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

PCD File No.: PPR-21-036

Fourth Review Letter

August 11, 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

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 2/18/22 and accompanies the resubmittal of the revised Use Variance Development Plan and Final Subdivision Plat documents for review and approval.

Response:

SITE DEVELOPMENT PLAN

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

ACTION ITEMS:

DP.01

1. Please update Site Development Plan to reflect changes made to other plans.

RMG: The site Development plan has been updated to reflect the changes made to the Civil Plans.

DP.05 (Cherokee Metro)

2. Provide 10' out to out separation from existing water main.

RMG: Separation has been provided from existing water main.

3. Provide 30' utility easement at water line.

RMG: An easement has been provided on the proposed water line.

4. Conflict between existing valve & DR

RMG: This has been resolved with more of the water line being removed.



5. Use 2 45 bend's.
RMG: - The orientation of the water line has been revised. We are now showing a 45 degree bend.
6. Move water line & easement 5' south of concrete curb.
RMG: This separation has been provided for the proposed water line.
7. Install curb box 5' inside Property line.
RMG: Curb boxes have been provided.

Stormwater Quality Best Management Practice Maintenance agreement and easement

8. Please change all color text in document to black.
RMG: This has been resolved.
9. Please remove all highlighting in document.
RMG: This has been resolved.
10. It looks like the pond will only be on Lot 4. You only need to identify here the lot(s) on which the pond will lie. (page 2)
RMG: Lots 3, 4 and 5 are combined to create lot 1, as we are vacating the previous lot lines. The pond will lie in the South East corner of the lot.

GEC Plans

C-02

11. Update the erosion control legend per the markups.
RMG: The legend has been updated.
12. Show ditch contours and how it ties in with existing grade. or show a typical ditch section detail. unresolved.
RMG: The proposed ditch contours are shown tying into existing contours and a typical ditch section has been provided.

C-03

13. Removing this inlet significantly increases the area of flow that will not be treated by the EDB. See drainage report for additional comments.
RMG: This inlet has been added back to capture the flow from this area.

C-05

14. Per our phone conversation dated February 14th, 2022 please revise the proposed sidewalk design. The proposed pedestrian ramp appears to be in the middle of the cross pan. The ramp should line up with the ramp on the west side of the driveway. Please reference ECM standard detail SD_2-40.
RMG: The pedestrian ramps have been revised.
15. Please revise all sidewalk on applicable sheets to match site development plan.
RMG: The sidewalks have been revised.



16. Applicant may choose to remove this pedestrian ramp. If pedestrian ramp is removed the proposed sidewalk sign should direct pedestrians to cross at the signal.
RMG: The ramp has been removed and a signed has been added.
17. The access does not meet county criteria, per our phone conversation, please change to El Paso County Standard Cross Pan, SD_2-26. Pedestrian ramps should also meet SD_2-40.
RMG: The access has been revised.
18. Please adjust line weight of the property line to allow all attributes of the ramps to be seen. Please reference ECM 2.5.1.B for criteria on curb radius returns for access points. See snippet above.
RMG: This has been revised.
19. Please Note: A Work in the Right-of-Way Permit from El Paso County Department of Public Works is required for all work in the county right-of-way. Please see ECM Chapters 4 and 5 and ECM Appendix K for more information.
RMG: This has been noted.
20. Please add this call out to reference applicable El Paso County standard detail SD_2-26 for cross pan and SD_2-40 for pedestrian ramps. Please add the standard details to the plan and provide a sheet reference number of the standard detail.
RMG: The details and callouts have been added.

C-06

21. ECM SD_2-42 is not shown on this plan. Please include ECM SD_2-42 from the most recent update of El Paso County Engineering Criteria Manual in this plan.
RMG: This detail has been added to the plans.
22. Please revise to 2% max, 1.5% preferred. Adjust all cross slopes accordingly.
RMG: This has been revised.
23. Per criteria this landing must be 2% max at any direction, 1.5% preferred. Typical for all. Please make sure pedestrian ramps meet ECM Chapter 6 ADA requirements. A typical standard detail SD_2-40 can be used. For reference please see attached file.
RMG: This has been revised and the details have been added.
24. Please put a note to reference ECM SD_2-40 and SD_2-41 Pedestrian Curb Ramp Details and provide sheet reference number of standard details.
RMG: The details and callouts have been added.
25. Replace with EPC approved VTC detail (VT-1 and VT-2 in DCMv2, Chap 3.3) or revise to be 75ft min length
RMG: This has been revised.
26. Detail C is not called out in prior sheets. Please provide ECM Standard Detail references in sheet 5 of 12.
RMG: This has been revised.
27. This ramp should match standard detail.
RMG: This has been revised.



28. Highlighted section recommended to be landscaped to prevent people from continuing straight.

RMG: This has been revised.

29. Please reduce the thickness of the property line so that details are visible.

RMG: This has been revised.

30. Please revise, proposed design does not match the ECM standard detail drawings. The proposed ped ramp appears to be in the middle of the cross pan. Please make sure slope arrows are pointed in the correct direction with a 2% max cross slope, 1.5% preferred per ECM SD_2-40.

RMG: This has been revised.

C-07

31. Pond details will be reviewed with next submittal, pending deviation request status.

RMG: No Deviation requested, Pond is max 4' tall

C-08

32. Pond details will be reviewed with next submittal, pending deviation request status. Include spillway and maintenance roadway details.

RMG: This has been noted.

C-12

33. Please add the following El Paso County Standard Details from the most recent El Paso County Engineering Criteria Manual and provide references to the standard drawings on the sheets:- SD_2-20 Typical Curb and Gutter Details - SD_2-26 Typical Cross Pan Layout Detail- SD_2-40 Pedestrian Curb Ramp Detail- SD_2-41 Pedestrian Curb Ramp Detail- SD_2-42 Detectable Warning Surface Details - SD_3-8 Grate Inlet for Common Areas (Guidance Only)

RMG: These details have been added to the plans.

Drainage Report comments

34. Can only be 0.65 ac or less to meet exclusion (page 11)

RMG: The area has been revised to meet the exclusion.

35. The remaining on-site 1.29 acres flows over landscaped and paved areas, and public concrete sidewalk, to the respective roadways, ultimately to the public storm system (page 11)

RMG: This has been revised.

36. Runoff reduction doesn't really work at this site and hasn't been shown on the figure so this page can be removed unresolved. (page 35)

RMG: This has been removed

37. Will review pond calcs following deviation determination (page 36)

RMG: This has been noted.

38. Provide forebay sizing and spillway riprap gradation calcs.(page 36)

RMG: This has been provided.



39. Increasing Basin D-8 area puts you over the 20%, up to 1ac exclusion. Consider adjusting landscaping grades or using a small drainage ditch and cross pans to direct water to the EDB and not offsite. Sidewalks should be included in D-8. (page 72)
RMG: A small ditch has been added to capture runoff from this area.
40. 100-yr+ overflows will not follow the proposed spillway route south. (page 72)
RMG: The spillway has been revised.
41. Basin D-3 Stormwater needs to be treated. (page 72)
RMG: This basin has been added back to the private storm drain system.

Financial Assurance comments

42. Please update FAE to include any changes discussed in meeting and changes to GEC Plan.
RMG: This has been updated.
43. Costs seems low. we can revisit after deviation determination
RMG: This has been noted.
44. 10 pedestrian ramps appear on the GEC plan. If a pedestrian ramp is outside of the public improvement easement please add the ped ramp to section 3 of the FAE.
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