



**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

PROJECT INFORMATION

Project Name : Mayberry
Schedule No.(s) :
Legal Description : LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

APPLICANT INFORMATION

Company : Mayberry Communities, LLC
Name : Scott Souders
 Owner Consultant Contractor
Mailing Address : 22108 Cattlemen Run
Calhan, CO 80808

Phone Number :
FAX Number : N/A
Email Address : scottsouders@mayberrycoloradosprings.com

ENGINEER INFORMATION

Company : LJA
Name : Alaina Kneebone-Marler Colorado P.E. Number : 35781
Mailing Address : 1765 West 121st Avenue, Suite 300, Westminster, CO 80234

Phone Number : 303-421-4224
FAX Number : N/A
Email Address : amarler@lja.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) 6/15/2026

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 2.5.2.C.3. of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Section 2.5.2.C.3: All "T" intersections shall have a minimum of three access ramps as shown in Figure 2-36. A private access may be used as an access ramp provided it is designed to meet ramp requirements and it is within the intersection and directly across from other ramps.

State the reason for the requested deviation:

A receiving ramp at the intersection of Cattlemen Loop and Marketplace Drive, cannot be placed at the lot line on the east side of the intersection without creating a misaligned and non-functional pedestrian crossing. Positioning a ramp at the lot line would shift the crossing point away from the natural pedestrian desire line and away from the west-side ramps, resulting in an indirect, skewed crossing that does not meet the intent of ECM Figure 2-36. The lot-line location is also constrained by driveway aprons and limited curb frontage, leaving insufficient space to construct a compliant ramp, landing, and detectable warnings without impacting private access or creating non-standard curb geometry.

Additionally, ramps on the intersection of Cattlemen Loop at the end of Cattlemen Walk present the same issues with proposed driveways. It is not feasible to propose the ramps as the driveway is directly an obstruction.

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

The proposed alternative provides two ADA-compliant ramps on the west side of the intersection and maintains the existing continuous sidewalk on the east side, which is carried across the driveway apron. Compared to the ECM standard, the proposed alternative still maintains continuous, accessible pedestrian circulation along both sides of Marketplace Drive while avoiding the creation of a non-compliant or unsafe ramp condition. Placing a ramp at the lot line would misalign the crossing, shift pedestrians away from the natural desire line, and introduce a non-standard crossing geometry inconsistent with ECM intent and national accessibility guidance.

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:

The sidewalk alignment on the east side transitions immediately into private driveway aprons, leaving no uninterrupted curb segment where a standard perpendicular or directional ramp, landing, and detectable warning surface can be constructed without creating conflicts with driveway access or violating ADA clear-space requirements.

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.

The proposed two-ramp configuration maintains full ADA-compliant pedestrian connectivity while avoiding the installation of a non-functional receiving ramp in a location dominated by driveway access.

The deviation will not adversely affect safety or operations.

The proposed configuration maintains full ADA-compliant pedestrian access and preserves all functional pedestrian movements at the intersection. The east-side sidewalk provides a continuous, accessible route without requiring a receiving ramp, and pedestrians can safely transition along both sides of Marketplace Drive without interruption.

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

The proposed configuration relies on standard, fully compliant ADA ramps and the existing sidewalk infrastructure, avoiding the introduction of additional specialty features or non-standard elements that would increase long term upkeep

The deviation will not adversely affect aesthetic appearance.

The proposed design maintains a consistent, orderly streetscape and avoids introducing a ramp shifted from the pedestrians the natural desire line

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

The deviation preserves safe, direct, and accessible pedestrian circulation at the T-intersection while avoiding the installation of a misaligned or non-functional receiving ramp

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 deviation meets the mentioned section since no drainage patterns are altered, or introduce any new features that would affect stormwater quality or runoff characteristics.

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.

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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.

MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

A REPLAT OF TRACT K & TRACT O, MAYBERRY, COLORADO SPRINGS FILING NO. 1, REC. NO: 220714655, AND A PORTION OF THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, LOCATED IN SECTION 14 & SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Setback Line
- Retaining Wall
- Swale Line
- Sight Triangle Line
- Storm Manhole
- Type 'R' Inlet
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Thrust Block
- Reducer
- Plug & Blow-off
- Sign
- Storm Sewer Line
- Water Line
- Sanitary Sewer Line
- Water Service Line & Meter
- Sanitary Sewer Service Line
- Ex. Sanitary Sewer Line
- Ex. Water Line
- Ex. Storm Sewer Line
- Ex. Gas
- Ex. Underground Electric
- Ex. Overhead Electric
- Ex. Fence
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Ex. Asphalt Pavement
- Ex. Concrete Pavement
- Ex. Gravel
- Prop. Asphalt Pavement
- Prop. Concrete Pavement
- Prop. Concrete Walk

CENTERLINE LINE TABLE

NO.	LENGTH	DIRECTION
L1	397.09'	N89°28'59"W
L2	134.47'	N21°29'20"W
L3	174.01'	N00°01'09"E
L4	172.81'	S00°31'01"W
L5	172.81'	S00°31'01"W
L6	200.00'	S00°31'01"W
L7	271.72'	S89°28'59"E
L8	134.80'	S00°31'01"W
L9	385.37'	N89°28'59"W
L10	174.00'	S00°31'01"W
L11	174.00'	S00°31'01"W
L12	44.98'	N55°23'49"W
L13	32.44'	N89°29'00"W
L14	28.94'	S34°36'11"W
L15	160.13'	S00°31'01"W
L16	57.00'	N89°28'55"W
L17	392.01'	N00°00'00"E
L18	297.01'	S89°28'59"E
L19	392.01'	S00°00'00"E
L20	505.04'	S89°28'59"E

CENTERLINE CURVE TABLE

NO.	DELTA	LENGTH	RADIUS	CHORD	CH. LENGTH
C1	073°08'34"	48.51'	38.00'	S52°54'43"E	45.28'
C2	005°08'54"	46.28'	515.00'	N18°54'53"W	46.26'
C3	018°52'26"	93.88'	285.00'	S12°03'07"E	93.46'
C4	034°05'10"	22.61'	38.00'	N72°26'24"W	22.27'
C5	034°05'10"	22.61'	38.00'	S72°26'25"E	22.27'
C6	034°05'10"	5.95'	10.00'	N17°33'36"E	5.86'

GENERAL ABBREVIATIONS

- A.E. ACCESS EASEMENT
- ARV. AIR RELEASE VALVE
- BKL. BIKE LANE
- BL. BASELINE OF CONSTRUCTION
- B.O. BLOW-OFF
- BS. BOTTOM ELEVATION OF RISE
- CDS. CUL-DE-SAC
- CE. CURB EXTENSION
- CL. CENTERLINE
- CT. CURB TRANSITION
- CWN. CROWN
- DBO. DESIGN BY OTHERS
- DC. MOUNTABLE CURB & GUTTER
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- ELEC. ELECTRIC
- EOP. EDGE OF PAVEMENT
- EX. EXISTING
- EXCL. EXCLUSIVE
- FES. FLARED END SECTION
- FG. FINISHED GROUND AT BOTTOM WALL ELEVATION
- FGT. FINISHED GROUND AT TOP WALL ELEVATION
- FH. FIRE HYDRANT
- FL. FLOWLINE
- FO. FIBER OPTIC LINE
- FV. FIELD VERIFY
- G. FINISHED GROUND ELEVATION
- GAS. GAS LINE
- G.E. GAS EASEMENT
- GV. GAS VALVE
- HP. HIGH POINT
- I.W.E. IRRIGATION & WATER EASEMENT
- IWL. IRRIGATION WATER LINE
- IWW. IRRIGATION WATER VALVE
- LL. LOT LINE
- LP. LOW POINT
- MAINT. MAINTENANCE
- MC. MOUNTABLE CURB & GUTTER
- MH. MANHOLE
- (MOD.) MODIFIED
- MSE. MECHANICALLY STABILIZED EARTH
- M.U.E. MULTI-USE EASEMENT
- P. PAVEMENT
- PC. POINT OF CURVATURE
- PCC. POINT OF COMPOUND CURVATURE
- PCR. POINT OF CURB RETURN
- PGL. PROFILE GRADE LINE
- PRC. POINT OF REVERSE CURVATURE
- PT. POINT OF TANGENCY
- R.O.W. RIGHT OF WAY
- RN. RECORDING NUMBER
- (S.) SUMP INLET
- S.E. SANITARY EASEMENT
- SEC. SECTION LINE
- SL. SANITARY LINE
- SS. SANITARY SERVICE
- STBK. SETBACK
- SW. SIDEWALK
- S.W.I.E. SANITARY, WATER, AND IRRIGATION EASEMENT
- TB. THRUST BLOCK
- TC. TOP OF CURB
- TELE. TELEPHONE LINE
- TRE. TRANSPORTATION EASEMENT
- TR.U.E. TRANSPORTATION & UTILITY EASEMENT
- TS. TOP ELEVATION OF RISER
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- U.G.E. UTILITY & GAS EASEMENT
- VC. VERTICAL CURB & GUTTER
- W.E. WATER EASEMENT
- WL. WATER LINE
- WS. WATER SERVICE
- W.S.E. WATER SURFACE ELEVATION
- WV. WATER VALVE

- VC VERTICAL CURB & GUTTER
- MC MOUNTABLE CURB & GUTTER
- DC MEDIAN CURB & GUTTER
- CT CURB TRANSITION


TRACT K LOT COUNT	
	TOTAL
PAIRED HOMES	92
SINGLE FAMILY DETACHED	6
TOTAL LOTS	98

FRONT LOADED UNITS

Deviation location:
Intersection of Cattlemen Loop at the end of Cattlemen Walk.

Deviation location:
Intersection of Cattlemen Loop and Market Place Dr.

I:\JOB FOLDERS\0000-0000 - MAYBERRY (ENGINEERING)\04 DRAWINGS\PRELIMINARY PLANS\PU1\8787-0001 OVERALL SITE PLAN PRINTED ON: 6/15/2026 10:40 AM




1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

No.	Rev. Date:	Revision Type:	Scale Horiz:	Scale Vert:	Date:
1			1" = 60'	N/A	8 of 16
2					
3					
4					
5					
6					

Designed: WCK Job No.: 8787-0001 Sheet: 8 of 16
 Prepared: WCK Scale Horiz: 1" = 60' Date: June 15, 2026
 Approved: AKM Scale Vert: N/A

Mayberry Phase 2
 El Paso County
 PUD Development Plan & Preliminary Plan
 Overall Site Plan

Client: Mayberry Communities, LLC	Address: 22108 Cattleman Run, Calhan, CO 80808
Contact: Scott Souder	



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No. 8