

Development Services Department 2880 International Circle Colorado Springs, Colorado 80910

Phone: 719.520.6300 Fax: 719.520.6695

Website www.elpasoco.com

DEVIATION REVIEW AND DECISION FORM

Procedure # R-FM-051-07 Issue Date: 12/31/07 Revision Issued: 00/00/00

DSD FILE NO.:

General Property Information:

Address of Subject Property (Street Number/Name): N/A Tax Schedule ID(s) #: 5200000321,5200000324,5200000323 Legal Description of Property:

TR IN SEC 35-12-65 DESC AS FOLS: BEG AT NE COR OF SD SEC 35, TH S 00<12'22" W ALG E LN OF NE4 OF SD SEC 35 2643.90 FT TO E4 COR OF SD SEC 35, S 00<12'33" W ALG E LN OF SE4 2643.60 FT TO SE COR OF SD SEC 35, S 89<34'54" W ALG S LN OF SE4 2638.11 FT TO S4 COR OF SD SEC 35, S 89<34'54" W ALG S LN OF SW4 424.39 FT, N 00<25'55" W 545.21 FT, N 89<34'05" E 45.25 FT, N 00<00'17" W 311.11 FT, N 89<52'55" E 92.56 FT, N 00<00'03" W 325.47 FT, N 00<00'31" E 70.00 FT, S 89<59'29" E 274.88 FT, N 00<02'28" E 336.98 FT, S 89<59'51" E 7.74 FT, N 00<00'28" W 337.09 FT, N 89<59'33" W 49.08 FT, N 00<00'27" E 70.00 FT, N 07<08'13" E 394.81 FT, N 90<00'00" W 235.18 FT, N 11<46'53" E 262.72 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 140.00 FT AN ARC DIST OF 96.60 FT A C/A OF 39<31'59" WHOSE LONG CHORD BEARS N 31<32'52" E 94.69 FT, N 51<19'55" E 504.71 FT, N 43<44'56" W 326.42 FT, S 51<19'03" W 111.64 FT, N 38<41'08" W 70.00 FT, N 44<54'11" W 291.95 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 2817.31 FT AN ARC DIST OF 105.85 FT A C/A OF 02<09'10" WHOSE LONG CHORD BEARS N 46<49'47" E 105.84 FT, N 45<45'12" E 254.70 FT, N 44<09'40" W 120.02 FT, N 45<51'17" E 1422.13 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 2060.00 FT AN ARC DIST OF 1141.83 FT A C/A OF 31<45'30" WHOSE LONG CHORD BEARS N 61<43'05" E 1127.27 FT TO N LN OF NE4 OF SD SEC 25, TH S 88<32'26" E ALG SD N LN OF NE4 776.76 FT TO POB, TOG WITH EASEMENTS BY REC #204166504

ALL SEC 35-12-65, EX RDS CONV TO COUNTY BY BK 3615-387, TOG WITH NON-EXCLUSIVE EASEMENTS FOR RD PURPOSES, EX TRS CONV BY REC #204166504, REC# 204191191 & REC# 205048346

TR IN SEC 35-12-65 DESC AS FOLS: COM AT S4 COR SD SEC 35, TH S 89<34'54" W 424.39 FT FOR POB, TH CONT ON SD COURSE 678.16 FT, N 00<00'00" E 2971.40 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 3176.22 FT A C/A OF 17<00'39" WHICH CHORD BEARS N 57<40'48" E 939.54 FT, S 44<54'11" E 291.95 FT, S 38<41'08" E 70.0 FT, N 51<19'03" E 111.64 FT, S 43<44'56" E 326.42 FT, S 51<19'55" W 504.71 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 140.0 FT A C/A OF 39<31'59" WHICH CHORD BEARS S 31<32'52" W 94.69 FT, S 11<46'53" W 262.72 FT, S 90<00'00" E 235.18 FT, S 07<08'13" W 394.81 FT, S 00<00'27" W 70.0 FT, S 89<59'33" E 49.08 FT, S 00>00'28" E 337.09 FT, N 89<59'51" W 7.74 FT, S 00>02'28" W 336.90 FT, N 89<59'29" W 274.88 FT, S 00<00'31" W 70.0 FT, S 00<00'03" E 325.47 FT, S 89<52'55" W 92.56 FT, S 00<00'17" E 311.11 FT, S 89<34'05" W 45.25 FT, S 00<25'55" E 545.21 FT TO POB

Subdivision or Project Name: The Ranch Sketch Plan

Section of ECM from Which Deviation is Sought: 2.2.5.B.1

Specific Criteria from Which a Deviation is Sought: Intersection spacing along a Principal Arterial

Proposed Nature and Extent of Deviation: Request for full-movement, future public street intersections along the planned future Briargate Parkway (a planned four-lane, Urban Principal Arterial) with the intersection spacing dimensions shown on the proposed Sketch Plan. The centerline spacings from east to west from the Stapleton/Towner intersection to the planned future intersection of Banning Lewis Parkway/Briargate shown on the Sketch Plan are 2,550 feet, 2,900 feet, 1,550 feet and 2,200 feet. Please refer to attached exhibit. The first intersection west of Towner is shown as a conventional four-leg, full-movement intersection and the proposed

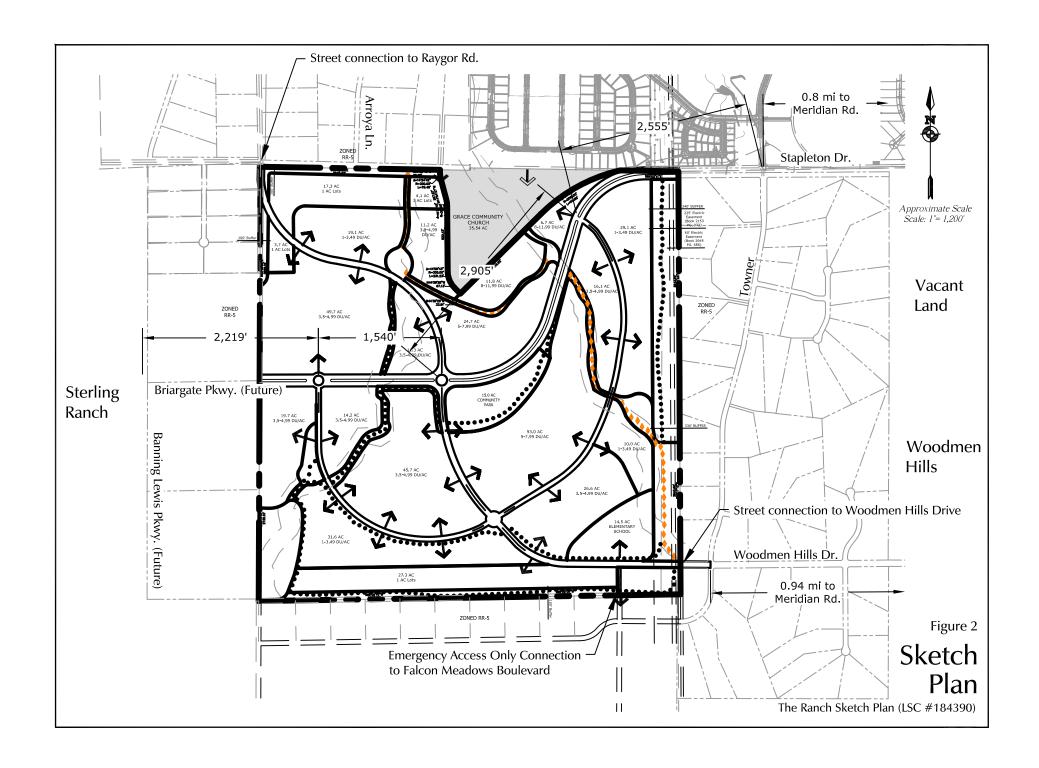
El Paso County Procedures Manual Procedure # R-FM-051-07 Issue Date: 12/31/07 Revision Issued: 00/00/00 westernmost two intersections are shown as full-movement modern roundabout intersections on the Sketch Plan. The specific configuration of the Banning Lewis Ranch/Briargate intersection is not known. However, this future regional intersection will likely be evaluated as part of the Stapleton/Briargate corridor study- which is listed as a PPRTA "A-list" project.

Applicant Information:			
Applicant: PRI #4 LLC	Email Addres	ss: lorenm@class	sichomes.com
Applicant is:X Owner Consultant	Contractor		
Mailing Address: 6385 CORPORATE DR STE 200, COL	.O. SPRINGS	State: CO	Postal Code: 80919
Telephone Number: 719-785-3270		Fax Number:	
Engineer Information:			
Engineer: Jeffrey C. Hodsdon, P.E., PTOE	Email Addres	ss: jeff@LSCtrans	s.com
Company Name: LSC Transportation Consultants, Inc.			
Mailing Address: 545 E. Pikes Peak Ave., Suite 210 Cold	o. Springs	State: CO	Postal Code: 80903
Registration Number: 31684		State of Registra	
Telephone Number: (719) 633-2868		Fax Number: (7	19) 633-5430
Explanation of Request (Attached diagrams, figures		mentation to cla	rify request):
Section of ECM from Which Deviation is Sought: 2.2.5.B			
Specific Criteria from Which a Deviation is Sought: Inters Stapleton/	section spacing a	along a Principal <i>I</i>	Arterial
Proposed Nature and Extent of Deviation: Request for further planned future Briargate Parkway (a planned four-lane, Unimensions shown on the proposed Sketch Plan. The cestapleton/Towner intersection to the planned future intersection Plan are 2,550 feet, 2,900 feet, 1,550 feet and 2 conventional four-leg, full-movement intersection and the movement modern roundabout intersections on the Sket Ranch/Briargate intersection is not known. However, this the Stapleton/Briargate corridor study- which is listed as	Jrban Principal Anterline spacings section of Bannin, 200 feet. The fire proposed western Plan. The spector Plan. The spector proposed is future regional in the spector of the proposed sector Plan.	Arterial) with the in s from east to wes ng Lewis Parkway est intersection we ernmost two intersectific configuration intersection will like	ntersection spacing st from the y/Briargate shown on the est of Towner is shown as a sections are shown as full- n of the Banning Lewis
Reason for the Requested Deviation: The deviation is ne dimensions listed above to not meet the ECM-prescribed			
Comparison of Proposed Deviation to ECM Standard: The on the sketch plan and listed above would be approximally half-mile intersection spacing.			
Applicable Regional or National Standards used as Basis	s:		
Application Consideration: CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION	JUSTIFICATIO	N	
☐ The ECM standard is inapplicable to a particular situation.			
■ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or	connections on plan site has lindistribution. The	the west side of t nited provisions fo nere is no provision	odmen Hills roadway the property, the sketch or access and trip on for access to the south orth. There is no current
El Paso County Procedures Manual			
Procedure # R-FM-051-07			
Issue Date: 12/31/07			
Revision Issued: 00/00/00 DSD File No			

accessibility.		provision for access to the west. The planned Briargate Parkway extension to the west is shown on the MTCP, but no ROW currently exists. Also, there are two drainageways which run through the site. The proposed intersections have been positioned between these drainageways.		
☐ A change to a standard is requ specific design or construction pr modified, the standard will impose on the applicant with little or no m public.	oblem, and if not e an undue hardship			
If at least one of the criteria list	ed above is not met,	this application for deviation cannot be considered.		
Criteria for Approval: PLEASE EXPLAIN HOW EACH The request for a deviation is not based exclusively on financial considerations.	The request is based the proposed develop	CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST on the need to provide adequate access and circulation for ment given the topographic, land-ownership and available ts described in the previous section.		
The deviation will achieve the intended result with a comparable or superior design and quality of improvement.	feet short of the half-r the standard - even fr the two proposed rou Banning Lewis Ranch progression would no intersections, and the and any auxiliary turn Parkway. The propos Research Parkway ro provision for two roun utilized as traffic conti	ing of the first intersection west of Towner would only be 90 mile standard. This would not be a significant departure from om the perspective of signal spacing. The spacing between indabouts and the proposed west roundabout and the future largest intersection would not be problematic. Signal to be relevant through these planned roundabout spacing would be more than sufficient for tapers, transitions, lanes on the westbound approach to Banning Lewis sed roundabout spacing would exceed the spacing of the undabouts in Wolf Ranch (City of Colorado Springs). The dabouts instead of one would allow roundabouts to be rol devices - with one roundabout intersection, the would likely be exceeded.		
The deviation will not adversely affect safety or operations.	on the east side of the standard. The roundal progression would not and the spacing would auxiliary turn lanes or The provision for two utilized as traffic controundabout capacity intersections have sate The shorter-than half as the segment length	not adversely affect operations or safety as the signal spacing a project is within 90 feet of meeting the one-half mile bout spacing is less than one-half mile, however, signal to be relevant through these planned roundabout intersections do be more than sufficient for tapers, transitions, and any in the westbound approach to Banning Lewis Parkway; roundabouts instead of one would allow roundabouts to be roll devices - with one roundabout intersection, the would likely be exceeded. In general, roundabout fety benefits when compared to signalized intersections; mile spacing may potentially be better than half-mile spacing ms between them may reduce speeds and the amount of eleration behavior between the roundabouts when compared ween them.		
The deviation will not adversely affect maintenance and its associated cost.	maintenance cost with maintenance cost of t	e associated roundabouts would allow for lower ongoing nout the need to power and maintain a traffic signal. The wo roundabouts would be greater than one roundabout, bout would most likely not meet ECM or HCM standards for		
The deviation will not adversely affect aesthetic appearance.	This is not applicable	to the deviation		
El Paso County Procedures Mani Procedure # R-FM-051-07 Issue Date: 12/31/07	ual	expand on why.		

Revision Issued: 00/00/00

Owner, Applicant and Engineer Declaration: To the best of my knowledge, the information on this application and a true, factual and complete. I am fully aware that any misrepresentation grounds for denial. I have familiarized myself with the rules, regulation filling this application. I also understand that an incorrect submittal will agenda of the Planning Commission, Board of County Commissioners and that any approval of this application is based on the representation on any breach of representation or condition(s) of approval.	his and procedures with respect to preparing and be cause to have the project removed from the s and/or Board of Adjustment or delay review, ans made in the application and may be revoked
NU/1/ // // -	DEC 2 1 2018
Signature of owner (or authorized representative)	Date
Signature of applicant (if different from owner)	Date
Signature of Engineer	Date
Engineer's Seal	
Review and Recommendation: APPROVED by the ECM Administrator This request has been determined to have met the criteria for approvement of ECM is hereby granted based on the justification.	Date
Additional comments or information are attached.	
DENIED by the ECM Administrator	Date
This request has been determined not to have met criteria for approxof ECM is hereby denied. Comments:	val. A deviation from Section
Additional comments or information are attached.	
El Paso County Procedures Manual Procedure # R-FM-051-07 Issue Date: 12/31/07 Revision Issued: 00/00/00 DSD File No	



Markup Summary

dsdrice (2)

Subject: Callout Page Label: 3 Author: dsdrice

Date: 1/24/2019 1:10:37 PM

Color:

Subject: Callout Page Label: 2 Author: dsdrice

Date: 1/24/2019 1:12:54 PM **Color:**

expand on why.

Stapleton/