

CGS Unique No. EP-26-0107

Iron Ridge Filing No. 2 Final Plat

El Paso File No. SF2612

Location: A portion of the SE ¼ of Section 13, T11S, R66W, 6th P.M.

As requested in the County email dated September 15, 2026, CGS has reviewed the Response to Review Comments, Iron Ridge Subdivision Filing Nos. 1 and 2 (Entech Engineering, Job No. 251117, July 31, 2026), and the revised Final Plat (Gould Land Surveying, Project No. 25133, revised September 10, 2026), in response to our July 8, 2026 review. The current Filing No. 2 plat creates 14 rural residential lots on approximately 42.52 acres.

Entech reports that two 20-foot piezometers installed at TB-11 and TB-12 were dry during observations in November 2025 and February, May, and July 2026. These observations provide the requested seasonal monitoring information and support Entech's assessment that basement construction may be feasible, subject to investigations for individual lots. They do not establish maximum anticipated seasonal groundwater levels at every proposed building location. Entech also concurs with the recommendations for lot-specific soils and foundation investigations and onsite wastewater treatment system evaluations. The revised plat includes a geologic hazard statement referencing the original study.

CGS has no objection to approval of the Final Plat, provided the County incorporates the following recommendation into its approval and subsequent permitting:

Groundwater and basement feasibility. Before building permit approval, lot-specific soils and foundation investigations should evaluate groundwater conditions for each proposed structure and establish feasibility for proposed basements, considering seasonal monitoring results, local geologic conditions, and proposed grading and foundation elevations. CGS continues to recommend that proposed foundation components remain at least 3 feet above the maximum anticipated seasonal groundwater level. Where adequate separation cannot be demonstrated, CGS recommends not permitting basements. Providing drains does not, by itself, demonstrate that this separation will be maintained.

Jonathan R. Lovekin, P.G., Senior Engineering Geologist, Colorado Geological Survey
jlovekin@mines.edu