

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401
303.384.2655



Karen Berry
State Geologist

January 26, 2016

Ms. Lonna Thelen
Principal Planner
Planning and Development Department
PO Box 1575, Mail Code 155
Colorado Springs, CO 80901-1575

Location:
SE ¼ of SW ¼ of Sec. 36
T13S, R67W of the 6th PM
38.8685°, -104.8430°

Subject: Indian Hills Business Park
Colorado Springs, El Paso County, CPC PUP 16--00145; CGS Unique No. EP-17-0026 2

Dear Ms. Thelen:

The Colorado Geological Survey has reviewed the Indian Hills Business Park resubmittal. Based on the submitted PUD Concept Plan, the applicant proposes Office/Special Commercial and Industrial buildings on 13.32 acres. Included in the resubmittal documents were: Draft Geologic Hazards Evaluation and Preliminary Geotechnical Investigation (CTL/Thompson, Inc., Revised: 1/9/2017). CGS initially reviewed the Concept plan on January 4, 2017.

CGS's concerns regarding any adjustment of the no-build line shown on the current PUD Concept Plan (Thomas and Thomas, dated 12/7/16) have been addressed in the report by CTL and through discussions we have had with them. Any future changes to the no-build line or proposals to develop within the no-build area must include site specific, detailed slope stability analysis, demonstrating long-term stability under irrigated (developed) conditions.

Provided that the mitigation concepts presented in CTL's report are strictly adhered to regarding expansive soil and bedrock, potential slope stability, existing fill, and erosion we have no objection to approval of the current concept plan dated December 7, 2016.

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

Sincerely,

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

Jonathan R. Lovekin
Senior Engineering Geologist

Cc: File