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DEVIATION REVIEW AND DECISION FORM

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

DSD FILE NO.:

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Settlers Ranch Filing No. 2C - Deviation Request (Cul-De-Sac Centerline Grade)

General Property Information:

Address of Subject Property (Street Number/Name): Settlers Ranch Road
Tax Schedule ID(s) #: 61230-04-038
Legal Description of Property:
Settlers Ranch Filing No. 2C

Subdivision or Project Name:
Settlers Ranch Filing No. 2C

Section of ECM from Which Deviation is Sought: Section 2.3.8.A Cul-de-sacs

Specific Criteria from Which a Deviation is Sought:: Figure 2-31 Typical Cul-de-Sac Requirements - Maximum Centerline Grade

Proposed Nature and Extent of Deviation: The deviation is for the new public street segment of the North Cul-de-Sac of Settlers Ranch Road within Filing No. 2C. The ECM-prescribed maximum centerline grade for Rural Roadways is 2%. This deviation request is to allow for a maximum centerline grade of 3% as depicted on the subdivision plan and profile drawings.

Applicant Information:

Applicant: Hodgen Settlers Ranch LLC Email Address: markdavis.oaksbury@gmail.com
Applicant is: X Owner _____ Consultant _____ Contractor
Mailing Address: PO Box 1488, Monument, CO State: CO Postal Code: 80132
Telephone Number: (719) 338-3116 Fax Number:

Engineer Information:

Engineer: John P. Schwab, P.E. Email Address: john@jpsengr.com
Company Name: JPS Engineering, Inc.
Mailing Address: 19 E. Willamette Avenue State: CO Postal Code: 80903
Registration Number: CO# 29891 State of Registration: CO
Telephone Number: (719)-477-9429 Fax Number: (719)-471-0766

Explanation of Request (Attached diagrams, figures and other documentation to clarify request):

Section of ECM from Which Deviation is Sought: Section 2.3.8.A Cul-de-sacs

Specific Criteria from Which a Deviation is Sought: Figure 2-31 Typical Cul-de-Sac Requirements - Maximum Centerline Grade

Proposed Nature and Extent of Deviation: The deviation is for the new public street segment of the North Cul-de-Sac of Settlers Ranch Road within Filing No. 2C. The ECM-prescribed maximum centerline grade for Rural Roadways is

2%. This deviation request is to allow for a maximum centerline grade of 3% as depicted on the subdivision plan and profile drawings.

Reason for the Requested Deviation: The existing topography descends significantly to the north end of the North Cul-de-Sac of Settlers Ranch Road within Filing No. 2C. The proposed maximum centerline grade of 3% provides a better grade transition to the lots and driveways along the north side of the cul-de-sac.

Comparison of Proposed Deviation to ECM Standard: The proposed maximum centerline grade of 3% exceeds the maximum grade of 2% shown on ECM Figure 2-31 for Rural Roads. However, ECM Figure 2-31 shows a maximum allowable grade of 3% for Urban Roads. ECM Table 2-15 shows a maximum centerline grade of 3%, with no differentiation between rural and urban roads.

Applicable Regional or National Standards used as Basis: N/A

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

JUSTIFICATION

☐ 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.

The existing topography descends significantly to the north end of the North Cul-de-Sac of Settlers Ranch Road within Filing No. 2C. The proposed maximum centerline grade of 3% provides a better grade transition to the lots and driveways along the north side of the cul-de-sac.

☐ 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.

If at least one of the criteria listed above is not met, this application for deviation cannot be considered.

Criteria for Approval:

PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST

The request for a deviation is not based exclusively on financial considerations.

The requested deviation is not based exclusively on financial considerations, but rather it is based on topographic constraints.

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

The proposed maximum centerline grade is fully consistent with the maximum centerline grade of 3% stated in Table 2-15 of the ECM.

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

The requested deviation will not adversely affect safety or operations because the difference between a 2% and 3% grade has no impact on safety or operations. Maintenance will not be adversely affected based on the proposed deviation because the difference between a 2% and 3% grade has no impact on maintenance.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance will not be adversely affected based on the proposed deviation because the difference between a 2% and 3% grade has a negligible aesthetic impact.

El Paso County Procedures Manual

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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, 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)

Date

Signature of applicant (if different from owner)

Date

Signature of Engineer

Date

Engineer's Seal



Review and Recommendation:

APPROVED by the ECM Administrator

Approved

By: Elizabeth NijKamp

Date: 06/18/2019

El Paso County Planning & Community Development



This request has been determined to have met the criteria for approval. A deviation from Section 2.3.8, fig 2-31 of ECM is hereby granted based on the justification provided. Comments:

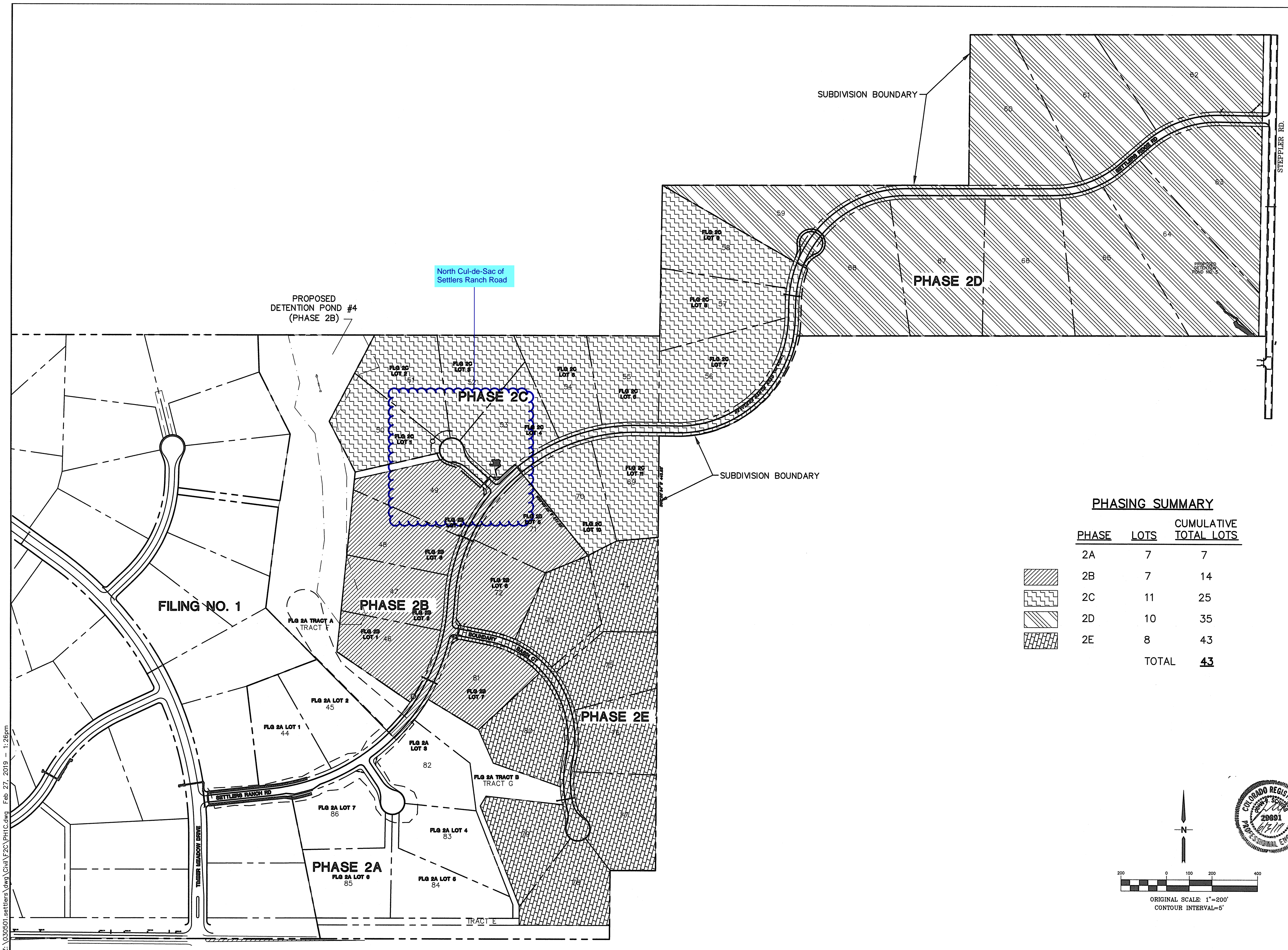
____ Additional comments or information are attached.

DENIED by the ECM Administrator

Date

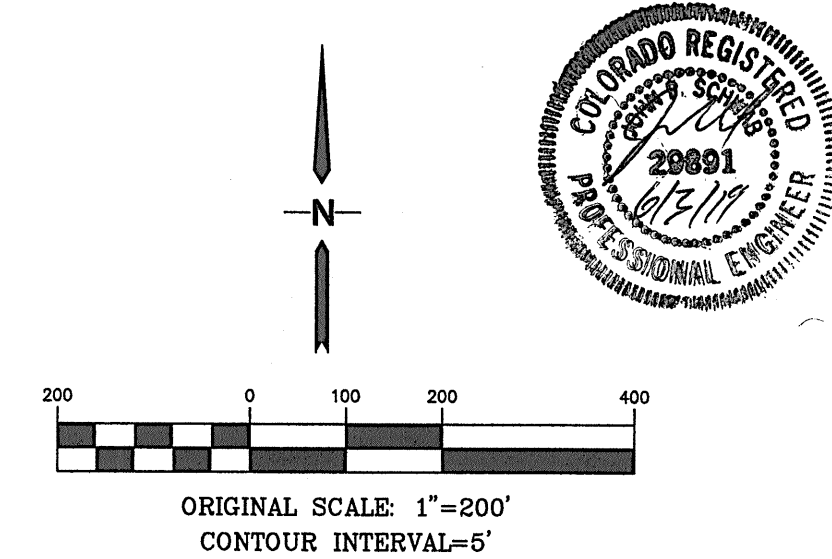
This request has been determined not to have met criteria for approval. A deviation from Section ____ of ECM is hereby denied. Comments:

____ Additional comments or information are attached.



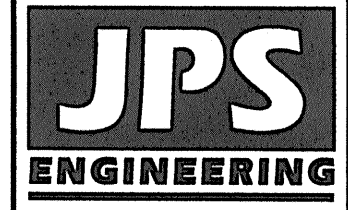
Z:\030501.settlers\dwg\Civil\F2C\PH1C.dwg Feb 27, 2019 - 1:26pm

PHASING SUMMARY		
PHASE	LOTS	CUMULATIVE TOTAL LOTS
2A	7	7
2B	7	14
2C	11	25
2D	10	35
2E	8	43
TOTAL		43

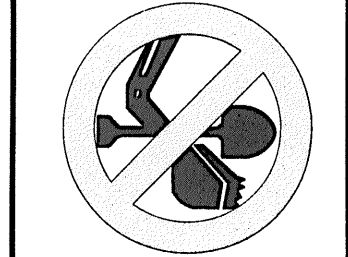


SETTLERS RANCH - FILING NO. 2C

PHASING PLAN



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpseng.com



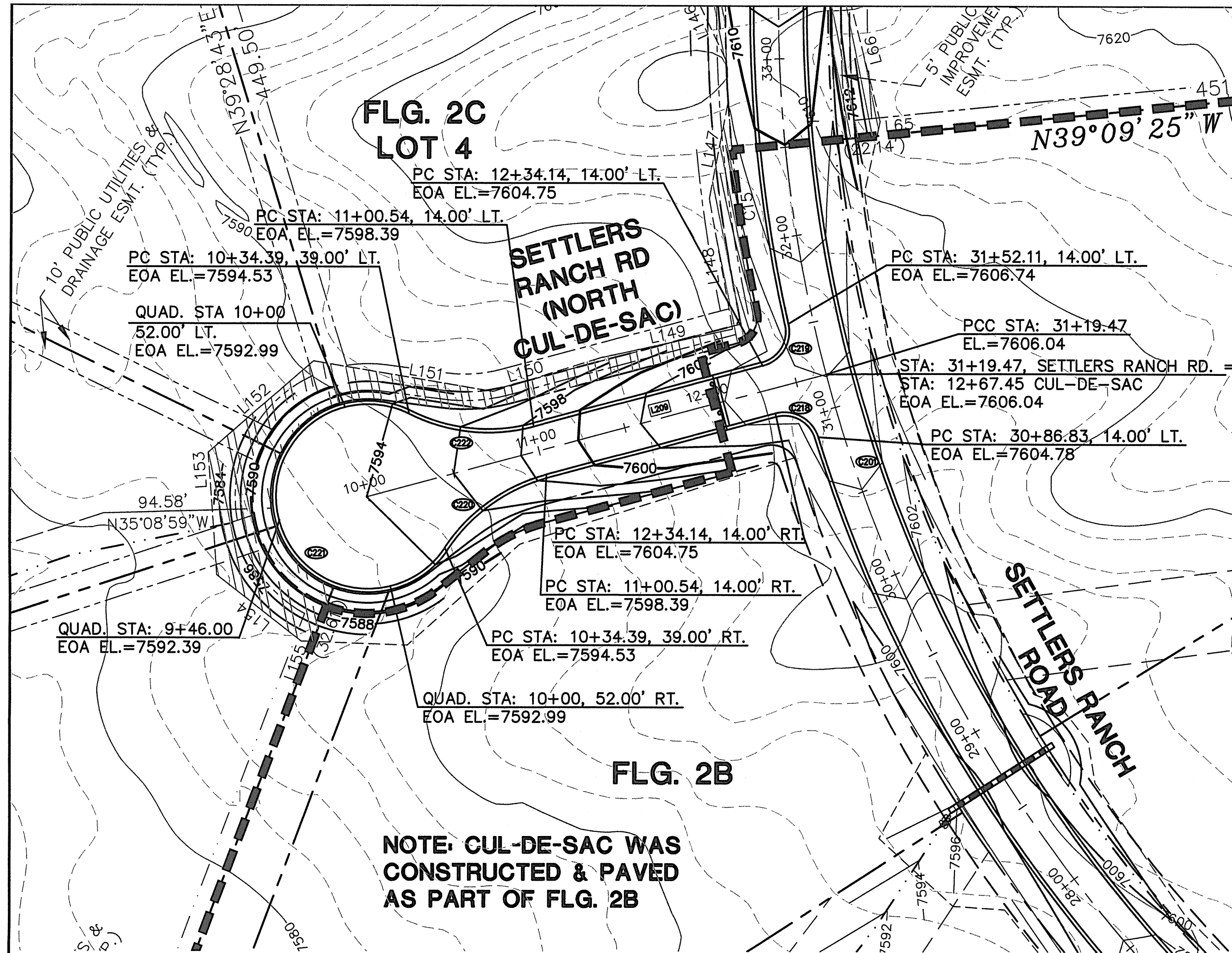
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	BY	DATE
1	PHASE 2A PLAT SUBMITTAL	JPS	5/17/13
2	EL PASO COUNTY COMMENTS	JPS	7/19/13
3	PH 2B PLAT SUBMITTAL	JPS	6/22/15
4	EL PASO COUNTY COMMENTS	JPS	9/19/15
5	FLG-2C PLAT SUBMITTAL	JPS	5/07/18

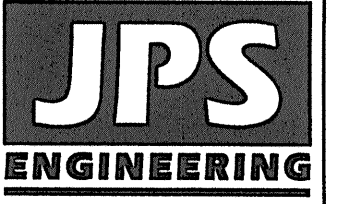
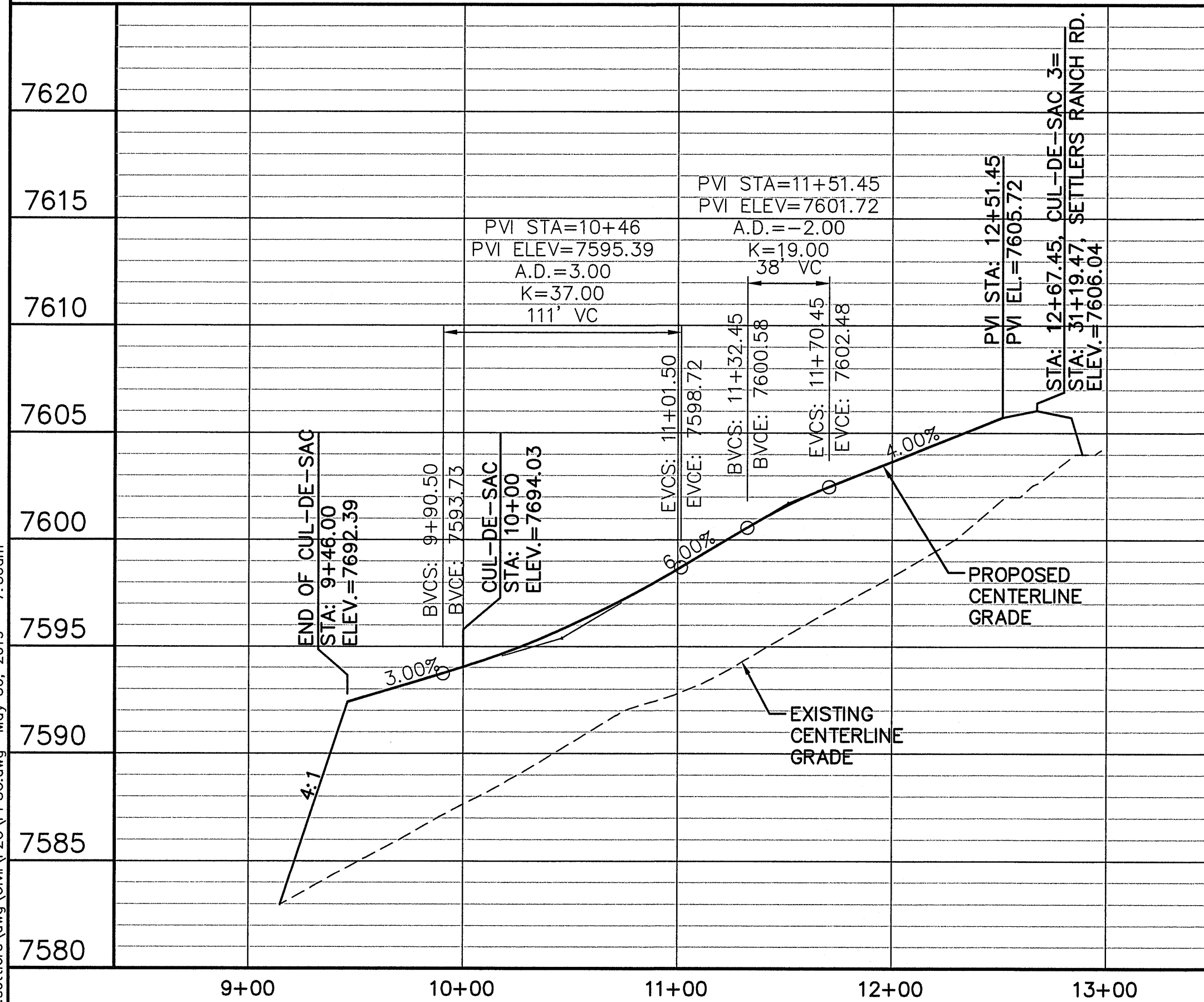
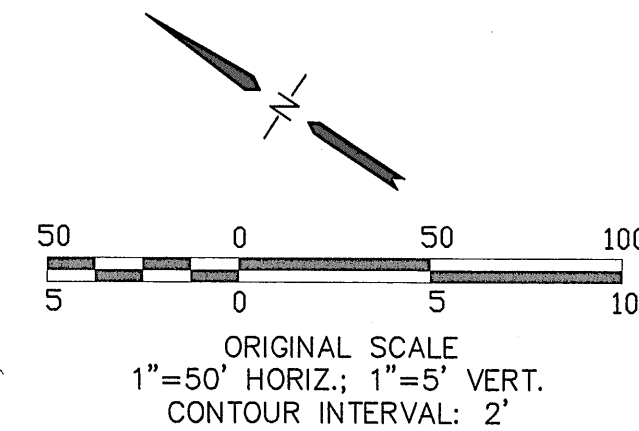
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 4/05/18	LAST MODIFIED: 2/27/19
PROJECT NO: 030501	MODIFIED BY: BJJ

SHEET: PH1C

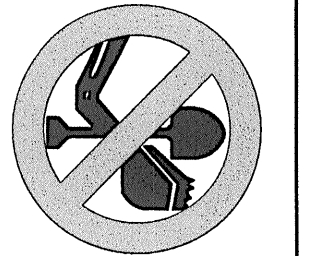
Z:\030501.settlers.dwg Civil F2C\PP8C.dwg May 30, 2019 - 7:36am



LINE TABLE			
LINE	LENGTH	BEARING	
L209	267.45	S48°29'41"E	
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C201	1246.57	810.00	88°10'37"
C218	30.61	20.00	87°41'28.6"
C219	30.61	20.00	87°41'28.6"
C220	72.27	100.00	41°24'34.5"
C221	238.53	52.00	262°49'09"
C222	72.27	100.00	41°24'34.5"



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BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

NO.	REVISION	BY	DATE
A	COUNTY COMMENTS	JPS	12/29/06
A	COUNTY COMMENTS	JPS	7/31/07
A	FLG-2C PLAT SUBMITTAL	JPS	4/05/18
A	COUNTY COMMENTS	JPS	5/15/19
A	COUNTY COMMENTS	JPS	5/30/19

SETTLERS RANCH ROAD (NORTH
CUL-DE-SAC) PLAN & PROFILE
(STA: 10+00 TO STA: 13+00)

HORIZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: MVE	CHECKED: JPS
CREATED: 5/15/19	LAST MODIFIED: 5/30/19
PROJECT NO: 030501	MODIFIED BY: BJJ

SHEET: PP8C

