

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401
303.384.2655



May 21, 2020

Katelynn Wintz
Land Use Review Division
30 S Nevada Avenue, Suite 701
Colorado Springs, CO 80903

Location:
SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 14
T13S, R67W of the 6th PM
38.9136°, -104.8653°

Karen Berry
State Geologist

**Subject: Tuscan Foothills Village, Filing No. 4, Development Plan Amendment
Colorado Springs, El Paso County, CO:
City File Nos. CPC PUD 06-00067-A5MJ20, CGS Unique No. EP-20-0081**

Dear Katelynn,

The Colorado Geological Survey (CGS) has reviewed the referral. Pertinent documents received for this review: City request for review (4.30.20), Application (4.15.20), Final Drainage Report (Kimely Horn, 3.31.20), PUD Development Plan (Kimely Horn, 4.23.20), and Geologic Hazards Evaluation and Preliminary Geotechnical Investigation (CTL, 4.23.20). We understand that six 2-unit and four 3-unit multi-family townhome buildings with parking garages are planned on a 4.07 acre parcel and a zone change from PIP/HS to PUD/HS is proposed. We offer the following comments and recommendations.

Geologic Hazard Report: CGS concurs in general with the geologic interpretation, identification of geologic hazards and recommendations for their mitigation as presented by CTL. The site has complex geologic conditions and the long-term viability of this development requires meticulous adherence to construction and development recommendations as provided by CTL. Specifically;

- Overexcavation, to mitigate potentially significant foundation problems from steeply dipping expansive bedrock; and,
- Removal and replacement of uncontrolled fill.

Additionally, we recommend that CTL continue to provide oversight for the planned retaining walls and site grading.

CGS has no objection to approval of the Development Plan. Prior to approval of the site plans, we recommend that the CTL Thompson report be identified by job number and date within the plans.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call 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