

Project: EP-25-0041_10 The Commons at Falcon Field Filing No. 2

Location: N½ Section 7, T13S, R64W, 6th P.M., 38.9383, -104.5967

File Number: SF255

Description: Final Plat for the replat of Tract F, where 74 lots are proposed over 18.9 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), Filing 2 Construction Plans (Drexel, Barrell & CO., March 20, 2026), Letter of Intent (Drexel, Barrell & CO., April 14, 2026), Final Drainage Report (Drexel, Barrell & Co., April 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 the following additional comments and recommendations.

1. Note 15 of the final plat states, "Lots 1-74 have been found to be impacted by geologic hazards...Due to high groundwater in the area, basements shall be prohibited on all lots and all foundations shall incorporate an underground drainage system." CGS recommends that all geologic hazards and constraints, as well as mitigation measures, be included in this statement.
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. 2 were measured at 1 to 2.5 feet below existing grades in January 2025 and at depths of 0.5 to 2.5 feet when measured in April 2025. Per the Drainage Report (page 6), "In order to mitigate potential issues, the site grading in several areas of the entire Falcon Field site will be raised from the existing condition and as such, will increase the separation above shallow water areas. In addition, an active underdrain will be installed - generally alongside the proposed sanitary sewer - in order to capture and discharge groundwater into a gravel exfiltration basin located on the adjoining property to the south." Also, "It is anticipated that the underdrain system will reduce the groundwater levels below the bottom of proposed detention facilities, thereby eliminating the potential for groundwater seepage."

The underdrain system is not shown in the construction plans. An underdrain system should be allowed ONLY if it can gravity discharge to a daylight outfall. CGS recommends that drain systems are determined and designed as soon as possible and noted on the plans. Individual foundation perimeter drains are intended to handle small amounts of intermittent, perched water and CANNOT be used to mitigate persistent shallow groundwater conditions.

3. 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. CGS agrees that (page 6 of the drainage report), "If groundwater is encountered at shallower depths measures will be taken in coordination with County staff to determine what further mitigation is required, e.g. impermeable clay liner or synthetic liner."

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