



**Planning and Community
Development Department**
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : FLYING HORSE NORTH FILING NO. 8

Schedule No.(s) : 6136000005, 6136004037, 6136003004, 6136000003

Legal Description : TWO TRACTS OF LAND WITHIN SECTIONS 30 & 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PM

APPLICANT INFORMATION

Company : PRI #2, LLC.

Name : DREW BALSICK

☒ Owner ☐ Consultant ☐ Contractor

Mailing Address : 6835 CORPORATE DRIVE, STE. 200
COLORADO SPRINGS, COLORADO 80919

Phone Number : 719-592-9333

FAX Number : -

Email Address : DBALSICK@CLASSICHOMES.COM

ENGINEER INFORMATION

Company : HR GREEN DEVELOPMENT, LLC.

Name : RICHARD LYON, PE

Colorado P.E. Number : 53921

Mailing Address : 1975 RESEARCH PARKWAY, STE. 160
COLORADO SPRINGS, COLORADO 80920

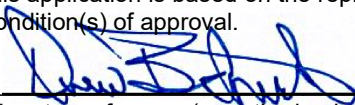
Phone Number : 719-318-0871

FAX Number : -

Email Address : RICHIE.LYON@HRGREEN.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)

11/24/2025

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** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

2.3.8 Roadway Terminations

Requested is a rural local roadway (Sandbagger Drive) that exceeds 1,600 feet for rural conditions that terminates at a cul-de-sac. A deviation is requested to exceed this length with a 1,758 LF section of road that terminates at a cul-de-sac turnaround.

State the reason for the requested deviation:

The roadway termination provides a means for equalizing acreages between lots.

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

The alternative is to shorten the roadway by 158 ft which modifies the density of the proposed subdivision with little to no benefit.

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:

A cul-de-sac is provided for a fire truck turnaround and the number of lots proposed that are accessed by this roadway (17) does not exceed the number of lots requiring a secondary access.

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 deviation will achieve the intended result with a comparable design by meeting all other roadway traffic criteria.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations as it meets traffic criteria and provides the necessary infrastructure for vehicular access, pedestrian access, and stormwater drainage. A cul-de-sac is provided for a fire truck turnaround and the number of lots proposed that are accessed by this roadway (17) does not exceed the number of lots requiring a secondary access.

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

The deviation will not adversely affect maintenance and its associated cost as it is not change in typical section, only length of roadway to a termination point.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetic appearance as there is no proposed change to the typical section.

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

The deviation meets the design intent and purpose of the ECM standards by meeting traffic criteria, stormwater drainage criteria, and allows for vehicular and pedestrian use.

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 will not influence the project's ability to meet the County's MS4 permit criteria. Stormwater drainage patterns and conveyance within this proposed modified roadway section is consistent with the standard section.

Water Quality and full spectrum detention ponds are provided for this filing to comply with the County's MS4.

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.

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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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.



Black Forest Fire Rescue Protection District

11445 Teachout Rd. Colorado Springs, CO 80908

719-495-4300

Re: Flying Horse North Filing No. 8 – Sandbagger Drive Deviation Request

To Whom It May Concern,

The Black Forest Fire/Rescue Protection District has reviewed the proposed roadway design for Sandbagger Drive within Filing No. 8 of the Flying Horse North subdivision. As submitted, Sandbagger Drive is planned to extend approximately 1,700 linear feet, terminating in a cul-de-sac turnaround. This exceeds the El Paso County Engineering Criteria Manual Section 2.3.8 limit of 1,500 linear feet for rural local roadways.

After evaluating the request and considering emergency access requirements, the Fire District does not object to the requested deviation. The larger-than-typical cul-de-sac design will provide adequate maneuverability for fire apparatus and emergency vehicles. The proposed length serves fewer than the maximum number of lots requiring a secondary access, and the turnaround meets our operational needs for fire protection and emergency services.

It is our understanding that the ultimate roadway plan anticipates future connectivity southward, which will improve overall circulation and reduce dead-end conditions. Based on these factors, we support the deviation request as proposed for Sandbagger Drive in Filing No. 8.

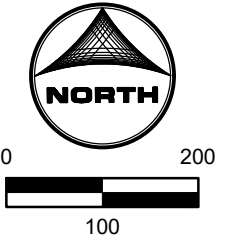
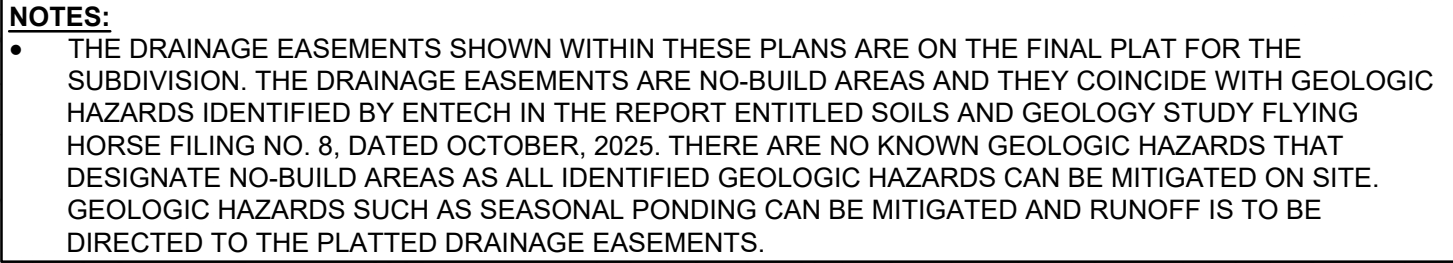
Please let us know if additional clarification or technical documentation is required.


David Rocco
Fire Chief
Black Forest Fire/Rescue Protection District

"Always Ready. Always Forward. Always Learning."

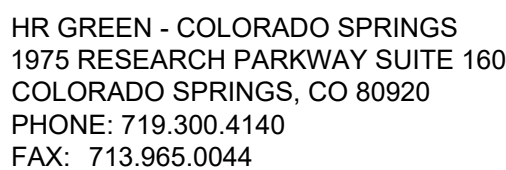
DUTY – HONOR – INTEGRITY – HUMILITY – DISCIPLINE

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL LOCAL	205	215
S2	RURAL LOCAL	RURAL LOCAL	215	225
S3	RURAL LOCAL	RURAL LOCAL	225	215



PCD FILE NO.: SF2534

NO.	DATE	BY	REVISION DESCRIPTION



CONSTRUCTION DRAWINGS

OVERALL SITE PLAN

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