

September 27, 2013

Jefferson County Planning & Zoning
100 Jefferson County Parkway
Suite 3550
Admin & Courts Facility
Golden, CO 80419

Mr. Sean Madden:

Thanks for taking some time with me earlier this week to go over the requirements to submit an application for a Minor Adjustment for 11933 West Belmont Drive in the Simms Pointe West Development located in Littleton. The application we are submitting is to lower the BFE to 5760 from the 5764 level it is currently set at. Attached are the following documents:

- A. Minor Adjustment Application
- B. Copy of the Warranty Deed on the property
- C. Two title search reports from Attorneys Title Guaranty Fund, Inc. – the original search prior to when we purchased the property and one done subsequently which shows ownership
- D. Soils Report from Colorado Geoscience dated September 24, 2013
- E. Geologic Site Assessment from HP Geotech dated August 14, 2000 (also filed with the county)
- F. Copy of e-mail correspondence between Tom Johnson, the architect from Jehn Engineering designing the house, and Mike Klausner of Colorado Geoscience

After a couple of phone conversations with Patrick O'Connell and my time at the Planning and Zoning Office in Jefferson County, it sounds like there are two major concerns in terms of getting approval to make this type of adjustment:

- 1) Jeffco Regulations "Section 25 Geologic and Geotechnical" guidelines when construction occurs within the Designated Dipping Bedrock Area (DDBA) of Jefferson County.
- 2) The potential presence of groundwater on the property.

As it relates to point #1, it is my understanding that there must be 10 feet between the BFE and the undisturbed soil below. As you will see in the attached soils report and recommendation from Colorado Geoscience, in the bore logs where they designate ground elevation as 100 feet, it was at a depth of 19 feet that they encountered undisturbed soil. At the center of the lot, ground elevation appears to be between 5766 and 5768 depending on where one is standing (it varies due to the slope of the lot). If we were to use the lower of the two elevations in the middle of the lot (5766), that would equate to the undisturbed soil at the approximate level of 5747. With the requested Minor Adjustment to have the BFE at 5760, there would still be 13 feet to the undisturbed soil at 5747.

As it relates to point #2, no groundwater was encountered when Colorado Geoscience drilled two bore holes on the lot in late August. When checked later groundwater was measured at a depth of 17 feet in B1 and 18 feet in B2 (again, please see the attached soils report from them). There was also a soils test conducted in July of 2013 by A.G. Wassenaar by an individual that intended to purchase the lot prior to my wife and I, and though I do not have the written copy of that report, in my conversation with Mike Connor of the same firm he indicated that no groundwater was found when they conducted their test. Also attached is the Geologic Site Assessment that was conducted by HP Geotech in August of 2000 that

is filed with Jefferson County (where I received a copy). Per the section labeled "Ground Water" on page 4 of the document, it is referenced that groundwater levels were encountered in "Borings B5 at a depth of 6 feet and B6 at a depth of 12 feet" and that "other borings that extended to depths of 20 to 25 feet were apparently dry at the time". Bore holes B5 and B6 are on what is now Lot #4 (the drawing contained in this report is from when the property was proposed to be divided into 19 lots but there are only 13 lots as it sits today) which is not in the immediate vicinity of the lot in question (#7). The report further states that though the soil moisture contents also indicate deep groundwater, relatively dry moisture "were present in most of the borings to depths greater than 18 feet". Exceptions to this with soil moisture contents greater than 19% at a depth of 3 feet were on reported for Borings B3, B6, B7 and B16, none of which were located on or directly adjacent to lot #7 either.

As you can see from the attached e-mail correspondence, we asked Colorado Geoscience to evaluate the possibility of having an ideal BFE of 5760 for the house, or some other BFE like 5762 if that would be acceptable. From the Geotech work that has been done, neither of these two major concerns seem to be an issue as it relates to lowering the BFE from its current elevation of 5764 down to 5760 which is supported by Mike Klausner 's (of Colorado Geoscience) statement in the correspondence, "I don't see a problem with placing the basement slab at 5760". The conclusion from Colorado Geoscience was that the residence "could be founded on a shallow foundation system consisting of spread footings bearing on a minimum of 13 feet of either on-site overburden soil or overburden material" which would satisfy the Jefferson County guidelines. In addition, based on the proposed elevation of 5760 (which is approximately 7 feet below existing grade), "water levels are expected to be 8 to 10 feet below the footing bearing elevation". Please feel free to let me know if you have any questions or if you need any additional information.

Thank you for your consideration.

Seth & Jill Wager