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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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General Property Information:

Address of Subject Property (Street Number/Name): 0 Stepler Road
Tax Schedule ID(s) #: 6100000464
Legal Description of Property: SE4NE4NE4 & NE4SE4NE4 SEC 23-11-66 & S2NW4NW4 SEC 24-11-66
Subdivision or Project Name: Abert Ranch

Section of ECM from Which Deviation is Sought: Section 2.3.2 Design Standards by Functional Classification
Specific Criteria from Which a Deviation is Sought: Table 2-5 Minimum centerline curve radius for a Rural Local roadway (300').

Proposed Nature and Extent of Deviation: The applicant is requesting a deviation to allow a 270-foot centerline curve radius for the proposed Abert Ranch Drive north of Silver Nell Drive (proposed).

Reason for the Requested Deviation: The deviation is needed given the topography and to allow for a connection to Silver Nell Drive to the west (proposed) and the planned future connection to Settlers Ranch Road to the south.

Applicant Information:

Applicant: Hannigan & Associates
Applicant is: Owner Consultant Contractor
Mailing Address: 19360 Spring Valley Road Monument
Telephone Number: 719-481-8292
Email Address: hannigan.and.assoc@gmail.com
State: CO Postal Code: 80132
Fax Number: 481-9071

Engineer Information:

Engineer: Jeffrey C. Hodsdon, P.E., PTOE
Company Name: LSC Transportation Consultants, Inc.
Mailing Address: 545 E Pikes Peak Ave. Suite 210 Col. Springs
Registration Number: 31684
Telephone Number: (719) 633-2868
Email Address: jeff@lsctrans.com
State: CO Postal Code: 80903
State of Registration: Colorado
Fax Number: (719) 633-5430

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

Section of ECM from Which Deviation is Sought: Section 2.3.2 Design Standards by Functional Classification
Specific Criteria from Which a Deviation is Sought: Table 2-5 Minimum centerline curve radius for a Rural Local roadway (300').

Proposed Nature and Extent of Deviation: The applicant is requesting a deviation to allow a 270-foot centerline curve radius for the proposed Abert Ranch Drive north of Silver Nell Drive (proposed). Please refer to attached exhibit.

Reason for the Requested Deviation: The deviation is needed given the topography and to allow for a connection to Silver Nell Drive to the west (proposed) and the planned future connection to Settlers Ranch Road to the south.

Comparison of Proposed Deviation to ECM Standard: Proposed centerline radius is 270 feet. The standard is 300 feet (minimum).

Applicable Regional or National Standards used as Basis: The ECM minimum radii for Urban Local and Urban Local Low Volume roadways are 200 feet and 100 feet respectively.

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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 deviation is needed given the topography on the site and to allow for the planned future connection to Settlers Ranch Road to the south. This parcel is adjacent to Stepler Road. However, no permanent access to Stepler Road is allowed. Interim access to Silver Nell is needed and the alignment of existing Silver Nell at the Grandview Subdivision/proposed Settlers View Subdivision border affects the street layouts in both the Settlers View subdivision and this subdivision. The planned alignment of Settlers Ranch Road also dictates the Abert Ranch Street layout. The site is bordered on the north with Grandview Subdivision lots.

- 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 deviation is needed given the topography and to allow for a connection to Silver Nell Drive to the west (proposed) and the planned future connection to Settlers Ranch Road to the south.

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

Given the site/plan-specific conditions, the proposed design with the 270-foot radius will be a comparable design and will be comparable in terms of the quality of improvement. This is due to the length of the street overall, the length on either side of the proposed curve and the anticipated low traffic volumes. The proposed curves are also on a short cul-de-sac street and not a through street.

The deviation will not adversely affect safety or operations.

The proposed centerline radius of 270 feet is 30 feet tighter than the standard 300-foot radius. This will not be problematic because 1) the overall length of the street is short; 2) The street length on either side of the proposed curves is short -- about 300 feet between the beginning of the first horizontal curve just north of Silver Nell Drive (which is shown to meet standards at 300-foot radius) and the planned intersection with Settlers Ranch Road to the south. On the east end of the street, the straight section between the end of the horizontal curve and the center of the cul-de-sac is only 130 feet; and 3) with only traffic generated by seven lots and no through traffic (short cul-de-sac street), the traffic volumes will be low.

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

The deviation will not affect maintenance as the street radius will be able to accommodate County snow plows and other maintenance vehicles.

The deviation will not adversely affect aesthetic appearance.

The deviation will not affect aesthetic appearance as the street will be comparable to the standard.

Owner, Applicant and Engineer Declaration:

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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



11/17/17

Review and Recommendation:
APPROVED by the ECM Administrator

Date

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

____ Additional comments or information are attached.

DENIED by the ECM Administrator

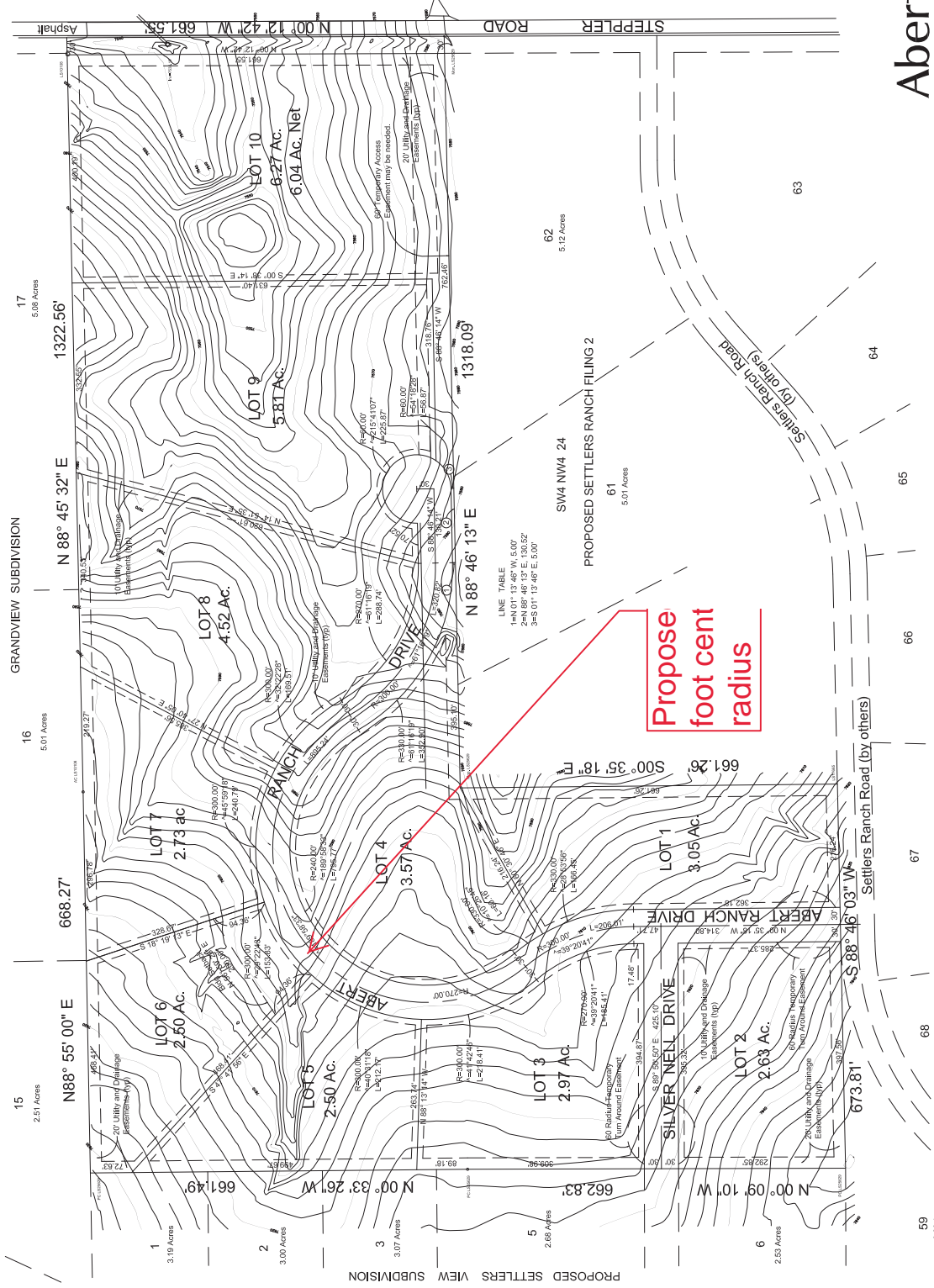
Date

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.



Approximate Scale
Scale: NTS



Propose
foot cent
radius

Figure 2
**Abert Ranch
Site Plan**
Abert Ranch (LSC #164890)

