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Project

Project Name
Crossroads at Meadowbrook Mixed Use Preliminary Plan
Applicant
Kimley-Horn
EA Number
EA2055
File Number
SP2011
Project Manager
Kari Parsons (kariparsons@elpasoco.com)
(719) 520-6306

Submission Request

Comment
Address and upload for final signature
Request Date
4/16/2021 7:26:59 AM

Submission

Comment

Submit

Submission Documents (11)

Click below to upload required documents

Upload Documents

Link	Document	Comment
REVISED	Financial Assurance Forms	
RECEIVED	Soils & Geology Report	
REVISED	Grading & Erosion Control Plan	
COMPLETED	Letter of Intent	
REVISED	Drainage Report - Preliminary	
COMPLETE	Erosion and Stormwater Quality Control Permit (ESQCP)	
COMPLETED	Traffic Impact Study	
COMPLETED	Preliminary Plan Drawings	
COMPLETED	Deviation Request	
COMPLETE	SWMP checklist	

PBMP Applicability Form

Agency Review Comments

Link	Agency	Comment	Date
	Falcon Fire Protection District	The Crossroads at Meadowbrook Mixed Use Preliminary Plan does not appear to be located within the boundaries of the Falcon Fire Protection District. No comments are provided by the Falcon Fire District on this project. **NOTED**	3/4/2021 10:39:48 AM
	Colorado Department of Transportation - Pueblo Office	Comments will be forthcoming - Arthur Gonzales **REVISED**	3/10/2021 10:07:54 AM
View	County Attorney - Water	**NOTED**	3/10/2021 4:48:22 PM
	EPC Stormwater Review	Review 2: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents: - GEC Plan.....(to be uploaded by PM with PCD comments) - GEC Checklist EPC Stormwater comments have been resolved on the following documents: - Drainage Report - ESQCP - PBMP Applicability Form - SWMP Checklist - SWMP Reviewed by: Glenn Reese, P.E. Stormwater Engineer I glennreese@elpasoco.com **NOTED**	3/17/2021 4:00:40 PM
View	EPC Stormwater Review	GEC Checklist V_2 **REVISED**	3/17/2021 4:01:05 PM
	Colorado Geological Survey	Colorado Geological Survey review of the resubmittal for Crossroads at Meadowbrook Mixed-Use Preliminary Plan SP2011 (Amy Crandall, P.E., acrandall@mines.edu): The letter of intent (Kimley-Horn & Associates) indicates the applicant proposes to subdivide 29.04 acres into 10 commercial lots, one multi-family lot (apartment building), and three tracts for stormwater detention/water quality. However, RMG's revised soils and geology study (Rocky Mountain Group Job No. 177025, revised **NOTED**	3/22/2021 10:12:03 AM

March 3, 2021) states that the proposed development will consist of 11 commercial lots. RMG should be provided with the updated plans to review and comment as appropriate. According to the Geologic Map of the Elsmere Quadrangle, a gravel pit once existed within the northwestern portion of the site. The pit is also evident in LiDAR-derived imagery. The Grading and Erosion Control plans (Civil Consultants, Inc., February 2021) show that this area may be filled during grading operations. Since organic debris and illegally dumped trash often collect within mining pits, CGS recommends this area be further evaluated during site-specific geotechnical investigations to examine the potential presence of uncontrolled fill or other deleterious material. Any organic material, trash and debris within the pit must be removed and disposed of offsite. The project team should also consider variable subsurface conditions during planning and design of the proposed multi-family building within Lot 11 and design foundations appropriately. CGS provided review comments for this project on January 5, 2021 that remain valid and are generally repeated here. As noted in RMG's soil and geology study (Rocky Mountain Group Job No. 177025, revised March 3, 2021) for the Crossroads Commercial development, the geologic constraints identified on the site include potentially hydrocompactive soils, seismicity, radon, and erosion. RMG states on page 11, "the silty to clayey sand generally possesses low hydrocompactive potential." However, some of the limited testing done by RMG, such as blow counts, indicates hydrocompactive soil within the site. RMG indicates that eolian soil overlies the Dawson formation and the soil is at least 20 feet thick. The eolian (wind-deposited) soil types can exhibit hydrocompaction (settlement or collapse under loading and wetting). For instance, test boring 8 at 4 feet indicates a blow count of 1 blow per foot (dry density testing was not performed). CGS agrees with RMG on page 13 "that the geologic and engineering conditions can be satisfactorily mitigated through proper engineering design and construction practices." Also, on page 17, "The foundation systems for proposed commercial structures, retaining walls greater than 4 feet and any retention/detention facilities should be designed and constructed based upon recommendations developed in a site-specific subsurface soil investigation." It will be important that site-specific geotechnical investigations be performed for each proposed building before the issuance of building permits. The study should evaluate the potential for hydrocompaction throughout the soil profile. The test borings did not extend into the Dawson Formation, and the depth of bedrock is unknown. RMG did not mention that the Dawson Formation can contain highly expansive claystone. I assume this was due to RMG's assumption that the proposed buildings would be built without basements or other below-grade construction. If the developer offers full-depth basements for either residential or commercials uses, it would be prudent to verify the depth of bedrock and the potential for expansive soil/bedrock. In summary, CGS recommends: • That the area comprising the gravel pit be further evaluated during site-specific geotechnical investigations to examine the potential presence of uncontrolled fill or other deleterious material. • That site-specific geotechnical investigations be performed for each proposed building before the issuance of building permits. Provided the developer follows RMG's recommendations and CGS's recommendations outlined above, CGS has no objection to the preliminary plan's approval.

NOTED

View	Colorado Division of Water Resources	**NOTED**	3/22/2021 10:44:19 AM
View	Cherokee Metro Dist	Comments on Letter of Intent attached **COMPLETED**	3/23/2021 3:30:31 PM
	Cherokee Metro Dist	Comments on Preliminary Utilities PU0 Sheet 1 of 1 on attached **REVISED**	3/23/2021 3:32:50 PM
	Colorado Springs Airport Advisory Commission	Airport staff has no additional comments to provide on this item. **NOTED**	3/24/2021 6:02:49 PM
View	Colorado Department of Transportation - Pueblo Office	**COMMENTS ADDRESSED**	3/26/2021 3:31:36 PM
View	EPC Parks Department	El Paso County Community Services / Parks Final Comments, Review #2 - Please See Attached Documents (PAB Endorsed 01/13/2021) **NOTED**	3/30/2021 10:04:30 AM
View	EPC Health Department	**NOTED**	4/8/2021 4:49:33 PM

	PCD Engineering Division	Review 2 redline comments on the following documents will be uploaded separately: * Preliminary Plan * Traffic Impact Study * Soils and Geology Study * Drainage Report NOTICE: Submit documentation showing the adjacent property owner has given permission for the offsite grading shown on the grading and erosion control plan. Comments resolved on the following documents: - Grading and Erosion Control - Financial Assurance Estimate - Deviation Request (Request for underground detention & WQ was withdrawn) Reviewed by: Gilbert LaForce, PE gilbertlaforce@elpasoco.com **COMPLETED**	4/15/2021 5:08:23 PM
View	PCD Engineering Division	Review 2: Preliminary Plan. Markup summary is available at the end of the document. **COMPLETED**	4/15/2021 5:32:52 PM
View	PCD Engineering Division	Review 2: Traffic Impact Study. Markup summary is available at the end of the document. **COMPLETED**	4/15/2021 5:33:50 PM
View	PCD Engineering Division	Review 2: Geotech Report. Markup summary is available at the end of the document. **RECEIVED FROM KH 5-13-21**	4/15/2021 5:34:36 PM
View	PCD Engineering Division	Review 2: Preliminary Drainage Report. Markup summary is available at the end of the document. **COMMENTS ADDRESSED**	4/15/2021 5:36:49 PM