



Development Services Department
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Colorado Springs, Colorado 80910

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Website www.elpasoco.com

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): 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 (See attached Exhibit)

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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El Paso County Procedures Manual

Procedure # R-FM-051-07

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SP 17-012

Stagecoach Road, Quartz Creek Drive, Coalmount Drive and Allen Ranch Road

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. – see attached Exhibit)

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.

A 10% roadway will not look significantly different than an 8% roadway

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 of applicant (if different from owner) Date

[Signature] _____ Date 4/9/18

Signature of Engineer

Engineer's Seal



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 2.3.2 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.

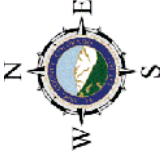
El Paso County Assessor's Office

0 SEC 34-11-66

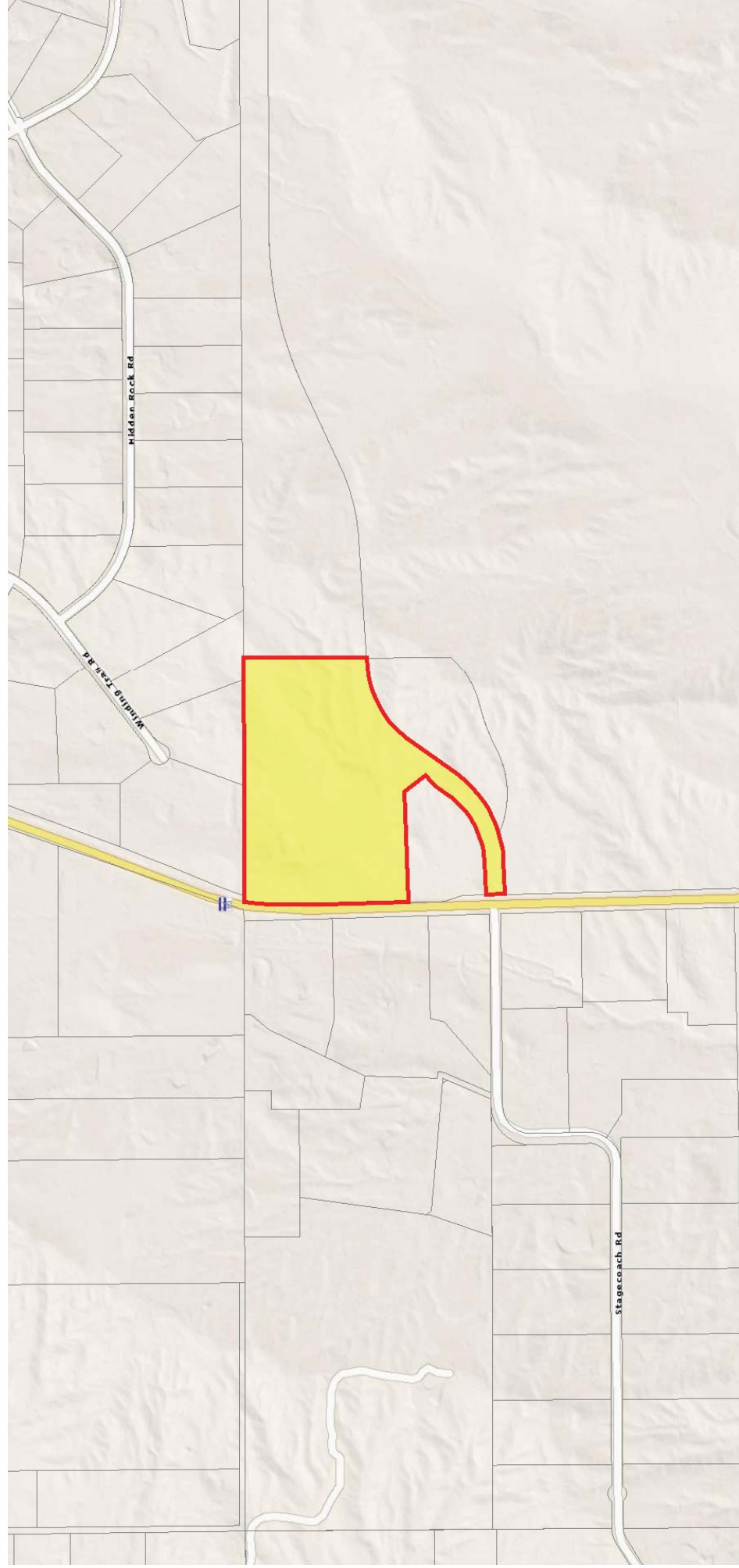
SCHEDULE: 6100000526

OWNER: PRI # 2 LLC

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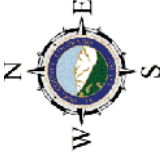
El Paso County Assessor's Office

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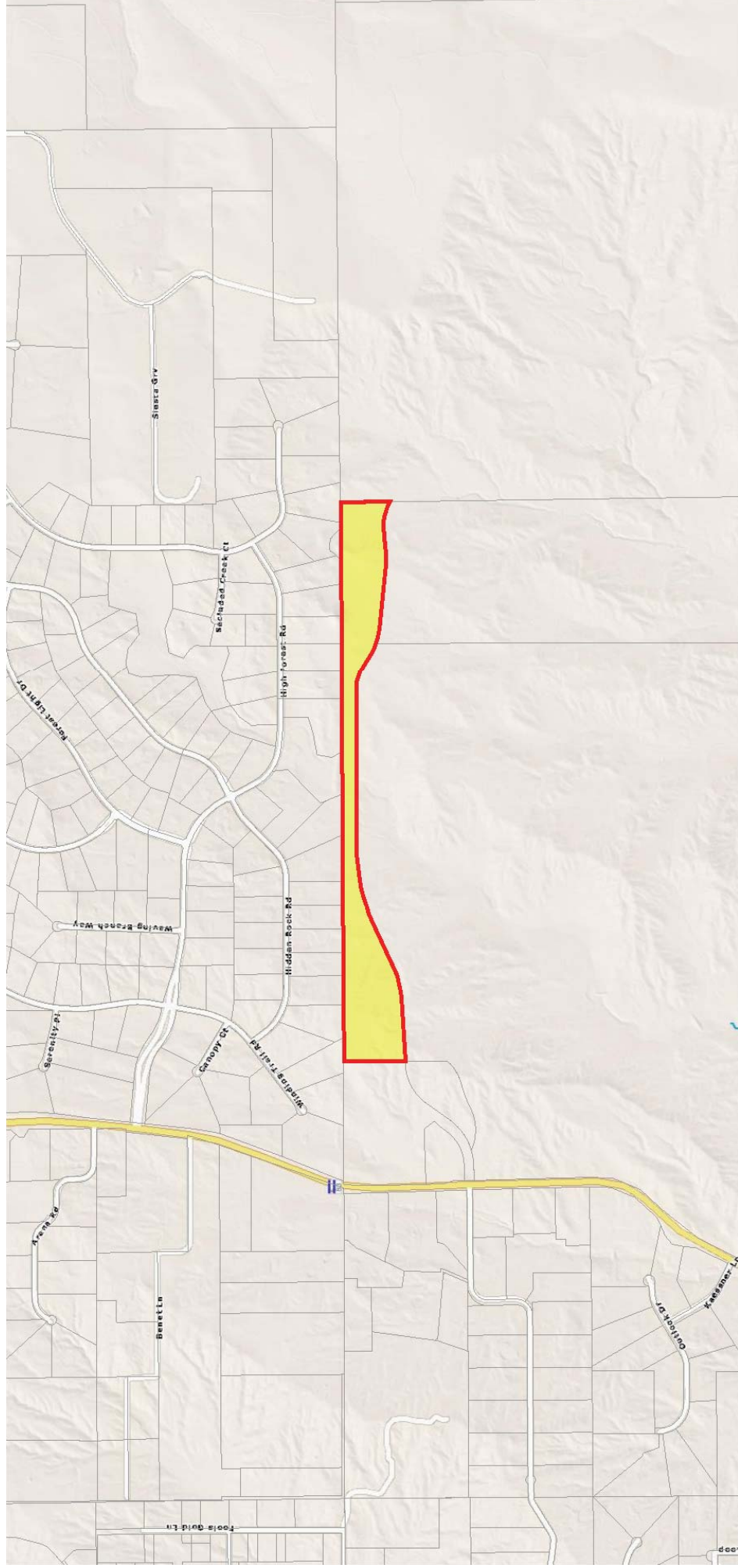
SCHEDULE: 6100000527

OWNER: PRI # 2 LLC

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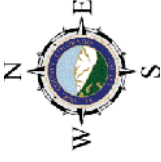


El Paso County Assessor's Office

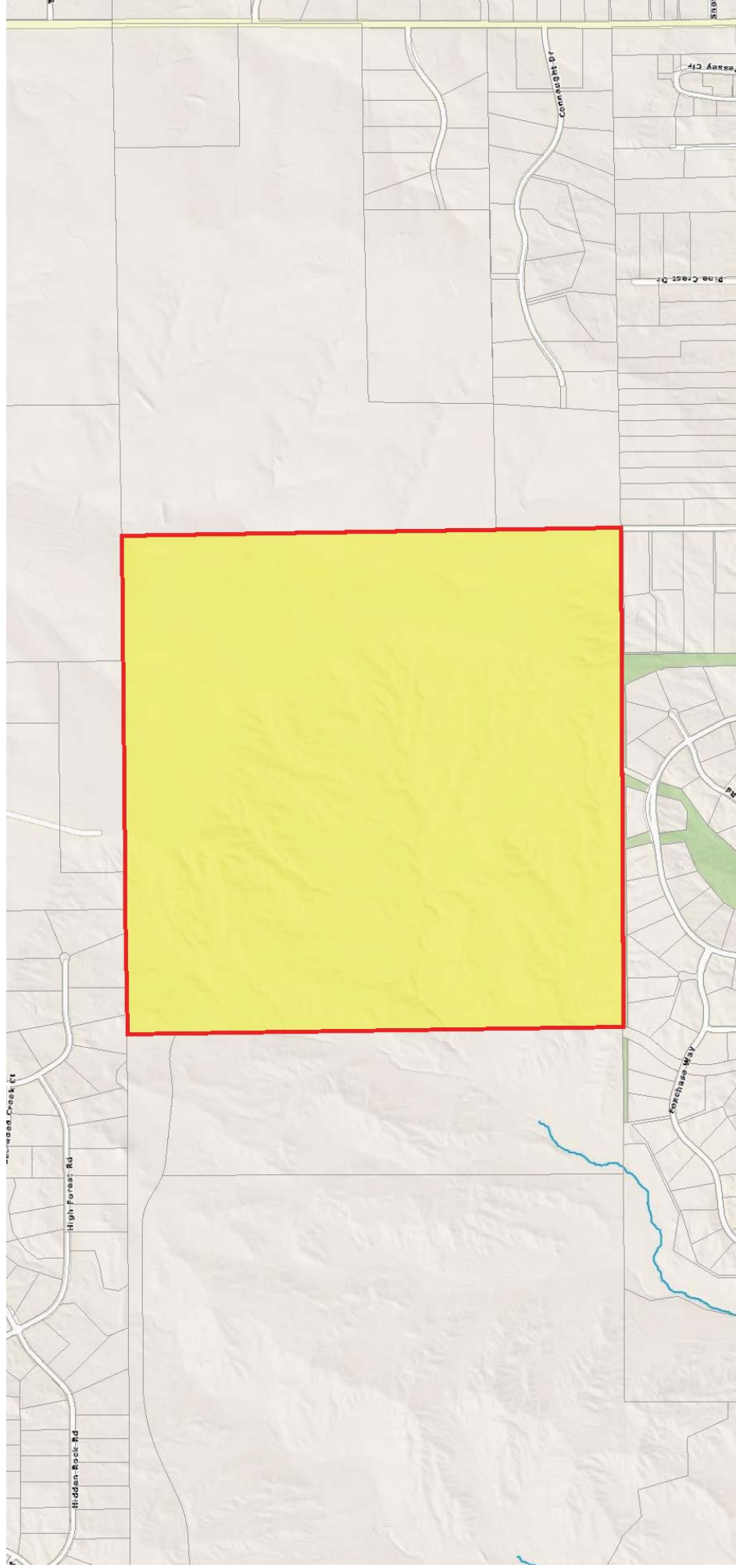
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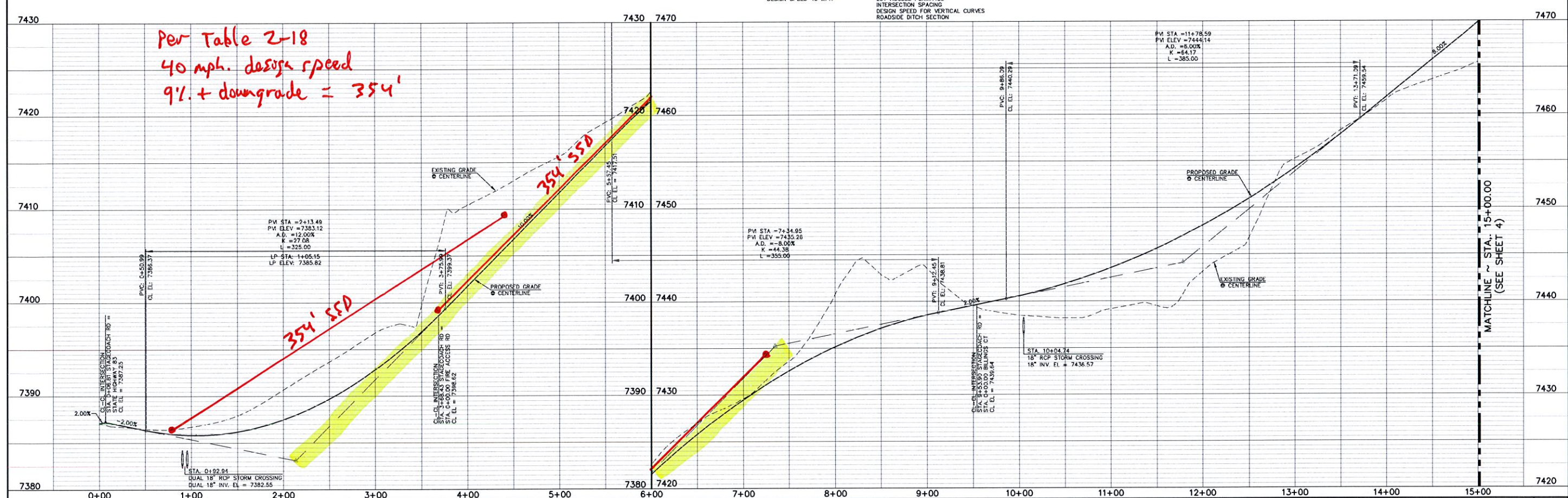
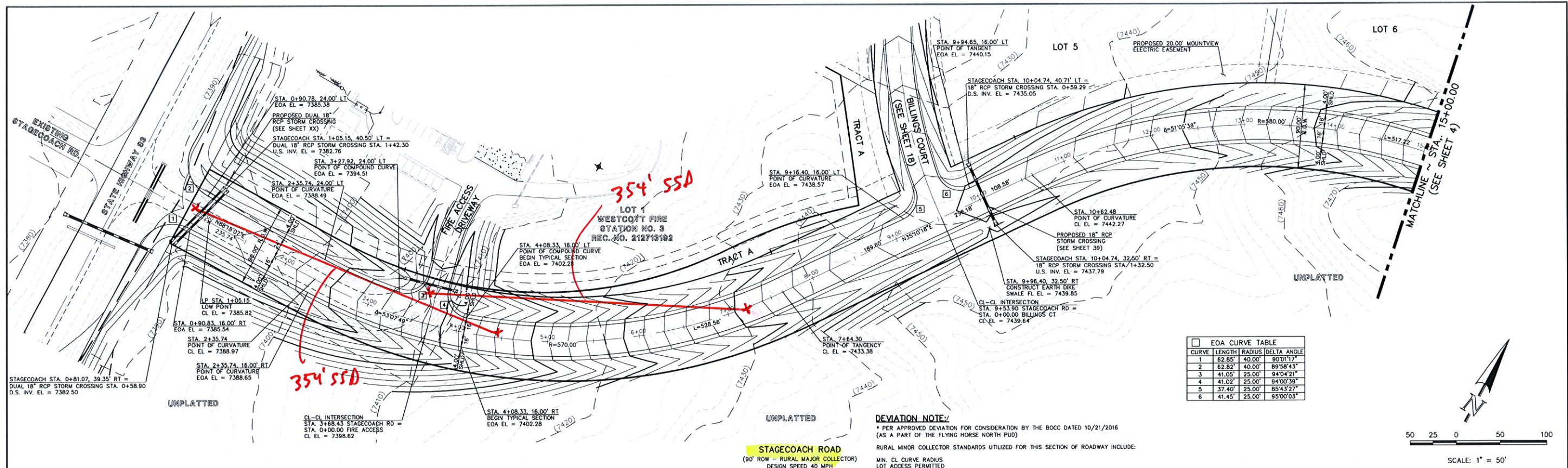
SCHEDULE: 6100000075

OWNER: PRI #2 LLC



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR
SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING
UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL
BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH
MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION

DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

DATE

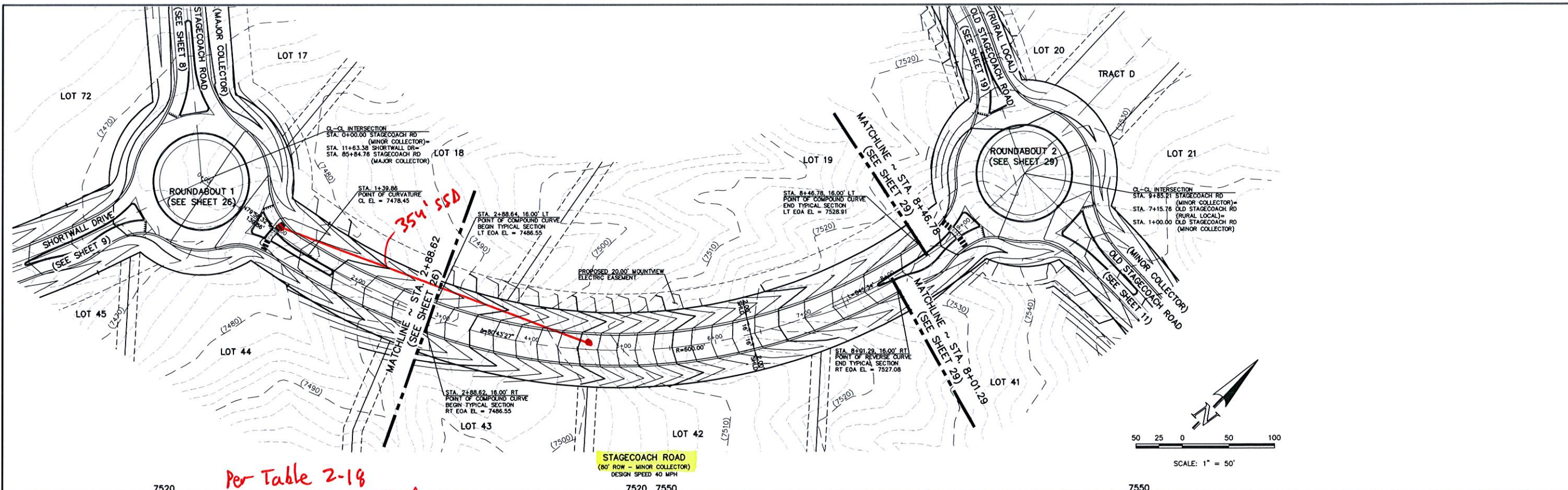
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799(Fax)

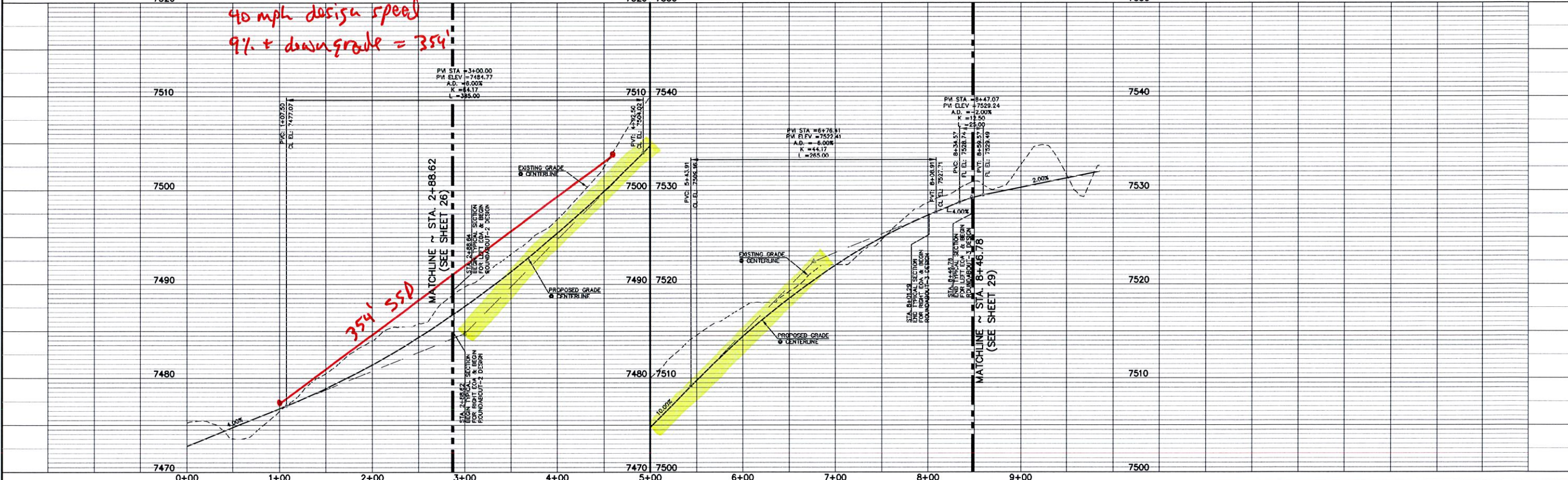
FLYING HORSE NORTH FILING NO. 1
STREET IMPROVEMENT PLAN
STAGECOACH ROAD
STA. 0+00.00 - STA. 15+00.00

DESIGNED BY	PRA	SCALE	DATE	08-11-17
DRAWN BY	PRA	(H) 1" = 50'	SHEET	3 OF 58
CHECKED BY	(V) 1" = 5'	JOB NO.	1096.11	

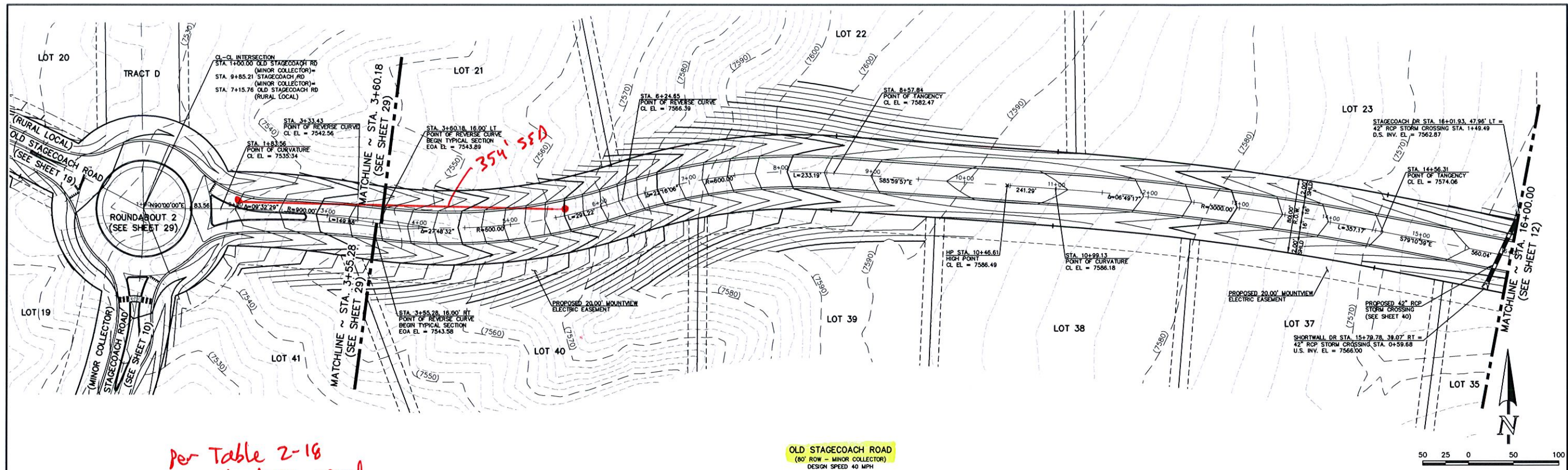
CLASSIC
CONSULTING
ENGINEERS & SURVEYORS



Per Table 2-19
40 mph design speed
9% + down grade = 354'

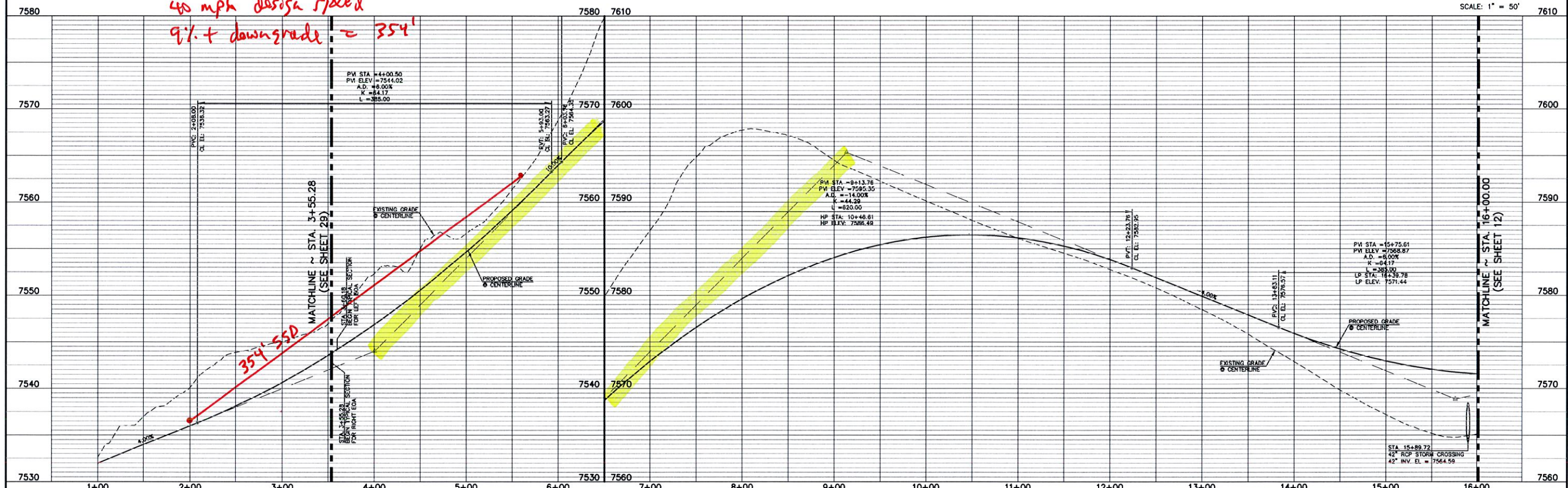


<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>		<p>NO. REVISION</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>DATE</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>FLYING HORSE NORTH FILING NO. 1 STREET IMPROVEMENT PLAN STAGECOACH ROAD - MINOR COLLECTOR STA. 2+88.62 - STA. 8+46.78</p> <p>DESIGNED BY PRA SCALE DATE 08-11-17</p> <p>DRAWN BY PRA (H) 1" = 50' SHEET 10 OF 58</p> <p>CHECKED BY (V) 1" = 5' JOB NO. 1096.11</p>	<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (fax)</p>



per Table 2-18
40 mph design speed
9% + downgrade = 354'

OLD STAGECOACH ROAD
(80' ROW - MINOR COLLECTOR)
DESIGN SPEED 40 MPH



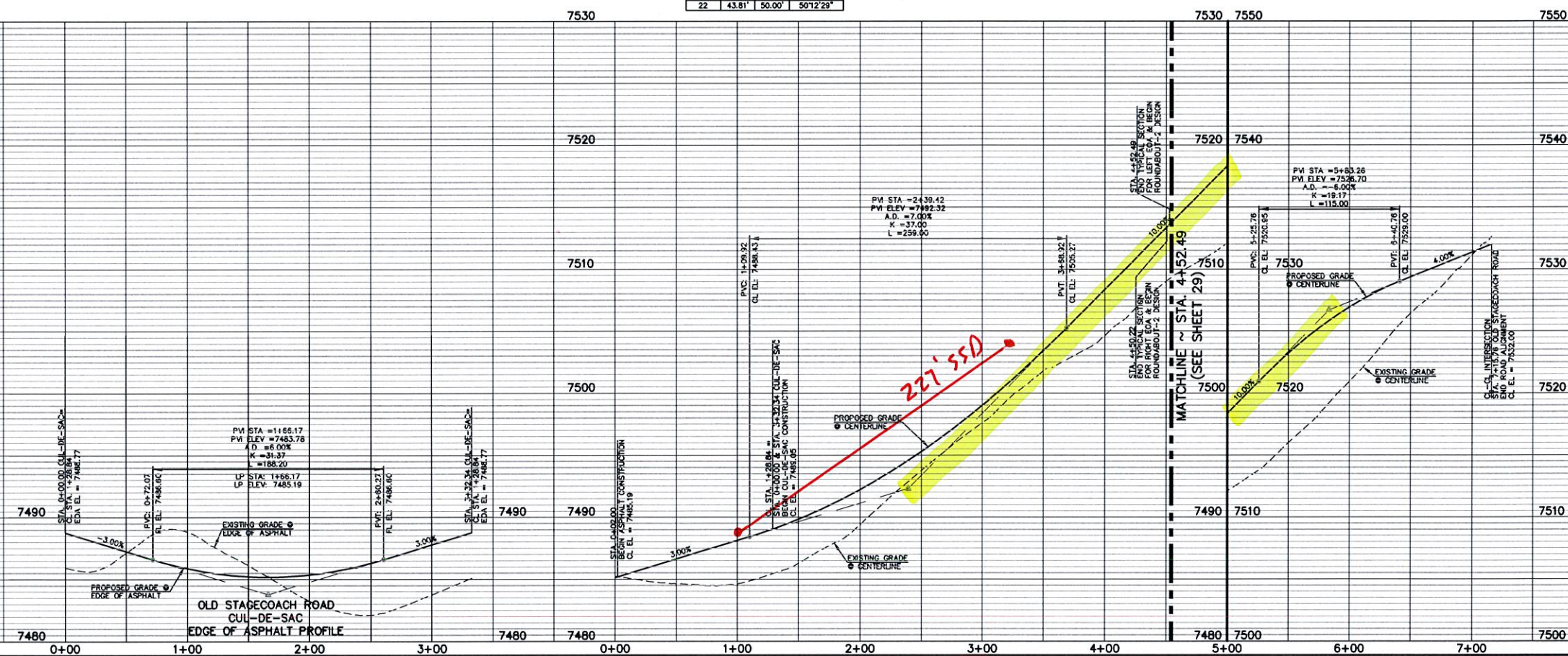
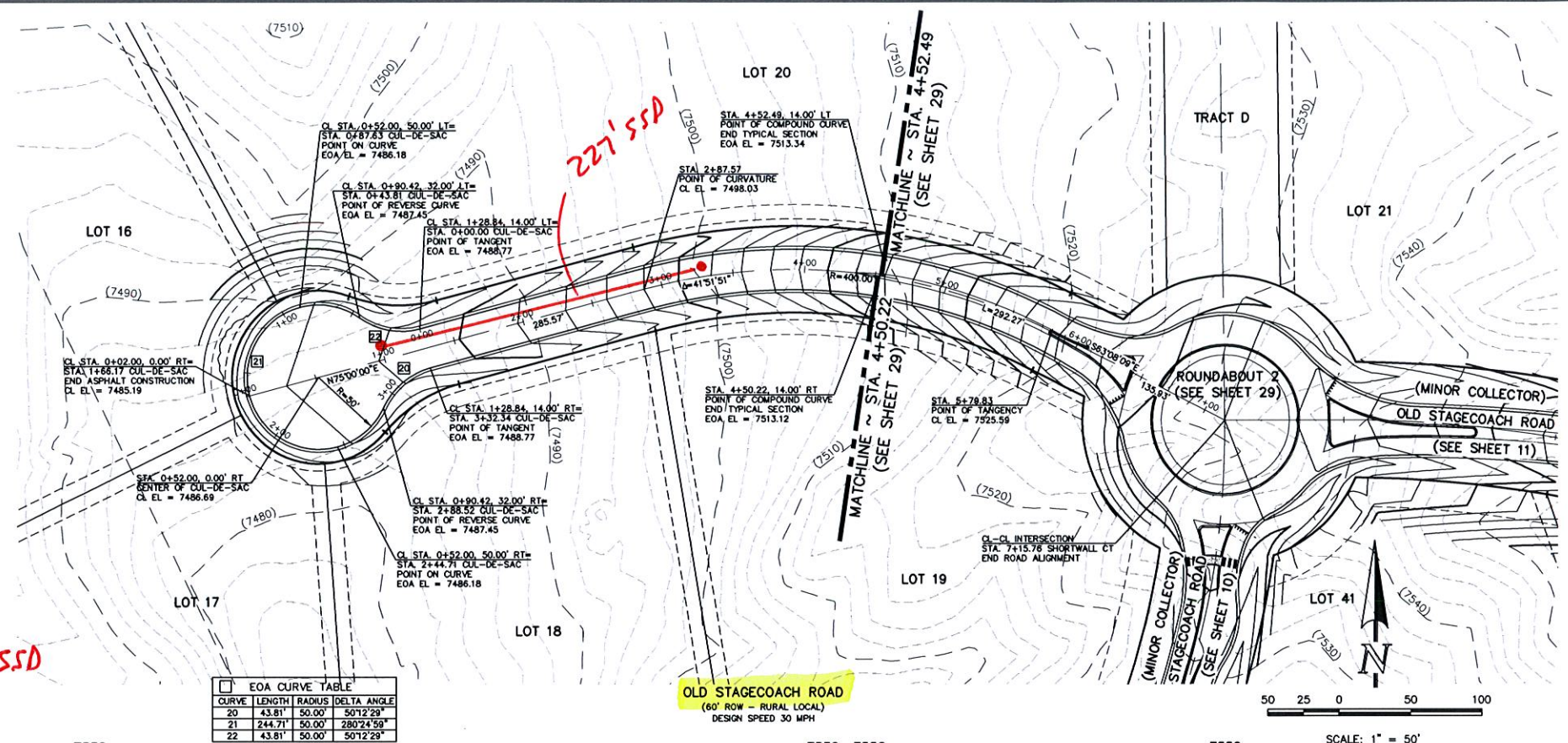
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NO.	REVISION	DATE

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PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #37155
DATE

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (fax)

FLYING HORSE NORTH FILING NO. 1 STREET IMPROVEMENT PLAN OLD STAGECOACH ROAD - MINOR COLLECTOR STA. 3+55.28 - STA. 16+00.00			
DESIGNED BY	PRA	SCALE	DATE 08-11-17
DRAWN BY	PRA	(H) 1" = 50'	SHEET 11 OF 58
CHECKED BY	(V) 1" = 5'	JOB NO.	1096.11



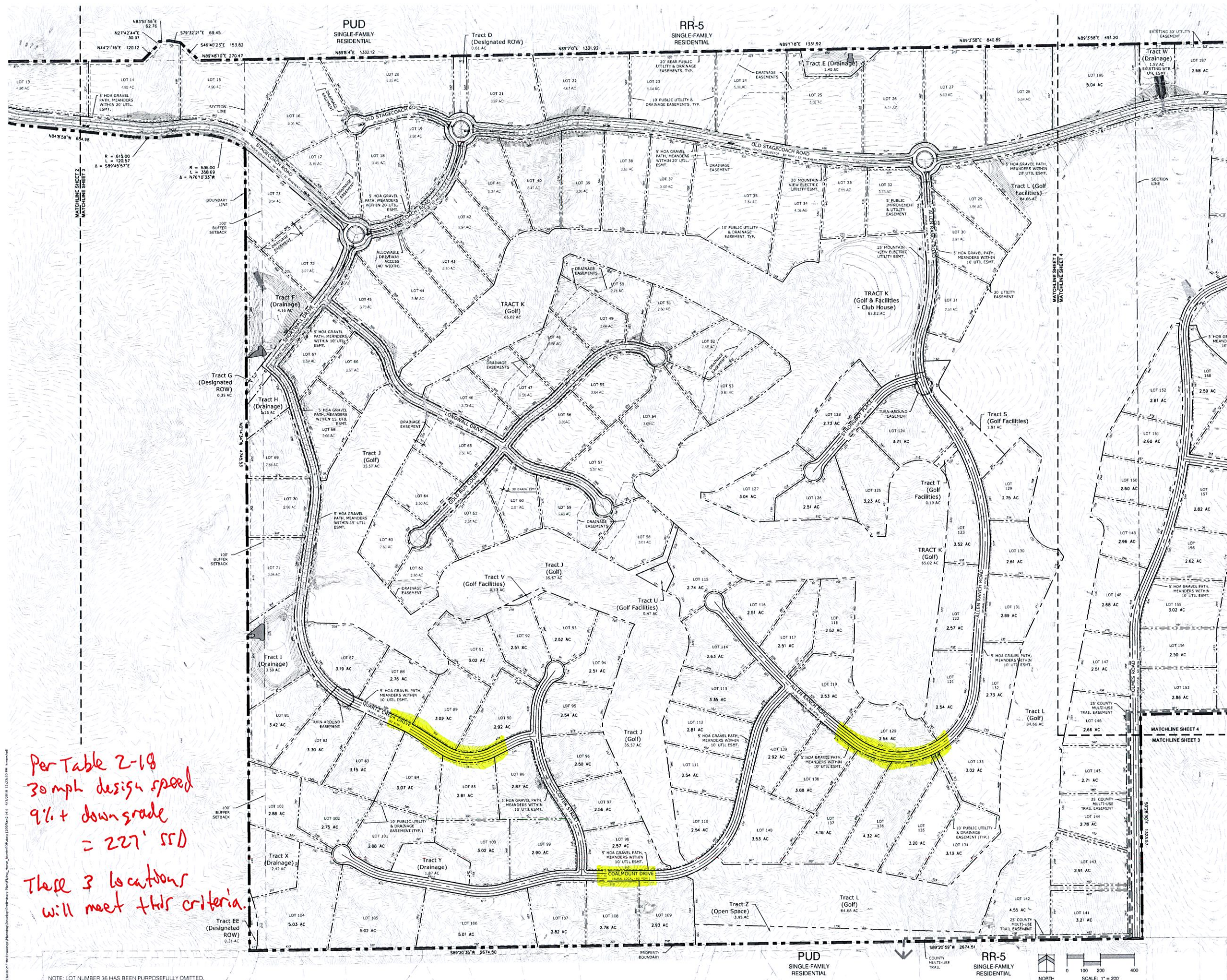
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DRAWN BY	PRA	(H) 1"= 50'	SHEET	19 OF 58
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FLYING HORSE
NORTH
PRELIMINARY PLAN

10% Road
Grade Exhibit

ENTITLEMENT

DATE	BY	DESCRIPTION
04-03-18	KMM	PER COUNTY REVIEW COMMENTS

PRELIMINARY
PLAN

PP2
4 of 6
SP 17-012

Per Table 2-18
30mph design speed
9%+ down grade
= 227' SSD
These 3 locations
will meet this criteria.

NOTE: LOT NUMBER 36 HAS BEEN PURPOSEFULLY OMITTED.