

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



September 15, 2026

Matthew L. Morgan
State Geologist

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

Location:
NE¼ Section 1
T13S, R65W of the 6th PM
38.9509°, -104.6161°

**Subject: Honor Charter School D-49 Site Development Plan, Colorado Springs
El Paso County, CO; El Paso File No: PPR2615; CGS Unique No. EP-27-0008**

Dear Kari,

Per your request (email dated September 1, 2026), the Colorado Geological Survey (CGS) has reviewed the referral per C.R.S. 22-32-124. We understand that the applicant is requesting approval of the site development plan for the Honor Charter School, District 49 project. The new K-8 charter school and associated site improvements are associated with the proposed Bent Grass Meadows development area. For this review, we received the Site Development Plan (Tait & Associates, Inc., February 6, 2024), Project Specifications (Grace Design LLC, April 30, 2026), Construction Documents (Tait & Associates, Inc., February 6, 2024), Building Elevations/Architectural Drawings (Grace Design LLC, July 24, 2026), Geology and Soils Evaluation Report (Vivid Engineering Group, July 27, 2026), Geotechnical Evaluation (Vivid Engineering Group, March 30, 2026), and other documents.

The site does not contain steep slopes and is not undermined. Based on the information provided, the identified geologic and geotechnical conditions do not appear to preclude the proposed school use, provided they are appropriately addressed in design and construction. We concur in general with Vivid's geologic interpretation, identification of geologic hazards and constraints, and conceptual mitigation measures. Vivid states (page 11), "The main geotechnical issue is the localized presence of loose, compressible overburden soils, low swell potential clays and claystone, and shallow groundwater." We offer the following comments and suggestions.

1. **Engineering geology map.** Consistent with El Paso County geology and soils report requirements, a site-specific engineering geology map should be provided depicting the relevant geologic conditions and hazards at the site.
2. **Project specifications.** Section 00 3100, 1.01.C of the Project Specifications and applicable notes on the Site Development Plan should be revised to reference the March 30, 2026 revised Geotechnical Evaluation Report.
3. **Shallow groundwater.** Vivid states in its geotechnical evaluation (page 8), "The main geotechnical issue is the presence of shallow groundwater at the site." Groundwater was encountered at depths of approximately 5.5 to 9 feet below existing grade, and the seasonal high groundwater level has not been established. Vivid recommends a foundation perimeter drain connected to a gravity outlet or

sump to address groundwater at the proposed building; however, the potential interaction between shallow groundwater and the proposed detention pond has not been addressed. CGS recommends that the seasonal high groundwater condition be evaluated relative to the proposed detention pond and that the project plans clearly depict the recommended foundation drainage system and its discharge.

4. **Loose/compressible soils and settlement.** The investigation encountered approximately 7 to 14 feet of sandy overburden ranging from very loose to medium dense, and the report identifies localized loose, compressible overburden soils as a principal geotechnical concern. The proposed grading includes approximately 2.5 to 5 feet of fill beneath the school building pad. CGS recommends that the potential for total and differential settlement of the very loose to loose soils under the proposed fill and building loads be evaluated and that specific mitigation criteria be provided, including the depth and extent of removal and recompaction, overexcavation, or other ground improvement, as appropriate.

An exhaustive review of the design development plans is outside the scope of CGS's review. The project or geotechnical engineer should independently verify that Vivid's recommendations have been correctly incorporated into the project plans and specifications and are implemented during construction. Strict oversight, testing, and verification of earthwork and foundation preparation activities should be performed by a qualified geotechnical professional familiar with the project-specific geotechnical recommendations. Construction personnel and contractors should also be made aware of the importance of proper earthwork procedures and minimizing water ponding and infiltration during construction and throughout the life of the project.

Thank you for the opportunity to review and comment on this project. If you have questions or need further review, please call me at (303) 384-2632 or email acrandall@mines.edu.

Sincerely,



Amy Crandall, P.E.
Engineering Geologist