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To: Jill Carlson
Colorado Geological Survey

Date: February 3, 2022

Subject: Falcon Highlands Sketch Plan Amendment
Response to Comment Memo

File: SKP214

In response to comments provided on previously reviewed and approved soil reports, the proposed Falcon Highlands Sketch Plan Amendment would permit up to 400 single family detached lots on 114.9 acres located in the southern portion of Falcon Highlands (38.929, - 104.6199). CGS has previously reviewed numerous Falcon Highlands referrals, Entech's 6/16/2005 Groundwater Investigation, Entech's 1/24/2002 revised Soil and Geology Study, and at least one more recent addendum to Entech's Soil and Geology Study.

No geologic hazards are known or suspected to be present that would preclude the proposed increase in density. However, CGS strongly recommends an updated preliminary geologic hazard/soils/geotechnical investigation, based on current development plans, be submitted and reviewed by CGS with the Falcon Highlands Filing 3 preliminary plat. As part of future PUDSP submittals a new and updated Geo Hazard/ Prelim Soils Report will be included for review. This updated report will be coordinated with the site plan illustrating in more detail the proposed number of units, streets, grading, detention ponds, open space etc. This report will discuss potential development constraints that should be evaluated including any recommendations as may be required related to shallow groundwater, expansive and collapsible soils, and shallow, highly expansive bedrock.