

## Judith Espinoza

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**From:** Jeff Rice  
**Sent:** Monday, November 30, 2020 3:34 PM  
**To:** Judith Espinoza  
**Cc:** Elizabeth Nijkamp; Craig Dossey  
**Subject:** RE: 18755 Rockbrook Review

Judy,

Craig got me an answer (we can't override the plat note) so I'll give Kent a call and let him know.

Thanks!

*Jeff*

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**From:** Judith Espinoza <JudithEspinoza@elpasoco.com>  
**Sent:** Monday, November 30, 2020 2:26 PM  
**To:** Craig Dossey <craigdossey@elpasoco.com>  
**Cc:** Jeff Rice <JeffRice@elpasoco.com>; Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>  
**Subject:** FW: 18755 Rockbrook Review

Good afternoon Craig,

Jeff is currently in a WebEx meeting and asked me to verify with you if his suggestion (in below email trail) for plat 14293, note 15 can be approved.

Plat note 15 reads as follows:

15.) AN ADMINISTRATIVE PLOT PLAN CONFORMING TO THE STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT ENGINEER SHALL BE REVIEWED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR PERMITS FOR ANY OF THE LOTS CONTAINED WITHIN THIS PROPOSED SUBDIVISION. ALL PLOT PLAN SUBMITTALS SHALL EFFECT AT THE TIME OF SUBMITTAL.

Please confirm if you approve of Jeff's suggestion for meeting requirements for the foregoing plat note.

Thank you.

Best regards,

*Judy Espinoza*

**Judy Espinoza**

Administrative Technician I

El Paso County Planning & Community Development

2880 International Circle Ste 110

Colorado Springs, CO 80910

Business Hours: 7:30am – 4:30pm MST

(719) 520-6300 (Main)

(719) 520-6318 (Direct)

(719) 520-6695 (Fax)

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PERSONAL WORK SCHEDULE

Monday - Friday, 7:30 am to 4:30 pm

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**From:** Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>

**Sent:** Monday, November 30, 2020 1:41 PM

**To:** kent lersch <[kentlersch@kirellahomes.com](mailto:kentlersch@kirellahomes.com)>

**Cc:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>; Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>

**Subject:** RE: 18755 Rockbrook Review

Kent,

I apologize for the confusion – as you can guess we don't have a lot of plats with this plat note. If there is a way we can track approval of the grading plan prior to approval of the CO I would be okay with that but we would need to coordinate with PPRBD on that and I don't think it meets the requirements of the plat note. We will need to verify with our Director that we can do this.

Judy – I'm in a Webex meeting for the next hour if you might have a chance to talk to Craig before I can.

*Jeff*

**From:** kent lersch <[kentlersch@kirellahomes.com](mailto:kentlersch@kirellahomes.com)>

**Sent:** Monday, November 30, 2020 1:26 PM

**To:** Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>

**Cc:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>; Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>

**Subject:** Re: 18755 Rockbrook Review

Hi Jeff,

I wish I would have had that information last week. Per the plat note, and the correspondence from last week, it was my understanding that it only needed an engineer review. Is there any way that you can approve this permit for a release now, with those noted requirements? It won't change the placement of the home. Then I can submit a permit splice with a new site plan, with the grading and erosion requirements (would start on that right away). I know it's not your problem, but I moved the foundation work from last week to this week, and the foundation company really needs the work before the holidays. Please let me know if that is something you can do. Thank you very much! - Kent

On Mon, Nov 30, 2020, 1:10 PM Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)> wrote:

Kent,

An engineered site plan requires complete grading and drainage details for the site. In this case the main concern is drainage runoff coming down the proposed driveway, which will require a significant amount of grading due to the steep grade. A “ditch-out” or settling area for runoff from the driveway should be provided to minimize the potential for downstream erosion impacts. In order to complete and approve the engineering review we need a grading plan showing existing and proposed contours for the driveway and home construction and the settling area or ditch proposed to control the runoff at a non-erosive velocity. The grading plan needs to be signed and stamped by a professional engineer.

Let me know if you or your engineer have any questions.

Thanks!

*Jeffrey D. Rice, P.E., CFM  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110*

*Colorado Springs, CO 80910  
Direct: [719-520-7877](tel:719-520-7877) Main: [719-520-6300](tel:719-520-6300) Cell: [719-439-0614](tel:719-439-0614)  
[www.elpasoco.com](http://www.elpasoco.com)*

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**From:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>  
**Sent:** Monday, November 30, 2020 9:22 AM  
**To:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Cc:** Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>; kent lersch <[kentlersch@kirellahomes.com](mailto:kentlersch@kirellahomes.com)>  
**Subject:** RE: 18755 Rockbrook Review

Jeff, can you please take a look to see if this satisfies the note?

Thanks,

Elizabeth Nijkamp, PE

Engineer Review Manager

719-520-7852

719-237-7206 cell

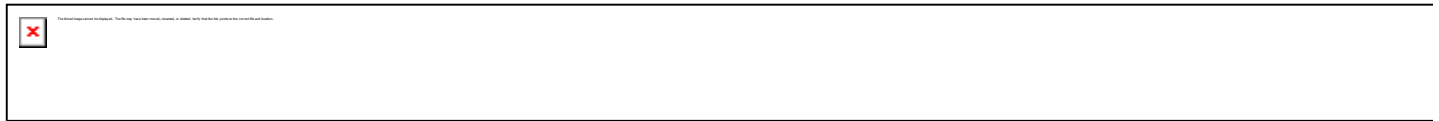
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**From:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>  
**Sent:** Monday, November 30, 2020 9:06 AM  
**To:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>  
**Cc:** Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>; kent lersch <[kentlersch@kirellahomes.com](mailto:kentlersch@kirellahomes.com)>  
**Subject:** FW: 18755 Rockbrook Review

Good morning Elizabeth,

The BDA plan set (R137005) has been resubmitted and is back into our queue for the above referenced subject location, 18755 Rockbrook Rd.

Plat 14293 note 15 states the following:



The resubmitted plot plan was designed by a land surveying company (LWA Land Surveying, Inc) and not engineering stamped. However, the applicant has submitted an engineer site plan review letter (stamped) from an engineering firm, Mibar Engineering LTD regarding their review of the submitted site plan. Will this satisfy requirements for plat note 15? If so, will you please forward this plan set to one of your staff engineers for review approval and/or comment(s), and I will continue my review for approval. Jeff is a bit familiar with this one.

Thank you.

Best regards,

*Judy Espinoza*

**Judy Espinoza**  
Administrative Technician I

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**From:** Judith Espinoza  
**Sent:** Wednesday, November 25, 2020 8:45 AM  
**To:** kent lersch <[kentlersch@kirellahomes.com](mailto:kentlersch@kirellahomes.com)>  
**Cc:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>; Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>  
**Subject:** RE: 18755 Rockbrook Review

Good morning Kent,

I have not yet received your resubmitted plan set in my queue. We have an early dismissal today at 1:30PM, in observance of the upcoming Thanksgiving Holiday weekend. I will try and complete my review before then if I'm in receipt of your plan set. However, please note that I will also need to pass your plan set on to our engineering staff for their approval on the site plan as well.

It has been my pleasure to be of assistance in getting your plan set approved.

Wishing you and yours' a very Happy Thanksgiving as well.

Thank you.

Best regards,

*Judy Espinoza*

**Judy Espinoza**

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**From:** kent lersch <[kentlersch@kirellahomes.com](mailto:kentlersch@kirellahomes.com)>

**Sent:** Wednesday, November 25, 2020 8:27 AM

**To:** Judith Espinoza <[JudithEspinoza@elpasoco.com](mailto:JudithEspinoza@elpasoco.com)>

**Subject:** 18755 Rockbrook Review

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Good morning Judy,

Would you be able to complete your review this morning? With the short week and revisions, we were really hoping to get that today, if possible. Thanks again for all your help and I hope you have a Happy Thanksgiving! - Kent