

# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



Karen Berry  
State Geologist

February 17, 2017

Mr. Michael Turisk  
Planning and Community Development  
City of Colorado Springs  
30 S. Nevada Ave, Suite 105  
Colorado Springs, CO 80901

**Location:**

SW ¼ SE ¼ of Section 12,  
T14S, R67W of the 6<sup>th</sup> PM  
38.8398°, -104.8358°

**Subject: 543 Robbin Place – CPC PFP 19-6-00054; CPC SWP 16-00057**  
**City of Colorado Springs, El Paso County, CO; CGS Unique No. EP-16-0023 2**

Dear Michael:

The Colorado Geological Survey has reviewed the 543 Robbin Place resubmittal. Based on the preliminary plat, the applicant proposes 6 duplex residential infill lots on 0.5 acres located north of Bijou Street and west of I-25 on the east-facing slope of the southern part of The Mesa, directly below the turn in Skyline Drive. Included in the resubmittal documents were: a Response to Comments letter (Entech Engineering, January 9, 2017).

CGS's concerns about slope stability have been satisfactorily addressed by Entech. However, there is more risk for long-term stability problems at this location, even with engineered mitigation measures, than in other areas of Colorado Springs that do not have these particular geologic conditions. Long-term stability at this location critically depends on implementation of the geotechnical engineers recommendations.

**CGS recommends conditional approval of the 543 Robbin Place provided that all geotechnical recommendations concerning slope stability, expansive soils, site drainage, grading cuts, erosion control, and irrigation are incorporated into the development plans and that the plat clearly states the potential for unstable slopes that occurs here.** The drainage plan must indicate flow patterns and improvements that prevent ponding, especially behind the buildings.

Thank you for the opportunity to review and 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](mailto:jlovekin@mines.edu).

Sincerely,

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

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