

EL PASO COUNTY



Planning & Community Development
 2880 International Circle, Colorado Springs, CO 80910
 Phone (719) 520-6300 Fax (719) 520-6695 www.elpasoco.com

DRIVEWAY ACCESS PERMIT / WAIVER APPLICATION

Please note: All Permits issued are for SINGLE ACCESS POINT to a specific roadway unless otherwise expressly indicated by the permit issued. **Permits expire within 90 days** of issue; drainage construction must be substantially complete. Monuments within the ROW are not included with this permit; an EPC DOT Encroachment Permit may be required. Please call 520-6460 for information.

AT THE TIME OF ACCESS PERMIT APPLICATION, THE PROPOSED DRIVEWAY MUST BE LOCATED AND STAKED. PLEASE PROVIDE ALL INFORMATION. INCOMPLETE APPLICATIONS CAN BE DELAYED OR DENIED.

Date: 8/9/22 Name of Applicant: Wayne Intermill
 Company Name: Hi-Point Home Builders
 Mailing Address: 4465 Northpark Dr. Ste 308
Colo. Spgs, CO 80908
 Phone Number(s): 719-287-3495

ACCESS APPLICATION ADDRESS: 7543 Truchas Trail
 SUBDIVISION, LOT AND BLOCK: Saddlehorn Ranch, lot 21
 PROPERTY TAX SCHEDULE NUMBER: 4310003001

(Information may be obtained by clicking on the Assessor's Real Estate Parcel Search on the county website or calling 520-6600.)

PROPOSED DRIVEWAY LOCATION IS CLEARLY MARKED:
 Proposed driveway location and property corners will be clearly marked with stakes and or flagging prior to the inspection, if the driveway is not marked at the time of inspection this application can be delayed or denied.

OPEN-DITCH DRIVEWAY PRIMARY ACCESS:
 Proposed single access point onto an El Paso County public road constructed with open ditch drainage (NOT curb and gutter). Re-inspection of the completed driveway platform and applicable culver installation **MUST** be scheduled within 90 days of permit issuance by calling (719) 520-6819.

SECONDARY OPEN-DITCH DRIVEWAY ACCESS (For secondary access please see the restrictions on page 2)

CURB AND GUTTER PRIMARY DRIVEWAY ACCESS:
 Proposed single access point onto an El Paso County Public road constructed with curbs and gutter drainage.

SECONDARY CURB AND GUTTER ACCESS (For secondary access please see the restrictions on page 2)

COMMERCIAL DRIVEWAY ACCESS:
 Submit a copy to the El Paso County Planning & Community Development approved Site Development or Site Plan with your application. The submitted copy will remain on file and will not be returned to the applicant.

DRIVEWAY ACCESS WAIVER:
 A Driveway Access Waiver will be issued for access onto a road not platted as El Paso County right-of-way within unincorporated El Paso Count subsequent to county confirmation. The applicant may be required to submit additional documentation.
Below this line is for Office Use Only

Drainage Requirements: _____ Reviewed by: _____ Date: _____

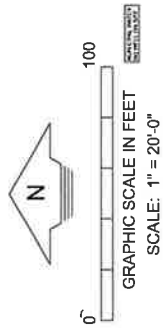
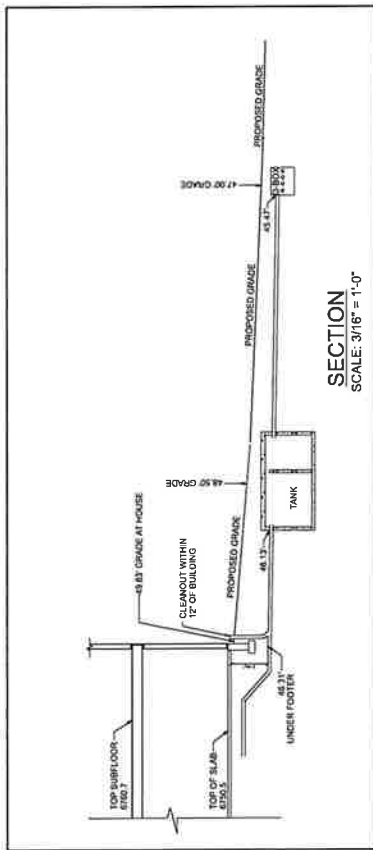
Additional Comments: _____

Processed by: _____ Date: _____ File No: _____

APPROVED
Plan Review
02/09/2022 2:17:46 PM
EPC Planning & Community
Development Department



APPROVED
BESOCB
02/09/2022 2:17:46 PM
EPC Planning & Community
Development Department

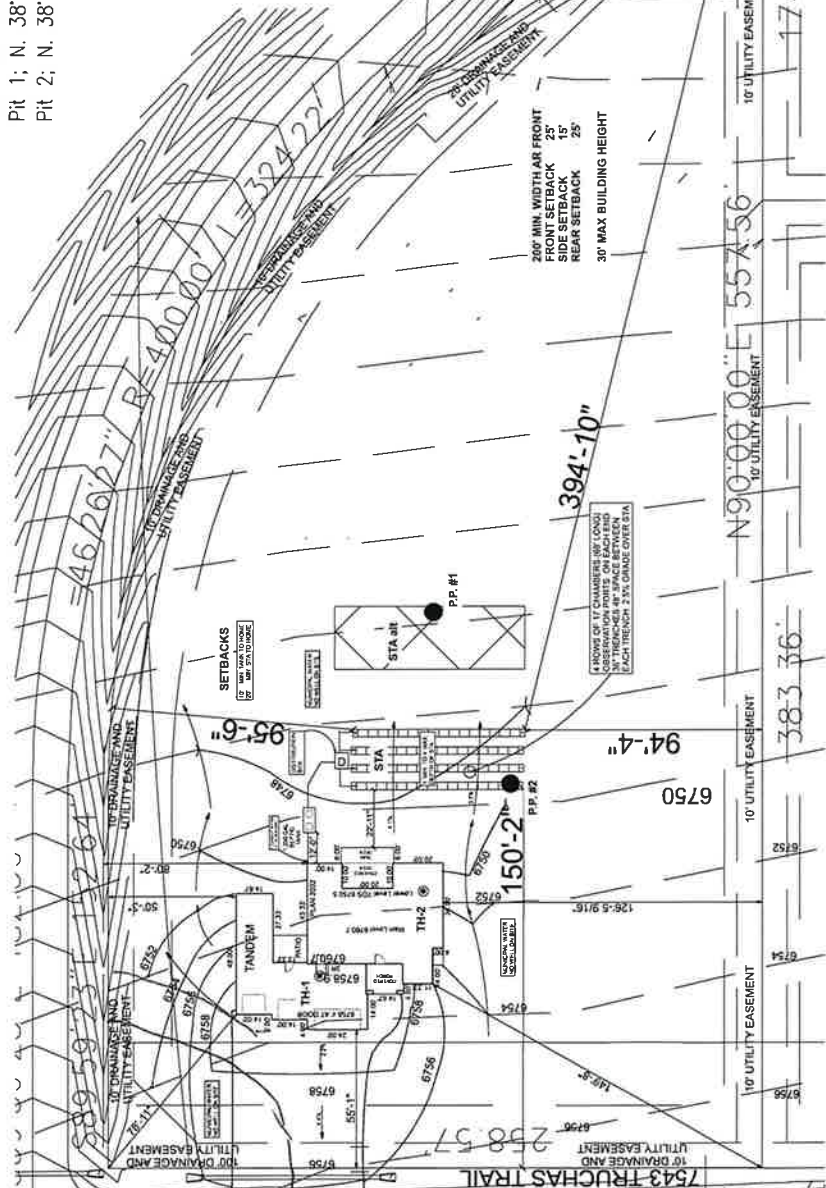


GRADE KEY	
[Symbol]	PROPOSED GRADES
[Symbol]	EXISTING GRADES

Location from Northwest Lot Corner to Profile Pit #1:
S. 59' E. - 255'
Location from Profile Pit #1 to Profile Pit #2:
S. 66' W. - 75'
GPS Coordinates:
Pit 1; N. 38' 56' 23.02" W. 104' 33' 01.29"
Pit 2; N. 38' 56' 22.73" W. 104' 33' 02.17"

4" SCHEDULE 40 FROM HOUSE TO TANK
4" SCHEDULE 36 FROM TANK TO FIELD

Revised for Permit
01/17/2022 5:29 PM
CONSTRUCTION



TANK SIZE

TANK SIZE FOR 4 BEDROOMS
= 1250 +0+0 = 1,250 gal

STA AND TANK CALCS / SPECS
SOIL TYPE: USDA Type 2A
(Treatment soil, Treatment Level 1)
LTAR= 0.50

Q= 525.0 Gallons Per Day (GPD) (From Table 6-1)
Adjustment Factor For Chambers = 0.7
Qe = (525.0)(0.7) = 367.5 GPD
A= OCLPAR = 367.5 GPD/0.5 = (735.0 SF Min. Req.)
16.0 SF Distribution Area Provided.
Chamber Bed System (Gravily Fed System)
Infiltrator Systems Inc. Quick4
Chambers (12 SF)
Chambers = SF Required / 12.0 SF per Chamber
Initial L1 Zone: 4 Rows wide x 17 Chambers long (68')
Total Contact Area Provided: Actual = 916.0 SF
Total Contact Area Required = 735.0 SF

7543 TRUCHAS TRAIL
4310003001

LOT 21
109,072 sf
2.504 ac

Nighthawk Design
a Hawk Companies, Inc. Business
5160 Wimp Trail, Colorado Springs, Colorado 80917-2820
Dennis Asher Dave Tence Christopher Wiebe

BB
A
B
Builder: Black Oak Homes
Aiken South
2370 Aiken South
Colorado Springs, CO 80
719-646-6354

Sandra Lehmann, Realtor
The Lehmann Team Lead
RE/MAX Real Estate Group
CR#: 719-628-6330
Office: 719-524-7800



7543 Truchas Trail
Lot 21
Sandra Lehmann
1342 High Street Eugene, OR 97401
Owner: GULLA CAPITAL CO SADDLEHORN RANCH LLC
SMA# 4310003001
Area: 0.2223 Acre
Final L1 Zone
7543 Truchas Trail
Lot 21
Sandra Lehmann
1342 High Street Eugene, OR 97401
Owner: GULLA CAPITAL CO SADDLEHORN RANCH LLC
SMA# 4310003001
Area: 0.2223 Acre
Final L1 Zone

REVISION	DATE	BY	CHK



EL PASO COUNTY

Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
Office (719) 520-6300

Date 8/10/22

Receipt No. 523895

Customer: HI-POINT HOME BUILDERS
4465 NORTHPARK DR STE 309
COLORADO SPRINGS, CO 80907

Processed by PR

Check No. 23686

Payment Method

Item	Description	Prefix	Type	Rate	Qty	Amount
H06	Driveway Permit Public Road with Drainage Ditches	AP	B	170.00	1	170.00
3	Surcharge - Projects			37.00	1	37.00
2	PROJECT NAME: 7543 TRUCHAS TRL SECONDARY ACCESS					0.00
1	CUSTOMER NAME: HI-POINT HOME BUILDERS					0.00

Total

\$207.00

Petra Rangel

From: Wayne Intermill <wayne.intermill@hipointhomebuilders.com>
Sent: Wednesday, August 10, 2022 3:30 PM
To: Petra Rangel
Subject: Fwd: DRIVEWAY ACCESS RE: 7543 Truchas Trl. - (21120) Parcel # 4310003001 LOT 21 Saddlehorn Ranch Filing #1
Attachments: Driveway Application New 7-09-19.docx; 21120 Site Plan 24x36.pdf

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From: Edward Schoenheit <EdwardSchoenheit@elpasoco.com>
Sent: Wednesday, August 3, 2022 1:21:04 PM
To: Wayne Intermill <wayne.intermill@hipointhomebuilders.com>
Cc: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: DRIVEWAY ACCESS RE: 7543 Truchas Trl. - (21120) Parcel # 4310003001 LOT 21 Saddlehorn Ranch Filing #1

Sir,

Reference your inquiry about a secondary access point or semi-circular driveway that would access both local roads adjacent to your property
Your lot based on size and frontage width may be eligible for a 2nd access provided it meets engineering standards. Without a updated site plan and dimensions I cant say for certain at this point.

I've included the pertinent engineering design standards from the County Engineering Criteria Manual (ECM) and the Land Development Code (LDC).

Open ditch driveway access permits can be submitted online to the County EDARP website under **Initiate a Minor Application** at the bottom right of the page
[EDARP \(epcdevplanreview.com\)](http://EDARP.epcdevplanreview.com)

A hard copy of the driveway application is also attached for reference. There is a fee for each driveway access point. Driveways will be inspected

The County Standard design for an open ditch is shown below.

At the intersection there are drainage structures and drainage ditches that cannot be negatively impacted. Ive included a snippet of the road construction drawings below. Proper drainage must be maintained per approved design plans. Recommend reviewing the CDs for the road. These can be found in EDARP under file # SF1912. The 10ft drainage easement must be properly maintained per plat note.

The driveway access points must meet Entering Sight Distance For Driveways (Access Design) Table 2-35 in the EPC ECM. I have attached a snippet below of that that table. That would impact you if you want a 2nd access on Oscuro Trail due to the curve and sight distance concerns. **A sight distance of 350ft should be used based on the road profile and design speed in the CDs.**

Access Alignment. Horizontal Alignment. Access points shall be aligned at 90 degrees to the adjacent road centerline or along a radial line in a cul-de-sac. The driveway entrance must be 90 degree to the local road.

From Section 2.4 of the ECM.

E. Access Width. Residential Access Points. Two-way residential access points shall have a 10-foot minimum and a 24-foot maximum width.

F. Access Clearance from Intersections. Residential. Access to residential corner lots shall be located a minimum of 10 feet from the point of curvature or point of tangency of the curb line at the intersection. **If no curb exists, access points shall be located not less than 35 feet from where the projected right of way lines intersect. No portion of an access will be permitted within curb returns or curb ramps.**

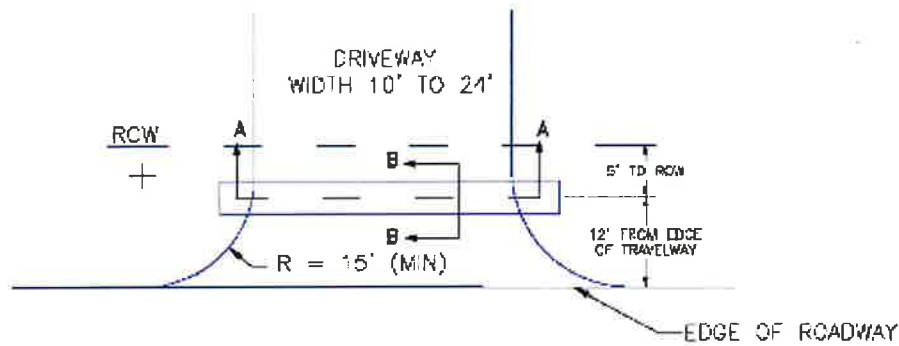
G. Construction of Access Points. Prior to constructing, reconstructing, paving, altering, enlarging, or changing the use of any access point entering a County roadway, an approved Driveway Permit must be obtained. In the case of more complex access projects (i.e. commercial, industrial, or multi-family residential complexes), a Construction Permit may also be required if determined as being warranted through an Engineering Site Plan review.

From the LDC Section 6.2.5 Any access to a paved County-maintained road shall be **paved for a distance of at least 50 feet from the paved County road.**

Entering Sight Distance. This section applies to entering sight distance where a non-public road or driveway meets a public road. The entering sight distance necessary for the entering vehicle shall conform to Table 2-35. These lengths shall be adjusted for any grade of 3% or greater using Table 2-34. The design vehicle used to determine the entering sight distance shall be selected from Table 2-36.

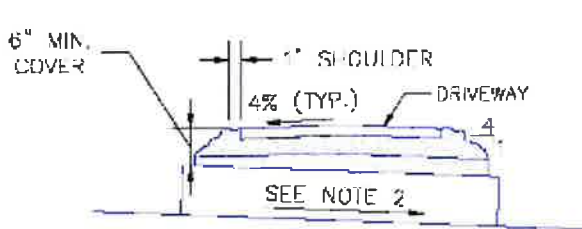
Table 2-35. Entering Sight Distance for Driveways (

Design Vehicle ³	Posted Speed of Roadway (MPH)		
	25	35	45
Two Lane Roadway ^{1,2}			
Passenger Cars, Pickup Trucks	250	350	45
Single Unit Trucks	325	455	58



RURAL LOCAL ROADWAY

PLAN VIEW



SECTION A-A



SECTION B-B

NOTES

1. SURFACE TREATMENT OF DRIVEWAY TO MATCH SURFACE TREATMENT OF ROAD WITHIN THE RCW.
2. DRAIN PIPE TO BE 18" DIAMETER CMP MINIMUM.
3. PIPE SLOPE TO BE CONSISTENT WITH FLOWLINE OF DITCH, MINIMUM OF 1% PREFERRED.
4. ALL DRIVEWAYS SHALL HAVE A 4 PERCENT CROWN.
5. WHEN SLOPING TOWARDS ROAD, DRIVEWAYS SHALL HAVE A MAXIMUM GRADE OF 4 PERCENT FOR A MINIMUM OF 20 FEET WHERE THE SITE ALLOWS.

SCALE: NOT TO SCALE

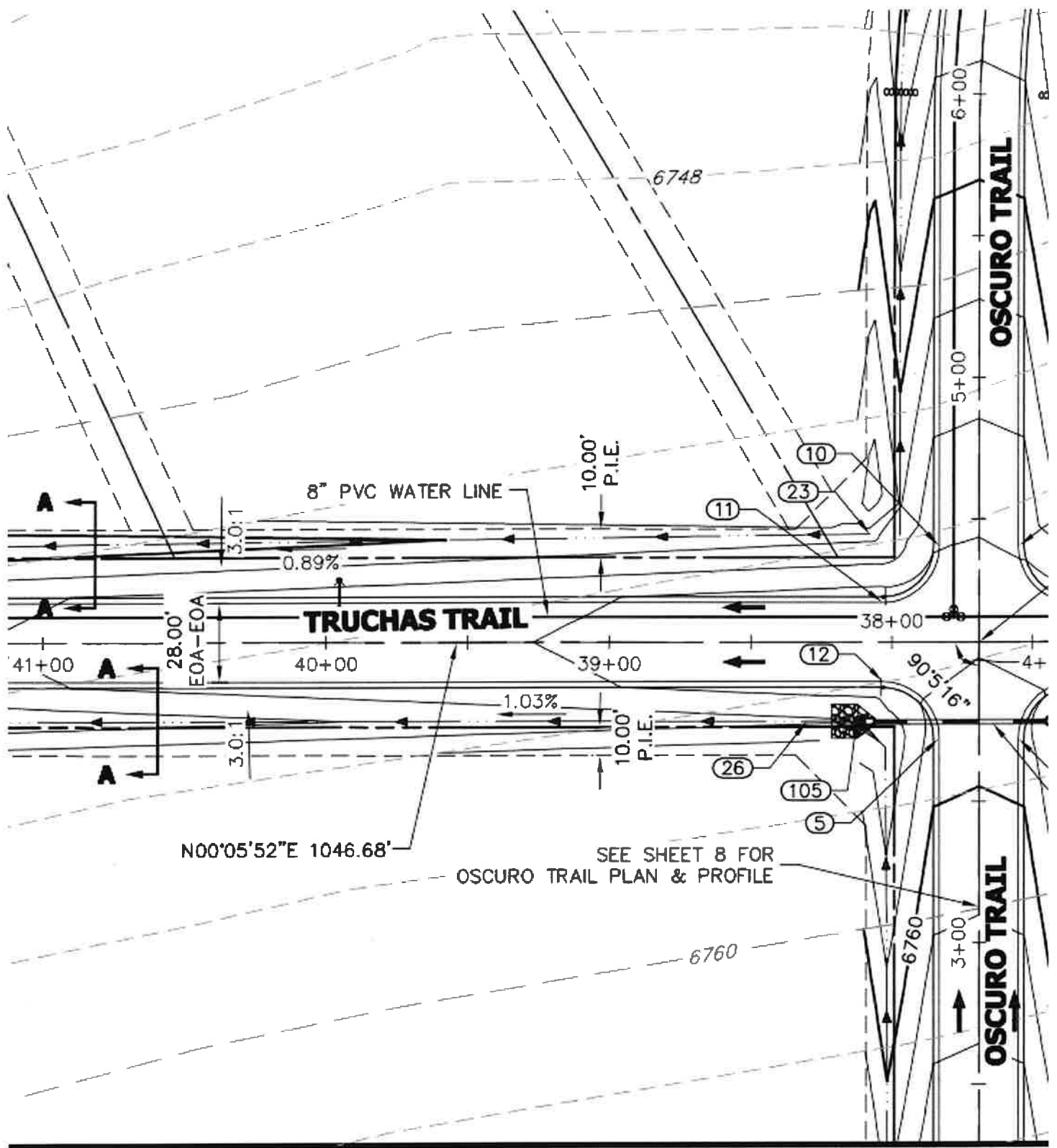
8/11/11
DATE APPROVED

André P. Brackin
DEPARTMENT OF TRANSPORTATION

Driveway Access on
Rural Local Roadway
Standard Drawing

REVISION DATE: 12/8/15
FILE NAME: SD_3-14

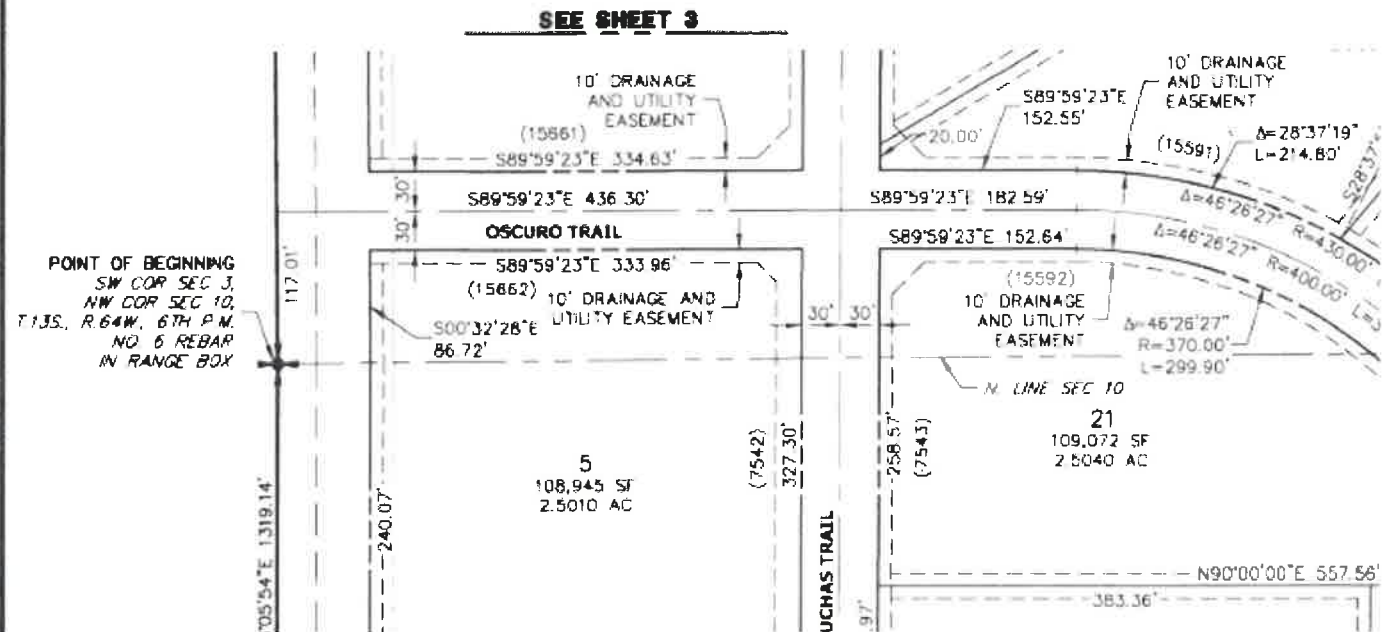




SEE SHEET 8 FOR OSCURO TRAIL PLAN & PROFILE

SADD

A PARCEL OF LAND LOCATED IN THE S TOWNSHIP 1



Thank you
V/R



Edward Schoenheit, Engineer I
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910
Office: 719.520.6813
Cell: 719.502.9659
<https://planningdevelopment.elpasoco.com/>

From: Wayne Intermill <wayne.intermill@hipointhomebuilders.com>
Sent: Wednesday, August 3, 2022 10:29 AM
To: Edward Schoenheit <EdwardSchoenheit@elpasoco.com>
Subject: Fwd: 7543 Truchas Trl. - (21120)

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From: Ken Gould (GLS) <ken@gouldls.com>
Sent: Tuesday, February 22, 2022 6:44:04 AM
To: Wayne Intermill <wayne.intermill@hipointhomebuilders.com>
Cc: Linda Bachmeier <linda@hipointhomebuilders.com>
Subject: Re: 7543 Truchas Trl. - (21120)

Wayne,

Did you notice the email I sent below with the site plan attached?

Please let me know if you have any questions or comments.

Thank you,
Kenneth Gould, Jr., PLS
Gould Land Surveying
P.O. Box 7123, Woodland Park, CO 80863
Office: (719) 687-8385 | www.GouldLandSurveying.com

"Those who would give up essential Liberty to purchase a little temporary safety, deserve neither liberty or safety." (Franklin, 1755)
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On 2/17/2022 11:21 AM, Ken Gould wrote:

Hi Wayne,

Please see the attached site plan for 7543 Truchas Trail. I have also put a copy in our shared DBX folder.

Please let me know if you have any questions or comments.

Thank you,
Kenneth Gould, Jr., PLS
Gould Land Surveying
P.O. Box 7123, Woodland Park, CO 80863

Office: (719) 687-8385 | www.GouldLandSurveying.com

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