



January 31, 2018

Raimere Fitzpatrick, AICP
Project Manager/Planner II
El Paso County, Planning and Community Development
2880 International Circle Ste 110
Colorado Springs, CO 80910

RE: South Academy Business Center
Response Letter

Dear Raimere,

Please see our response to the comments received on January 23 and January 30.

Final Plat

Revised notes #7 and #11 and added traffic impact note to #14

Final Drainage Report

- Flows from OS1 currently flow into the railroad ditch east of the project.
- 6" restrictor plate detailed on the GEC plan.
- 8' spillway width shown on the GEC plan.

Financial Assurance Estimate Form

Quantity estimates revised

Grading and Erosion Control Plan

Sheet 1

No comments

Sheet 2

- Financial assurances have been updated.
- A deviation request is being submitted for having the temporary storage containers within the 7' rear easement. There is no proposed front drainage and utility easement.
- CSU has been contacted and will allow the temporary containers to be placed within their easement as long as they are not located above their sludge line.

Sheet 3

Comments have been addressed.

Sheet 4

No comments

Soils and Geologic Report

The proposed detention basin embankment height is 2.42' and therefore does not require a special foundation design. I hereby certify that the proposed embankment will be adequate for the designed impoundment.

Please contact me immediately with any questions or concerns.

Sincerely,



Michael A. Bartusek, P.E.
Project Manager
Project #161103