

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401
303.384.2655



April 12, 2017

Kari Parsons
El Paso County
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Karen Berry
State Geologist

Location:

SE¹/₄ of SE¹/₄, Section 1,
T13S, R65W of the 6th P.M.
38.9434°, -104.6115°

Subject: Falcon Marketplace Preliminary Plan (File Number SP-17-001)
Falcon Peyton comprehensive plan, El Paso County, CO; CGS Unique No. EP-17-0031_2

Dear Kari,

Colorado Geological Survey has reviewed the response to comments for the Falcon Marketplace Preliminary Plan referral. We understand the applicant proposes 11 commercial lots and a regional detention facility on 36.4 acres located northwest of the intersection of Woodmen Road and Meridian Road. With this resubmittal we received, a Request for Review #2 (El Paso County, March 23, 2017), a Letter of Intent and Preliminary Plan (Drexell, Barrell & Co, March 23, 2017), and a Response 1 letter (Drexell, Barrell & Co, March 23, 2017).

The majority of the concerns noted in our letter dated February 9, 2017 have been acknowledged in the applicant's response letter. However, the letter also indicates that the recommendation for a low permeability liner for the sub-regional detention pond #1 and the drainage provisions for storm sewer lines *"is subject to change due to the depth of groundwater in the pond area and forthcoming additional geotechnical borings in the area."* It is unclear from documents submitted how depth to groundwater or additional geotechnical borings will change the fact expressed by the geotechnical engineer that *"...detention ponds can become locations of enhanced and concentrated infiltration into the subsurface"*. This identified condition combined with an upgradient detention pond can lead *"...to wetting of foundation soils in the vicinity with consequent heave or settlement."* To mitigate this condition, as well as infiltration from storm sewer lines, the geotechnical engineer recommends a low-permeability liner for the detention pond and cut-off walls and/or drainage provisions for the storm sewer lines.

As stated in our previous letter, *"the recommendation for a low permeability liner for the sub-regional detention pond #1 (now shown as sub-regional pond SR4) and the drainage provisions for storm sewer lines must be followed. These recommendations should be indicated in the drainage report and shown on the preliminary drawings prepared for this project"*.

Provided the concerns acknowledged in Response Letter 1 are addressed, and Grounds recommendations for a low permeability liner, and cut-off walls and/or drainage provisions for storm sewer lines flowing to the pond are strictly adhered to, CGS has no objection to approval of the Preliminary Plan as proposed.

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

Sincerely,

A handwritten signature in blue ink that reads "Jonathan R. Lovekin". The signature is written in a cursive style with a large initial 'J' and a stylized 'L'.

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