CGS Unique No.: EP-26-0090_1 Church at Bent Grass Meadows
El Paso Project ID: SF268
Location: NE¼ Section 1, T13S, R65W, 6th P.M.
38.9508, -104.6095
Description: Rezone from RR5 and PUD to Commercial Service.

At your request (email dated April 30, 2026), the Colorado Geological Survey has reviewed the Church at Bent Grass Meadows Final Plat submittal. With this referral, we received the Letter of Intent (HR Green, April 13, 2026), Final Plat (Compass Surveying & Mapping, LLC, April 3, 2026), Geotechnical and Pavement Design Report (Entech Engineering, Inc., November 11, 2024), and other documents.

Available geologic mapping (Geologic Map of the Falcon 7.5 Quadrangle, Morgan, M.L. and White, J.L., 2012, CGS OF-12-05) indicates the site soils and bedrock are Alluvium one and three underlain by the Black Squirrel Formation. Per Appendix C of the El Paso County Engineering Criteria Manual and Section 8.4.9 of the El Paso County Land Development Code, a geologic hazard study should be performed. The letter of intent references a soils and geology report; however, the application number is blank. Entech's Geotechnical and Pavement Design report does not directly discuss the potential geologic hazards associated with the site, nor does it reference a previous geologic hazard study. Based on previous CGS reviews of nearby sites, the geologic conditions that may impose constraints on development include potentially expansive soils, shallow bedrock, seasonally shallow groundwater, and a mapped floodplain. We offer the following comments and recommendations.

1. In their investigation, Entech encountered groundwater at depths of 4.5 to 13 feet below grade. Entech states (page 4), "We recommend that shallow foundations be founded a minimum of 3 feet above groundwater (maximum depth of 3.5 feet bgs). Depending on the conditions observed during the excavation, additional drains such as interceptor drains or a slab underdrain may be recommended." It appears that the proposed foundations will be near or below the groundwater levels at certain times during the year. **CGS recommends that the county require groundwater monitoring/observation to verify that proposed foundations are at least 3 feet above the maximum anticipated groundwater level (and maintained year-round).** To be effective, however, this monitoring should include observations through spring, summer, fall, and winter, and not merely during site-specific building investigations. We assume that basement levels are not planned.

2. CGS recommends that a note be included on the final plat referencing the geologic hazard study and listing the geologic hazards associated with the site.

Submitted 5/20/2026 by Amy Crandall, Engineering Geologist, Colorado Geological Survey