



**Planning and Community  
Development Department**  
2880 International Circle  
Colorado Springs, Colorado 80910  
Phone: 719.520.6300  
Fax: 719.520.6695  
Website www.elpasoco.com

**DEVIATION REQUEST  
AND DECISION FORM**

Updated: 6/26/2019

Dev 1

**PROJECT INFORMATION**

Project Name : Eagle Rising PCD File No. SP205 & SF2225  
 Schedule No.(s) : 52290-00-034 & 52290-00-035  
 Legal Description : See Attached

**APPLICANT INFORMATION**

Company : MyPad, Inc., General Partner, Casas Limited Partnership #4  
 Name : Stephen J. Jacobs, Jr., President  
 Owner  Consultant  Contractor  
 Mailing Address : P.O. Box 2076  
 Colorado Springs, CO 80901  
 Phone Number : (719) 359-1473  
 FAX Number :  
 Email Address : mypad.inc@gmail.com

**ENGINEER INFORMATION**

Company : M.V.E., Inc.  
 Name : David Gorman Colorado P.E. Number : 31672  
 Mailing Address : 1903 Lelaray St, Ste 200  
 Phone Number : (719) 635-5736  
 FAX Number :  
 Email Address : daveg@mvecivil.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.

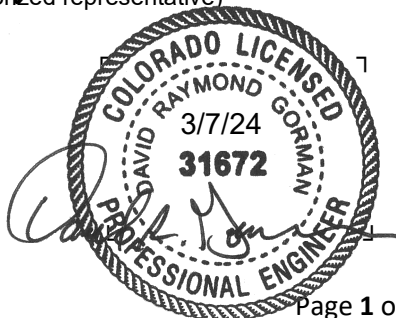
*Step Jacobs Jr*

*1/5/24*

Signature of owner (or authorized representative)

Date

Engineer's Seal, Signature  
And Date of Signature



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

A deviation from the standards of or in Section 2.3.8.A of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

2.3.8.A, Roadway Terminations – Cul-de-sacs  
Cul-de-sacs shall have a maximum length of 1600 feet for rural condition

State the reason for the requested deviation:

- No adjacent or connecting public ROW is available, except for Eagle Wing Drive.
- Eagle Wing Drive is a non-through road.

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

The existing cul-de-sac termination is located approximately 1,040 feet from the current Eagle Wing Drive cul-de-sac terminus. The total new cul-de-sac length, extending from the existing intersection of Rising Eagle Place and Eagle Wing Drive would be approximately 2,120 feet and would exceed the ECM standard of 1,600 feet by 520 feet.

A new public cul-de-sac bulb will be provided inside the Eagle Rising property, replacing the existing temporary cul-de-sac located just west of the Eagle Rising property line. The new public cul-de-sac will provide a turn-round at approximately 1,100 feet from the Rising Eagle Place intersection to the private entrance/exit gate of the Eagle Rising Community. From this gate, the private cul-de-sac existing road is 870 feet in length, from the end of the new public cul-de-sac bulb.

Consent of the Black Forest Fire District for this deviation request was sought. However, the Black Forest Fire Department does not currently respond to subdivision requests and no response was provided. It is noted that the Black Forest Fire Department currently provides service to the existing structures on the property at the end of the existing private road cul-de-sac.

Nine lots of Eagle Rising Filing No. 1 will access the proposed cul-de-sac roadway.

The total number of lots on the public cul de sac and private road cul-de-sac with this deviation will be 13, which is less than the maximum of 25 allowed in the Code.

The proposed cul-de-sac is shown on the attached exhibit.

simply untrue. I would recommend removal of this and stick to the facts. i would add the barn is in the way.

**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:

- No adjacent or connecting public road ROW available, except for Eagle Wing Drive; Eagle Wing Drive is a non-through street itself.
- Because decreased density and increased road frontage requirements are associated with 2.5 acre large-lot subdivisions, longer roadway lengths are needed to provide access to rural residential lots. Increased structure spacing, smaller densities and lower traffic volumes mean that the slightly larger cul-de-sac length presents no adverse effects on use, safety, operations, or maintenance.
- Black Forest Fire Protection District currently serves the existing parcel, having accessory structures and residence, by way of the existing gravel cul-de-sac roadway extending from the current Eagle Wing Drive paved cul-de-sac terminus point.

• El Paso County Board of County Commissioners approved the Eagle Rising Preliminary Plan which included the cul-de-sac of the length indicated in this Deviation Request under Resolution 13-407 on 8/24/13. The Reconsideration of Preliminary Plan including the cul-de-sac was approved under Resolution 20-423 on 12/8/2020 followed by Resolution 22-402 on 11/15/22.

• The proposed public subdivision roadway will be built to El Paso County standards except as allowed with approved waivers and deviations. The existing private road will remain as currently constructed and is built to El Paso County standards except as allowed with approved waivers and deviations.

• The proposed deviation does not negatively impact any fire safety provisions. The difference between the 1,600' standard length and the planned 2,120' (520') is inconsequential with regard to accessibility or response times. Eagle Rising has an existing central water system with fire hydrants in place. This is a rarity for rural residential subdivisions in the county. The minor addition to cul-de-sac length does not affect the available water supply. The proposed deviation does not constitute an increased fire hazard.

to strengthen the case here, i would state that XX will be maintaining this road surface to acceptable conditions.

#### 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**:

this is sufficient enough

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

• The new public cul-de-sac, constructed to El Paso County standard will allow additional opportunity for turn-around and passing at the current road terminus location.

• The proposed number of dwelling units (nine units, plus the 10 along existing Eagle Wing Drive to the west) on a non-through street would not exceed the limit (25 units) established by the Land Development Code. Therefore, a waiver of maximum lots allowed on a cul-de-sac is not necessary.

not pertinent, this form is for the ECM, the code cited is for the LDC.

The deviation will not adversely affect safety or operations.

• The projected ADT of 85 vehicles per day (vpd) for the 9 lots accessing the private cul-de-sac road is relatively low. This request will have no adverse impacts on safety and operations.

• The requested cul-de-sac length is only slightly greater than allowed by code (520'). There is no appreciable difference in safety or operations.

• A public cul-de-sac turn-around is being constructed at the west end of the subdivision, providing around and passing if necessary.

please describe which cul-de-sac

• On October 25, 2023, Black Forest Fire District Fire trucks successfully traversed the cul-de-sac in an emergency in actual use with no problem encountered. The Black Forest Fire District already serves lots 6 and 7 and the associated existing structures from the end of the public Eagle Wing Drive Cul-de-Sac and the private road Cul-de-Sac. This deviation request does not negatively impact any fire safety or other safety considerations.

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

• The deviation will not adversely affect maintenance cost. The existing cul-de-sac length is private and will be maintained by the HOA. The new county cul-de-sac constructed to current standards will replace the current temporary cul-de-sac where the pavement is failing.

The deviation will not adversely affect aesthetic appearance.

The proposed length of the cul-de-sac has no connection to aesthetic appearance in comparison to alternatives, except that the proposal preserves existing natural terrain and natural features of the site.

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

- The intent can be met considering the proposed cul-de-sac extension beyond the 1,600 feet is only minor at 2,120 feet (520-foot difference).
- A turn-round location is provided at about the 1100-foot point.
- The traffic volume on Eagle Wing Drive will remain low.
- The number of lots does not exceed the threshold number requiring a waiver of the Land Development Code.
- The purpose of the ECM standard is met.

can we add to this to beef it up some? like the first bullet point?

please explain how this is or remove it. see below

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.

- The proposed deviation requests have no impact on control measure requirements specified by the County's MS4 Permit.
- Appropriate stormwater control measures will be implemented by the project in accordance with the approved Drainage Report and Drainage Plans.

by constructing a road that is mostly in conformance with the criteria, and the ADT is less than 200 for this section (to allow for gravel, we meet the intent of a road to access all lots).

**REVIEW AND RECOMMENDATION:**

**Approved by the ECM Administrator**

This request has been determined to have met the criteria for approval. A deviation from Section 2.3.8.A 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:**

Approval of this deviation does not relieve the developer from meeting any fire district requirements associated with development of this subdivision.

Note: the first 50' of the private will need to be paved as it exits the County public road.

## **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.



212 N. Wahsatch Ave., Ste. 305  
Colorado Springs, CO 80903  
Mail to: PO Box 1360  
Colorado Springs, CO 80901  
719.955.5485

**EAGLE RISING FILING NO. 1**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4, SE1/4) SECTION 29, T12S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 216091687 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N00°13'10"W ALONG THE EAST LINE THEREOF, 1,324.32 FEET TO THE SOUTH LINE OF "PARK FOREST ESTATES FILING NO. 2" AS RECORDED IN BOOK B-2 AT PAGE 52 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N89°20'54"E ALONG THE SOUTH LINE THEREOF, 405.98 FEET;

THENCE S00°42'15"E A DISTANCE OF 128.76 FEET;

THENCE S34°43'55"E A DISTANCE OF 165.41 FEET;

THENCE S36°51'01"E A DISTANCE OF 37.27 FEET;

THENCE S41°13'47"E A DISTANCE OF 32.71 FEET;

THENCE S42°40'08"E A DISTANCE OF 258.35 FEET;

THENCE S45°59'28"W A DISTANCE OF 314.01 FEET;

THENCE S43°17'37"E A DISTANCE OF 540.81 FEET;

THENCE S42°52'53"E A DISTANCE OF 499.61 FEET;

THENCE S33°45'28"W A DISTANCE OF 165.64 FEET;

THENCE N61°46'05"W A DISTANCE OF 467.41 FEET;

THENCE S50°41'14"W A DISTANCE OF 334.09 FEET;

THENCE 334.73 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 47°21'17" THE CHORD OF 325.28 FEET WHICH BEARS S07°17'14"W;

THENCE S56°14'32"E, NON-TANGENT TO THE PREVIOUS COURSE, 474.06 FEET;

THENCE S83°30'06"W A DISTANCE OF 384.26 FEET;

THENCE S06°58'34"E A DISTANCE OF 325.86 FEET;

THENCE N72°11'14"W A DISTANCE OF 437.27 FEET;

THENCE N00°13'51"W A DISTANCE OF 298.01 FEET;

THENCE 19.87 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 11°19'26" THE CHORD OF 19.84 FEET WHICH BEARS N84°20'17"W TO A POINT OF TANGENT;

THENCE S90°00'00"W A DISTANCE OF 8.37 FEET TO THE EAST LINE OF "EAGLE WING ESTATES" AS RECORDED UNDER RECEPTION NO. 204074316 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N00°14'32"W ALONG SAID EAST LINE, 805.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,537,499 SQUARE FEET (35.296 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

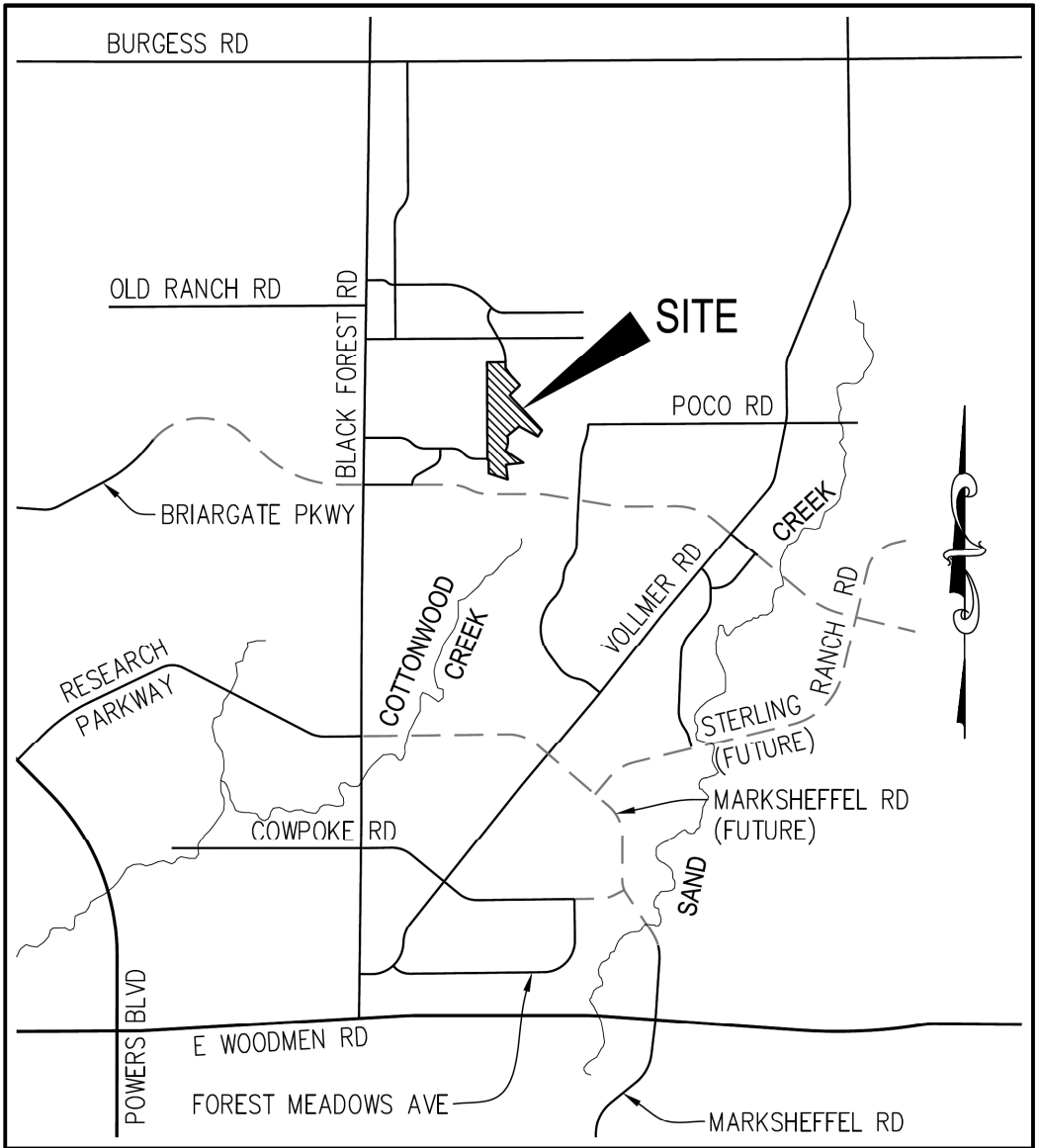
THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE 1/4) SECTION 29, T12S, R65W, 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP STAMPED "PLS 4842" AND ON THE NORTH BY A 1 1/2" ALUMINUM CAP STAMPED "PLS 26965", AND IS ASSUMED TO BEAR N00°13'10"W, A DISTANCE OF 1,324.32 FEET.

PREPARED BY:

---

VERNON P. TAYLOR, COLORADO PLS NO. 25966      DATE  
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC





# VICINITY MAP

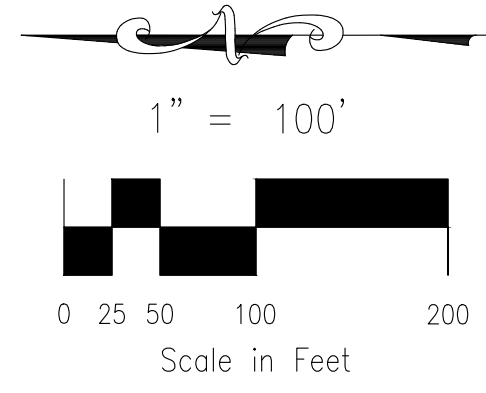
N.T.S.

# EAGLE RISING FILING NO. 1

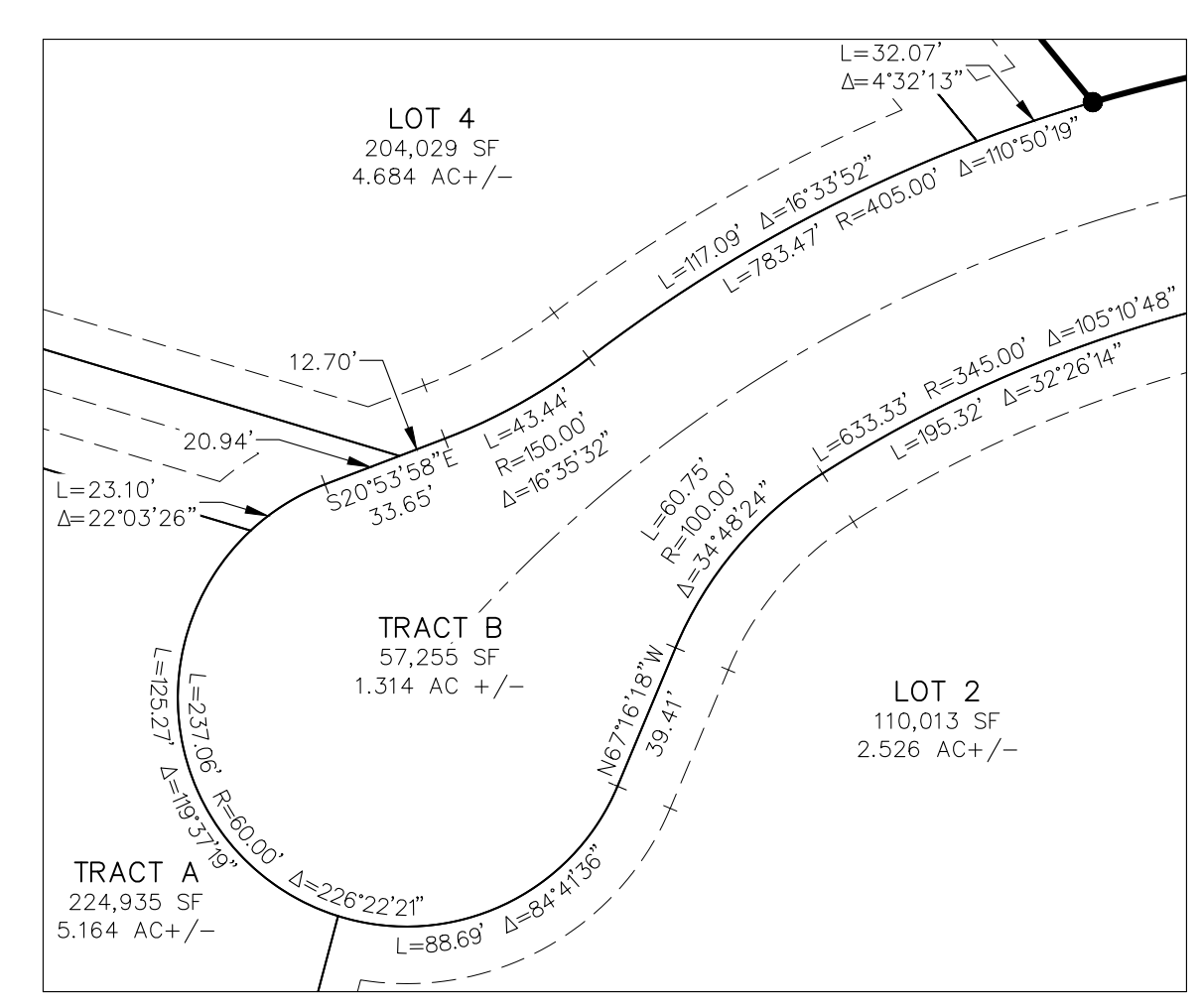
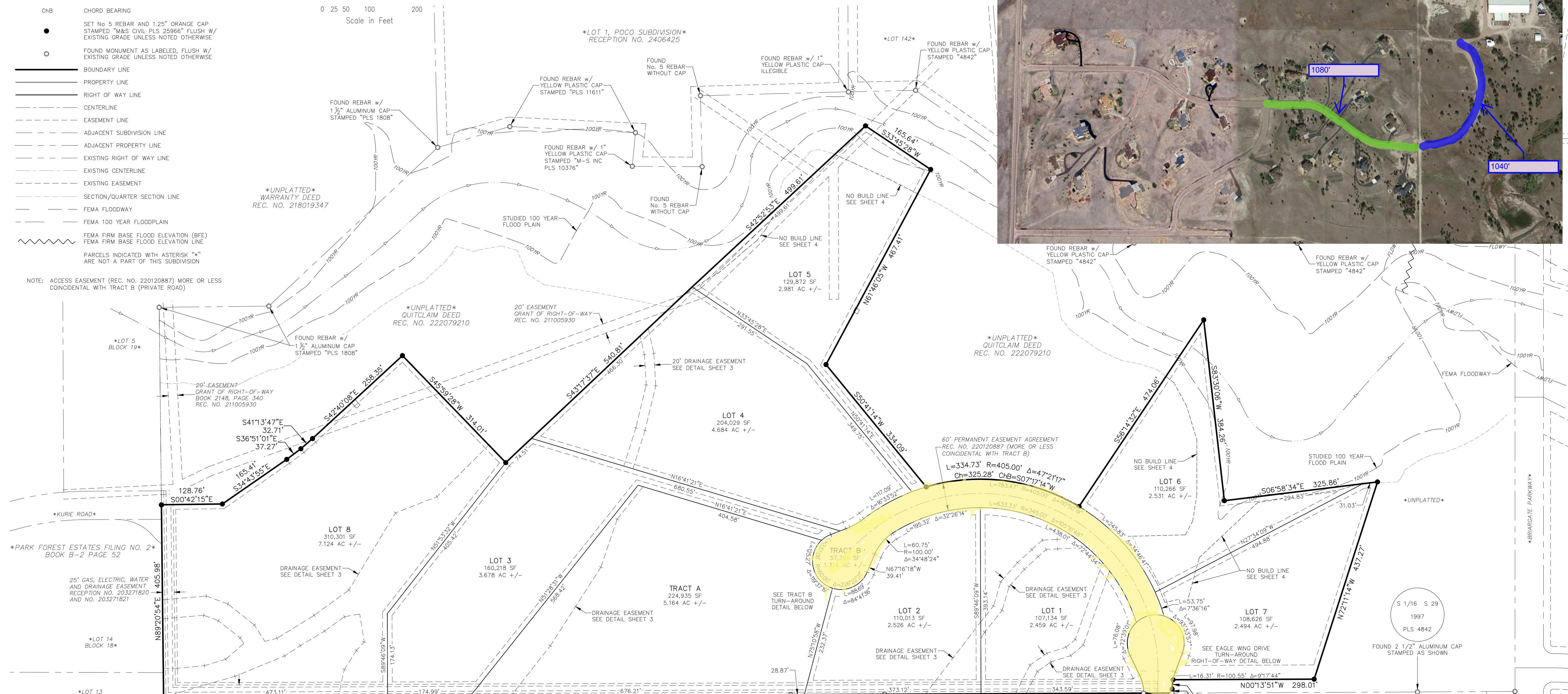
A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- FEMA FLOODWAY
- FEMA 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION (BFE)
- FEMA FIRM BASE FLOOD ELEVATION LINE
- PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT B (PRIVATE ROAD)



P.O.B. FOUND REBAR w/ 3/4" ALUMINUM CAP STAMPED AS SHOWN

1997  
C 1/4  
PLS 4842

\*EAGLE WING ESTATES\*  
RECEPTION NO. 204074316

\*LOT 10\*

FOUND REBAR w/ YELLOW PLASTIC CAP STAMPED "UP&E #11624" ON LINE

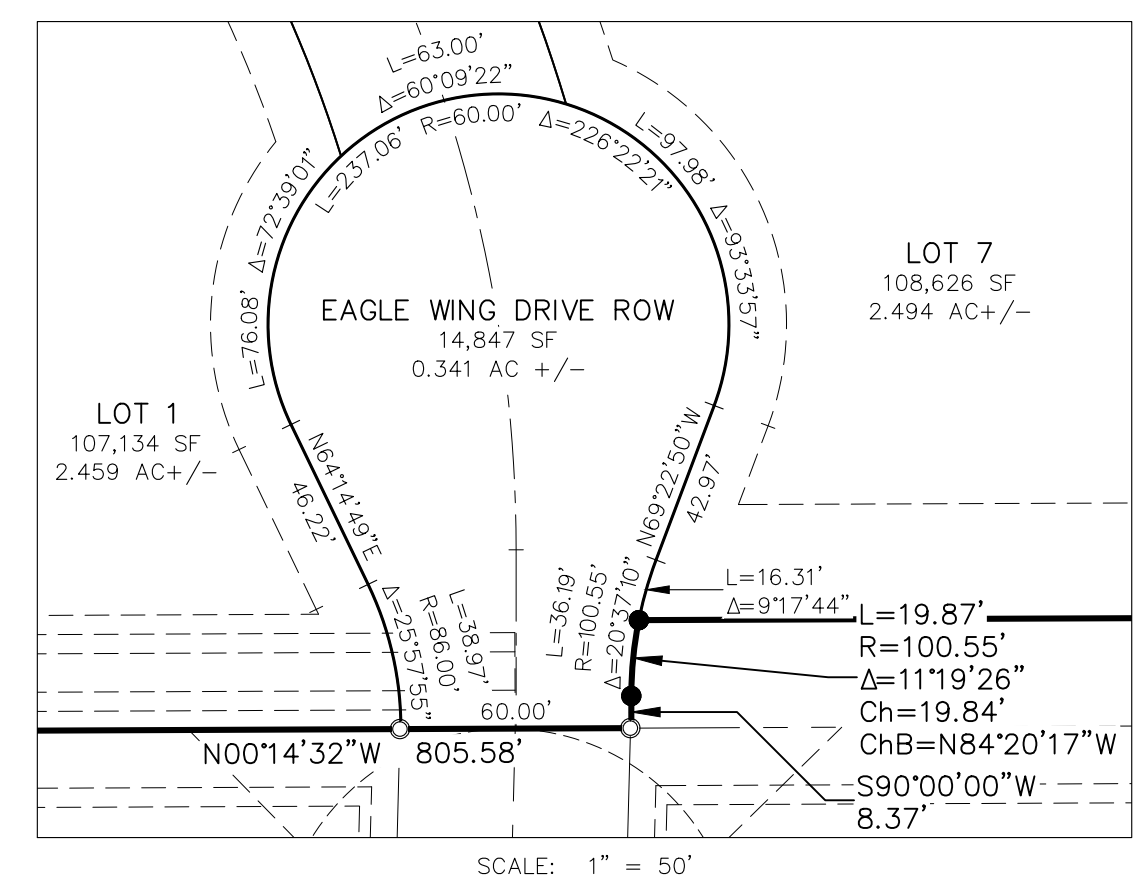
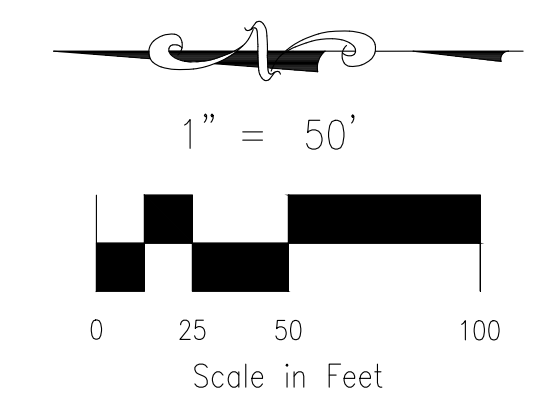
FOUND REBAR w/ YELLOW PLASTIC CAP STAMPED "UP&E #11624" ON LINE

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FOUND REBAR w/ YELLOW PLASTIC CAP STAMPED "UP&E #11624" ON LINE



SCALE: 1" = 50'

EAGLE RISING FILING NO. 1  
FINAL PLAT  
JOB NO. 43-043  
DATE PREPARED: 06/30/2022  
DATE REVISED:



212 N. WAHSATCH AVE., STE. 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: C:\300331\Eagle Rising\Drawings\13043 Eagle Rising No. 1 FP.dwg Plotstamp: 7/6/2022 11:18 AM