

June 15, 2023



**ENTECH**  
ENGINEERING, INC.

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Classic SRJ  
2138 Flying Horse Club Drive  
Colorado Springs, Colorado 80921

Attn: Loren Moreland

Re: Response to PCD Engineering Review  
Soil, Geology, & Geology Hazard Study  
Sterling Ranch East – Preliminary Plan No. 1  
Parcel Nos. 17, 18, 22, 23, 24, 26, 37, & 38  
El Paso County, Colorado  
Entech Job No. 220571

Ref: Entech Engineering, Inc., dated April 19, 2022, Geologic Hazard Investigation,  
Soil, Geology, & Geology Hazard Study, Sterling Ranch East – Preliminary Plan  
No. 1, Parcel Nos. 17, 18, 22, 23, 24, 26, 37, & 38, El Paso County, Colorado.  
Entech Job No. 212176

Colorado Geological Survey, August 1, 2022. *Sterling Ranch East, Phase I,  
PUDSP224. El Paso County, Colorado*; CGS Unique No. EP22-0074.

Colorado Geological Survey, December 29, 2022. *Sterling Ranch East, Phase I,  
PUDSP224. El Paso County, Colorado*; CGS Unique No. EP22-0074.

Dear Mr. Moreland:

This letter is written in response to the El Paso County Engineering Division and Colorado Geological Survey review comments. The attached Geologic Hazard Investigation includes responses to the comments, figures, and associated appendices as referenced below. The 2<sup>nd</sup> CGS review letter is included in Appendix A.

## **PCD ENGINEERING DIVISION REVIEW COMMENTS AND ENTECH ENGINEERING, INC. RESPONSES**

**PCD Engineering Comment:** “Specify what the monitoring program will be during and after the additional site investigation mentioned in the response to CGS comments and after site grading.”

**Entech Response:** As part of the continued groundwater monitoring, Entech has installed three temporary piezometers to evaluate groundwater conditions on the site. Previous Test Boring No. 1A remained open, and a piezometer was placed in the existing boring. Test Boring Nos. 2A and 3A had collapsed and no longer able to evaluate groundwater levels. Two additional piezometers were drilled and placed in the locations indicated on Figure 1. Previous groundwater measurements from the borings are included on Table 1, and measurements from the three piezometers are included on Table 2. The piezometers will continue to be monitored periodically, and additional subsurface soil investigations conducted during and following the site grading.

Interceptor drains will likely be needed in areas of cuts where shallow groundwater is encountered. Entech will work with the civil engineer on the project to determine locations for drains and appropriate outfall locations. The depths and final locations of interceptor drains should be field determined after additional monitoring and investigation. Additional site investigation will

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be conducted as development plans are being prepared, and following completion of site grading. Basement feasibility should be evaluated on a block by block basis pending the results of additional site investigation and approved grading plans. Currently cuts of up to 7 feet are proposed in the general area of Test Boring No. 1A.

We trust this has provided you with the information you required. In summary, based on the analysis of this site, the proposed development meets stability requirements. If you have any questions or need additional information, please do not hesitate to contact us.

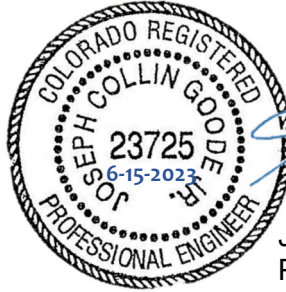
Respectfully Submitted,

ENTECH ENGINEERING, INC.

Reviewed by:



Logan L. Langford, P.G.  
Geologist



Joseph C. Goode, Jr., P.E.  
President

LLL

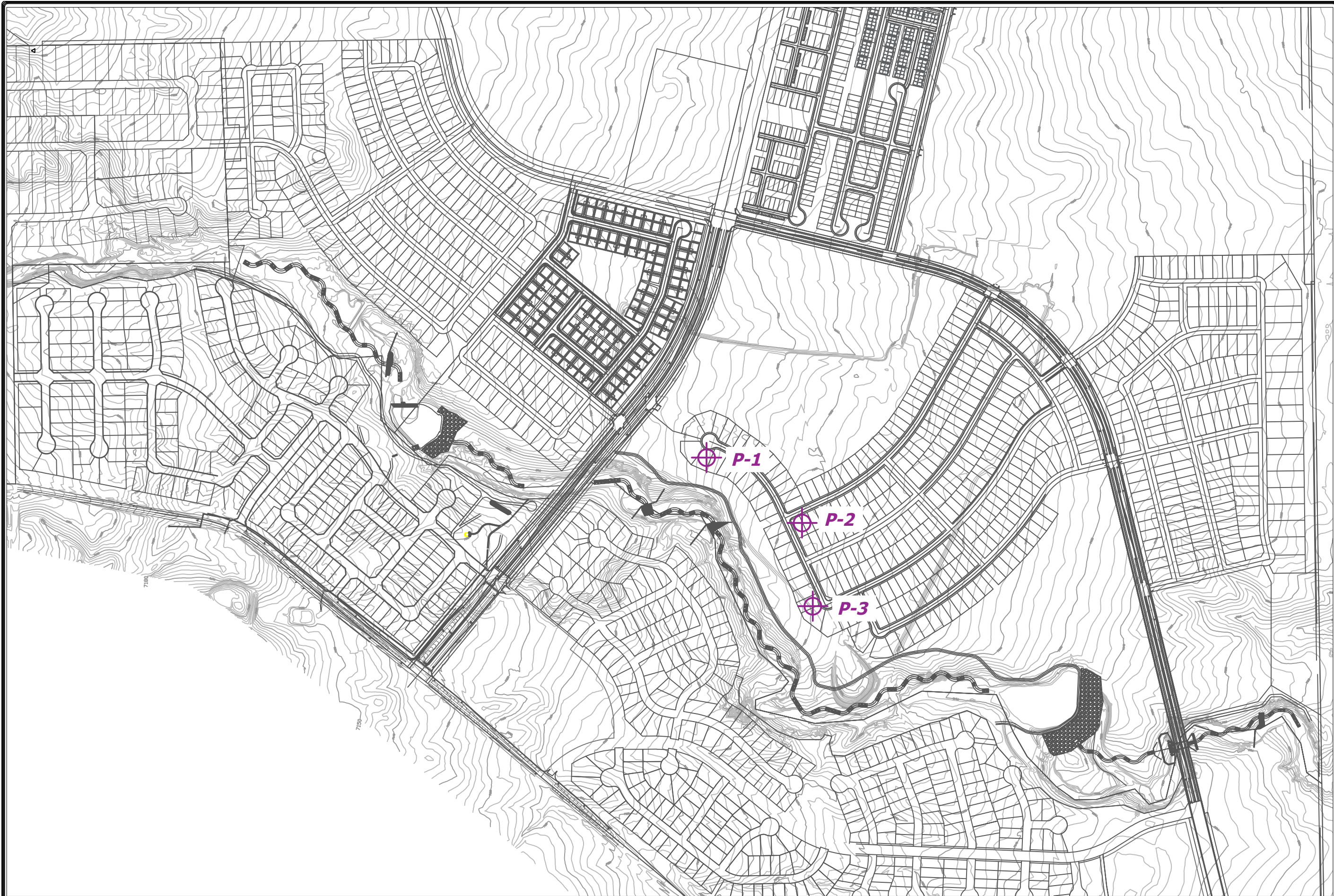
Entech Job No. 220571  
AAprojects/2022/220571 PCD Engineering response 6.15.23

**Table 1: Summary of Depth to Bedrock and Groundwater**

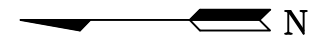
Test Boring No.	Depth of Bedrock (ft.)	Depth of Groundwater (ft.) (Date Measured)		
		10/15/2022	1/12/2023	5/15/2023
1A	9	11.5	16	8.7
2A	8	>18	5	Removed
3A	3	>19	>19	16.1

**Table 2: Summary of Piezometer Measurements**

Piezometer No.	Depth of Groundwater (ft.) (Date Measured)		
	6/7/2023	6/13/2023	6/14/2023
1A	10.6	8.6	9.4
2A	6.9	3	4.1
3A	DRY	DRY	DRY



⊕ P - APPROXIMATE PIEZOMETER LOCATION AND NUMBER



REVISION	BY



**ENTTECH**  
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SITE PLAN/TEST BORING LOCATION MAP  
STERLING RANCH EAST  
PRELIMINARY PLAN NO. 1  
COLORADO SPRINGS, CO.  
FOR: CLASSIC SRJ

DRAWN L.L.
CHECKED
DATE 10/5/22
SCALE AS SHOWN
JOB NO. 220571
FIGURE No. 1