

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



October 24, 2017

Karen Berry
State Geologist

Raimere Fitzpatrick
El Paso County Development Services Dept.
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Location:
SW¼ SE¼ Section 22,
T12S, R63W, 6th P.M.
38.9836, -104.4302

Subject: SBR Racing Minor Subdivision
File Number MS-17-003; El Paso County, CO; CGS Unique No. EP-18-0008

Dear Mr. Fitzpatrick:

Colorado Geological Survey has reviewed the SBR Racing minor subdivision referral. I understand the applicant proposes to subdivide a 40-acre parcel at 21430 Spencer Road, Calhan, creating a 35-acre parcel for the existing SBR Motorsports Park (an outdoor amusement center/go-kart racing track, Lot 1), and a five-acre parcel for an existing home, outbuilding, well, and septic system (Lot 2). The Letter of Intent (April 3, 2017) states that no change in use and density, and no "site modification/improvements, earth disturbing activities, or construction operations" are proposed. The available referral documents include an SBR Motorsports final plat (Eagle Land Surveying Inc., March 27, 2017), a Geology and Soils Report (RMG, September 21, 2017), and other documents.

RMG's Geology and Soils Report provides a valid description of surface conditions and potential development constraints. CGS agrees that the site contains no surface conditions or geologic hazards that would preclude the existing and proposed uses and density. **CGS therefore has no objection to approval of the two-lot minor subdivision as proposed.**

Drainage modifications. An intermittent drainage/sand wash traverses the property from near the center of the northern property boundary toward the southeast. The dirt track appears to disrupt the drainage at two crossings. The county may wish to evaluate the impacts of disrupting this drainage on offsite flooding (all adjacent land is currently unimproved), erosion and sedimentation.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the word "Sincerely,".

Jill Carlson, C.E.G.
Engineering Geologist