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## **RMG Response Letter to—Development Plan and Final Plat for Northcrest Flex Space PPR**

**PCD File No.: PPR-21-036**

### **Fifth Review Letter**

December 7, 2022

Subject: Northcrest Flex Space  
2510 and 2522 Canada Drive  
Colorado Springs, CO 80922

El Paso Planning & Community Development  
Kylie Bagley  
Planner II  
p: 719.520.6323  
[kyliebagley@elpasoco.gov](mailto:kyliebagley@elpasoco.gov)

Dear Kylie Bagley,

The purpose of this cover letter is to provide you with written response that addresses the review comments from the County on 9/08/22 and accompanies the resubmittal of the revised Use Variance Development Plan and Final Subdivision Plat documents for review and approval.

### **Response:**

#### **SITE DEVELOPMENT PLAN**

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Land Use Review (Kylie Bagley, 719-520-6323, [kyliebagley@elpasoco.gov](mailto:kyliebagley@elpasoco.gov))

#### **ACTION ITEMS:**

##### **DP.02**

1. Please label this hatching and update the legend.

**RMG: A label has been added to show these loading stalls.**

##### **DP.06**

1. Please update the standard detail drawings using the newest El Paso County standard detail drawings found in the ECM Appendix F.

**RMG: The newest standard details have been included.**



## GEC Plans

### C-03

2. It doesn't seem like existing Site constraint would require vertical walls on all 4 sides of the pond. Consider extending the pond and sloping the sides where allowable to better meet WQ treatment standards.

**RMG: After meeting with the county, vertical walls are required due to site constraints.**

3. Show retaining wall drains and detail.

**RMG: Please reference the structural plan set for these details.**

### C-04

4. Please label this hatching. If this is rip rap please show the type and dimensions per DCM Vol. 1 Chapter 10.10 Table 10-7.

**RMG: This has been labeled.**

### C-05

2. Provide handrail around pond with vertical walls

**RMG: This has been provided.**

### C-06

3. Please add a callout for the Truncated Dome Standard Detail SD\_2-42

**RMG: This label has been added.**

### C-07

5. Provide detail, including wall cut, tie in to existing grade, riprap type and size.

**RMG: These details for the pond have been included.**

6. Show all pond bottom slopes towards trickle channel and outlet structure.

**RMG: The pond grading has been revised to slope towards the trickle channel and then down to the outlet structure.**

### C-08

7. Please include detail for emergency spillway and verify dimensions match with final drainage report calculations.

**RMG: These details have been included.**

8. Show maintenance access road detail show handrail detail.

**RMG: These details have been included.**

9. The shown diameter of the orifice holes do not match with the calculated orifice area shown on page 35 of the final drainage report. Please revise orifice plate detail or update calculations in final drainage report.

**RMG: The plan sheets and drainage report have been revised to match.**

10. Provide length of depression for both forebays

**RMG: This has been provided.**

11. Provide calcs in DR

**RMG: This has been provided.**

12. 2" opening will likely cause clogging, consider moving the restrictor plate to avoid constant maintenance issues.

**RMG: This has been revised.**



13. Doesn't match DR  
**RMG: This has been revised to match.**
14. DR calls out 2.5'  
**RMG: This has been revised to match.**
15. Include the micropool  
**RMG: This has been included.**
16. Show elevation of WQCV, EURV, and 100-yr stages  
**RMG: This has been included.**

#### **Drainage Report comments**

17. Please remove "Jennifer Irvine, P.E." and replace with: Joshua Palmer, P.E.  
**RMG: This has been revised.**
18. How deep below surface were the borings advanced?  
**RMG: This information has been included.**
19. Which subsequent design points?  
**RMG: This has been revised.**
20. Please provide in the narrative the cumulative flows for each design point.  
**RMG: This information has been included**
21. Identify the increase of flows from existing to proposed.  
**RMG: This information has been included**
22. Discuss the proposed pond and all reasoning behind the concrete structure design as it does not meet the County's criteria and is strongly discouraged.  
**RMG: This has been included.**
23. Include costs for concrete work  
**RMG: This has been included.**
24. Provide riprap calculations, forebay sizing calculations, percent imperviousness calculations  
**RMG: This has been included.**
25. The flow rates listed do not match the flow rates on the existing conditions drainage plan or narrative in page 8. Please revise flow rates for consistency.  
**RMG: This has been revised.**
26. Please the use newest version from MHFD.  
**RMG: This has been revised.**
27. Please use the latest version of the MHFD-Detention worksheet.  
**RMG: This has been revised.**
28. 2" opening will likely cause clogging, consider moving the restrictor plate to avoid constant maintenance issues.  
**RMG: This has been revised.**
29. Predevelopment unit peak flows should be less than 1 please revise calculations to meet criteria.  
**RMG: This has been revised.**
30. I calculate D-9 to be 0.67 acres, over the 20% maximum for WQ treatment exclusion  
**RMG: This has been revised.**



31. Is the plan for the SW to travel East along the swale and then make a 180 degree turn and travel West via the 18" HDPE storm pipe? Please clarify.

**RMG: Yes, that is how the stormwater is being routed.**

**Financial Assurance comments**

32. Unresolved review 3 comment: Please use the 2022 Financial Assurance Estimate Form. The form can be found at <https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/2022-Financial-Assurance-Estimate.pdf>

**RMG: This has been revised.**

33. Please update the cost to match estimate shown on the final drainage report.

**RMG: This has been revised.**

34. Please include the unit costs for As-Built Plans and Pond/BMP Certification.

**RMG: This has been revised.**

If you have any questions feel free to contact me at 719.434.5630

Respectfully,

Jennifer Zezlina

RMG Architects & Engineers