



Planning and Community
Development Department
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Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : **Retreat at PrairieRidge Filings 1-3 Preliminary Plan**

Schedule No.(s) : 52280-00-024 & 52280-00-025

Legal Description : See attached

APPLICANT INFORMATION

Company : Classic Companies

Name : Loren Moreland

☒ Owner ☐ Consultant ☐ Contractor

Mailing Address : 2138 Flying Horse Club Dr.
Colorado Springs, CO 80921

Phone Number : 719-592-9333

FAX Number : N/A

Email Address : Lmoreland@classichomes.com

ENGINEER INFORMATION

Company : Classic Consulting

Name : Marc A. Whorton, P.E.

Colorado P.E. Number : 37155

Mailing Address : 619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

Phone Number : 719-785-2802

FAX Number : N/A

Email Address : Mwhorton@classicconsulting.net

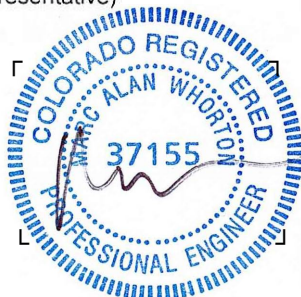
OWNER, APPLICANT, AND ENGINEER DECLARATION

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)

Date

Engineer's Seal, Signature
And Date of Signature



7/15/2024

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of the ECM in **Chapter 2.3.7.D.2, 2.3.7.D.3, 2.2.4.B.2, 2.2.5.B and Table 2-6** is requested.

Identify the specific DCM standard which a deviation is requested:

No acceleration lane proposed for west-bound Briargate Pkwy. at Vollmer Road
Intersection spacing less than ½ mile on Briargate Pkwy. between Vollmer Road and round-about
Proposed direct lot access (RI/RO) from Briargate Pkwy. and (RI only) from Vollmer Road into future Commercial site

State the reason for the requested deviation:

Acceleration lane on west-bound Briargate Pkwy. in combination with the proposed right turn lane into the commercial site would likely cause some unwanted traffic weaving. The intersection of Briargate Pkwy. and Vollmer Road will eventually be signalized to allow for gaps in traffic. The posted speed limit on west-bound Briargate Pkwy. approaching the round-about will most likely be reduced to 40 mph or less.

Due to topographic and planning constraints, the future commercial site will only have access ability from Briargate Pkwy. and Vollmer Road. Given the natural grade across this portion of the site, there will be a significant vertical difference between the future PUD residential and the future commercial. The commercial site is planned to be about 12' lower in elevation than the PUD residential site. This grade difference will be made possible by a retaining wall and no roadway access between the two parcels. The proposed direct access to Briargate Pkwy. was also shown on the approved Jaynes Property Sketch Plan.

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

The proposed alternative is to provide a right turn deceleration lane on west-bound Briargate Pkwy. into the commercial site and a two-lane urban round-about approximately 1000 LF west of the Vollmer intersection, both as presented on the approved Jaynes Property Sketch Plan. A Right-In only with required deceleration lane from Vollmer Road into the commercial site is also proposed, similar to the same access type directly across Vollmer into the Homestead North Filing No. 1 subdivision.

The ECM standard (2.3.7.D.3) allows for deviations to be considered at stop controlled and signalized intersections and as the "Green Book" states, acceleration lanes are not always desirable.

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- ☐ The DCM 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:

In this specific situation, a round-about is proposed on Briargate Pkwy. approximately 1000 LF west of Vollmer Road (per the approved Jaynes Property Sketch Plan – SKP225) which will provide for a reduction in speed below 40 mph that helps reduce the need for an acceleration lane.

The intersection of Briargate and Vollmer Road will ultimately be a signalized intersection, which helps to provide adequate gaps in traffic.

Also, with the proposed right turn deceleration lane on Briargate into the commercial site and no acceleration lane, there will not be any unwanted weaving and conflicting traffic movements.

The Right-in only off of Vollmer Road into the commercial site provides the second point of access to this site that will be topographically constrained upon development.

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.

This deviation is not based on financial considerations but requested as allowed in the ECM 2.3.7.D.3 under certain circumstances that apply based on future signalized intersection at Briargate Pkwy. and Vollmer Road and lower posted speed limit on this stretch of Briargate Pkwy. based on proximity to the proposed round-about.

This principal arterial roadway corridor will operate with a comparable or likely superior manner without the possible traffic weaving conflicts that occur with both an acceleration lane and right turn lane.

This deviation allows for a secondary access into the future commercial site from Vollmer Road.

The deviation will not adversely affect safety or operations.

This deviation will not adversely affect safety but reduce the possibility of weaving traffic movements on Briargate Pkwy. between Vollmer Road and the proposed round-about. It also and provides a secondary access point into the future commercial site, which reduces trips of Briargate Pkwy. and provides better circulation for a future commercial site.

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

With the elimination of the acceleration lane, there is less pavement and roadway to maintain.

The deviation will not adversely affect aesthetic appearance.

The requested deviations will not adversely affect the aesthetic appearance of the roadway corridor as the proposed deviations allow for standard turn lanes within the public ROW as typical streets usually have. Landscape buffers are also planned along these corridors.

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

The requested deviation still meets the design intent and purpose of the ECM, as the ECM allows for a deviation in this specific case as described in ECM 2.3.7.D.3.

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.

This deviation has no affect on the County's MS4 permit as the collected runoff from this stretch of roadway will still be routed directly into a proposed SWQ facility.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Chapter 2.3.7.D.2, 2.3.7.D.3, 2.2.4.B.2, 2.2.5.B and Table 2-6 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.



619 N. Cascade Avenue, Suite 200
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(719) 785-0790

RETREAT AT PRAIRIE RIDGE
PRELIMINARY PLAN PARCEL
JOB NO. 1305.00-09
MARCH 21, 2024
PAGE 1 OF 3

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AND BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 1052.73 FEET;
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°06'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
4. THENCE S38°19'09"W, A DISTANCE OF 1,375.53 FEET;
5. THENCE S39°06'28"W, A DISTANCE OF 376.53 FEET;
6. THENCE S40°36'08"W, A DISTANCE OF 1,729.38 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 1,440.85 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 2,611.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28;

THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 717.48 FEET TO THE EXTERIOR BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE ON THE SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. THENCE S00°46'12"E, A DISTANCE OF 544.44 FEET;
2. THENCE N89°13'29"E, A DISTANCE OF 400.05 FEET;
3. THENCE N00°46'54"W, A DISTANCE OF 544.39 FEET TO THE SAID NORTH LINE OF THE SOUTH HALF OF SECTION 28;

THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 1,457.61 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 6,191,054 SQUARE FEET, (142.12705 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



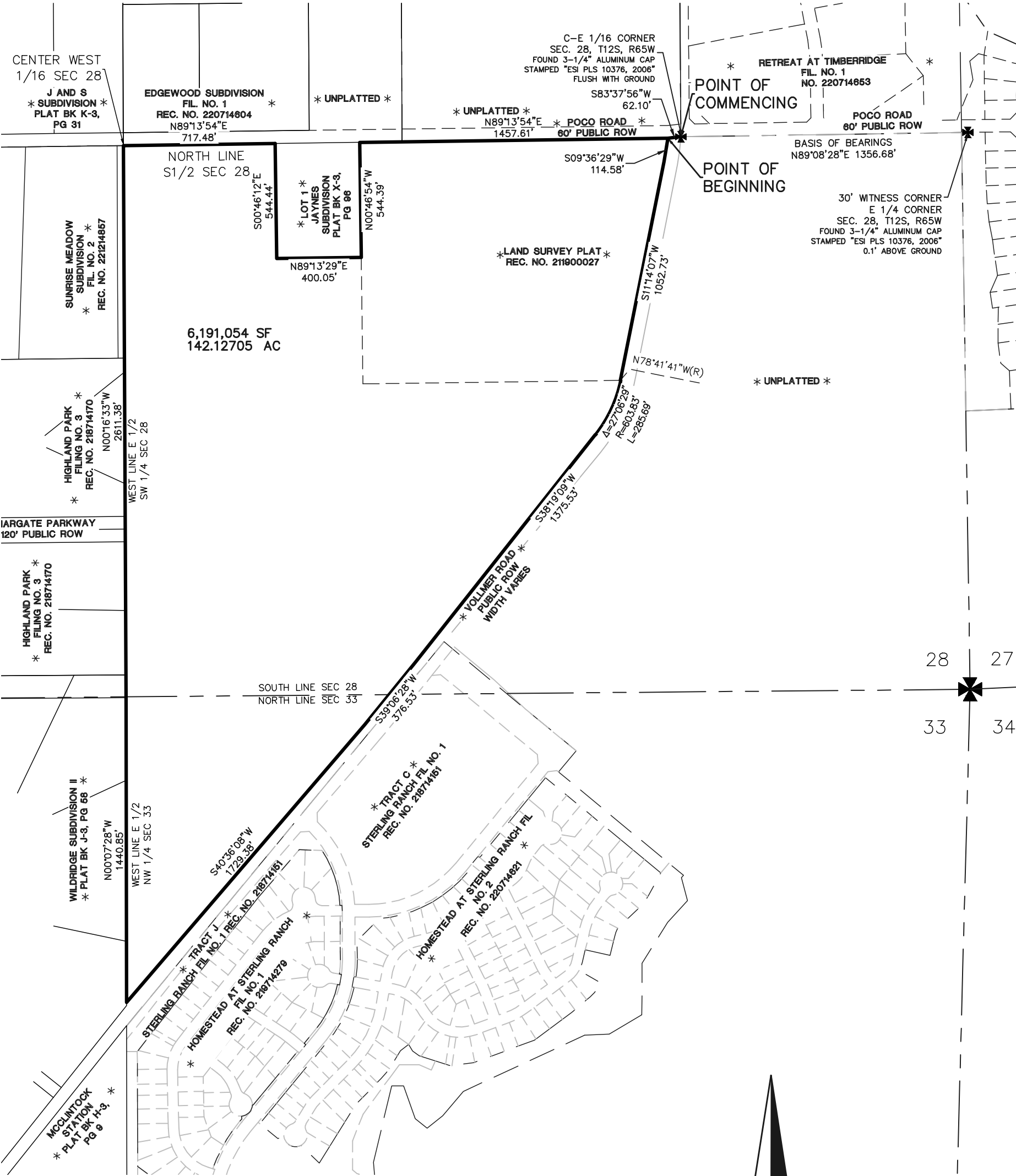
ROBERT L. MEADOWS, JR., PLS 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING
ENGINEERS AND SURVEYORS



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
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RETREAT AT PRAIRIE
RIDGE PRELIMINARY
PLAN PARCEL
JOB NO. 1305.00-09
MARCH 21, 2024
SHEET 3 OF 3

EXHIBIT "B"



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY
WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION
AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN
FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT
DEPICT A MONUMENTED LAND SURVEY.

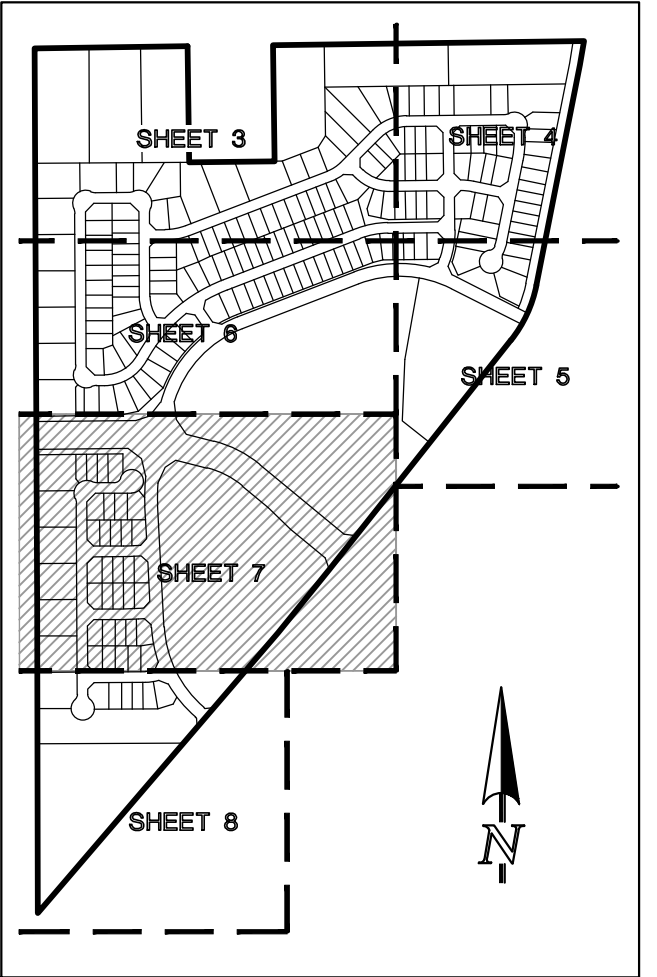
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

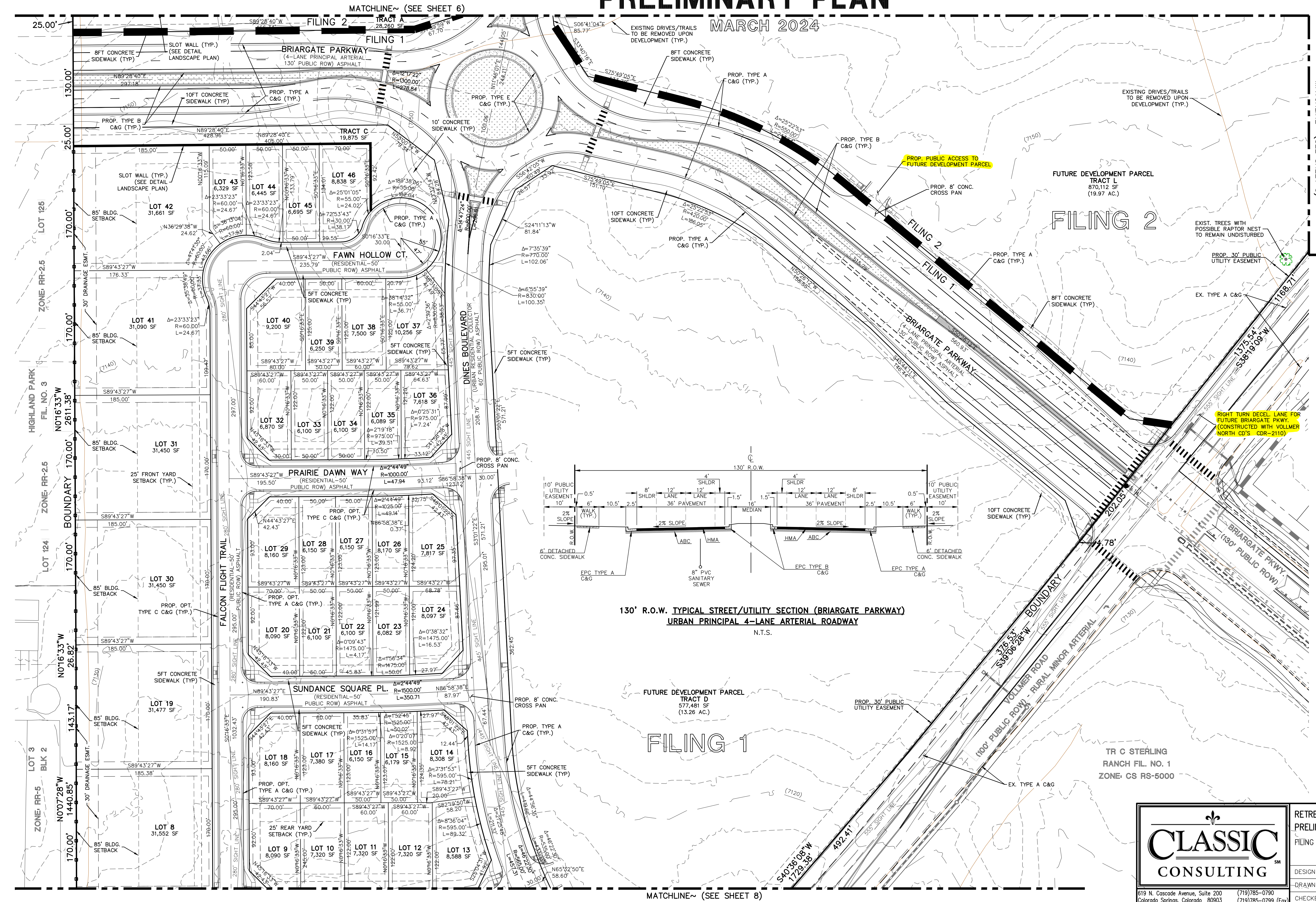
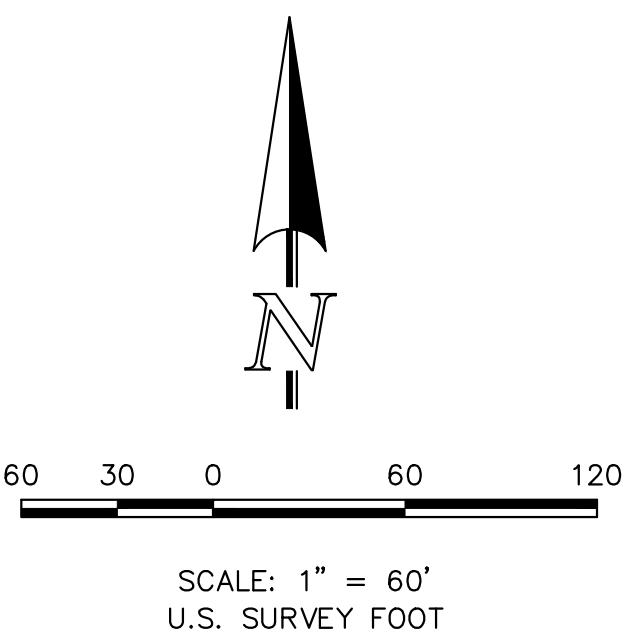
MARCH 2024



SHEET INDEX
N.T.S.

EASEMENT NOTES

- ALL LOTS WITHIN FILING 1 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
- LOTS 8, 19, 30-31, 41-42 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:
10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 1 & 2

DESIGNED BY	MAW	SCALE	DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= 60'	SHEET	7 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	1305.10

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

MATCHLINE~ (SEE SHEET 8)

MATCHLINE~ (SEE SHEET 5)

MATCHLINE~ (SEE SHEET 6)

FILING 2

FILING 1

FILING 2

FILING 1

FILING 1

130' R.O.W. TYPICAL STREET/UTILITY SECTION (BRIARGATE PARKWAY)
URBAN PRINCIPAL 4-LANE ARTERIAL ROADWAY
N.T.S.

FUTURE DEVELOPMENT PARCEL
TRACT D
577,481 SF
(13.26 AC.)

FUTURE DEVELOPMENT PARCEL
TRACT L
870,112 SF
(19.97 AC.)

TR C STERLING
RANCH FIL. NO. 1
ZONE: CS RS-5000

MATCHLINE~ (SEE SHEET 8)

MATCHLINE~ (SEE SHEET 5)

MATCHLINE~ (SEE SHEET 6)

FILING 2

FILING 1

FILING 2

FILING 1

FILING 1

130' R.O.W. TYPICAL STREET/UTILITY SECTION (BRIARGATE PARKWAY)
URBAN PRINCIPAL 4-LANE ARTERIAL ROADWAY
N.T.S.

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FUTURE DEVELOPMENT PARCEL
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TR C STERLING
RANCH FIL. NO. 1
ZONE: CS RS-5000

RETREAT AT PRAIRIERIDGE FILINGS 1-3

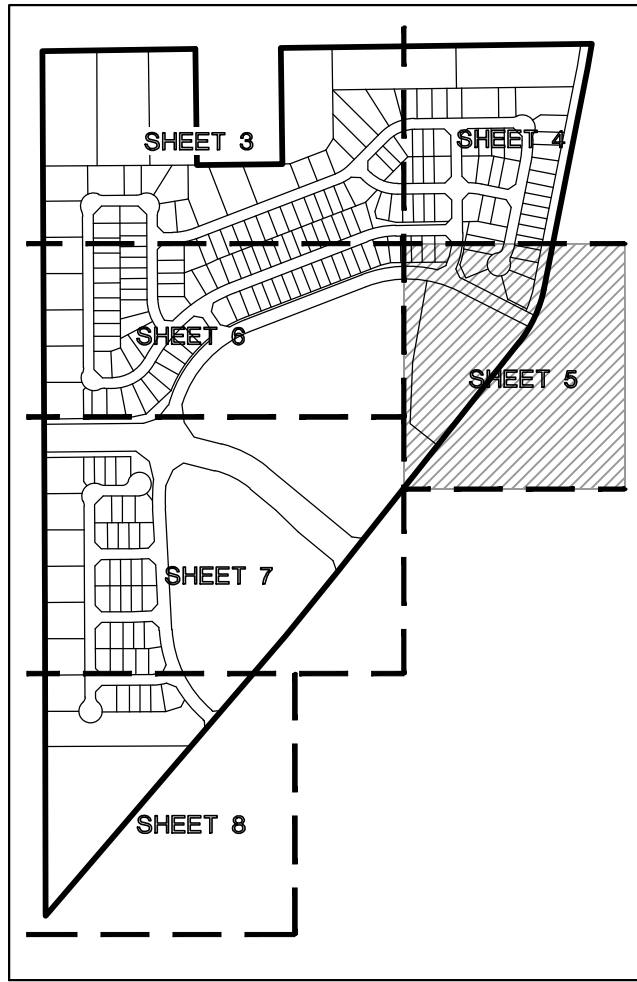
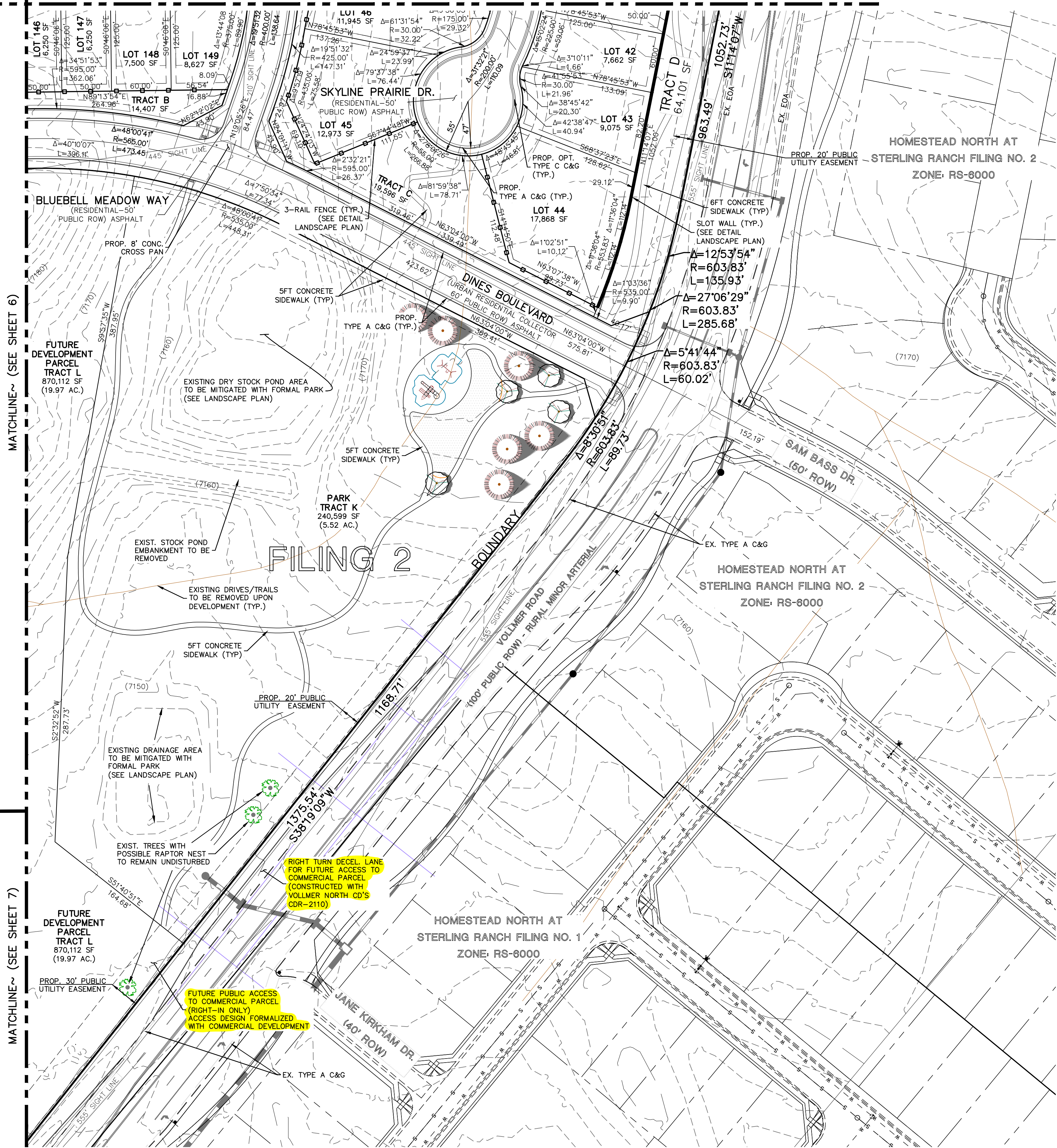
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PRELIMINARY PLAN

MARCH 2024

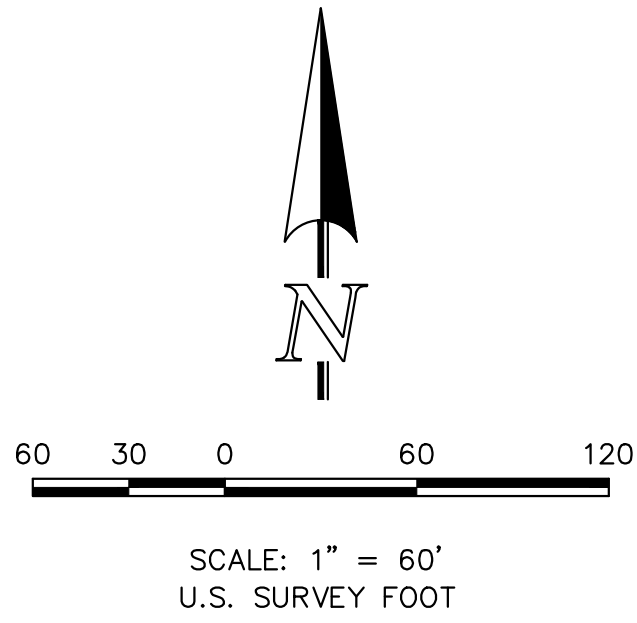
MATCHLINE~ (SEE SHEET 3)

MATCHLINE~ (SEE SHEET 4)



SHEET INDEX
N.T.S.

- EASEMENT NOTES**
- ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
 - 5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
 - 5' FRONT PUBLIC IMP. ESMT.
 - 15' FRONT PUBLIC UTIL. ESMT.
 - 7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 2

DESIGNED BY	MAW	SCALE	DATE	5/29/2024
DRAWN BY	MAW	(H) 1"= 60'	SHEET	5 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	1305.10

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