

From: [Jason Alwine](#)
To: [Jeff Rice](#); [Richard Schindler](#)
Cc: [Kari Parsons <kariparsons@elpasoco.com>](#)
Subject: FW: PB Hills Filing 14
Date: Tuesday, December 14, 2021 2:29:00 PM
Attachments: [image007.png](#)

Jeff,

Below is the email thread regarding the direction and approval to use the sidewalk design as shown on the Skyline at LR drawings, which followed the numerous filings before that. On the Ridge at LR and subsequent filings the sidewalk chamfers are included.

Jason



Jason Alwine, PLA

Director of Landscape Architecture-Colorado Springs

Matrix Design Group, Inc.

O 719.575.0100 | D 719.457.5628 | C 719.650.1292

jason.alwine@matrixdesigngroup.com

2435 Research Parkway | Suite 300 | Colorado Springs, CO 80920

matrixdesigngroup.com

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From: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>

Sent: Monday, January 4, 2021 7:52 AM

To: Jason Alwine <jason_alwine@matrixdesigngroup.com>; Richard Schindler <rich@ceg1.com>

Cc: Gilbert LaForce <GilbertLaForce@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>

Subject: RE: PB Hills Filing 14

Jason,

Thanks for the clarifying questions. Our goal is to get all of the sidewalk and pedestrian ramps within the public ROW. Please let us know if a subdivision has already started the process, and the plat has been submitted at least once, we do not want to cause an inordinate amount of work for anyone.

I just recently found that the PCD staff is implementing this differently, and would like to get everyone on the same page. We have also added this to the ECM updates that we are currently working on and have clarified this in our criteria that we are recommending. Note that these recommendations will be going to the HBA prior to implementation for comment.

Please let me know if you have any further questions.

Respectfully,

Elizabeth Nijkamp, PE
Engineer Review Manager
719-520-7852
719-237-7206 cell

From: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Sent: Monday, January 4, 2021 7:31 AM
To: 'Jason Alwine' <jason_alwine@matrixdesigngroup.com>; Kari Parsons <kariparsons@elpasoco.com>; Richard Schindler <rich@ceg1.com>
Cc: Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>
Subject: RE: PB Hills Filing 14

Jason,

Yes, it applies to Skyline too. Moving forward after Skyline at Lorson the ROW should be chamfered so the ped ramps are within the ROW.

Respectfully,

Gilbert C. LaForce, P.E.
Engineer III
El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Direct: (719) 520-7945
Fax: (719) 520-7984
gilbertlaforce@elpasoco.com

From: Jason Alwine <jason_alwine@matrixdesigngroup.com>
Sent: Sunday, January 3, 2021 4:01 PM
To: Gilbert LaForce <GilbertLaForce@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>; Richard Schindler <rich@ceg1.com>
Subject: FW: PB Hills Filing 14

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Gilbert,

Thank you for the update. Is this going to apply to the Skyline at Lorson Ranch PUDSP as well since this 85 units was/ is designed (Prelim Plan, CDs, Etc) based on the previous 1,500+ lots that have already been approved? We can certainly take this into account for future filings as we move east of the powerlines; however, we designed this to what has been permitted as recently as last month. Thank you.

Jason



Jason Alwine, PLA

Deputy Director of Landscape Architecture

Matrix Design Group, Inc.

O 719.575.0100 | D 719.457.5628 | C 719.650.1292

Jason.Alwine@matrixdesigngroup.com

2435 Research Parkway | Suite 300 | Colorado Springs, CO 80920

matrixdesigngroup.com

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From: Gilbert LaForce <GilbertLaForce@elpasoco.com>

Sent: Tuesday, December 29, 2020 2:39 PM

To: Jason Alwine <jason_alwine@matrixdesigngroup.com>; Lindsay Darden <LindsayDarden@elpasoco.com>

Cc: Georgianne Willard <georgianne@mscivil.com>; Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>

Subject: RE: PB Hills Filing 14

Jason,

Elizabeth approved leaving the corner lot ROW as you've shown on the preliminary plan during our December 8 meeting. This applies to this project only.

Please be advised that future projects submitted to the County are expected to have the ROW chamfer as depicted in detail SD_2-40.

Respectfully,

Gilbert C. LaForce, P.E.

Engineer III

El Paso County

Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

Direct: (719) 520-7945

Fax: (719) 520-7984

gilbertlaforce@elpasoco.com

From: Jason Alwine <jason_alwine@matrixdesigngroup.com>
Sent: Thursday, December 17, 2020 8:47 AM
To: Lindsay Darden <LindsayDarden@elpasoco.com>; Gilbert LaForce <GilbertLaForce@elpasoco.com>
Cc: Georgianne Willard <georgiannew@mscivil.com>
Subject: PB Hills Filing 14

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Lindsay and Gilbert,

Since we have not heard otherwise regarding our conversation last week regarding the corner lot ROW/ lot line depictions is it safe to assume we can leave both the preliminary plat and final plat as currently shown? Thank you and please let me know of any questions.

Jason



Jason Alwine, PLA
Deputy Director of Landscape Architecture
Matrix Design Group, Inc.
O 719.575.0100 | D 719.457.5628 | C 719.650.1292
Jason.Alwine@matrixdesigngroup.com
2435 Research Parkway | Suite 300 | Colorado Springs, CO 80920
matrixdesigngroup.com

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