



Planning and Community
Development Department
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Colorado Springs, Colorado 80910
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Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

May 2022 Deviation Request Typical Section

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Project Name : Forest Heights Estates

Schedule No.(s) : 52090-00-050; 52090120; 52090-00-121 (*Exhibit 2*)

9. 1

Legal Description :

FOREST HEIGHTS ESTATES

LEGAL DESCRIPTION

A Tract of land in the Southwest 1/4 of Section 9, Township 12 South, Range 65 West, of the 6th P.M. County of El Paso, State of Colorado, more specifically described as follows;
Commencing at the West 1/4 corner of Section 9,
Thence Along the North line of said Southwest 1/4, N89°55'03"E a distance of 1391.55 feet to the Point of Beginning of the parcel to be described hereby;
Thence continue along said North line, N89° 55'03"E a distance of 506.51 feet to the Northwest corner of that parcel described at Book 2318, Page 387, of the records of the El Paso County Clerk and Recorder;
Thence S00°03'25"W along the West line of said parcel a distance of 430.00 feet;
Thence N89°55'03"E parallel to said North line, a distance of 506.81 feet to the Northmost West line of the parcel described in Book 721, Page 970 of said records;
Thence S00°09'20"W a distance of 60.00 feet;
Thence S89°55'03"W along the line of said parcel 459.94 feet;
Thence S00°11'43"W along the West line of said parcel a distance of 829.70 feet;
Thence S89°54'44"W a distance of 1941.21 feet to a point on the East Right of Way line of Herring Road;
Thence N00°03'25"E" along said East line a distance of 327.80 feet to the South line of that parcel described in Book 2371 Page 388 of said records;
Thence N89°55'03"E along the South line of said parcel a distance of 434.00 feet;
Thence; N00°03'25"E along the East line of said parcel a distance of 501.84 feet to the South line of that parcel described in Book 2215 Page 559 of said records
Thence along said South line N89°55'03"E along said South line distance of 449.43 feet to the East line of said parcel;
Thence N00°03'25"E along said East line a distance of 60.00 feet;
Thence N89°55'03"E a distance of 506.51 feet,
Thence; N00°03'25"E a distance of 430.00 feet to the Point of Beginning, except that parcel described in Book 2645, Page 207.

EXCEPTION PARCEL: Book 2645, Page 207 of the records of El Paso County, Colorado

A tract of land in the Southwest 1/4 of Section 9, Township 12 South, Range 65 West of the 6th p.m. County of El Paso, State of Colorado more particularly described as follows;
Commencing at the West 1/4 corner of said Section 9,
Thence along the West line of Section 9, S00°03'25"W a distance of 490.00 feet;
Thence N89°55'03"E a distance of 1090.00 feet to the Point of Beginning of the tract described hereby;
Thence N89°55'03"E a distance of 610.00 feet;
Thence S00°03'25"W a distance of 325.00 feet;
Thence S89°55'03"W a distance of 610.00 feet;
Thence N00°03'25"E a distance of 325.00 feet to the Point of Beginning.
This description contains 34.528 acres (not including the exception parcel).

TRACT A

Tract in Northwest quarter of the Southwest quarter of Section 9, Township 12 South, Range 65 West, of the 6th P.M. County of El Paso, State of Colorado, described as follows:
Commencing at the West 1/4 corner of said Section 9, Thence along the west line of said Section 9 S00°03'25"W a distance of 430.00 feet;
Thence N89°55'03"E 30.00 feet to a point on the West Right of Way line of Herring Road and the Point Of Beginning (P.O.B.) of the Tract described hereby;
Thence N89°55'03"E a distance of 435.00 feet;
Thence S01°00'46"W a distance of 60.01 feet;
Thence S89°55'03"W a distance of 434.00 feet to a point on said West Right of Way line;
Thence N00°03'25"E a distance of 60.00 feet to the Point Of Beginning (POB).
Tract A contains 0.598 Acres, more or less.

THE TOTAL ACREAGE OF THIS SUBDIVISION PLAT IS 35.126 ACRES.

(See Exhibit 2 for Plat Map)

APPLICANT INFORMATION

Company :	NA
Name :	Ms. Phyllis Didleau
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	8250 Forest Heights Circle Colorado Spring, CO 80908
Phone Number :	719-44-1949
FAX Number :	NA
Email Address :	phyllis@pcisys.net

ENGINEER INFORMATION

Company :	KCH Engineering Solutions, LLC	Colorado P.E. Number :	0023635
Name :	Kenneth Harrison		
Mailing Address :	5228 Cracker Barrel Circle Colorado Springs, CO 80917		
Phone Number :	719-246-4471		
FAX Number :	NA		
Email Address :	Ksharrison5228@msn.com		

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

Signature of owner (or authorized representative) Kenneth C;. Harrison, P.E.	_____	Date	_____
Engineer's Seal, Signature And Date of Signature	Γ		⌋
	L		J

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section 2.2.4 Roadway Functional Classifications, Section 6, Figure 2.8 and SD 2-10 (*Exhibit 4*) of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

SD_2-10 indicates the following criteria_

1. Lane width = 12 ft
2. Shoulder width = 4ft
3. Foreslope = 6 to 1
4. Backslope = 3 to 1 max
5. 5 ft public Improvement's easement outside right of way

Please revise/remove as the detail on the construction drawings show a 6:1 slope

10

State the reason for the requested deviation:

The road has been in service since the 1970s and has remained a private road since that time.. The road currently serves 7 occupied lots (*Exhibit 1*). Approximately 35.1 acres are owned by the **Applicant**. The **Applicant** plans to subdivide the 35.1 acres into 3 lots (*Exhibit 2*), all greater than 5 acres. Once subdivided the total number of lots to be serviced off of Forest Heights Circle will be 11 lots. According to the current criteria for El Paso County the proposed road is required to be designed and constructed to El Paso County criteria (*Exhibit 4*). However, in order to meet the criteria, additional easements, outside the existing 60 ft right of way, would be required. This situation was presented and discussed with the staff at El Paso County. They agreed to allow a revised typical section (*Exhibit 5*) that would allow for the reduction of the shoulder width from 4 feet to 2 feet, the reduction of the foreslope from 6 to 1 to a slope of 4 to 1, and the elimination of the 5-foot Public Improvements Easement. This is summarized in correspondence with El Paso County (*Exhibit 6*). The revised typical section was also reviewed and approved by the Black Forest Fire Rescue Protection District (BFFD) in a letter dated May 4, 2020 addressed to Ms. Phyllis Didleau (*Exhibit65*)

An option to the South (*Exhibit 9*) was submitted by a resident in the existing subdivision. This purpose of this option was to eliminate the proposed cul-de-sac bulb. However, this would require the following improvements;

- a 60' easement/ right of way along the East and South line of Lot 4.
- the construction of a total of 3,200 feet of roadway,
- grading within wetland areas,
- the installation of a total of 4 culverts,
- an onsite intersection with Forest Heights Circle
- significant erosion control facilities
- the loss of approximately 2.5 acres of useable land,
- the construction of a new intersection at Herring Road.
- The possibility of additional improvements required by the Black Forest Fire Department.

Please remove

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

The revised Typical Section is included in *Exhibit 5*.

The revised typical section meets all of the El Paso County criteria except for the following:

- Reduction of the shoulder from 4 feet to 2 feet wide
- ~~Steepening the grade of the foreslope from 6 to 1 to 4 to 1~~
- Elimination of the 5-foot Improvements easement located outside the right of way.



See comment above
and remove

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- The ECM standard is inapplicable to the particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

1. Inapplicable Standard and Undue hardship
Adhering to the ECM standard will pose an undue hardship on the applicant since it is problematic in gaining support from the independent owners along both sides of the existing 60 foot wide right of way. Therefor adhering to the standard is problematic. The revisions to the Typical Section are minor compared to having to obtain additional right of way and requiring construction outside the existing right- of- way.
2. Public Safety
The proposed typical section does not compromise public safety or accessibility since the anticipate vehicular traffic will remain low despite the addition of three (3) lots.

Please also identify that the existing roadway is being improved from sub par conditions and the proposed travelway is larger than existing and meets county standards.

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

Public Safety
Since Forest Heights Circle is a low volume road and will serve only 11 lots, adherence to El Paso County criteria, the proposed revisions to the Typical Cross Section will not create a safety issue to the public.

Intended Result
The proposed revisions to the typical cross section of the road do not jeopardize the intended purpose of the roadway.

Staff recommends that you indicate that all other aspects of the roadway meet County standards.

Please decide which one it will be

10

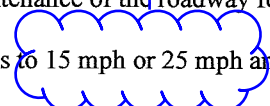
The deviation will not adversely affect safety or operations.

This deviation will **not** adversely affect the safety of operations of the residents or the maintenance of the roadway for the following reasons:

1. The deviations will not adversely affect safety or operations since the speed limit is 15 mph or 25 mph and the ~~slope of the fore slope 4 to 1~~
2. The revisions to the typical roadway section are minor. The revisions do not alter the more important and critical standards

see previous comments

which are?



choose

The deviation will not adversely affect maintenance and its associated cost.

The deviation is anticipated to reduce the maintenance cost of the roadway:

1. The proposed cross section and borrow ditches will route the drainage away from the road section and not within the traveled way as is currently happening
2. The borrow ditches are designed with a depth to help prevent stormwater runoff from entering the base course of the roadway (*see Drainage Report, separate submittal*)
3. Since the speed limit is to be between 15 mph and 25 mph, that if followed, will reduce the "rutting" effect of the roadway.
4. The amount of traffic on this road is expected to be minimal. Therefore, it is felt that any vehicle leaving the travel section of the roadway will be able to negotiate the vehicle in the revised clear zone.

identify the maintenance agreement between the owners

This would be more appropriate in the safety section above

The deviation will not adversely affect aesthetic appearance.

The deviation will improve the aesthetic appearance as a result of the following:

1. Consistency regarding roadway widths, slopes, and vegetated borrow ditches.
2. Efficiently collecting the stormwater in the proposed borrow ditches and routing it to acceptable outfalls.

The deviation meets the design intent and purpose of the ECM standards.

The deviation meets the design intent and purpose of the ECM standards as demonstrated above.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

1. Temporary measures are proposed to be installed in the roadside borrow ditches and at the culvert inlets/ outlets as shown on the Grading and Erosion Control Plan (*Exhibit 8*). These facilities will be maintained until such time that natural vegetation has been reestablished. These measures include erosion control facilities as describe in *Exhibit 8*.
2. Permanent erosion control measures are proposed in the borrow ditches in steep sections where erosive velocities are anticipated. These measures include as Rock Check Dams .

permanent rock check dams have not been shown in the CD's. Please remove.

Please also state that the development meets the requirements of the County's MS4

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section _____ of the ECM is hereby granted based on the justification provided.

Γ Γ

L J

Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

Γ Γ

L J

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- 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 accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

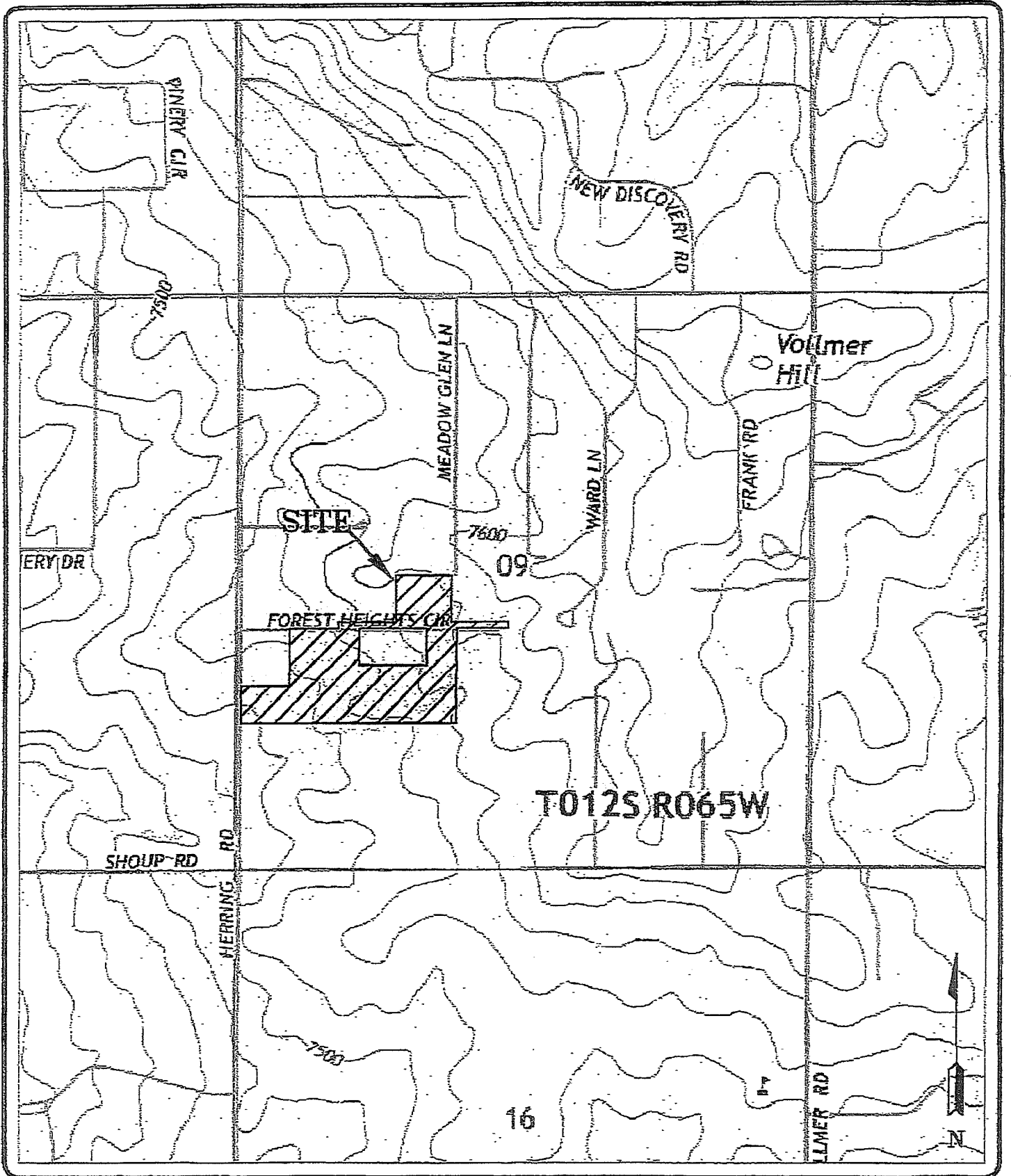

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.

Exhibits

1. Site Map

ENTECH
ENGINEERING, INC.
SITE ELECTRIC ZONE
 COLORADO SPRINGS, CO. 80907 (719) 531-3599

USGS MAP
DIDLEAU SUBDIVISION
HERRING ROAD & FOREST HEIGHTS CIRCLE
PASO COUNTY, CO.
FOR: LDC, INC.

DRAWN: LLL	DATE: 2/28/20	CHECKED:	DATE:
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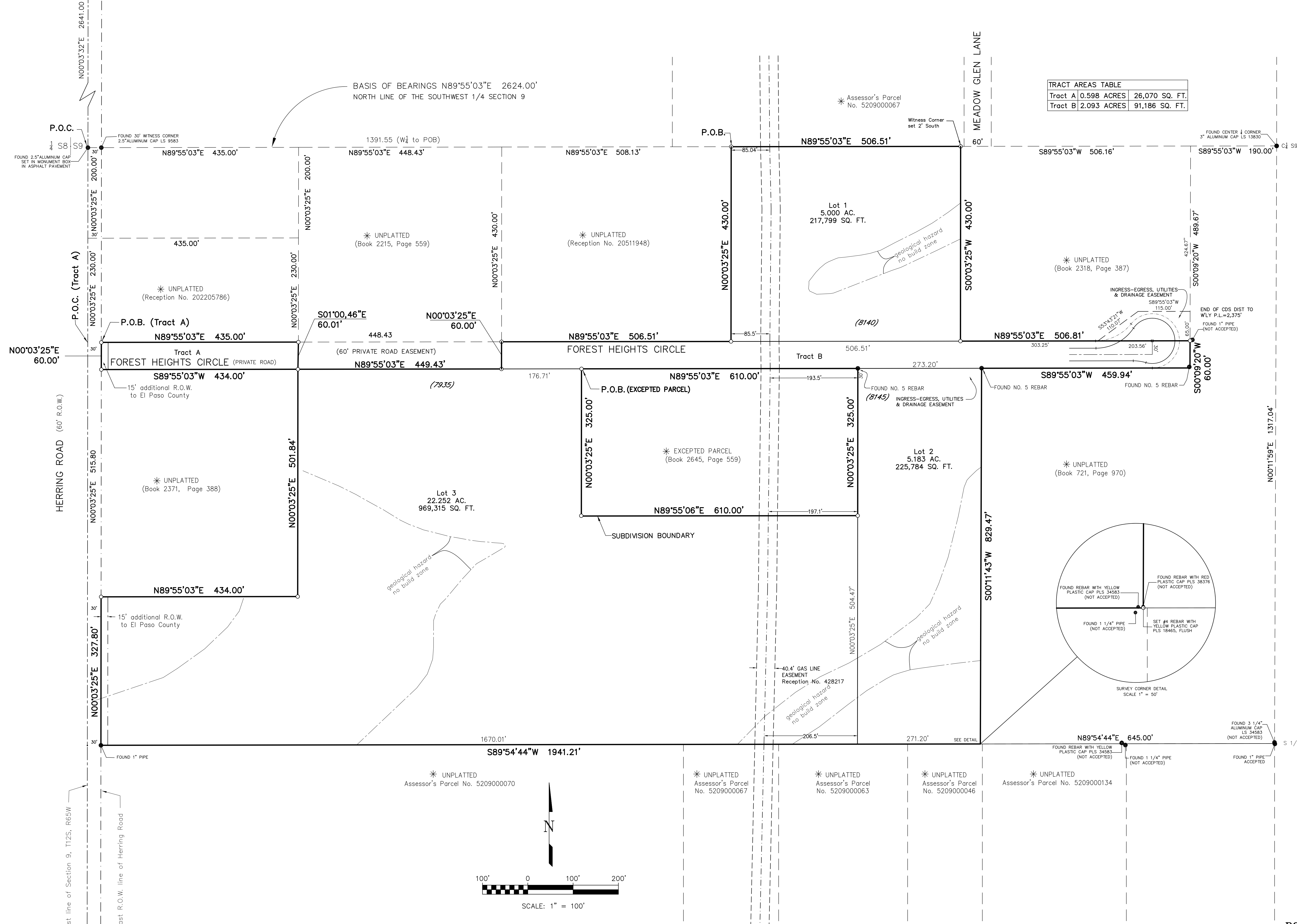
JOB NO:
192115

FIG NO:
2

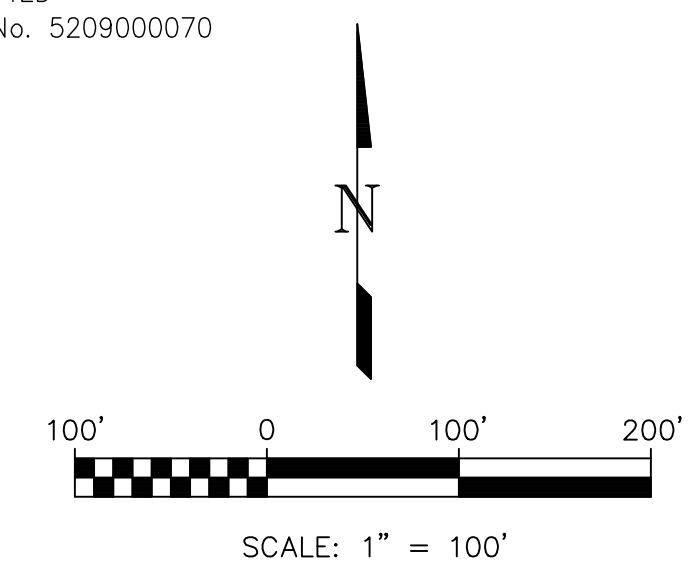
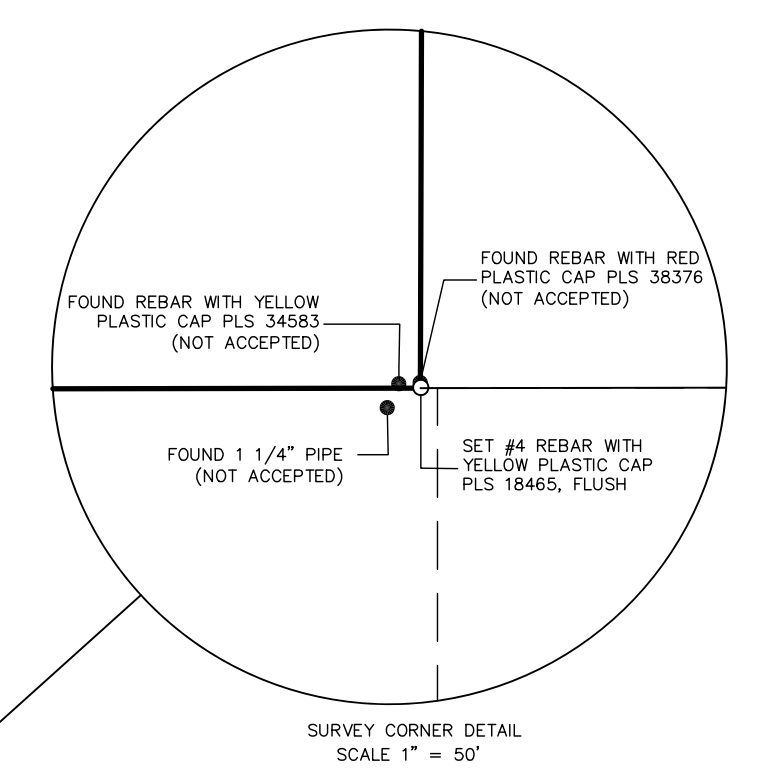
2. Plat Map

FOREST HEIGHTS ESTATES

FINAL PLAT
PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



TRACT AREAS TABLE	
Tract A	0.598 ACRES 26,070 SQ. FT.
Tract B	2.093 ACRES 91,186 SQ. FT.



NOTICE: According to Colorado law you must commence any survey within three years after you first discover such defect. In no event may any action based on this survey be commenced more than ten years from the date of the certification.

CALL BEFORE YOU DIG ...

DIAL 811
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Description	By	Date
1	LOT REVISIONS	DAS	02/23/22
2	ROAD REVISIONS	DAS	04/22/22

H Scale:	1"=100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	DLK
Checked By:	DLK
Date:	5/01/2020

PLANNING - SURVEYING
www.ldc-inc.com TEL: (719) 528-6133 FAX: (719) 528-8648
3888 MAUZELAND ROAD COLORADO SPRINGS, CO 80909

FOREST HEIGHTS ESTATES
FINAL PLAT
PART OF SW 1/4, SEC. 9, T12S, R65W, 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Project No.: 18070
Sheet: 2 of 2

PCD File No. MS206

3. Access Easement Grant, Maintenance Declaration

ACCESS EASEMENT GRANT AND MAINTENANCE DECLARATION AND AGREEMENT
FOREST HEIGHTS CIRCLE

THIS ACCESS EASEMENT GRANT AND MAINTENANCE DECLARATION AND AGREEMENT, dated for reference this _____ day of _____, 2020, (Agreement) is made between Phyllis Didleau, Jon P. Didleaux, Lielani A Ritchie, Judith P Von Ahlefeldt, Charles F. Bauer and Shirley L. Bauer, Frederick J. Yonce and Judith P. Von Ahlefeldt (each individually an "Owner" and collectively the "Owners").

RECITALS:

- A. Phyllis Didleau is the owner of the real property situated in the County of El Paso, State of Colorado described on Exhibit A (Assessor Parcel # 5209000121) and the real property situated in El Paso County State of Colorado described on Exhibit A-1 (Assessor Parcel 5209000081).
- B. Phyllis Didleau and Jon Didleaux are the owners of real property situated in the County of El Paso, State of Colorado described on Exhibit B (Assessor Parcel # 5209000120).
- C. Jon P Didleaux is the owner of the real property situated in the County of El Paso, State of Colorado described on Exhibit C (Assessor Parcel # 5209000050).
- D. Lielani A Ritchie is the owner of the real estate situated in the County of El Paso, State of Colorado described on Exhibit D (Assessor Parcel # 5209000103).
- E. Charles, F. Bauer and Shirley L Bauer are the owners of the real property situated in the County of El Paso, State of Colorado described on Exhibit E (Assessor Parcel # 5209000100).
- F. Frederick J. Yonce is the owner of the real property situated in the County of El Paso, State of Colorado described on Exhibit F (Assessor Parcel # 509000119).
- G. Judith P. Von Ahlefeldt is the owner of the real property situated in the County of El Paso, State of Colorado described on Exhibit G.
- H. The Owners wish to establish a private right of way and road across the following described real estate owned by some of them. The real estate over which is the private right of way and road is legally described in Exhibit H (the "Private Road Land"). The Owners who own a portion of the Private Road Land are sometimes referred to herein as "Grantors."
- I. The Owners understand that El Paso County does not maintain private roads such as the one subject to this Agreement.
- J. The Owners wish to provide for and set forth their understandings and agreement with respect to use and maintenance of the private road and improvements thereon.
- K. Some of the Owners are processing the subdivision of their land through the subdivision regulations of El Paso County and desire to have this Agreement meet the requirements of El Paso County for County approval of such subdivision.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreement, covenants, declaration and restrictions are made:

1. Grant of Easement. Each of the Grantors hereby grants to each Owner and their successors and assigns, a nonexclusive easement for access, utilities and drainage for the benefit of each such Owner's respective parcel described above across the Private Road Land.
2. Use of the Owners' Real Estate. Use of the Private Road Land by the Owners is not confined to the present configuration of their respective properties, and the Owners or their successors may subdivide, reconfigure, construct improvements on or otherwise modify or use their property. However, the Owners agree to construct no fences or place any other obstructions on their respective properties in a manner which would prevent, or reasonably impede, vehicle or personnel travel, utility access or drainage across the Private Road Land. Otherwise, the respective Owners each shall have full use and occupancy of their respective real estate which is subject to the easement set forth above.
3. Maintenance of the Private Road. As a general standard, the Owners agree that they shall provide maintenance sufficient to provide reasonable access for emergency vehicles. The Owners agree to share the cost and expense of maintaining the improvements on the Private Road Land in good operating condition and to share equally the cost and expense of affecting any repair to said Improvements accruing from and after the date of this Agreement. For purposes of this cost sharing, each Owner shall pay a share for each residential dwelling unit on such Owner's real estate. For example, if there are seven parcels of real estate, and five residences (whether occupied or not), each Owner with a residence on such Owner's property shall pay one fifth (1/5th) of the cost of maintaining the improvements for each such residence on such Owner's property.
4. Maintenance Process. The Owners agree that unless Owners of the real estate with 60% of the dwelling units appoint a different Administrator, Jon P. Didleaux shall be the Administrator of this Agreement. Whenever in the opinion of the Administrator the road requires such maintenance, on behalf of the Owners the Administrator shall order and arrange for sufficient maintenance meet the standard above and to enable the Owners to use the roadway. Such maintenance shall include snow removal, grading, re-gravelling, cleaning culverts, weed treatment, tree and debris removal, and any other maintenance generally desired by Owners. The Administrator shall either (i) pay for such maintenance directly and be reimbursed by each Owner according to each Owner's proportionate share, or (ii) arrange to have each Owner directly pay the proportionate cost of such maintenance, or (iii) use some combination of the foregoing. To the extent the Administrator pays for any Owner's share, the Administrator shall have a lien on each such Owner's respective real estate as set forth above until such Owner's share is paid in full with interest accruing on any unpaid amount at the rate of 10% per annum simple interest and the Administrator shall be entitled to recover the costs of enforcing such lien and collecting such amount, including reasonable legal fees, expert witness fees and costs. The Administrator may refuse to order such maintenance until there is, in the Administrator's opinion, sufficient commitment or actual payment to reimburse the Administrator and pay for such maintenance. Unless otherwise agreed by Owners of the real estate with 60% of the dwelling units, the Administrator shall serve without compensation.

5. Binding Agreement This Agreement shall be binding upon the undersigned Owners, and their respective successors, assigns, and personal representatives. This Agreement may not be revoked without the written unanimous consent of the affected Owners. This Agreement shall be recorded in the land records of the Office of the Clerk and Recorder of El Paso County, Colorado, and shall be a covenant running with the lands of the Owners as those lands are described herein above, and shall be enforceable by the Owners' successors and assigns and personal representatives. Any persons or other entities who acquire title to the Owners' property hereinabove described, whether by purchase or otherwise, shall be subject to the provisions of this Agreement to the same extent as if such parties had been signatory to this Agreement.

OWNERS:

STATE OF COLORADO

)

COUNTY OF EL PASO

) ss.

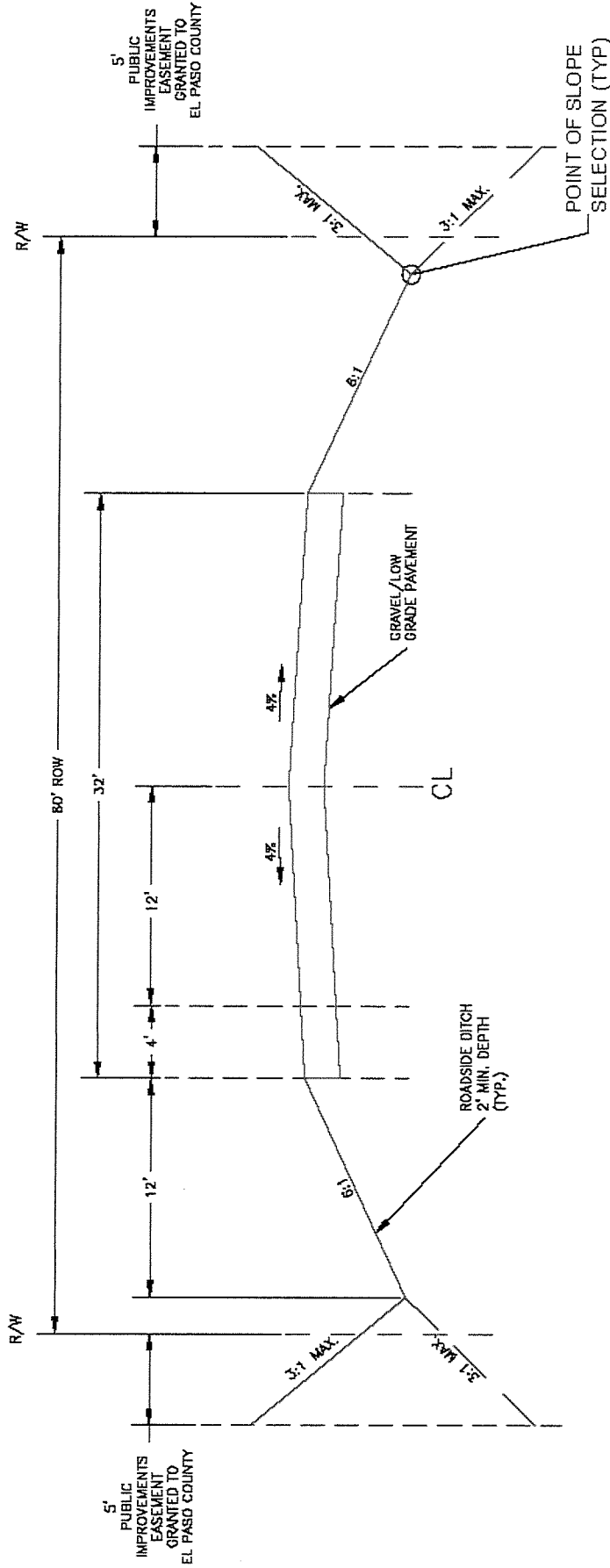
)

This instrument was acknowledged before me on _____, by _____.

[Seal]

_____, Notary Public
My commission expires: _____

4. El Paso County Criteria



Roadway Design Parameters
 Design Speed: 50 mph
 Posted Speed: 45 mph
 Maximum ADT: 199
 Design Vehicle: WB-50

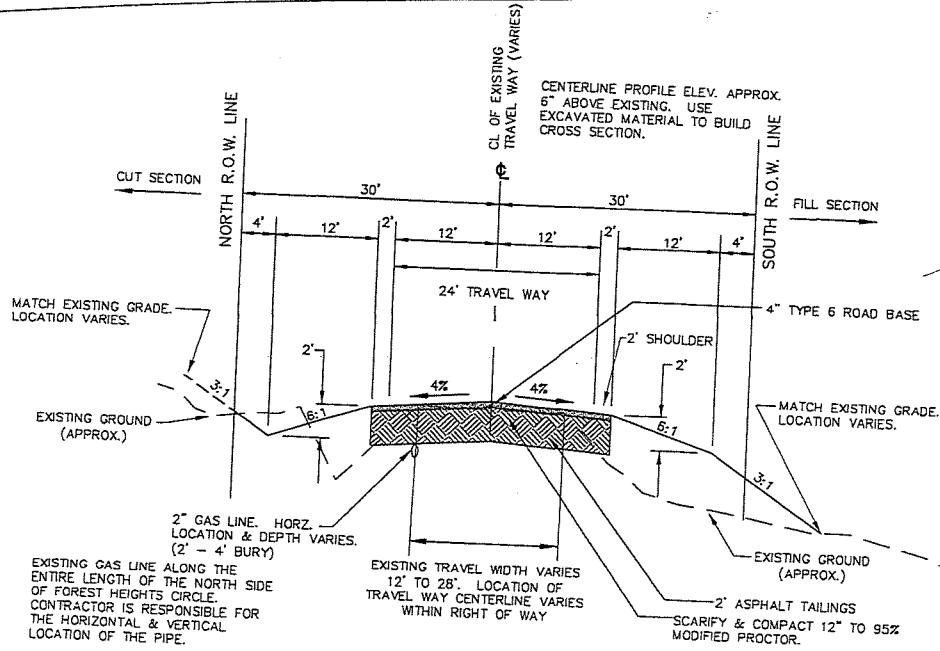
SCALE: NOT TO SCALE



Rural Gravel Local Roadway	
Standard Cross Section	
REVISION DATE:	FILE NAME:
12/8/15	SD_2-10

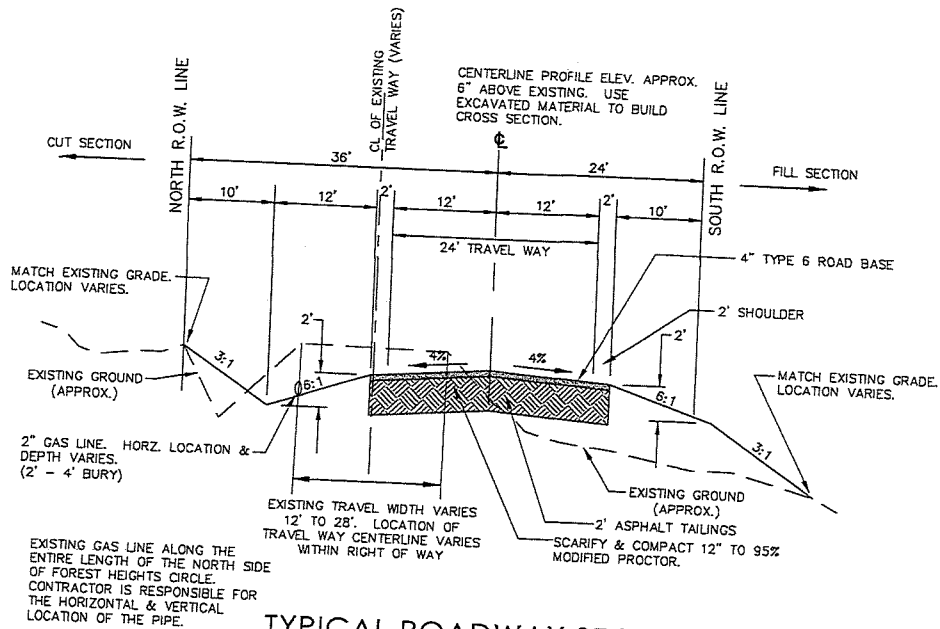
DATE APPROVED:	9/16/10
DEPARTMENT OF TRANSPORTATION	André P. Brackin

5. Proposed Typical Roadway Section



**STANDARD TYPICAL ROADWAY SECTION
STA 0+00 TO 3+37.75 & 9+80.60 TO 22+00
(WEST OF CUL-DE-SAC)**

SCALE:
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



**TYPICAL ROADWAY SECTION
STA 4+35.85 TO 8+83.50**

SCALE:
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

6. Correspondence



Black Forest Fire Rescue Protection District
11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Fax 719.495.7504
Web- www.bffire.org

"Always Ready, Always Forward, Always Learning."

Office of the Fire Marshal

Sunday, May 8, 2022

Dear Ms. Didleau

Thank you for reaching out to me regarding your future road needs for the Forest Heights Estates subdivision. Per our current code Black Forest Fire Rescue is requiring the following Fire Access to your sub.

1. **403.3 Fire apparatus access road. (2006 WUI code)** When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads (75,000lbs) and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicle.
2. Per 2015 IFC (amended), sec D103.4. Requirements for Dead-End Fire Apparatus Access Roads we are requiring a minimum of an 80-foot diameter cul-de-sac with curb and gutter or a 100-foot diameter cul-de-sac without curb and gutter.
3. As the road length is approximately 2200 ft to cul-de-sac, we will require a minimum of two turnouts along the main access roadway for emergency vehicle turnarounds. These turnouts should be spaced and located for maximum efficiency and shall be no less than 30 ft in length and 10 ft deep.

As you begin development of your project please be advised that your project, if 5 or more homes, will require a firefighting water supply source which is generally a water cistern located with the project and accessible to all fire apparatus or departments working in our district. This information is found in the NFPA sec 1142 (Standard on Water Supplies for suburban and Rural Fire Fighting) chapters 7 & 8. I will be happy to sit down and go over these requirements with you as you progress in your project.

Thank you,


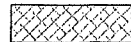
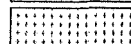
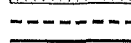

A handwritten signature in black ink that reads 'James Rebitski'.



James Rebitski
Deputy Fire Chief

"Serving the citizens of Black Forest since 1945"

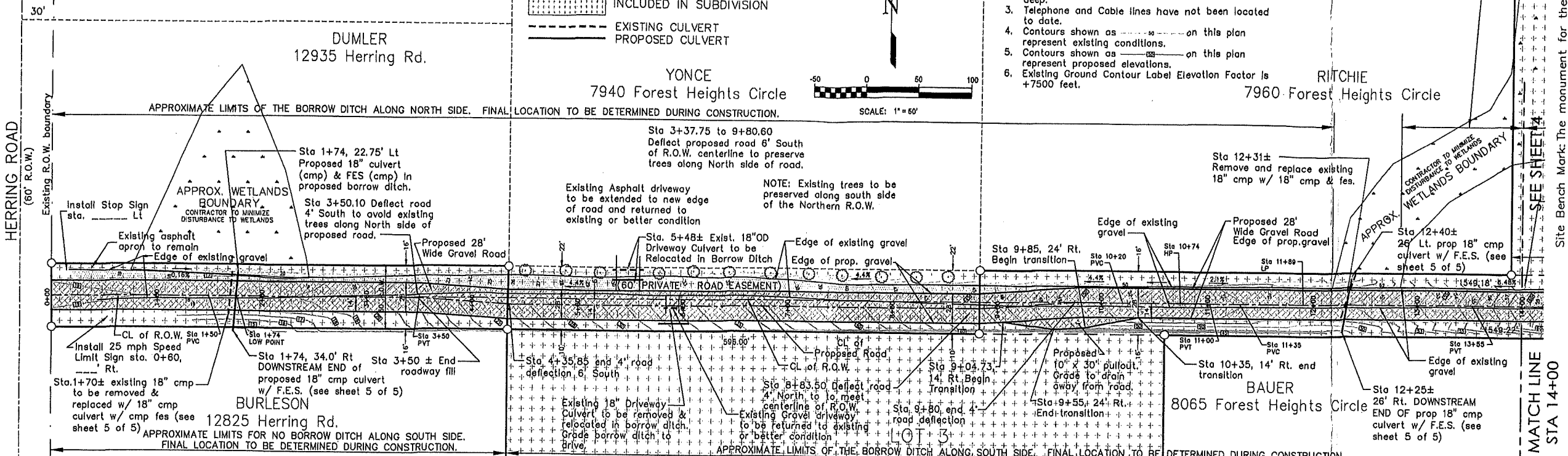
7. Preliminary Roadway Plans

**FOREST HEIGHTS CIRCLE
STA 0+00 TO 14+00**

-  EXISTING GRAVEL ROADWAY
-  PROPOSED GRAVEL ROADWAY WIDENING
-  INCLUDED IN SUBDIVISION
-  EXISTING CULVERT
-  PROPOSED CULVERT

- Note:**
- 2" gas line is located under the edge of the north edge of the gravel roadway.
 - Depth of potholes appears to be 2.5' to 3.5' deep.
 - Telephone and Cable lines have not been located to date.
 - Contours shown as  on this plan represent existing conditions.
 - Contours shown as  on this plan represent proposed elevations.
 - Existing Ground Contour Label Elevation Factor is +7500 feet.

APPROXIMATE LIMITS FOR NO BORROW DITCH ALONG NORTH SIDE. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION.



Site Bench Mark: The monument for the center 1/4 corner of section 9. The monument is a 3 inch aluminum cap stamped LS 13830. Elevation - 7527.04

PRELIMINARY NOT FOR CONSTRUCTION

THESE PLANS ARE INTENDED FOR SUBMITTAL BY THE CONTRACTOR TO THE CITY/COUNTY PLANNING DEPARTMENTS AND SHOULD NOT BE USED ON SITE FOR CONSTRUCTION OR LAYOUT.

811 DIAL 811

CALL BEFORE YOU DIG ...

48 HOURS BEFORE YOU DIG CALL UTILITY LOCATOR FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER OPTICS

NO.	DATE	BY	DESCRIPTION
1	02-22-2022	DAS	LOT REVISIONS
2	04-12-2022	DAS	ROAD REVISIONS

Scale:	H Scale: 1" = 50'	V Scale: 1" = 5'
Designed By:	KCH	WCS
Drawn By:	DLK	DLK
Checked By:		071521
Date:		

Land Development Consultants, Inc.

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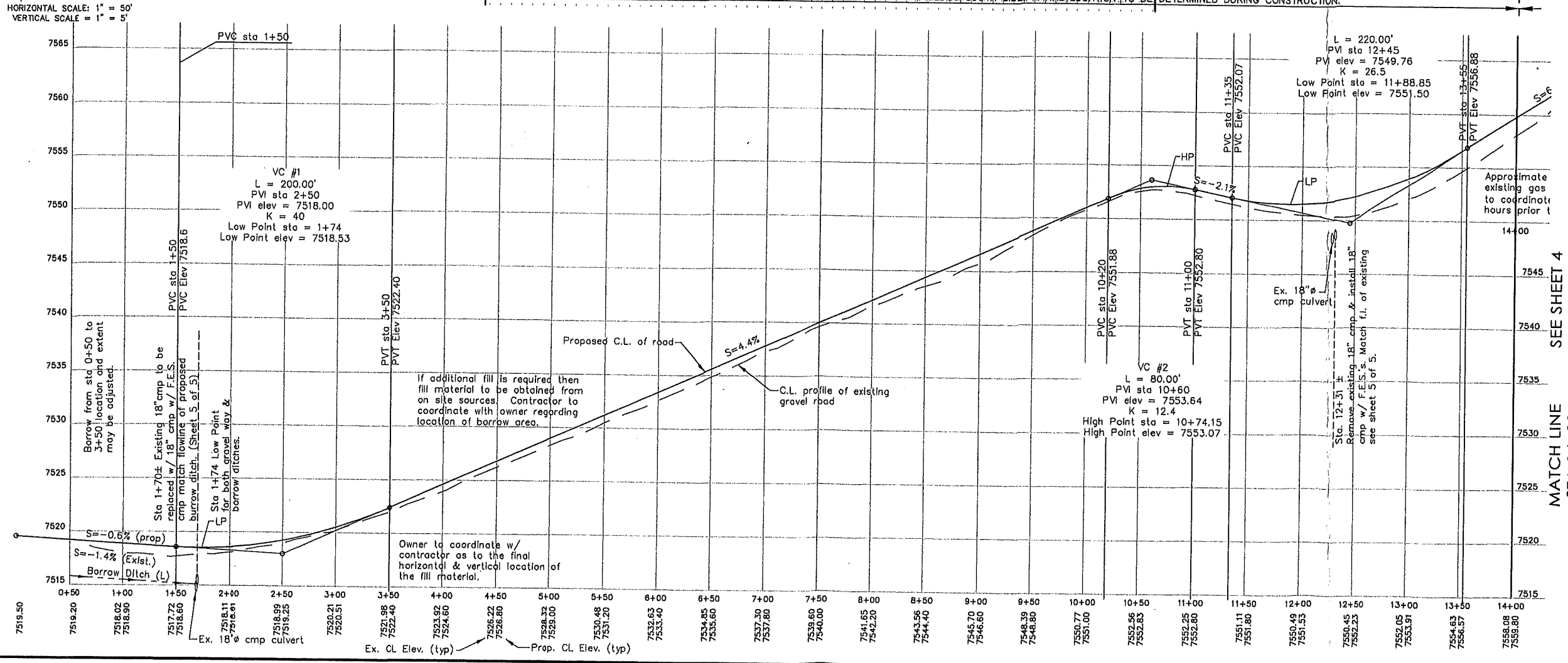
3038 MAZZELL ROAD • COLORADO SPRINGS, CO 80909

FOREST HEIGHTS CIRCLE

CONSTRUCTION DRAWINGS
PLAN AND PROFILE
0+00 TO 13+50

Project Number: **18070**

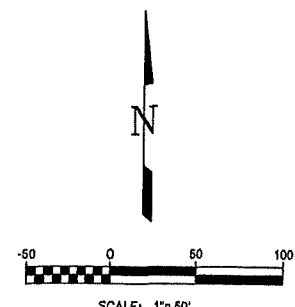
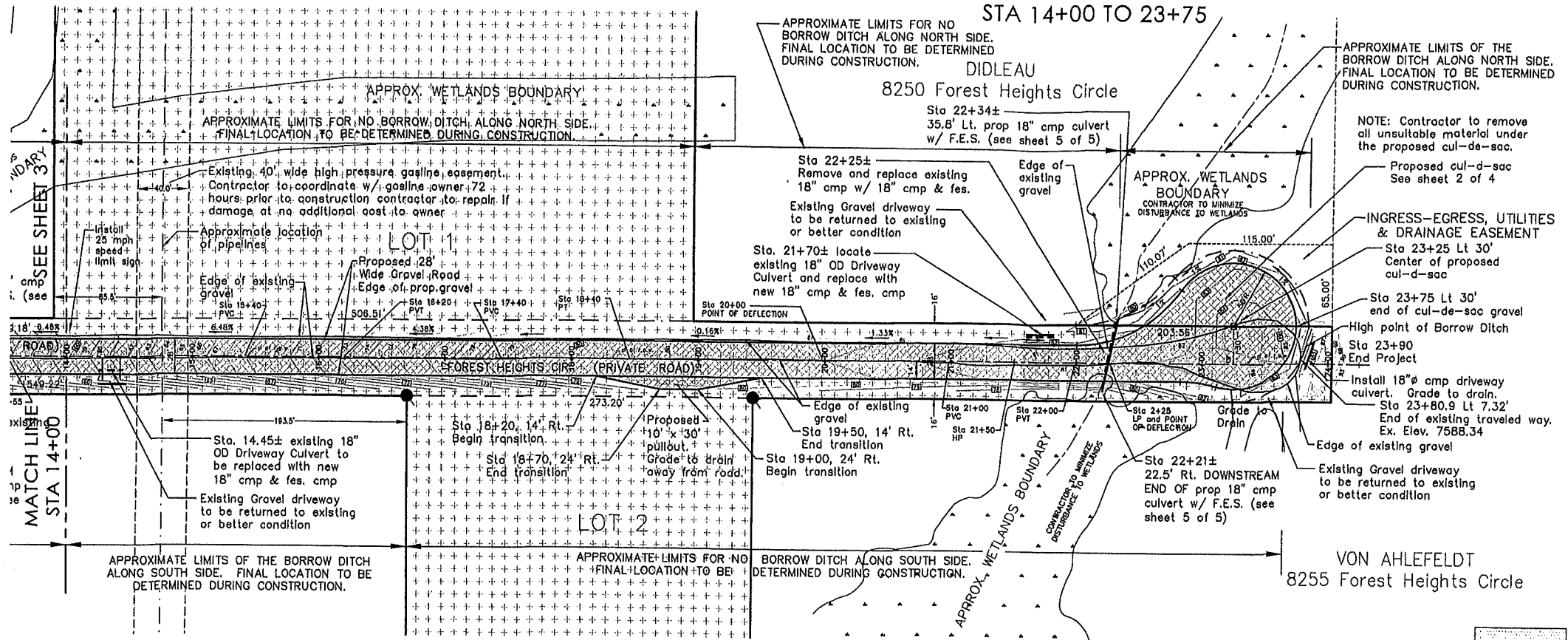
Sheet: **3 of 6**



MATCH LINE
STA 14+00
SEE SHEET 4

MATCH LINE
STA 14+00
SEE SHEET 4

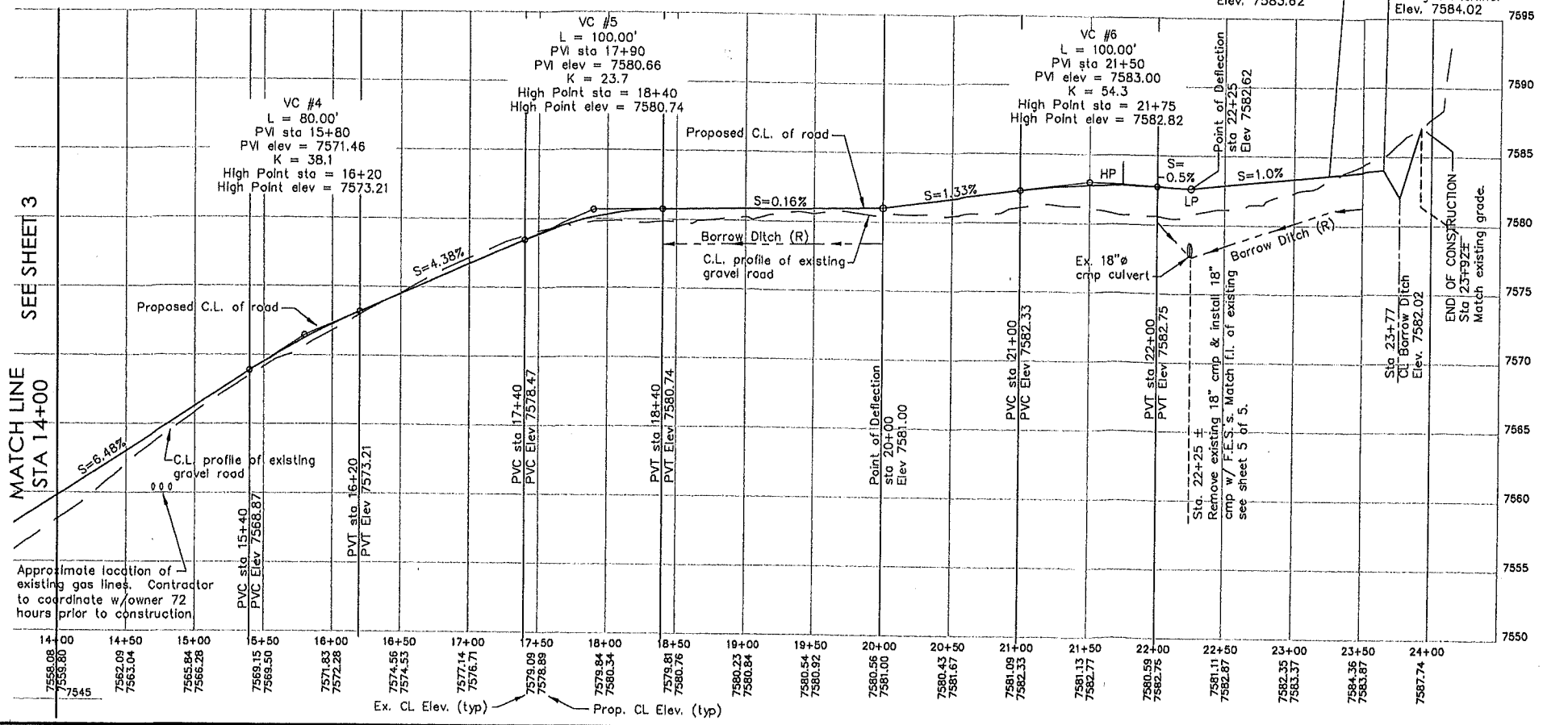
FOREST HEIGHTS CIRCLE
STA 14+00 TO 23+75



Site Bench Mark: The monument for the center 1/4 corner of section 9. The monument is a 3 inch aluminum cap stamped LS 13830. Elevation - 7527.04

- EXISTING GRAVEL ROADWAY
- PROPOSED GRAVEL ROADWAY WIDENING
- INCLUDED IN SUBDIVISION

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



PRELIMINARY
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INTENDED FOR SUBMITTAL
REVIEW AND APPROVAL BY
CITY/COUNTY PLANNING
DEPARTMENTS AND SHOULD
NOT BE USED ON SITE FOR
CONSTRUCTION OR LAYOUT.

CALL BEFORE YOU DIG ...

811
DIAL 811
FOR LOCATING AND MARKING UTILITIES
AND WATER MAINS

No.	Date	By	Description
1	02-23-2022	DAS	LOT REVISIONS
2	04-12-2022	DAS	ROAD REVISIONS

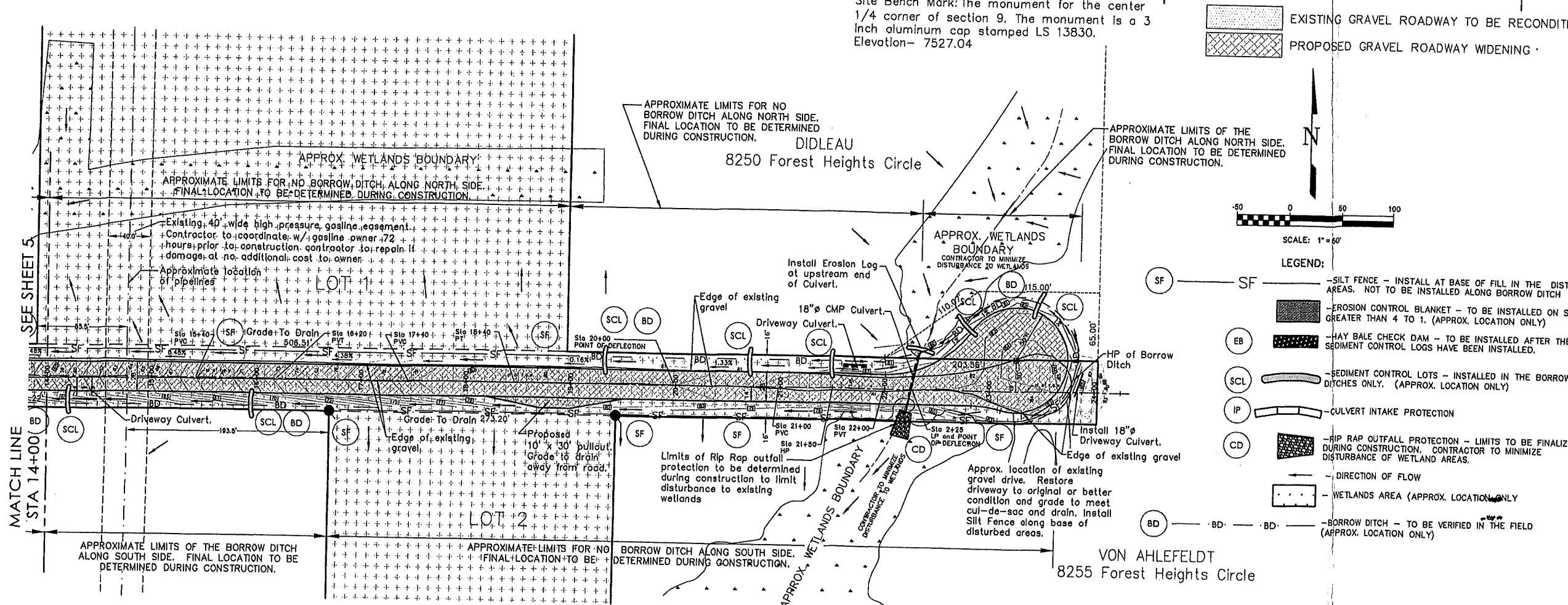
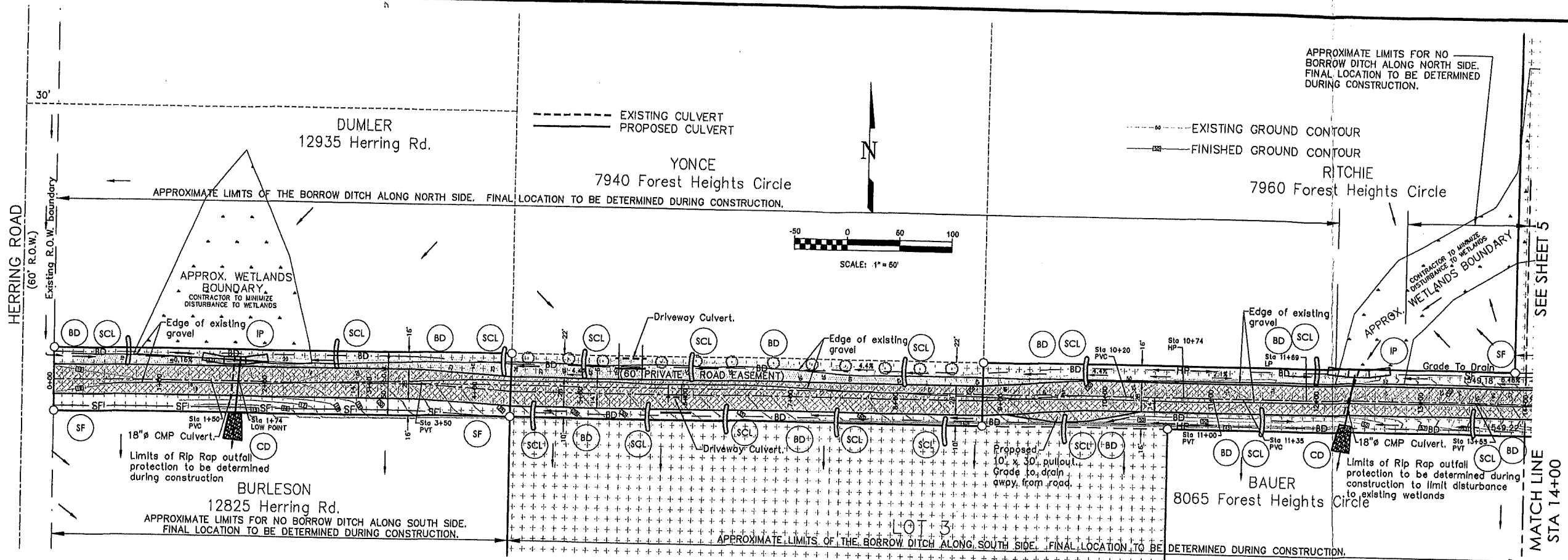
Scale	1"=50'	1"=5'
Designed By	KCH	VCS
Drawn By		DLK
Checked By		
Date		07/15/21

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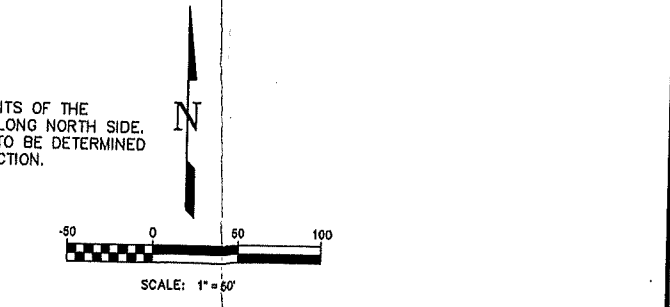
FOREST HEIGHTS CIRCLE
CONSTRUCTION DRAWINGS
PLAN AND PROFILE
13+50 TO 23+75

Project Number: 18070
Sheet: 4 of 5

8. Grading and Erosion Plan/ Facilities



EXISTING GRAVEL ROADWAY TO BE RECONDITIONED
 PROPOSED GRAVEL ROADWAY WIDENING



PRELIMINARY
 NOT FOR CONSTRUCTION
 THESE PLANS ARE INTENDED FOR SUBMITTAL TO CITY/COUNTY PLANNING DEPARTMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION OR LAYOUT.

CALL BEFORE YOU DIG...
811
 DIAL 811
 48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATOR FOR GAS, WATER, ELECTRIC, AND TELEPHONE LINES.

REVISIONS		Date
No.	Description	Date
1	LOT REVISIONS	02-23-2022
2	ROAD REVISIONS	04-12-2022

H Scale:	1"=50'
V Scale:	1"=5'
Designed By:	KCH
Drawn By:	WCS
Checked By:	DLK
Date:	07/15/21

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 TEL: (719) 538-9133 • FAX: (719) 538-9648

FOREST HEIGHTS CIRCLE
 CONSTRUCTION DRAWINGS
 GRADING AND EROSION CONTROL PLAN

Project Number: 18070
 Sheet: 2 of 4

9. EDARP Project Details and Comments from Public