

EP-22-0022_2 Latigo Trails Filing 9 SF2136

E½ Section 16, T12S, R64W, 6th P.M.

39.0081, -104.568

Proposed: 39 single-family lots within 107 acres

The available resubmittal documents include a Preliminary Geotechnical Investigation and Geologic Hazards Evaluation (CTL Thompson, Inc., (CTL), Revised March 31, 2022), Final Plat (J.R. Engineering, June 23, 2022), Construction Documents (J.R. Engineering, June 16, 2022), Letter of Intent (William Guman & Associates, Ltd. (Guman), Amended June 17, 2022), and other documents. We concur with our previous review of Filing 9 that the site does not contain any unusual geologic hazards or geotechnical constraints and that CTL's characterization of the geologic hazards and constraints associated with the site is valid. **Provided CTL's recommendations are adhered to, and lot-specific geotechnical investigations are performed, CGS has no objection to approval of the final plat for Filing 9 as proposed.** We offer the following comments.

Geotechnical Report. Filings 9 and 10 in CTL's report are swapped; Filing 9 should be located on the southwest portion of the Latigo Trails development per the updated construction documents.

Referral Documents. As stated on page 7 of the Letter of Intent (Guman),

"The Colorado Geological Survey's review comment of the submitted geotechnical report (as posted on EDARP) indicates:

<<Provided CTL's recommendations are adhered to, and lot-specific investigations and analysis are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the residential subdivision as proposed>>"

The applicant changed the geotechnical consultant in the above statement (previously referenced Entech), however, CGS still could not find a record of our previous comment posted on EDARP.

Submitted 7/22/2022 by Amy Crandall, Engineering Geologist, Colorado Geological Survey (303-384-2632 or acrandall@mines.edu)