COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Karen Berry
State Geologist

November 3, 2020

Daniel Sexton
Planning and Community Development
City of Colorado Springs
30 S. Nevada Ave, Suite 701
Colorado Springs, CO 80901

Location:
NW ¼ Section 36,
T13S, R67W of the 6th PM
38.8804°, -104.8447°

Subject: **Overlook at Centennial & Fillmore, PUD Zone Change & Concept Plan; Colorado Springs, El Paso County, CO; City Nos, CPC MPA 04-000430-A6MJ20, CPC PUZ 20-00119, CPC PUP 20-00120; CGS Unique No. EP-21-0016_2**

Dear Daniel;

The Colorado Geological Survey (CGS) has reviewed the resubmittal. New documents included: PUD Concept Plan (10.16.20), Response to CGS Comments (CTL | Thompson, 10.6.20), Initial Review Letter (NES Inc., 10.6.20), and a Zone Change Drawing (10.16.20). We previously reviewed this submittal in our letter dated September 10, 2020, and while our concerns have largely been addressed, we offer the following comments for your consideration:

CTL | Thompson Response to Colorado Geological Survey Comments. CTL | Thompson provided a response to our initial review letter (CGS EP-21-0016, 9.10.20) with this submittal, addressing our comments. We erroneously described the content of the fill areas in our initial letter (Fig. 1, this report) – per CTL | Thompson, trash, lumber, and organic debris are limited to the blue outlined area described on Fig. 1 (Fig. 3, CTL | Thompson Geotechnical Report, No. CS19060-145) as the 'estimated extent of the substantial debris containing fill'. Trash, lumber, and organic debris are not present in the green outlined area of Fig. 1 (Fig. 3, CTL | Thompson Geotechnical Report, No. CS19060-145) described as the 'estimated extent of controlled fill underlain by debris laden fill'. In their response letter (10.6.20), in regards to the green outlined area of controlled fill, CTL | Thompson states '*…during site grading in the early 1980's, the direction was to remove any questionable materials in the drainages to at least 20 feet below the proposed (now existing) grades. This depth of cover should only be less than 20 feet if future cuts are made in this area. If that is the case, the geotechnical engineer associated with land development should evaluate the increase in risk of damage due to consolidation. The geotechnical engineer associated with structure design and construction should also judge the influence of the undocumented fill below the controlled fill'.* Should cuts occur on site, provided that these guidelines are followed, **CGS has no objection to approval of the zone change and concept plan.**

Geologic Hazard Disclosure Statement. The new copy of the PUD Concept plan now lists the geologic hazards on site under general note 4A, and notes that 'Additional site specific geotechnical evaluations will be required upon development' under note 4B.

Landslides, unstable slopes, and potentially unstable slopes. In previous CGS reviews of this site (EP-16-0002 and EP-17-0040), we recommended slope stability analyses be conducted in the area above the Holland Park landslide scarp and north of the asphalt plant site, in the area encompassing large amounts of uncontrolled fill. CTL | Thompson has performed numerous slope stability analyses on the steeper slopes in

the eastern part of the site. CTL | Thompson states (p. 2): *"We recommend avoiding locating permanent structures on the local knob and over the thick deposits of uncontrolled fills that exist in the mouth of the large drainage. We recommend avoiding construction in the southeast portion of the site, east of the mouth of the filled drainage due to significant, potential slope instability issues."* **We concur with this assessment, and further recommend that the applicant follow CTL | Thompson's land use recommendations on Fig. 7 of their report (CTL | Thompson Geotechnical Report, No. CS19060-145).**

Grading Plan. CTL | Thompson mentions a grading plan (p. 6, CTL | Thompson Geotechnical Report, No. CS19060-145) that was not included for our review. CGS requests copies of grading plans with future submittals.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please e-mail mpalkovic@mines.edu.

Sincerely,

Martin Palkovic, G.I.T.
Geologist

Reviewed by,

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

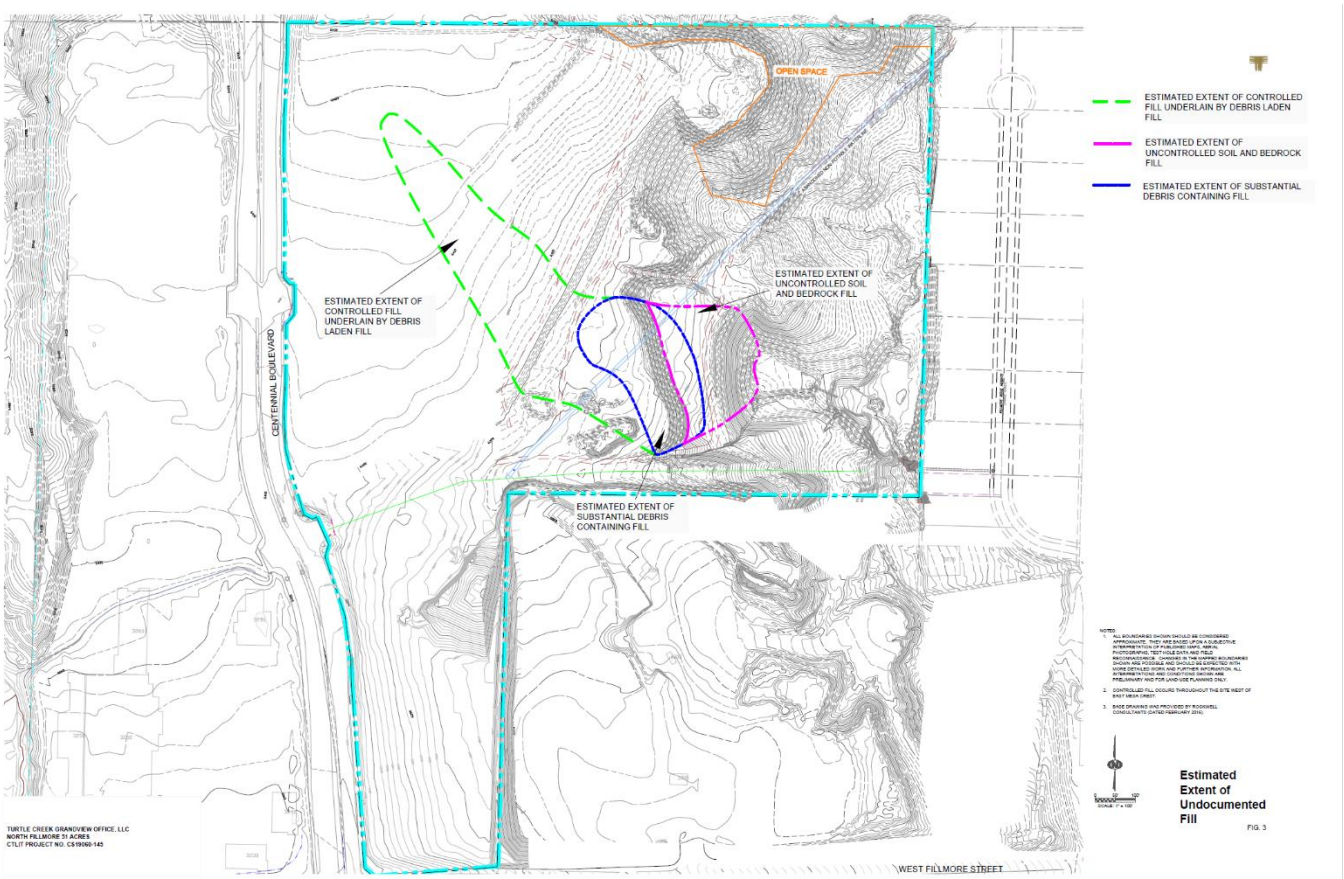

Fig. 1. Location of the fill areas at the Overlook at Centennial & Fillmore site (CPC PUP-20-00120; CTL | T Project No. CS19060-145).