

# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401  
303.384.2655



August 6, 2019

Karen Berry  
State Geologist

Lonna Thelen  
Development Review Enterprise  
2880 International Circle, Suite 200-7  
Colorado Springs, CO 80910

**Location:**  
Portions of Sec. 35 & 36  
T13S, R67W of the 6<sup>th</sup> PM  
~38.8713°, -104.8480°

**Subject: Fillmore South/Sentinel Ridge South, Colorado Springs, CO;  
PUD Concept Plan, Zone Change, Master Plan Amendment;  
City File No. CPC MPA 04-00043-A5MJ19; CGS Unique No. EP-19-0126 2**

Dear Lonna,

The Colorado Geological Survey (CGS) reviewed this referral in our letter dated March 12, 2019. Resubmittal documents for this second review include: City request for review (7.23.19), City Review Letters (3.17.19 and 5.8.19), Response Letter (HGR Green, 4.19.19), Site Plans, 16 Sheets, (HGR Green, 4.17.19), and Geologic Hazards Evaluation and Preliminary Geotechnical Investigation (CTL, Revised 6.4.19). We understand that 135-150 townhomes and 279-350 apartment units along with some open space are planned on about 67 acres of vacant land. We offer the following comments and recommendations for your consideration.

CTL has addressed the concerns raised in our previous letter. They have provided an excellent discussion on "Slope Stability Concepts" as well as a stability analysis of the property and the planned construction. We concur with their statement (p.18): "*Development concepts should increase rather than decrease relative slope stability.*" It is imperative that design and construction of this subdivision strictly follow all the engineering recommendations provided by CTL. We recommend that the site plans be revised to include detailed notes concerning:

- Synthetic lining of detention ponds with leak detection systems;
- Engineering of all retaining walls shown;
- That cut and fill grading use conservative contouring.

**Provided that all the recommendations of CTL are strictly adhered to during design and construction of the project and the recommended notes are added to the site plans CGS has no objection to the approval of the Concept Plan, Zone Change, and Master Plan Amendment.**

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](mailto:jlovekin@mines.edu).

Sincerely,

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

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