

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Matthew L. Morgan  
State Geologist

November 23, 2022

Tamara Baxter  
Planning and Community Development  
City of Colorado Springs  
30 S. Nevada Ave, Suite 701  
Colorado Springs, CO 80901

**Location:**  
SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 25  
T13S, R66W of the 6<sup>th</sup> PM  
38.8942, -104.7256

**Subject: Rio Vista Townhomes;**  
**City of Colorado Springs, El Paso County, CO;**  
**City File Nos. CUDP-22-0004; CGS Unique No. EP-23-0021 2**

Tamara:

As requested, the Colorado Geological Survey (CGS) has reviewed the submittal. Documents pertinent for our review included: City request for review (email, November 10, 2022), Conditional Use Development Plan (Galloway, August 2022, updated November, 2022), and Revised Geological Hazard Report (SCI Engineering, SCI No. 2022-0497.11, November 5, 2022). CGS previously reviewed this submittal in our letter dated October 19, 2022. We offer the following observations and recommendations.

SCI has addressed our previous comments; however, CGS cannot recommend approval of the Conditional Use Development Plan until the global stability analysis conducted by SCI is provided for our review. SCI states p.5 "*As detailed in Section 4.8 of our Revised Geotechnical Report for the site dated November 7, 2022, global stability analyses were performed at two apparent critical cross sections (designated A-A and B-B) of the proposed gravity block retaining walls. The locations of cross sections A-A and B-B are shown on Figure 6. The results of our analyses indicate a sufficient factor of safety, greater than or equal to 1.5, for the planned retaining walls.* CGS is unable to complete our review without the global stability analysis that is being relied on for the calculated factor of safety of 1.5. The analysis provided should include the subsurface geometry, soil parameters, and assumed groundwater location.

Thank you for the opportunity to comment on this project. If you have questions or require further review, please e-mail me at [jlovekin@mines.edu](mailto:jlovekin@mines.edu).

Sincerely,

A handwritten signature in blue ink that reads "Jonathan R. Lovekin".

Jonathan R. Lovekin, P.G.  
Senior Engineering Geologist