

Planning and Community Development Department 2880 International Circle Colorado Springs, Colorado 80910

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DEVIATION REQUEST AND DECISION FORM

Colorado P.E. Number: 56985

Updated: 6/26/2019

| PROJECT INFORMA | ATION | |
|-----------------|--------------------------|--|
| Project Name : | The Trails Filing No. 10 | |

Schedule No.(s): 4200000478
Legal Description: See attached

APPLICANT INFORMATION

Company: Falcon Latigo LLC

Name:

Mailing Address: 5350 S Roslyn St. STE #400

Englewood CO, 80111

Phone Number:

303-694-0862

FAX Number :

Email Address :

ENGINEER INFORMATION

Company: Drexel, Barrell & Co.

Name: Kurt Crawford

Mailing Address: 1376 Miners Drive, Suite 107

Lafayette, CO 80026

Phone Number:

303-442-4338

FAX Number : Email Address :

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)

Engineer's Seal, Signature And Date of Signature



Page 1 of 5

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

A deviation from the standards of or in Section 2.3.6.G of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

2.3.6.G Intersection Sight Distance

State the reason for the requested deviation:

The deviation is needed to provide access to the development at the proposed intersection of Conestega Trail South and Eastonville Road. The intersection sight distance to the south is currently restricted by the existing vertical profile of Eastonville Road.

As identified in the Eastonville Road Project Conceptual Design Report (EPC 17-067-47), by Wilson & Company (April 2021), the existing Eastonville Road vertical alignment is deficient and does not meet the design criteria for the given speed and roadway classification. The vertical curve restricting sight distance to the south of the proposed intersection has an approximate K-value of 35 which has a corresponding design speed of 35 mph. The posted speed is 45 mph along this portion of the roadway

Based on the criteria contained in Table 2-21 of the El Paso County Engineering Criteria Manual (ECM) and the design speed of 50 miles per hour (mph) (posted speed limit of 45 mph), the required intersection sight distance is 555 feet.

Pikes Peak Rural Transportation Authority (PPRTA) funded improvements are anticipated on this section of Eastonville Road. It is anticipated that with the PPRTA improvements, the sight distance would meet ECM standards, provided vegetation, landscaping, fencing, walls, etc. are kept clear of the corner sight distance.

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

The proposed intersection would have a sight distance greater than 1,000 feet to the north and about 410 feet to the south. Based on the criteria contained in Table 2-21 of the El Paso County Engineering Criteria Manual (ECM) and the design speed of 50 miles per hour (mph) (posted speed limit of 45 mph), the required intersection sight distance is 555 feet. The existing deficient vertical alignment of Eastonville Road has a K-value of 35 which has a corresponding design speed of 35 mph. According to Table 2-21 of the ECM, the required intersection sight distance is 445 feet for a design speed of 40 mph and 335 feet for a design speed of 30 mph.

The intersection sight distance provides for vehicles to enter traffic and accelerate to the average running speed. The right turn movements from Conestega Trail South account for most of the projected traffic from this site and have plenty of sight distance to the north. The left turn movements from Conestega Trail South have limited sight distance to the south but there are very small traffic projections for this movement and the existing volumes on Eastonville Road are also very low (less than 500 ADT).

| L | MITS 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. |
| 1 | Provide justification: |
| | Reconstruction of the roadway alignment is necessary to meet the design criteria set in the ECM for the speed and classification of this roadway. This would impose an undue hardship on the applicant to achieve the minimum intersection sight distance requirement. |
| | Pikes Peak Rural Transportation Authority (PPRTA) funded improvements are anticipated on this section of Eastonville Road. It is anticipated that with the PPRTA improvements, the sight distance would meet ECM standards, provided vegetation, landscaping, fencing, walls, etc. are kept clear of the corner sight distance. The Eastonville Corridor project is currently in final design for Phase I and in preliminary design for Phase II. |
| • | |
| С | RITERIA FOR APPROVAL |
| C | er ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial onsiderations . The deviation must not be detrimental to public safety or surrounding property. The applicant must include upporting 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 allow for improved traffic operations on the local roadway network by providing direct access to Eastonville Road from the development. |
| | The deviation will not adversely affect safety or operations. |
| | The roadway operations will be improved with the construction of this intersection providing more direct access to the proposed development. The existing and approximated traffic volumes on Eastonville Road have almost no delays or queuing for any of the movements at this intersection. |
| | The deviation will not adversely affect maintenance and its associated cost. |
| | The deviation will not change the existing roadway and will not have any effect on maintenance. |
| | The deviation will not adversely affect aesthetic appearance. |
| | Aesthetic appearance would not be altered since no changes are being made to the existing roadway with this deviation. |
| | The deviation meets the design intent and purpose of the ECM standards. |
| | The intent of the intersection sight distance is to provide for vehicles to enter traffic and accelerate to the average running speed. The peak hour traffic for vehicles going northbound on Eastonville Road at this location is just over 30 vehicles per hour. This means that there is approximately one vehicle every two minutes traveling northbound through this intersection during the busiest hour of the day. The deviation of intersection sight distance will have a negligible effect on the flow of traffic and safety at this intersection. |

| | requirements of Part I.E.3 and Part I.E.4 of the MS4 Permit | |
|--|---|---------------|
| REVIEW AND RECOMMENDATION: | | |
| Approved by the ECM Administrator This request has been determined to have met the nereby granted based on the justification provided. | criteria for approval. A deviation from Section | of the ECM is |
| Γ | ٦ | |
| L | L | |
| Denied by the ECM Administrator This request has been determined not to have met nereby denied. | criteria for approval. A deviation from Section | of the ECM is |
| Γ | ٦ | |
| L | L | |
| ECM ADMINISTRATOR COMMENTS/CONDITION | NS: | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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

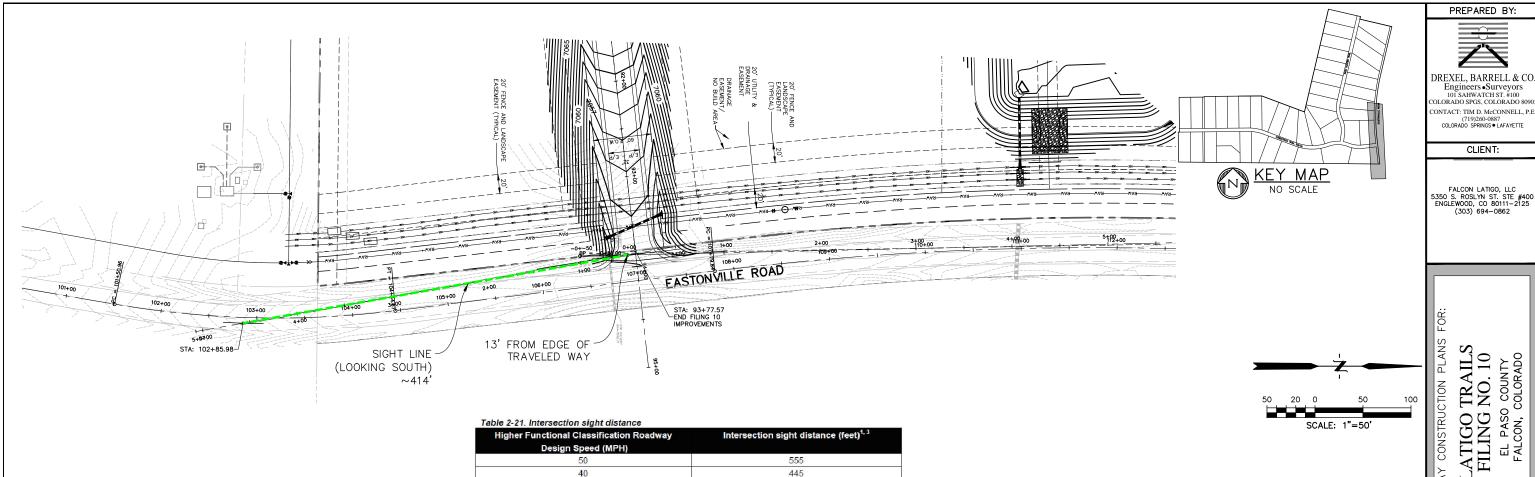
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

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.



335² 280² LATIGO TRAILS FILING NO. 10 EL PASO COUNTY FALCON, COLORADO

CLIENT:

| ISSUE | DATE |
|--|-------------------------------|
| INITIAL ISSUE RESUBMITTAL | 9/18/2 4 1/6/25 |
| | |
| | |
| DESIGNED BY: | TDM |
| DRAWN BY: | GES |
| CHECKED BY: | TDM |
| EILEZONAME:SIGHT D | DISTANCE 202 |
| PREPARED UNDER SUPERVISION FOR OF DREXELL, BAR | AND BEHALF |

DRAWING SCALE: HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'

PROJECT NO. 21820-01CSCV DRAWING NO.

SF2421 SHEET:

OF 19

SIGHT LINE PROFILE (LOOKING SOUTH)

Intersection sight distance measured from a point on the minor road at 13 feet back from the edge of the major road pavement ("D") and measured from a height of eye at 3.5 feet on the minor road to a height of

At local/local road intersections only, "D" shall be 10 feet and the sight distance shall be measured to the centerline of the road.

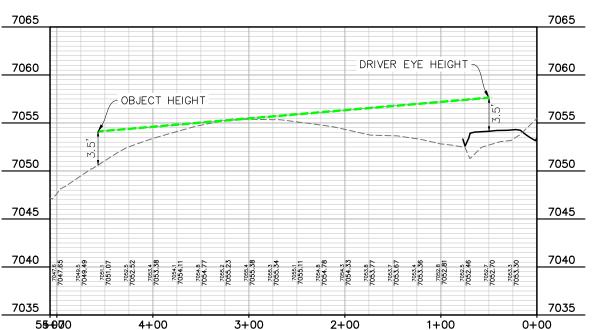
These values only apply to two-lane roads with stop control, all other situations require special design

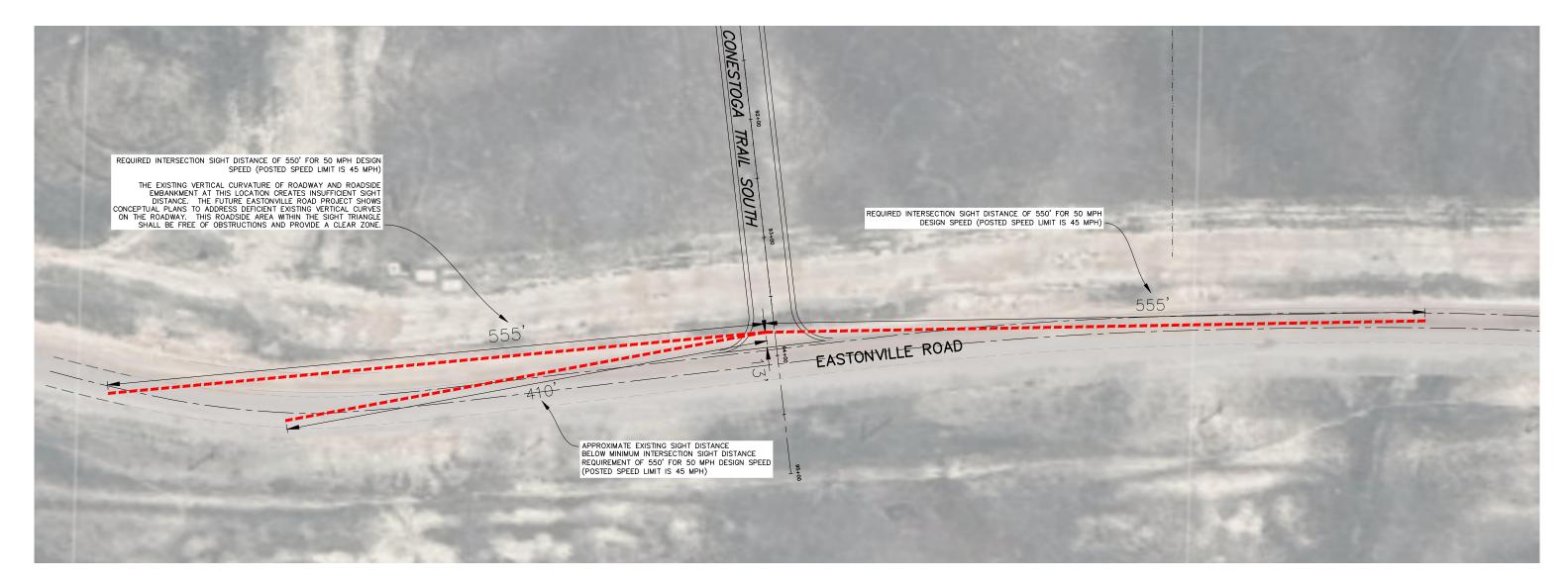
30

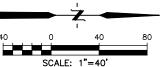
25

object at 3.5 feet on the major road.

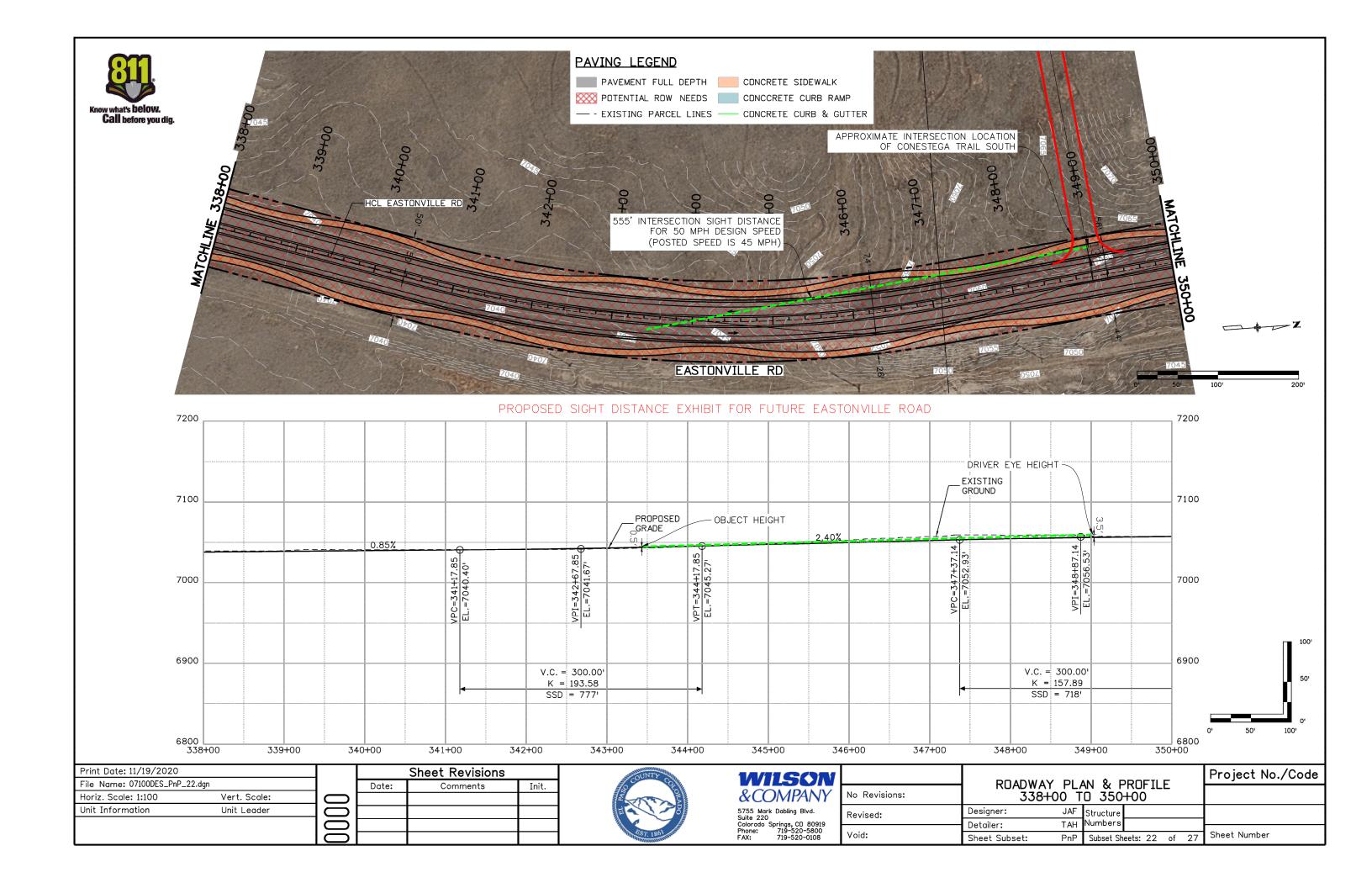
considerations.







CONESTEGA TRAIL SOUTH ACCESS AT EASTONVILLE ROAD SIGHT DISTANCE EXHIBIT



All Traffic Data Services



2 - EASTONVILLE RD SOUTH OF LATIGO BLVD

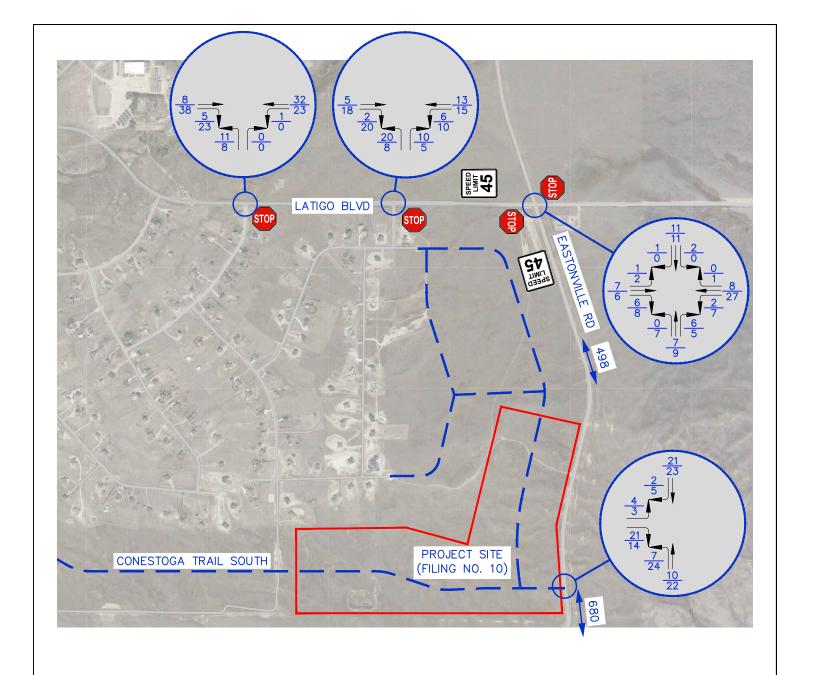
| Time | NB | SB | Total |
|-----------------------|----------|----------|------------|
| 5/21/2024 | 0 | 0 | 0 |
| 5/21/2024 12:15:00 AM | 0 | 0 | 0 |
| 5/21/2024 12:30:00 AM | 0 | 0 | 0 |
| 5/21/2024 12:45:00 AM | 0 | 0 | 0 |
| 5/21/2024 1:00:00 AM | 0 | 0 | 0 |
| 5/21/2024 1:15:00 AM | 0 | 0 | 0 |
| 5/21/2024 1:30:00 AM | 0 | 0 | 0 |
| 5/21/2024 1:45:00 AM | 0 | 0 | 0 |
| 5/21/2024 2:00:00 AM | 0 | 0 | 0 |
| 5/21/2024 2:15:00 AM | 0 | 0 | 0 |
| 5/21/2024 2:30:00 AM | 0 | 0 | 0 |
| 5/21/2024 2:45:00 AM | 0 | 0 | 0 |
| 5/21/2024 3:00:00 AM | 0 | 0 | 0 |
| 5/21/2024 3:15:00 AM | 0 | 0 | 0 |
| 5/21/2024 3:30:00 AM | 0 | 0 | 0 |
| 5/21/2024 3:45:00 AM | 0 | 0 | 0 |
| 5/21/2024 4:00:00 AM | 0 | 0 | 0 |
| 5/21/2024 4:15:00 AM | 0 | 1 | 1 |
| 5/21/2024 4:30:00 AM | 1 | 1 | 2 |
| 5/21/2024 4:45:00 AM | 0 | 0 | 0 |
| 5/21/2024 5:00:00 AM | 0 | 1 | 1 |
| 5/21/2024 5:15:00 AM | 0 | 0 | 0 |
| 5/21/2024 5:30:00 AM | 0 | 1 | 1 |
| 5/21/2024 5:45:00 AM | 1 | 0 | 1 |
| 5/21/2024 6:00:00 AM | 0 | 2 | 2 |
| 5/21/2024 6:15:00 AM | 0 | <u> </u> | 1 |
| 5/21/2024 6:30:00 AM | 2 | 5 | 7 |
| 5/21/2024 6:45:00 AM | 3 | 6 | 9 |
| 5/21/2024 7:00:00 AM | 3 | 6 | 9 |
| 5/21/2024 7:15:00 AM | 2 | 5 | 7 |
| 5/21/2024 7:30:00 AM | 2 | 3 | 5 |
| 5/21/2024 7:45:00 AM | 3 | 7 | 10 |
| 5/21/2024 8:00:00 AM | 4 | 4 | 8 |
| 5/21/2024 8:15:00 AM | 3 | 0 | 3 |
| 5/21/2024 8:30:00 AM | 4 | 0 | 4 |
| 5/21/2024 8:45:00 AM | 3 | 2 | 5 |
| 5/21/2024 9:00:00 AM | 6 | 3 | 9 |
| 5/21/2024 9:15:00 AM | 2 | 4 | 6 |
| 5/21/2024 9:30:00 AM | 4 | 2 | 6 |
| 5/21/2024 9:45:00 AM | 2 | 1 | 3 |
| 5/21/2024 10:00:00 AM | 1 | 0 | 1 |
| 5/21/2024 10:15:00 AM | 1 | 5 | 6 |
| 5/21/2024 10:30:00 AM | 2 | 6 | 8 |
| 5/21/2024 10:45:00 AM | 0 | 5 | 5 |
| 5/21/2024 11:00:00 AM | 5 | 6 | 11 |
| 5/21/2024 11:15:00 AM | 3 | 2 | 5 |
| 5/21/2024 11:30:00 AM | 5 | 6 | 11 |
| 5/21/2024 11:45:00 AM | 7 | 3 | 10 |
| Total | 69 | 88 | 157 |
| Percentage | 43.9% | 56.1% | |
| Peak Hour | 11:00 AM | 6:30 AM | 11:00 AM |
| Volume | 20 | 22 | 37 |
| PHF | 0.714 | 0.917 | 0.841 |
| | - | | 0.0 |

All Traffic Data Services



2 - EASTONVILLE RD SOUTH OF LATIGO BLVD

| Time | NB | SB | Total |
|--|---------|---------|---------|
| 5/21/2024 12:00:00 PM | 5 | 7 | 12 |
| 5/21/2024 12:15:00 PM | 1 | 5 | 6 |
| 5/21/2024 12:30:00 PM | 2 | 7 | 9 |
| 5/21/2024 12:45:00 PM | 4 | 2 | 6 |
| 5/21/2024 1:00:00 PM | 3 | 2 | 5 |
| 5/21/2024 1:15:00 PM | 3 | 1 | 4 |
| 5/21/2024 1:30:00 PM | 5 | 3 | 8 |
| 5/21/2024 1:45:00 PM | 5 | 8 | 13 |
| 5/21/2024 2:00:00 PM | 2 | 2 | 4 |
| 5/21/2024 2:15:00 PM | 2 | 2 | 4 |
| 5/21/2024 2:30:00 PM | 4 | 5 | 9 |
| 5/21/2024 2:45:00 PM | 4 | 3 | 7 |
| 5/21/2024 3:00:00 PM | 3 | 6 | 9 |
| 5/21/2024 3:15:00 PM | 3 | 5 | 8 |
| 5/21/2024 3:30:00 PM | 8 | 7 | 15 |
| 5/21/2024 3:45:00 PM | 10 | 2 | 12 |
| 5/21/2024 4:00:00 PM | 9 | 6 | 15 |
| 5/21/2024 4:15:00 PM | 5 | 0 | 5 |
| 5/21/2024 4:30:00 PM | 6 | 5 | 11 |
| 5/21/2024 4:45:00 PM | 4 | 5 | 9 |
| 5/21/2024 5:00:00 PM | 5 | 4 | 9 |
| 5/21/2024 5:15:00 PM | 7 | 9 | 16 |
| 5/21/2024 5:30:00 PM | 7 | 4 | 11 |
| 5/21/2024 5:45:00 PM | 5 | 8 | 13 |
| 5/21/2024 6:00:00 PM | 6 | 4 | 10 |
| 5/21/2024 6:15:00 PM | 3 | 4 | 7 |
| 5/21/2024 6:30:00 PM | 1 | 2 | 3 |
| 5/21/2024 6:45:00 PM | 2 | 2 | 4 |
| 5/21/2024 7:00:00 PM | 5 | 5 | 10 |
| 5/21/2024 7:15:00 PM | 4 | 1 | 5 |
| 5/21/2024 7:30:00 PM | 3 | 1 | 4 |
| 5/21/2024 7:45:00 PM | 1 | 2 | 3 |
| 5/21/2024 8:00:00 PM | 2 | 1 | 3 |
| 5/21/2024 8:15:00 PM | 3 | 1 | 4 |
| 5/21/2024 8:30:00 PM | 2 | 2 | 4 |
| 5/21/2024 8:45:00 PM | 2 | 1 | 3 |
| 5/21/2024 9:00:00 PM | 2 | 3 | 5 |
| 5/21/2024 9:15:00 PM | 1 | 2 | 3 |
| 5/21/2024 9:30:00 PM | 0 | 2 | 2 |
| 5/21/2024 9:45:00 PM | 0 | 0 | 0 |
| 5/21/2024 10:00:00 PM | 0 | 2 | 2 |
| 5/21/2024 10:15:00 PM | 0 | 2 | 2 |
| 5/21/2024 10:30:00 PM 5/21/2024 10:45:00 PM | 0 | 0 1 | 0 |
| 5/21/2024 10:45:00 PM | 1 | | 3 |
| 5/21/2024 11:00:00 PM 5/21/2024 11:15:00 PM | 0 | 2 1 | 3 |
| 5/21/2024 11:13:00 PM | 1 | 0 | 1 |
| 5/21/2024 11:30:00 PM 5/21/2024 11:45:00 PM | 0 | 0 | 0 |
| 5/21/2024 11.45.00 FM | 151 | 149 | 300 |
| Percentage | 50.3% | 49.7% | 300 |
| Peak Hour | 3:30 PM | 5:00 PM | 3:15 PM |
| Volume | 32 | 25 | 50 |
| PHF | 0.800 | 0.694 | 0.833 |
| Grand Total | 220 | 237 | 457 |
| Percentage | 48.1% | 51.9% | |
| • | | | |







Drexel, Barrell & Co.



TOTAL 2025 TRAFFIC LATIGO PRESERVE FILING NO. 10 EL PASO COUNTY, COLORADO

LEGEND:



WEEKDAY AM/PM PEAK-HOUR TRAFFIC



= 24 HOUR TRAFFIC VOLUME

= FUTURE ROAD

Drexel, Barrell & Co. Engineers • Surveyors

DATE: 1/14/2025 JOB NO: 21820-02 DWG. NO.

FIGURE 5

| Intersection | | | | | | |
|------------------------|--------|-------|--------|-------|----------|------|
| Int Delay, s/veh | 3.5 | | | | | |
| | | EDD | NDI | NDT | CDT | CDD |
| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
| Lane Configurations | M | 4.4 | 0.4 | 4 | ∱ | _ |
| Traffic Vol, veh/h | 3 | 14 | 24 | 22 | 23 | 5 |
| Future Vol, veh/h | 3 | 14 | 24 | 22 | 23 | 5 |
| Conflicting Peds, #/hr | 0 | 0 | _ 0 | _ 0 | _ 0 | _ 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage | | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 3 | 15 | 26 | 24 | 25 | 5 |
| | | | | | | |
| Majay/Minay | N 4: O | | 14-:1 | | 4-:0 | |
| | Minor2 | | Major1 | | //ajor2 | |
| Conflicting Flow All | 104 | 28 | 30 | 0 | - | 0 |
| Stage 1 | 28 | - | - | - | - | - |
| Stage 2 | 76 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 894 | 1047 | 1583 | - | - | - |
| Stage 1 | 995 | - | - | - | - | - |
| Stage 2 | 947 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 879 | 1047 | 1583 | - | - | - |
| Mov Cap-2 Maneuver | 879 | - | - | _ | _ | _ |
| Stage 1 | 978 | _ | _ | _ | _ | _ |
| Stage 2 | 947 | _ | _ | _ | _ | _ |
| Olage 2 | 541 | | | | | |
| | | | | | | |
| Approach | EB | | NB | | SB | |
| HCM Control Delay, s | 8.6 | | 3.8 | | 0 | |
| HCM LOS | Α | | | | | |
| | | | | | | |
| NA' 1 /NA - ' NA | . 1 | NDI | NDT | EDL 4 | ODT | 000 |
| Minor Lane/Major Mvm | ונ | NBL | | EBLn1 | SBT | SBR |
| Capacity (veh/h) | | 1583 | | 1013 | - | - |
| HCM Lane V/C Ratio | | 0.016 | | 0.018 | - | - |
| HCM Control Delay (s) | | 7.3 | 0 | 8.6 | - | - |
| HCM Lane LOS | | Α | Α | Α | - | - |
| HCM 95th %tile Q(veh | | 0.1 | - | 0.1 | - | - |
| | | | | | | |