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

PCD File No.: PPR-21-036

Sixth Review Letter

January 12, 2023

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

El Paso Planning & Community Development
Ashlyn Mathy
Planner
p: 719.520.6323
ashlynmath2@elpasoco.gov

Dear Ashlyn Mathy,

The purpose of this cover letter is to provide you with written response that addresses the review comments from the County on 12/21/22 and accompanies the resubmittal of the revised Use Variance Development Plan documents for review and approval.

Response:

GEC Plans

C-04

1. Add permanent seeding to pond bottom.

RMG: This has been labeled.

C-07

2. Pond Bottom Should have a minimum slope of 3% to the trickle channel and micropool (USDCM Vol 3, detail T-5). Please adjust to minimize future maintenance needs.

RMG: The grading has been revised on the bottom of the pond.

C-08

3. There are no dimensions provided for the outlet structure and contradicting information between the GEC DR and pond plans.

RMG: Dimensions have been provided and information has been revised to match.



4. Show bolt locations on top and bottom of plate. Orifice plate requires a gasket or sealant to ensure a watertight seal with the outlet structure.
RMG: This has been shown.
5. Soil riprap should also be provided on the downstream side of the forebay berm or wall if the downstream grade is lower than the top of the berm or wall. The forebay will overtop frequently so this protection is necessary for erosion control. All soil riprap in the area of the forebay should be seeded and erosion control fabric should be placed to retain the seed in this high flow area. (MHFD T-5)
RMG: This has been provided.
6. Drainage report MHFD calcs state that there is no slope on the overflow weir grate
RMG: The MHFD calcs have been revised.
7. Per the drainage report, the given diameters do not generate the required orifice area. Looks like these measurements are the radius, not the diameter. All center elevations should also be adjusted accordingly.
RMG: These have been revised to match the drainage report
8. The orifice plate is longer than shown here. These plates are expensive and have a long lead time. Additional information (dimensions) should be provided to ensure that the proper size plate is ordered.
RMG: This has been revised and more information has been included.
9. This arrow shows 6507.00
RMG: This has been revised.
10. There should be two widths for each forebay. The notch width and the depression (or weir) width. The notes do not make sense. The Notch height should be 8" - 3" = 5" H
RMG: This has been revised.

C-09

11. The cedar split rail fence may be used on the south side of the detention pond
RMG: This has been labeled.
12. Per ECM 2.6.7.E Please add pedestrian safety metal railing along sidewalk area and along parking areas. Please show design detail either on the GEC plan or the SDP if not included on the Pond Design CDs Pedestrian railing height shall be a minimum of 42 inches, measured from the walkway surface (See Figure 2-45). Railings shall not have openings large enough to pass a 4-inch sphere.
RMG: This has been labeled.
13. This wall should be concrete, not CMU
RMG: This has been revised.
14. Include short wall on each side of the maintenance road, as shown on plan view
RMG: This has been included.



15. Include width of maintenance road. Stabilized access ramp shall be a minimum of 15ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2.

RMG: This has been included.

16. Show how it ties into sidewalk, cutoff wall, elevation at tie in, and length of spillway

RMG: This has been revised.

17. The top of the crest wall at the sides should extend to the top of the embankment, at least one foot above the spillway elevation (MHFD Chapter 12)

RMG: This has been revised.

Drainage Report comments

18. Page 52, Use UD-BMP v 3.07 calculation spreadsheet

RMG: This spreadsheet has been included.

19. Page 52, these combined do not meet the MHFD spreadsheet calcs.

RMG: This has been revised.

20. Page 52, these dimensions do not match the design plan

RMG: This has been revised to match.

21. Page 53, Forebay F-1 dimensions do not match the design plan

RMG: This has been revised to match.

22. Page 54, Forebay F-2 dimensions do not match the design plan

RMG: This has been revised to match.

23. Page 55, Please follow the MHFD guidance for sizing the riprap spillway (see note)

RMG: The MHFD guidance has been included.

24. Page 55, Design Discharge doesn't match MHFD spreadsheet calcs

RMG: This has been revised to match.

Financial Assurance comments

25. Engineer must sign the 2022 Financial Assurance Estimate Form.

RMG: This has been signed.

Pond plan Comments (made on Structural plans not Civil)

S1

26. There should be a micropool here

RMG: This has been revised

27. I don't see this cross section

RMG: Same both ways, typ.

28. I don't see this cross section

RMG: Same both ways, typ.

29. Show dimensions somewhere. Here or 2/S1

RMG: Dimensions shown on structural plans

30. Micropool is missing.

RMG: This has been revised.



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31. Regional building Department permit required for all retaining walls greater than or equal to 4ft in height.

RMG: These are the plans that will be submitted to PPRBD for the permit.

32. Provide details for tie in to existing inlet and at what elevation

RMG: These details are provided on the civil detention basin plans.

33. Update to show vegetated pond bottom.

RMG: This has been revised.

34. The GEC shows the forebay as having a slope from 1.5' to 8" H. Then, based on the cross section location, there should be a 3" depression.

RMG: This has been revised.

S2

35. Show location of drainage pipes and where they tie into. How much flow are you expecting? Discuss further in the drainage report.

RMG: This has been discussed in the drainage report.

36. Show Handrails

RMG: This has been revised.

37. Pending pond design V6 showing grass lined bottom. Spoke with RMG Architect on 12/14/22

RMG: Grass lined bottom on pond has been shown.

38. Per ECM 2.6.7.E Please add pedestrian safety metal railing along sidewalk area and along parking areas. Pedestrian railing height shall be a minimum of 42 inches, measured from the walkway surface (See Figure 2-45). Railings shall not have openings large enough to pass a 4-inch sphere. Please show design detail of the steel railing to be used and indicate either on the SDP, GEC plan or the pond design CDs the where railing will be placed. The cedar split rail fence may be used on the south side of the detention pond

RMG: This has been revised.

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

Respectfully,

Jennifer Zezlina R.A.

RMG Architects & Engineers