

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401
303.384.2655



Karen Berry
State Geologist

October 18, 2019

Nina Ruiz
El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Location:
W½ NE Section
T1S, R6W of the 6th PM
38.7489°, -104.7459°

Subject: River Bend Residential, Preliminary Plan, El Paso County, CO
File Number SP187; CGS Unique No. EP-19-0033_2

Dear Nina,

The Colorado Geological Survey (CGS) has reviewed the resubmittal. We previously provided comments for this preliminary plan submittal on January 4, 2019. Our comments from that review have not been addressed and we repeat them here:

“Per El Paso County Land-use Code 8.4.9 (A) (1) “All sketch plans and preliminary plans submitted for review shall be accompanied by geology and soils report (sic).”

The submitted Preliminary Plan by Land Patterns, Inc., includes a Geologic Hazard Statement: “This property is subject to the findings summary and conclusions of the Geotechnical Report prepared by RMG – Rocky Mountain Group, Dated April 2, 2018.” This geotechnical report provides useful engineering details for the project, but is not a geologic hazard report and does not meet the criteria for a geologic hazard report required to support a preliminary plan.

CGS recommends that the County require a geologic hazard report conforming to the Land Use Code and El Paso Counties Engineering Criteria prior to approval of the preliminary plan. The report should follow the guidelines of the counties land use documents and at a minimum identify and discuss the geologic hazards and constraints that impact or potentially impact the site. This discussion should include mitigation concepts for these geologic conditions. Additionally, a site geologic map, compiled at the same scale as the preliminary plan, should map these same geologic conditions discussed in the geologic hazard report.”

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call at 303-384-2654, or e-mail jlovekin@mines.edu.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan R. Lovekin".

Jonathan R. Lovekin, P.G.
Senior Engineering Geologist