



**ENTECH**  
ENGINEERING, INC.

505 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
PHONE (719) 531-5599  
FAX (719) 531-5238

December 16, 2022

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

Attn: Loren Moreland

Re: Soil, Geology, and Geologic Hazard Study - Addendum  
Homestead at Sterling Ranch Filing No. 3  
El Paso County, Colorado  
Entech Job No. 221195

Ref: Soil, Geology, and Geologic Hazard Study, May 26, 2022  
Homestead at Sterling Ranch Filing No. 3  
El Paso County, Colorado  
Entech Job No. 221195

Colorado Geological Survey Review, December 6, 2022  
Homestead at Sterling Ranch Filing No. 3  
El Paso County, Colorado  
County File No. SP227

Dear Mr. Moreland:

This letter is written in response to the Colorado Geological Survey (CGS), September 2, 2022 and December 6, 2022, review letters concerning the Soil, Geology, and Geologic Hazard Study for the above referenced site, dated May 26, 2022. This addendum letter should be used in conjunction with the original Soil, Geology, and Geologic Hazard Study. Detailed development/grading plans have not been completed at this time.

## **CGS COMMENTS AND ENTECH ENGINEERING, INC. RESPONSES**

**CGS Comment:** *"Even with an underdrain system, basements or other below-grade habitable spaces may be impacted by shallow groundwater. The most positive approach to determining potential shallow groundwater impacts on any planned below-grade areas is with a groundwater monitoring program. A program should be conducted through the spring, summer, and fall to collect the data necessary to address potentially shallow groundwater, its seasonal fluctuation, and impacts on basement feasibility.... If basement or other below-grade areas are desired, CGS recommends that the additional investigations recommended by Entech (p.16) evaluate the seasonal fluctuations in shallow groundwater and the extent of mitigation expected with the planned underground drainage system."*

**Entech Response:** Additional site investigation will be conducted as final development plans and grading are prepared for the site. The mapped potentially seasonal shallow groundwater areas located on the site will likely be regraded during the site preparation. Additional investigation will be conducted across the site and within areas identified with the potential for seasonal shallow groundwater conditions. The scope of the investigation and recommended mitigations will be based on the proposed grading and the results of the future investigations.

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Response to Colorado Geological Survey Review  
Jaynes Property  
Poco Road and Vollmer Road  
El Paso County, Colorado

**CGS Comment:** *“Additionally, we recommend that final design plans depict Entech’s recommendation on building setbacks of 20 feet from potentially unstable slopes not stabilized by grading and erosion protection in areas without retaining walls adjacent to the creek.”*

**Entech Response:** Entech agrees that building setbacks of 20 feet from the potentially unstable slopes that are not stabilized should indicated on the final site plans.

**CGS Comment:** *“Site-specific geotechnical investigations should be conducted to determine the extent of shallow and potentially very hard bedrock, swell-consolidation properties, and other constraints poised by the geologic conditions identified at the site.”*

**Entech Response:** Additional site investigation will be conducted following the completion of site grading to further evaluate bedrock and groundwater conditions, and swell-consolidation properties of the site materials. Final mitigation and construction recommendations will be provided in the site-specific geotechnical investigations for the subdivision.

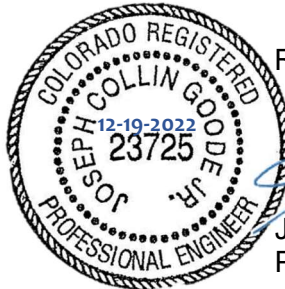
We trust this has provided you with the information you required. In summary, based on the analysis of this site, the proposed development meets stability requirements. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully Submitted,

ENTECH ENGINEERING, INC.



Logan L. Langford, P.G.  
Geologist



Reviewed by:



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

LLL

Entech Job No. 221195  
AAprojects/2022/221195 geohaz addendum