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CATHEDRAL PINES FILING NO. 3C
ENGINEER'S STATEMENT

The purpose of this Statement is to support the Amendment to Lot 20 of Cathedral Pines Filing No. 3. The Amendment is to change the location of the no-build area based on the 30 percent slope requirement.

The original Filing of this subdivision indicated a large area of existing slopes greater than 30%, but those slope angles were calculated based on aerial photogrammetry with only a two foot contour interval accuracy. Recently, LWA Land Surveying, Inc. conducted a detailed topographic survey of the no-build area to determine its accuracy. The result is that most of the originally platted no-build area has less than a 30% slope, and the small area that is 30% slope or greater can be regraded during construction to ensure slopes in the build area are less than 30%. The builder must also ensure standard erosion control measures are put in place to stabilize all disturbed areas.

Amending the no-build area for this lot is important for the constructability of a dwelling because a ridge traverses the center of the lot northeast to southwest, and without regrading that area there is limited potential for siting a house. The originally platted no-build area adjacent to the neighboring lot lines will remain for a distance of over 40', so that the existing conditions of those lots are not affected.

I concur with LWA's findings and conclude that adjusting the no-build area as proposed, while instituting standard construction practices to stabilize disturbed areas, will not impact adjacent lots.

Sandee C. Miller
Professional Engineer
Colorado Registration #35741



8-10-17



REVISIONS