

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



January 30, 2018

Karen Berry
State Geologist

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

Location:
NW¼ SE¼ Section 13,
T13S, R65W, 6th P.M.
38.9177, -104.6147

Subject: Contreras Vacation and Replat (VR-17-017)
El Paso County, CO; CGS Unique No. EP-18-0041

Dear Mr. Fitzpatrick:

Colorado Geological Survey has reviewed the Contreras Vacation and Replat referral. I understand the applicant proposes to legalize a five-acre residential parcel located at 11480 Eggar Drive, south of Falcon. The available referral documents include a letter of intent (July 4, 2017), a plat (Pinnacle Land Surveying Company, August 31, 2017), a General Geology and Groundwater Investigation, Hadden Heights Subdivision (The Lincoln-DeVore Testing Laboratory, May 14, 1973), and other documents.

The site does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed replat. **CGS therefore has no objection to approval.**

However, the Lincoln-DeVore geology report is from 1973 and appears to have been prepared to demonstrate the overall Hadden Heights Subdivision's suitability for development, not for use in design of individual structures. The site is underlain at relatively shallow depth by sandstones and potentially expansive claystones of the Dawson Formation. If claystone layers and lenses capable of producing high swell pressures in response to changes in water content (shrink-swell) are present within a few feet of foundation bearing depths, they can cause significant structural damage if not properly characterized and mitigated. CGS recommends a lot-specific geotechnical investigation, once a building location on proposed Lot 18B has been identified and prior to building permit application, to characterize soil and bedrock engineering properties such as density, strength, water content, and swell/consolidation potential, for use in design of foundation(s), floor system(s), subsurface drainage, etc.

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".

Jill Carlson, C.E.G.
Engineering Geologist