



December 1, 2023

PT Overlook, LLC  
1864 Woodmoor Drive, Suite 100  
Monument, Colorado 80132

Attn: Joe DesJardin

Re: Response to El Paso County Stormwater Review  
Overlook at Homestead  
Elbert Road  
El Paso County, Colorado

Ref: Entech Engineering, Inc., dated August 2, 2023. *Soils and Geology Study, Overlook at Homestead, Elbert Road, El Paso County, Colorado.* Entech Job No. 230677

Dear Mr. DesJardin:

This letter is written in response to the El Paso County (EPC) Stormwater review comments dated November 6, 2023, review letter concerning the proposed six detention ponds at the above referenced site. The comments are addressed below, and the revised report is included with this response letter.

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

**EPC Stormwater Comment:** *“The preliminary plan proposes 6 ponds – discuss how/if shallow groundwater will be a constraint to the planned EDBs and mitigation tactics.”*

**Entech Response:** Six EDBs are proposed across the site to be located on Lots 8-9, 31-32, 37-38, 39-40, 59, and 62. Four of the ponds will be located in or near areas identified with the potential for seasonally shallow groundwater (Lots 31-32, 37-38, 39-40, and 59). These pond areas were dry during our site observations did not exhibit signs of constant shallow groundwater conditions. Test Boring Nos. 1 – 4 were located along the southern side of the site. Groundwater was encountered in TB-1 (16.2’), TB-2 (8’), TB-3 (15.3’), and TB-4 (dry to 20 feet). Groundwater measurements were taken following significant rainfall events on May 17, 2023. Preliminary plans indicate pond depths in ranging from approximately 5 to 8 feet in depth. Additional investigation at the pond locations is recommended when plans are finalized.

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.  
Sr. Geologist

Reviewed by:



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

LLL

Encl.