

CGS Unique No. EP-26-0092_1 Flying Horse North Filing No. 9

El Paso File No. PUDSP263

Location: Portion of Sections 34 and 35, T11S R66W 6th P.M. and

Portions of Sections 30 and 31, T11S R65W 6th P.M.

39.0498, -104.7257

The available referral documents include the PUD & Preliminary Plan Major Amendment (HR Green, June 25, 2026), Letter of Intent (HR Green Development, LLC, June 9, 2026), the Soils and Geology Study (Entech Engineering, Inc., April 15, 2026), and other relevant documents.

We understand that Filing No. 9 will consist of 11 single-family residential lots. Entech identifies areas that will impose geologic constraints, including (page 1) “potentially expansive soils, potentially seasonal shallow groundwater areas, and the potential for elevated Radon.” The preliminary plan includes a Geologic Hazard Note that includes the following geologic constraints: artificial fill, expansive soil, potentially seasonal high groundwater, slope stability and landslide susceptibility, shallow bedrock, and radon, which were discussed in Entech’s report. Entech’s characterization of the geologic hazards and constraints associated with the site is valid. We offer the following comments:

1. Entech did not encounter groundwater in their test borings or pits within Filing No. 9. Even so, groundwater levels tend to fluctuate, and perched water is likely to collect above clayey, less permeable soil layers on top of the bedrock surface. Additionally, once the Filing is built out and water sources (i.e., irrigation, storm drainage) are initiated, groundwater levels will change. The Geologic Hazard Note states, “Groundwater monitoring/observation holes to obtain groundwater data to verify that proposed floor levels are at least 3-feet above maximum anticipated groundwater levels and maintained-year round are to be implemented.” **CGS agrees and recommends that the county require groundwater monitoring/observation holes to obtain groundwater data to verify that proposed floor levels are at least three feet (preferably 5 feet) above maximum anticipated groundwater levels and maintained year-round.** To be effective, however, this monitoring should include measurements/observations through fall, winter, and spring and not merely during site-specific building investigations.
2. CGS agrees with Entech (page 10), “Subsurface perimeter drains are recommended for any usable below grade areas including crawlspaces. Should groundwater be encountered at within 3 feet of foundation grade additional drains may be needed to include: interceptor drains, under slab drain (capillary break) and overexcavation drains.” An underdrain system should be allowed ONLY if it can gravity discharge to a daylight outfall or is connected to an existing underdrain system that gravity discharges to a daylight outfall.
3. Multiple drainages exist within the project area. According to Entech’s study (Fig. 6), these drainages are identified as potential seasonally shallow groundwater areas (psw). The lots affected by these drainages include Lots 2-6 and Pond A. CGS recommends that erosional setbacks be established near drainages and noted in the plans. Building footprints should be outside the setback areas.

Submitted 7/21/2026 by Amy Crandall, Engineering Geologist, Colorado Geological Survey (303-384-2632 or acrandall@mines.edu)