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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.:

DEV18002

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Include an exhibit highlighting the locations of the 10% road grades so approval or denial are for defined locations and not a blanket approval for the entire site.

Provide a specific designation for each location so they are readily identified in case conditions of approval are placed on specific locations.

General Property Information:

Address of Subject Property (Street Number/Name): N/A
 Tax Schedule ID(s) #: 6100000526, 6100000527, 6100000075
 Legal Description of Property: See attached

Subdivision or Project Name:

FLYING HORSE NORTH
(10% Road grade)

Section of ECM from Which Deviation is Sought: Section 2.3.2 Design Standards for Functional Classification

Specific Criteria from Which a Deviation is Sought: Table 2-5 Rural Collector and Local maximum grade of 8% with 10% allowed with approval by ECM administrator

Proposed Nature and Extent of Deviation: The nature of the majority of this project is located within Black Forest and heavily treed with hillside topography characteristics. (Existing natural grades throughout the property greater than 8%) The extent of the deviation request is for multiple locations where roadways shown on the approved PUD plan (PUD-16-002) exceed 8% grade. These areas include portions of the following roads within the property as shown on the construction drawings for Filing No.1 and anticipated locations within future filings of the PUD Plan: Stagecoach Road, Old Stagecoach Road, Quartz Creek Drive, Coalmount Drive and Allen Ranch Road

Applicant Information:

Applicant: PRI #2 LLC Email Address: Dbalsick@classichomes.com
 Applicant is: Owner Consultant Contractor
 Mailing Address: 6385 Corporate Dr., Suite 200 Colo. Spgs. State: CO Postal Code: 80919
 Telephone Number: 719-592-9333 Fax Number: 719-785-0799

Engineer Information:

Engineer: Marc A. Whorton, P.E. Email Address: Mwhorton@classicconsulting.net
 Company Name: Classic Consulting
 Mailing Address: 619 N. Cascade Ave., Suite 200 Colo. Spgs. State: CO Postal Code: 80903
 Registration Number: 37155 State of Registration: Colorado
 Telephone Number: 719-785-2802 Fax Number: 719-785-0799

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 for Functional Classification

Specific Criteria from Which a Deviation is Sought: Table 2-5 Rural Collector and Local maximum grade of 8% with 10% allowed with approval by ECM administrator

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Reason for the Requested Deviation: Existing grades throughout much of the property exceed 8% even in the roadway areas as shown on the approved PUD Plan (PUD-16-002). In an effort to save as much of the forest as possible, these roadway grades need to exceed 8% with a maximum of 10% just for a few areas.

Comparison of Proposed Deviation to ECM Standard: ECM standard allows up to 8% grade with 10% allowed at the discretion of the ECM Administrator

Applicable Regional or National Standards used as Basis: Other adjacent local jurisdictions (City of Colorado Springs, Town of Monument and Manitou Springs) allow for hillside standards with road grades of 10% and even 12% for some limited locations.

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.

Many portions of this subdivision have roadways planned and approved on the PUD Plan where grades exceed 8% and without significant more grading disturbance and tree removal a 10% slope design is achievable 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.

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 intent in these steeper areas is to minimize disturbance and hence keep the Hillside, forested characteristics for the future lot owners

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

The ECM allows for up to 10% slopes on roadways at the discretion of the ECM Administrator and is similar to other jurisdictions. It also minimizes land disturbance.

The deviation will not adversely affect safety or operations.

While utilizing a 10% grade, all other operations will continue to provide the required design criteria (i.e. vertical curves, site distance, etc.)

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

Maintenance of these small stretches of 10% slope will not adversely affect County maintenance ability

The deviation will not adversely affect aesthetic appearance

Design the length of vertical curve using adjusted K-values for the increased braking distances resulting from the downgrade (See ECM Table 2-18).

1. Provide the calculations for the required stopping sight distance for the 10% downgrades.

2. Provide calculations for the adjusted K-values based on the SSD.

2. Include a P&P of the road segment that shows the vertical curve geometry (AD, K-value, VC Length, slopes) and vertical sight distance on the profile. If it does not meet the requirement then propose how it will be mitigated.

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] _____ Date 4-9-18

Signature of owner (or authorized representative)

[Signature] _____ Date 4/9/18

Signature of applicant (if different from owner)

Signature of Engineer



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.

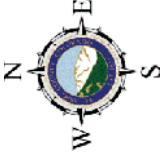
El Paso County Assessor's Office

0 SEC 34-11-66

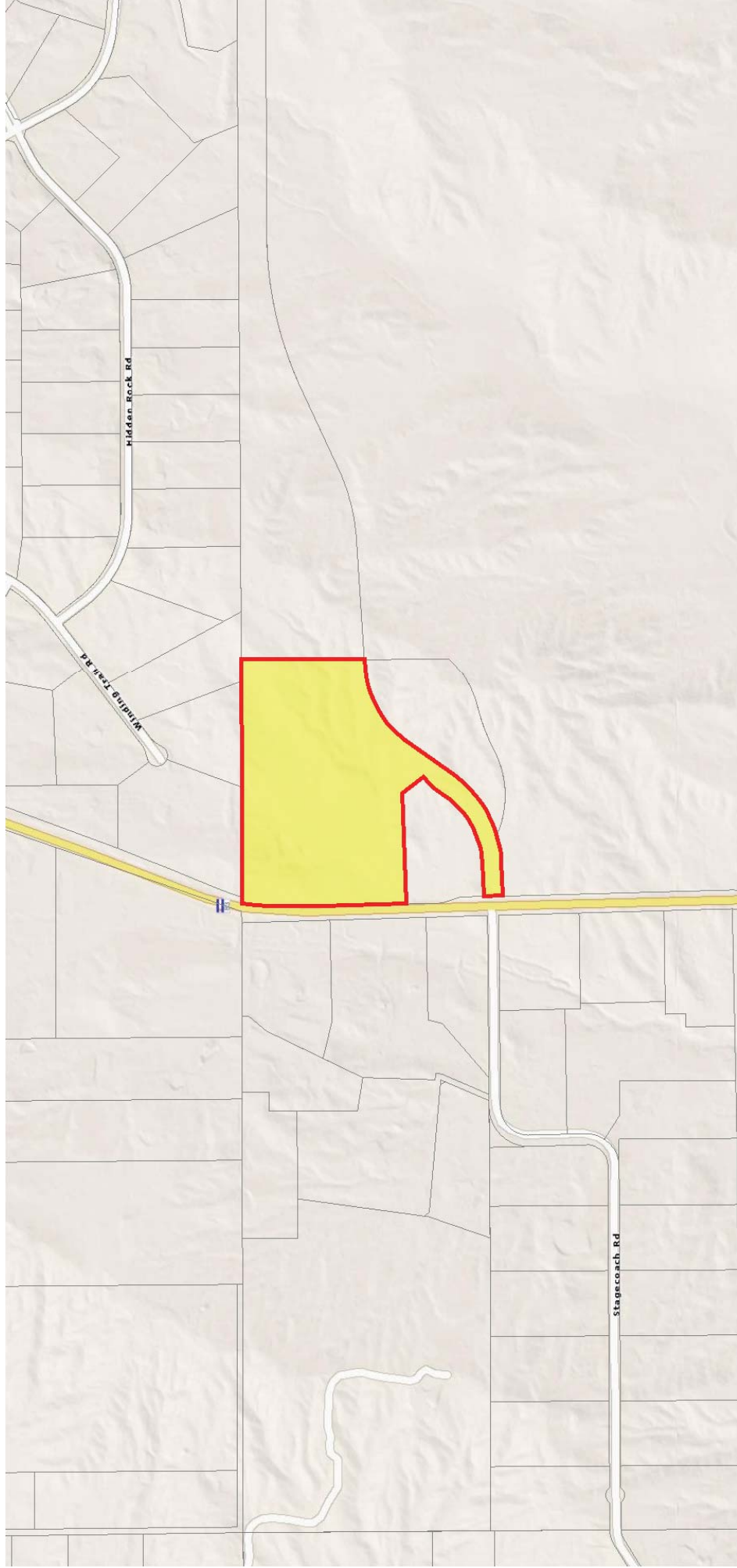
SCHEDULE: 6100000526

OWNER: PRI # 2 LLC

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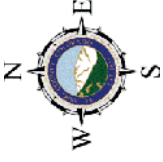
El Paso County Assessor's Office

0 34-11-66

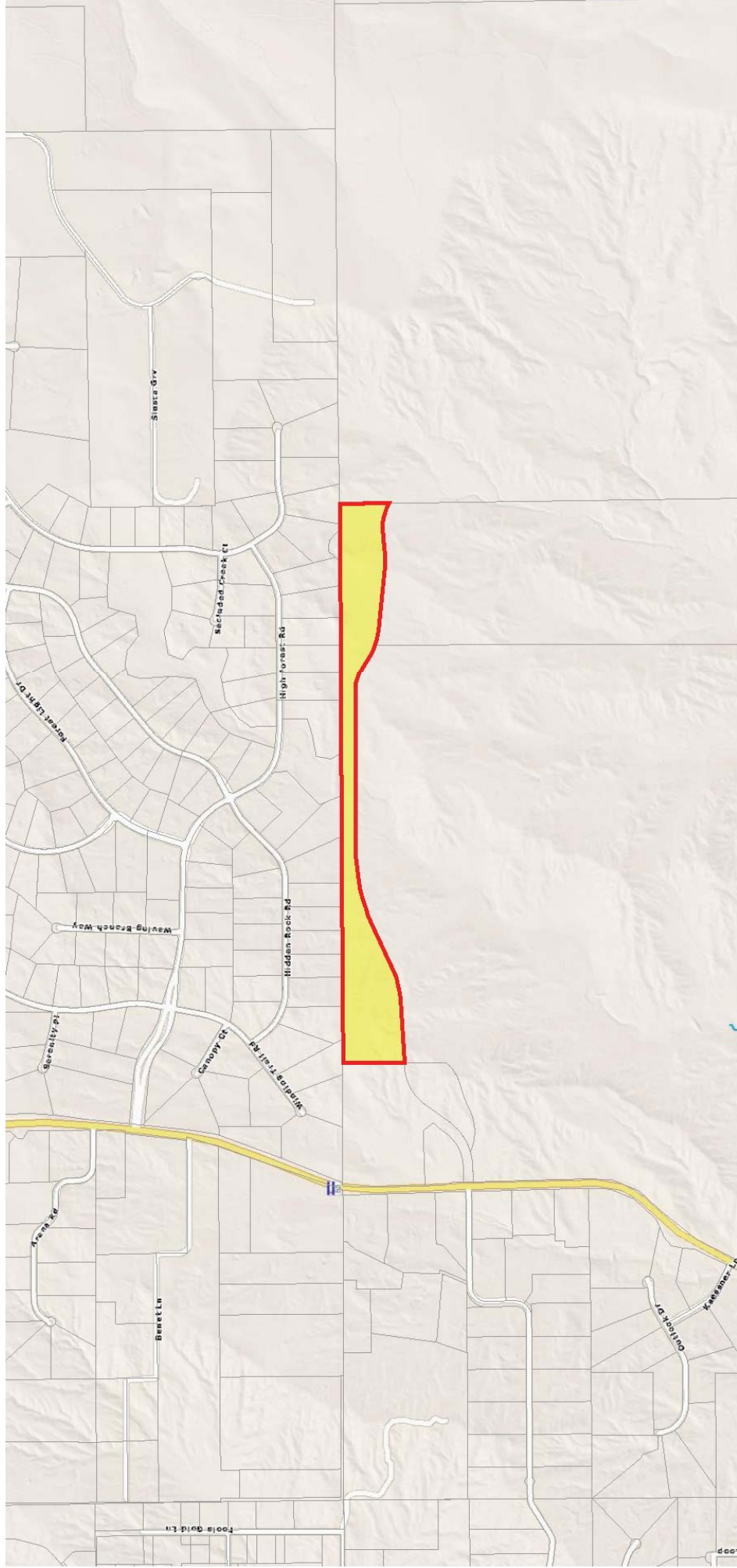
SCHEDULE: 6100000527

OWNER: PRI # 2 LLC

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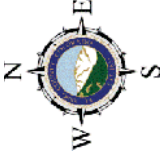


El Paso County Assessor's Office

0 36-11-66

SCHEDULE: 6100000075

OWNER: PRI #2 LLC



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