

June 25, 2022

Mr. Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO. 80910

Re: Walden Preserve Subdivision 2, Fil 5 Final Plat Application – SF2211

Dear Mr. Mastin,

On April 14, 2022 PCD staff reviewed the Front Range Geotechnical Preliminary Geology, Surface Soils and Sewage Disposal Evaluation dated Aug 29, 2004 for the Walden Preserve 2, Filing 5 final plat application SF2211. The PCD review required that the Geotechnical Engineering Study be updated as “staff has concerns with evaluating the geologic constraints and hazards which may be present within the subdivision due to the significant difference to the plan layout since the report was prepared.” The review went on to say “Staff may consider using an older report if an exhibit is provided depicting the geologic hazards and constraints with the revised lot and street layout. It will be the determination of the PCD Director on whether this will be acceptable, pursuant to LDC Sec. 8.4.9.A.2.”

I am writing to request that PCD recognize the adequacy of the previously submitted and approved Front Range Geotechnical report as amended consistent with *LDC Sec. 8.4.9.A.2 - where a geology and soils report has been completed and reviewed at an earlier stage of the subdivision process, a new report may not be required if in the determination of the PCD Director the existing report provides the level of site-specific detail necessary to review the subdivision application, and the recommendations of the report and the Colorado Geological Survey (CGS) have been followed in the preparation of the preliminary plan.*

The following statements are offered in support of this application:

- Figures 2 & 3 within the report have been updated to reflect Front Range Geotechnical’s identified constraints on the current lot and roadway layout.
- No geologic hazards or constraints have been identified within Filing 5’s lots or roadways.
- The subdivision will be served by both central water and sewer eliminating geologic concerns and constraints related to onsite septic systems.
- The report has been utilized in obtaining numerous land use approvals including; Preliminary Plan, PUD Development Plan and Final Plat approvals for Filings 1 through 4.
- The Filing 5 Final Plat approval is the last of the Walden Preserve 2 development applications.

- Jonathan R. Lovekin, P.G. Senior Engineering Geologist, Colorado Geological Survey stated in his 4/5/2022 application review;
 - CGS has no objection to approval of the Final Plat as submitted.
 - Our previous review (8.15.14) remains valid. “Provided Front Range Geotechnical’s recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations and subsurface drainage systems,”
 - I agree that the site appears to be suitable for the proposed use and density.

Your time in consideration of this request is greatly appreciated. Should you have any questions or require additional documentation, please contact my office.

Respectfully submitted,

David F. Jones
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