

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist

May 26, 2026

Jen Uhler
El Paso County Planning and Community
Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Location:
Portions of
SW ¼ of NE ¼ and
SE ¼ of NE ¼ of Sec 36
T11S, R67W of the 6th PM
39.0523°, -104.8355°

**Subject: Hancock Subdivision VR - Final Plat
Colorado Springs, El Paso County, CO
County File VR254; CGS Unique No. EP-25-0062 4**

Dear Jen,

As requested, the Colorado Geological Survey (CGS) has reviewed the most recent resubmittal materials for the Hancock Subdivision.

Materials Reviewed in This Resubmittal

Based on the documents provided through EDARP, the current resubmittal includes:

- Soils and Geology Study (Entech Engineering, Inc., Job No. 230921, March 16, 2026)
- Final Plat Drawings
- Final Drainage Plan and Report (Oliver E. Watts Consulting Engineer, revised December 31, 2024)
- Supporting application materials

CGS previously issued review letters dated May 14, 2025, August 18, 2025, and January 6, 2026. Those reviews identified the need for a formal geologic hazard evaluation under Section 8.4.9 of the El Paso County Land Development Code and Appendix C of the Engineering Criteria Manual (ECM), particularly related to shallow groundwater conditions documented in the OWTS investigations.

Geologic Conditions and Hazards

The newly submitted Entech report materially advances the evaluation of site geologic conditions and hazards. The report includes subsurface exploration, engineering geology mapping, discussion of expansive soils, loose soils, erosion potential, drainage considerations, slope stability, groundwater conditions, and mitigation recommendations for development. CGS generally agrees that the identified geologic conditions and constraints appear manageable for the proposed subdivision provided the recommendations in the report are incorporated into future design and construction activities.

The report also addresses previously documented shallow groundwater conditions identified in the OWTS investigations, where groundwater and redoximorphic features were encountered at depths as shallow as approximately 1.9 feet below ground surface. Although groundwater was not encountered in the Entech borings at the time of drilling, the report acknowledges the potential for seasonal groundwater fluctuation and recommends continued monitoring to further evaluate groundwater variability.

Based on the information currently available, the identified geologic conditions appear manageable for the proposed subdivision, provided the report recommendations and future site-specific evaluations are incorporated

into development. However, shallow groundwater variability and basement feasibility remain important site constraints that should continue to be addressed through plat restrictions and future site-specific geotechnical investigations.

Recommended Conditions and Plat Notes

CGS recommends that the County consider incorporating notes and conditions addressing groundwater variability, basement feasibility, and future geotechnical evaluation into the Final Plat and future development review process. Potential examples include the following:

1. Basement Restrictions

Basements or habitable below-grade areas should not be constructed unless site-specific geotechnical investigation and groundwater evaluation demonstrate adequate separation between the lowest foundation components and anticipated groundwater conditions, or site grading has mitigated shallow groundwater concerns.

2. Site-Specific Geotechnical Investigation

Site-specific soils and foundation investigations should be completed prior to building permit issuance to evaluate groundwater conditions, foundation design considerations, floor systems, subsurface drainage, and other geotechnical constraints relevant to the proposed construction.

3. Below-Grade Construction

Below-grade construction should consider site-specific foundation drainage and groundwater mitigation measures where shallow groundwater conditions may be present.

4. Reference to Geologic Reports

Future development should consider and incorporate the recommendations contained in the approved geologic hazard and geotechnical reports applicable to the site.

CGS Recommendation

The current submittal adequately addresses the previously identified need for a geologic hazard evaluation. Based on the submitted information, CGS recommends conditional approval of the Hancock Subdivision VR – Final Plat provided the above conditions and plat notes are incorporated into the final approval documents and future site development process.

Thank you for the opportunity to assist with this review. Please contact me at jlovekin@mines.edu if you need additional clarification.

Sincerely,



Jonathan R. Lovekin, P.G.
Senior Engineering Geologist