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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.: PCD File No. SP-18-006

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General Property Information:

Address of Subject Property (Street Number/Name):

Tax Schedule ID(s) #:

Legal Description of Property: Section 24, the south 1/4 of Section 13, and the west 1/2 of Section 19,
Township 11 South, Range 65 West in El Paso County, Colorado

Subdivision or Project Name: Winsome

Section of ECM from Which Deviation is Sought: Section 2.25.B1 Spacing for Rural Minor Arterial

Specific Criteria from Which a Deviation is Sought: 0.25 mile spacing of Early Light Dr./Hodgen Rd. intersection
Hodgen Road is classified as a Minor Arterial

Proposed Nature and Extent of Deviation: The standard is 0.25 mile (1,320') intersection spacing. The proposed
intersection is spaced at approximately 780' (measured to center intersection).

Applicant Information:

Applicant: PT McCune LLC Email Address: JDesJardin@proterraco.com

Applicant is: Owner Consultant Contractor

Mailing Address: 1864 Woodmoor Drive, Suite 100, Monument State: CO Postal Code: 80132

Telephone Number: 719-476-0800 Fax Number: _____

Engineer Information:

Engineer: Sean Kellar, PE, PTOE Email Address: skellar@kellarengineering.com

Company Name: Kellar Engineering LLC

Mailing Address: 1151 Eagle Drive, #215, Loveland State: CO Postal Code: 64112

Registration Number: 38560 State of Registration: CO

Telephone Number: 970-219-1602 Fax Number: _____

Explanation of Request (Attached diagrams, figures and other documentation to clarify request):

Section of ECM from Which Deviation is Sought: Section 2.25.B.1 Spacing for Rural Minor Arterial

Specific Criteria from Which a Deviation is Sought: 0.25 mile spacing of proposed Early Light Dr./Hodgen Rd. intersection
Hodgen Road is a classified as a Minor Arterial

Proposed Nature and Extent of Deviation: The standard is 0.25 mile (1,320') intersection spacing. The proposed
intersection is spaced at approximately 780' (measured to center intersection) from the Meridian Rd./Hodgen Rd.
intersection.

Reason for the Requested Deviation: The 780' spacing allows for a safe and efficient subdivision layout based upon
the location and size of the parcel.

Comparison of Proposed Deviation to ECM Standard: The standard is 1,320' spacing and the proposed access is
at approximately 780' spacing.

Applicable Regional or National Standards used as Basis: The AASHTO Policy on Geometric Design

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

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.

JUSTIFICATION

Proper access spacing is essential for providing safe and efficient ingress and egress onto the public street system. The proposed 780' access spacing still provides for this desired situation. The proposed

780' intersection spacing meets the intent of the 0.25 mile (1,320') spacing standard.

The AASHTO Policy on Geometric Design recommends not having access points within the functional area of an intersection to provide for safe ingress and egress. This access spacing meets this criteria. Additionally, the requested deviation is based upon the safest intersection locations for sight distance on Hodge Road. See the attached page on the five criteria for more information.

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.

*Please see the attached page for the written explanations on how the criteria on the left has been met.

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

The deviation will not adversely affect safety or operations.

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

The deviation will not adversely affect aesthetic appearance.

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 of owner (or authorized representative) *Joseph W DesJardin* Date Digitally signed by Joseph W. DesJardin
Date: 2019.05.07 12:23:54 -06'00'

Signature of applicant (if different from owner) *Sean Kellar* Date
5/7/19

Signature of Engineer Date

Engineer's Seal



Review and Recommendation:
APPROVED by the ECM Administrator

Approved
by Elizabeth Nijkamp
El Paso County Planning and Community Development
on behalf of Jennifer Irvine, County Engineer, ECM Administrator
05/14/2019 3:25:29 PM

This request has been determined to have met the criteria for approval. A deviation from Section 2.25.B.1 of ECM is hereby granted based on the justification provided. Comments:

Additional comments or information are attached.

DENIED by the ECM Administrator

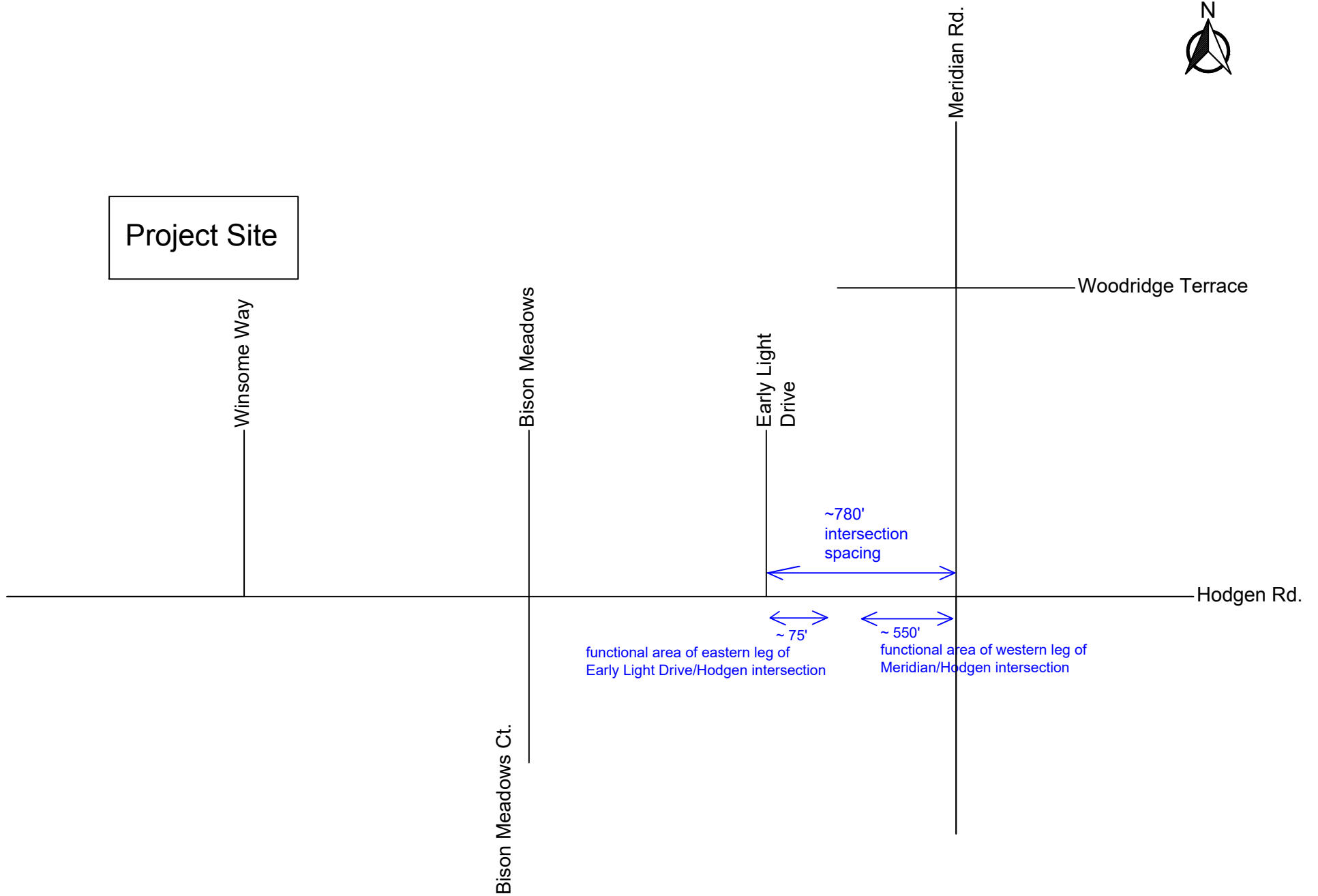
Date
This request has been determined not to have met criteria for approval. A deviation from Section of ECM is hereby denied. Comments:

Additional comments or information are attached.

Winsome



Project Site



May 7, 2019

El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Winsome - Written Explanations on Criteria for Approval of Proposed Intersection Spacing for Hodgen Road (PCD File No. SP-18-006)

Criteria 1 – The request for a deviation is not based exclusively on financial considerations.

The requested deviation is not based exclusively on financial considerations but is based upon the safest intersection location for sight distance on Hodgen Road. Based upon the vertical crest on Hodgen Road, the proposed location of the Early Light Drive intersection is the safest intersection location for sight distance on Hodgen Road for both the north and south side of Hodgen Road. Sight distance is one of the most important considerations in safe roadway design. Therefore, the Early Light Drive/Hodgen Road intersection location would be the most appropriate location to provide safe access to the properties on the north and south sides of Hodgen Road. See station 58+00 on the attached roadway profile of Hodgen Road.

Criteria 2 – The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The deviation for the access spacing of the Early Light Drive intersection on Hodgen Road will achieve the intended result of the standard with a comparable or superior design and quality of improvement. Because the roadway profile for existing Hodgen Road is undulating, the proposed Early Light Drive intersection is located at the high point of the vertical curve at approximately station 58+00. Additionally, all of three of the proposed Hodgen Road intersections are located at the high points along the existing profile of Hodgen Road to provide for the best sight distance. Any other proposed intersection spacing that would meet



0.25 mile spacing would not meet the sight distance requirements and result in a compromise of sight distance and safety to Hodgen Road.

Criteria 3 – The deviation will not adversely affect safety or operations.

The proposed deviation will not adversely affect safety or operations. The proposed deviation will improve safety by improving sight distance on Hodgen Road. Additionally, the Winsome Traffic Impact Study shows that the proposed access operates safely and efficiently at LOS A for the year 2020 Short Range future and at LOS A for the year 2045 Long Range future. Also, the eastbound-left-turn lane at the Meridian/Hodgen Road intersection is not negatively impacted by this 780' spacing.

Criteria 4 – The deviation will not adversely affect maintenance and its associated cost.

The deviation will not adversely affect maintenance and its associated cost as the access spacing does not have any impact causing additional roadway maintenance.

Criteria 5 – The deviation will not adversely affect aesthetic appearance.

The deviation will also not adversely affect aesthetic appearance. The proposed intersection of Early Light Drive/Hodgen Road has been located at the western edge of the proposed commercial center. This also provides direct access to the proposed commercial center. If the access spacing were to meet the 0.25 mile spacing criteria, access to the commercial center would necessitate travelling through the adjacent residential neighborhood, which would be detrimental to both the viability of the commercial center and the quality-of-life and comfort of the residential neighbors. Additionally, the Hodgen Road Corridor Plan (Access Management Plan) updated 8/10/2007 by URS shows the need to plan for a future access for the parcel to the south.



KELLAR ENGINEERING

If you have any questions or need anything further, please do not hesitate to contact me at (970) 219-1602 or skellar@kellarengineering.com.

Respectfully,

Sean K. Kellar, PE, PTOE
Colorado PE #38650
Kellar Engineering LLC



ProTerra Properties, LLC

1864 Woodmoor Dr. Suite 100
Monument, CO 80132

February 8, 2019

Gilbert LaForce, PE, Engineer II
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Winsome Intersection Spacing Deviation

Dear Gilbert:

Thank you for the opportunity to provide additional justification for our Intersection Spacing Deviation request at our proposed Winsome development. The proposed intersection of Early Light Drive and existing Hodgen Road is approximately 780' west of existing Meridian Road. El Paso County criteria requires minimum intersection spacing for Hodgen Road, a minor arterial to be $\frac{1}{4}$ mile or 1,320'.

The Black Forest Preservation Plan identifies a potential neighborhood serving center at this intersection, which is the basis for the commercial center identified at the northwest corner of the intersection on the Preliminary Plan. As the commercial center is intended to be neighborhood serving, it is limited to a scale that is appropriate for this function. However, as with any viable commercial center, vehicular access needs to be as direct as possible. The proposed intersection of Early Light Drive has been located as far as is practical from the existing intersection of Hodgen Road and Meridian Road, at the western edge of the commercial center. If the access spacing were to meet the County $\frac{1}{4}$ mile criteria, access to the commercial center would necessitate travelling through the adjacent residential neighborhood, which would be detrimental to both the viability of the commercial center and the comfort of the residential neighbors.

The proposed intersection of Early Light Drive with existing Hodgen Road is located 780' west of Meridian Road which accomplishes the goal of the $\frac{1}{4}$ mile spacing; to provide safe and efficient ingress and egress from the Winsome project onto Hodgen Road. The proposed 780' intersection spacing follows the recommendations in The AASHTO Policy on Geometric Design of not having an access point within the functional area of an intersection. The functional area of the intersection is defined as the area of an intersection necessary to provide all required storage lengths for separate turn lanes and for through traffic plus any maneuvering distance for separate turn lanes. The proposed 780' access spacing meets this requirement where the access is outside of the turn lanes and maneuvering distance of the adjacent intersection.

Additionally, the separate commercial access point to Hodgen Road (Early Light Drive) is beneficial because it prevents additional commercial traffic from mixing with the residential traffic. If this access point (Early Light Drive) to the commercial lot were not provided, the result would be sending more cars in front of the single-family homes within the subdivision, which would negatively impact the quality-of-life of the residents and could result in citizen complaints.

Also, the roadway profile for existing Hodgen Road is undulating. Per the attached plan and profile as-built of existing Hodgen Road prepared by Vertex Engineering, the proposed Early Light Drive is located at the high point of a vertical curve at approximately station 58+00. In fact, all three proposed intersections are located at high points along the profile of existing Hodgen Road. The topography of the proposed intersection provides for the best sight visibility. If the intersection were moved to the west (to accommodate the 1320' spacing), sight visibility will be limited by the existing crest vertical curve on Hodgen Road.

For the reasons explained above, the proposed intersection 780' west of Meridian Road is the best location for Early Light Drive and complies with the intent of the regulation.

Sincerely
ProTerra Properties, LLC for PT McCune LLC

Joseph W DesJardin

Digitally signed by Joseph W. DesJardin
Date: 2019.05.07 12:23:08 -06'00'

Joe DesJardin, Director of Projects

