



APPLICATION FORM FOR GEOLOGIC HAZARD WAIVER

Applicant: Church at Briargate

Telephone: 719-528-6060

Address: 9550 Otero Avenue

Email: office@churchatbriargate.org

City/State/Zip: Colorado Springs, Colorado 80920

Site Location: 9550 Otero Avenue, Lot 20 Ex S 30 Ft, Blk 8, Spring Crest Amd Fil

Tax Schedule Number: 6229007020

In accordance with the City of Colorado Springs Unified Development Code Section, 7.4.5 Geological Hazards, in consultation with written approval of the City Engineer, may waive the requirement for the submittal of a Geologic Hazard Study for development proposals on property that falls under either stipulation below:

1. Land Use Plans, Development Plans, or Subdivision Plats for which geologic hazard studies have been previously prepared and reviewed and which are still considered by the City Engineer as relevant.
2. Development proposals which exhibit **none** of the following characteristics:
 - a. Slopes (existing or proposed) exceeding thirty-three percent (33%) or that are otherwise unstable or potentially unstable.
 - b. Underground mining or subsidence activity.
 - c. A history of a landfill or uncontrolled or undocumented fill activity.
 - d. Seismicity, collapsible or compressible soils, shallow water table or springs, steeply dipping bedrock, expansive soils or bedrock that cannot be mitigated with standard foundation design/construction practices.

A letter shall accompany this application that states the project meets the above noted criteria and is prepared by a professional geologist or professional geotechnical engineer, who is qualified in accord with the Unified Development Code Subsection, 7.4.503.

Professional Geologist / Professional Geotechnical Engineer Acknowledgment:

I hereby formally request that the development at 9550 Otero Avenue be exempted from the requirement to submit a Geologic Hazard Study on the basis that review and on-site observation of the project has confirmed that all of the above referenced exemption criteria have been met. I hereby attest that I am a:

X _____ Professional Geologist as defined by C.R.S. § 23-41-208: or,

_____ A professional Geotechnical Engineer licensed by the Colorado State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors.

Submitted for and on behalf of: Church at Briargate

Submitted by: Kelli Zygler

Date: June 18, 2024

City Engineering: _____ Date: _____

Job No. 193890

June 17, 2024

Church at Briargate
9550 Otero Ave
Colorado Springs, CO 80920

Re: Geologic Hazard Waiver
9550 Otero Av
Colorado Springs, Colorado

Dear Client:

RMG - Rocky Mountain Group was requested to provide a Geologic Hazard Waiver for the above-referenced address. The purpose of the review was to identify whether the site is subject to geologic hazards relating to slopes exceeding 33 percent, underground mining or subsidence, or a history of landfill or uncontrolled and/or undocumented fill activity. Our findings are provided in this letter.

The following is excluded from the scope of this report including (but not limited) seismicity, snow avalanches, water flooding, corrosive soils, erosion, radon, wild fire protection, hazardous waste, natural resources, geologic and natural hazards such as landslides, dipping bedrock, rockfall and unstable slopes.

Project Description

It is our understanding that the proposed construction is to consist of subdividing the property into two parcels. The eastern parcel is to retain the existing church and the proposed addition. The western parcel is to be for future development. The project is to proceed in two phases. Phase I is to be the church addition which is to consist of a new 4,280 square-foot attached single-story addition. This new addition is reportedly to be located along the west side of the existing church. Phase 2 is to consist of the future development to the west side of the property.

Existing Site Conditions

The parcel is currently zoned *R4 – Multi-Family Low*. An existing two-story church with basement currently resides near the eastern portion of the lot. The lot slopes gently down to the west with an elevation difference of approximately 8 to 10 feet across the lot.

Previous Studies and Field Investigation

One previous geotechnical engineering report for this site by RMG was considered in the preparation of this report and is listed below.

1. *Subsurface Soil Investigation, Church at Briargate – Addition, 9550 Otero Avenue, Colorado Springs, Colorado*, prepared by RMG – Rocky Mountain Group, Job No. 150590, November 15, 2016.

Geologic Conditions

Based upon our site reconnaissance, review of the *Colorado Springs Subsidence Investigation and State of Colorado Mined Land Reclamation*, by Dames and Moore, 1985, the proposed construction area exhibits the following characteristics with regard to the requirements specified in the referenced Application Form for a Geologic Hazard Waiver:

- **Does not** have slopes (existing or proposed) exceeding thirty-three percent or which are otherwise considered to be unstable or potentially unstable,
- **Does not** lie within a known area of underground mining, and
- **Does** have a history of undocumented fill activity (see **Note** below), but **does not** have a history of known landfill activity.

Note, fill soils are anticipated to be encountered in the proposed excavation. If such fill is encountered, it is considered unsuitable for support of foundations. If unsuitable fill soils are encountered in the excavation, they should be removed (overexcavated) where present below the proposed structure. The zone of overexcavation shall extend to the bottom of the unsuitable fill zone and shall extend at least that same distance beyond the building perimeter (or lateral extent of the fill, if encountered first). Provided that this recommendation is implemented, the presence of this fill is not considered to pose a risk to the proposed addition.

Closing

Our professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by geotechnical engineers practicing in this or similar localities. RMG does not warrant the work of regulatory agencies or other third parties supplying information which may have been used during the preparation of this report. No warranty, express or implied is made by the preparation of this report. Third parties reviewing this report should draw their own conclusions regarding site conditions and specific construction techniques to be used on this project.

The scope of services for this project does not include, either specifically or by implication, environmental assessment of the site or identification of contaminated or hazardous materials or conditions. Development of recommendations for the mitigation of environmentally related conditions, including but not limited to biological or toxicological issues, are beyond the scope of this report. If the Client desires investigation into the potential for such contamination or conditions, other studies should be undertaken.

If we can be of further assistance in discussing the contents of this report or analysis of the proposed development, from a geotechnical engineering point-of-view, please feel free to contact our office.

Cordially,

RMG – Rocky Mountain Group



Kelli Zigler
Project Geologist

Reviewed by,

RMG – Rocky Mountain Group

Tony Munger, P.E.
Sr. Geotechnical Project Manager

