



Department of Public Works
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Website: www.elpasoco.com

Special Standard PUD Zoning District

Please use the standard deviation request form for the intersection spacing. That is not a global change to the development.

Project Name: Walden Preserve 2 Filing 5 Amendment & Filing 6

PCD File No.: TBD

APPLICANT INFORMATION

Company: Walden Corporation	Name: Matt Dunston
Mailing Address: 1230 Scarsbrook Court, Monument CO, 80132	
Email Address: matt.dunston@hotmail.com	Phone Number: (719) 559-2229

PROFESSIONAL ENGINEER INFORMATION

Company: All Terrain Engineering LLC	Name: Nicholas Q. Jokerst	P.E. Number (CO): 59273
Mailing Address: 1004 West Van Buren Street, Colorado Springs, CO 80907		
Email Address: njokerst@allterraineng.com	Phone Number: (530) 391-7635	

DESIGN ENGINEER STATEMENT

The attached special standards were prepared under my direction and supervision and are correct to the best of my knowledge and belief. The special standards can accomplish design objectives equivalent to or exceeding the County Engineering Criteria Manual, meet the professional standard of care and do not compromise public safety or accessibility. I accept responsibility for any liability caused by any negligent acts, errors, or omissions in preparing these special standards.

Engineer's Seal, Signature
And Date of Signature



Date:
09/10/2026

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

Per ECM section 5.8.7, the deviation must not be detrimental to public safety or injurious to surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

- The request for a deviation is not based exclusively on financial considerations;
- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;
- The deviation will not adversely affect safety or operations;
- The deviation will not adversely affect maintenance and its associated cost; and
- The deviation will not adversely affect aesthetic appearance.

Deviation from the standards in Section ECM 2.3.2 of the Engineering Criteria Manual (ECM) and deviations from the standards in Section 8.4.3.B.2.e of the Land Development Code are requested. Describe the specific ECM standard for which a deviation is requested and state the reason for the deviation:

Section 2.3.2 of the El Paso County Engineering Criteria Manual requires a 300' intersection spacing along rural residential roadways. Along Pinehurst Circle, west of its intersection with Jane Lundeen Drive, there is an existing access on the north side of Pinehurst Circle that serves as a parking lot entrance for the Monument Academy. The proposed development is located across from this access location on the south side of Pinehurst Circle. The proposed development only has frontage along Pinehurst Circle and must have (2) points of access. The first point of access is proposed at the south leg of the Pinehurst Circle-Jane Lundeen roundabout. The second access is proposed at the furthest eastern edge of the property, which maximizes its distance from the Monument Academy parking lot entrance. This distance is approximately 154'. Therefore, it is not practical to meet the 300' intersection spacing as the **property does not have adequate frontage along Pinehurst Circle to do so.**

Section 8.4.3.B.2.e requires that all lots have a 30' frontage to a public road. Lots 19 & 20 are proposed in the southeast corner of the site that is isolated from public road frontage. As a result, a 30' shared access easement is proposed along the Lot 18 & 21 shared lot line to facilitate access to Lots 19 & 20. A driveway, meeting the applicable El Paso County and Black Forest Fire Protection District standards will provide safe and adequate access to Lots 19 & 20, without providing 30' frontage to the public road.

Waiver to LDC not a deviation to the ECM

property appears to have about 485 feet of frontage to Pinehurst from the edge of the development to the school entrance.

Describe in detail the proposed special standards to apply within the proposed PUD zone:

The proposed PUD zone requests an access spacing of 154' to accommodate the existing site conditions and need for (2) site accesses.

The proposed PUD zone requests a required frontage of 0 feet to public roadways for Lots 19 & 20.

FOR OFFICIAL USE ONLY

CRITERIA FOR APPROVAL

Per ECM section 5.8.7, the deviation must not be detrimental to public safety or injurious to surrounding property. The applicant has demonstrated that:

Yes	No	N/A	
☐	☐	☐	The request for a deviation is not based exclusively on financial considerations.
☐	☐	☐	The deviation will achieve the intended result with a comparable or superior design and quality of improvement.
☐	☐	☐	The deviation will not adversely affect safety or operations.
☐	☐	☐	The deviation will not adversely affect maintenance and its associated cost.
☐	☐	☐	The deviation will not adversely affect aesthetic appearance.

RECOMMENDATION:

The ECM Administrator recommends [Approval / Denial] of the special standard(s) proposed for this PUD Zoning District.

Joshua Palmer, P.E.
County Engineer / ECM Administrator

Date

ECM ADMINISTRATOR COMMENTS:

V1_PUD Engineering Special Standard.pdf Markup Summary

Bret Dilts - DPW Engineering (5)

Special Standard
PUD Zoning District
Please use the standard deviation request form for the intersection spacing. That is not a global change to the development.
PCD File No.: TBD

Subject: Engineer
Page Label: 1
Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 1:50:09 PM
Status:
Color: 
Layer:
Space:

Please use the standard deviation request form for the intersection spacing. That is not a global change to the development.

Linden Drive, there is an existing access on the no Monument Academy. The proposed development is just Circle. This proposed development only has from point of access is proposed at the south leg of the proposed at the furthest eastern edge of the property, lot entrance. This distance is approximately 104'. the property does not have adequate frontage along
It is noted that Lots 19 & 20 are proposed in the southeast lot, a 30' shared access easement is proposed along away, meeting the applicable El Paso County and Black as to Lots 19 & 20, without providing 30'

Subject: Engineer
Page Label: 2
Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 12:02:51 PM
Status:
Color: 
Layer:
Space:

property does not have adequate frontage a

104'. This distance is approximately 104'. only does not have adequate frontage along
Lots 19 & 20 are proposed in the southeast shared access easement is proposed along the using the applicable El Paso County and Black as to Lots 19 & 20, without providing 30'
Property appears to have about 485 feet of frontage to Pinehurst from the edge of the development to the school entrance.
see PUD zone.

Subject: Engineer
Page Label: 2
Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 12:03:43 PM
Status:
Color: 
Layer:
Space:

property appears to have about 485 feet of frontage to Pinehurst from the edge of the development to the school entrance.

Pinehurst Circle to do
Section 8.4.3.B.2.e requires corner of the site that Lot 18 & 21 shared lot Forest Fire Protection frontage to the public

Subject: Engineer
Page Label: 2
Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 1:50:45 PM
Status:
Color: 
Layer:
Space:

Section 8.4.3.B.2.e

urist Circle to do so.
on 8.4.3.B.2.e requires that all lots have a 30' frontage r of the site that is isolated from public road frontage. 18 & 21 shared lot line to facilitate access to Lots 19 & 20 Fire Protection District standards will provide safe age to this public road.
Waiver to LDC not a deviation to the ECM
rbe in detail the proposed special standards to app

Subject: Engineer
Page Label: 2
Author: Bret Dilts - DPW Engineering
Date: 10/7/2026 1:51:00 PM
Status:
Color: 
Layer:
Space:

Waiver to LDC not a deviation to the ECM