 acres on 40.4 acres located on the west side of Stepler Road, between Grandview Subdivision and Settlers Ranch Filing 2, about seven miles east of Monument. Each lot is proposed to have an individual water supply well and onsite wastewater system (OWS.) The available referral documents include a Soil, Geology, Geologic Hazard, and Wastewater Study (Entech Engineering, Inc., February 2, 2017).

The site is located outside of any mapped flood hazard zones, is not undermined, and does not contain, nor is it exposed to, any identified geologic hazards that would preclude the proposed residential use and density. The site contains isolated areas of slopes steeper than 30% associated with a small embankment dam, drainages, and erosion. Fill is planned within an eroded channel on proposed Lot 6.

Provided Entech's recommendations are strictly adhered to regarding expansive and collapsible soils, surface drainage, general foundation and subsurface drainage design, lot-specific investigations and analyses for use in design of individual foundations and septic systems, and avoiding drainages and areas of shallow and seasonally shallow groundwater, **CGS has no objection to approval of the ten-lot subdivision as proposed.**

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.  
Engineering Geologist