

# Y|O|W ARCHITECTS

115 S Weber St., Ste 200 | COS | CO  
(719) 475-8133 | [www.yowarch.com](http://www.yowarch.com)

Date: January 3, 2023

RE: Quail Lake Loop  
Zone Change

Hi Matthew,

Thank you for the information.

We don't feel like the applicant's responses addressed our concerns in a meaningful way and the report you sent raised some additional concerns for us.

- What is the deep foundation system for proposed buildings near the slope? **Drilled caissons into bedrock.**
- Concerns from pg. 13 of the Geological Survey - *In these cases, the surface drainage recommendations presented herein (even if properly maintained) may not mitigate all groundwater problems or moisture intrusion into the structure. It is important for the owner of this lot to read and understand this report, as well as the previous report referenced above) carefully to familiarize themselves with the hazards associated with construction in this area.* How will this be addressed? **Not sure of the question or concern here. However, we have a final grading plan that captures all the rain that falls on the impervious surfaces (roofs, parking lots, walks, etc..) and directs it to the water quality /detention pond. There will be positive drainage away from all structures as required by code.**
- Please define Specialty Residential Units. **These units are special or different, because the buyers of these units primary goal is to have the large garages to be used to store sports or classic cars, boats, RV's, etc... The specialty of the residential use is the option for them to construct a custom design residence based on the overall design theme of their unit. The exterior of the buildings will be controlled by the association, but the interiors will be the owner's choice.**
- I understand the privacy fencing does not go down the slope, but it appears there are either gates or breaks in the fencing where the slope can be accessed and could result in social trailing. **The gates are primarily access required by the Fire Department for access around the buildings. Any perimeter gates will be locked and monitored at all times for the security of this development. This slope would not be a desirable social trail for the owners in this project.**
- Concerns remain about keeping the existing trees. We walked the slope from this property line almost to Venetucci and the other developments have successfully kept the trees. **Having the trees around the perimeter of the property was an important aspect for us and we desire to have a property that has the tree buffer for our residential use. The slope requirements from the Colorado Geological Survey concluded the existing 2:1 Slope was not stable. The 3:1 slope that has been designed and approved by our engineers was determined to be the best solution to provide a stable slope and allow for new vegetation to be installed on the slope. Most of the existing trees at the base of the slope are on the public land. These trees will not be touched. We will save any healthy trees at the base that are located on our property. There are many unhealthy trees that will be removed and replaced with new trees per the approved landscape plan by the City.**

Thanks again for your time.  
Karen and Don