

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



May 22, 2020

Karen Berry
State Geologist

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

Location:
S of SW ¼ of SE ¼ of Section 25,
T13S, R67W of the 6th PM
38.8337°, -104.8379°

**Subject: Chestnuts on the Creek, 770 Vondelpark Drive, Lot 2,
City of Colorado Springs, El Paso County, CO;
City File No. CPC CU 19-00039; CGS Unique No. EP-20-0016 2**

Dear Katelynn:

As requested, we have reviewed the resubmittal. Documents received included: Request for review (City of Colorado Springs, 5.7.20), Site Plan (Terra Nova, 4.20.20), and response to comments and amended Geologic Hazard Study (RMG, 3.23.20). We previously reviewed this project in our letter dated 9.24.19 that is considered part of this review. We offer the following comments and recommendations.

RMG has demonstrated slope stability is adequate for residential construction based on current site conditions and soil strength values of their choosing. They have chosen not to evaluate sensitivity of the slopes to soil strength degradation over time and variations in groundwater. There is a long-term risk from unstable slopes that is higher here than other areas of Colorado Springs. This risk can be reduced (but not eliminated) at this site by strict adherence to all RMG's recommendations specifically concerning site drainage. We recommend that notes about the subsurface drainage system planned for the base of the infill valley (p.14 RMG report) be added to the plans.

Retaining walls exist within the slope evaluated for slope stability. RMG states (p. 15): "*RMG has not received any verification that the site stability has been completed. However, as the retaining wall construction was allowed to proceed, RMG has proceeded with our investigation based on the assumption that the site stability (global stability), with respect to the retaining wall, was evaluated and approved by the geotechnical engineer of record at that time (2016). Evaluation or analyses of the existing retaining wall and/or global site stability with respect to the retaining wall are specifically excluded from the scope of our investigation.*" It would be prudent for the city to request the 2016 retaining wall analysis from the applicant. This analysis should confirm RMG's assumption that global stability of the retaining wall has been previously evaluated and found to be satisfactory for the planned development.

CGS has no objection to the development provided all RMG's recommendations are strictly adhered to, and the disclosure statement is updated to reflect the revised date of the geologic hazard report.

Thank you for the opportunity to comment on this project. If you have questions or require further review, please call me at 303-384-2654, or e-mail jlovekin@mines.edu.

Sincerely,

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

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