



Development Services Department
 2880 International Circle
 Colorado Springs, Colorado 80910

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 Fax: 719.520.6695
 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) #: 6100000075
 Legal Description of Property: See attached

Subdivision or Project Name:

FLYING HORSE NORTH
(Maximum Length of a Cul-de-sac)

Section of ECM from Which Deviation is Sought: Section 2.3.8 Roadway Terminations

Specific Criteria from Which a Deviation is Sought: Section 2.3.8.A Maximum length of rural cul-de-sac 1600'

Proposed Nature and Extent of Deviation: The nature of this development in this specific area is heavily forested and hillside-like characteristics with grades exceeding 8% in many areas. The approved PUD Plan (PUD-16-002) was developed around a private Golf Course with large lot (2.5 ac. min.) surrounding it. All these factors proved to be a design challenge to meet the cul-de-sac length criteria. At the PUD Plan stage, this issue along with a deviation for cul-de-sac length was discussed. The extent of the deviation is cul-de-sac length (less than 25 lots) created by Longwall Dr. and Gold Run Ct. being surrounded by the proposed Golf Course. (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 2.3.8 Roadway Terminations

Specific Criteria from Which a Deviation is Sought: Section 2.3.8.A Maximum length of rural cul-de-sac 1600'

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Reason for the Requested Deviation: Given the configuration of the private golf course and surrounding lots as shown on the approved PUD Plan (PUD-16-002), the cul-de-sac length to access these lots will exceed 1600'.

Comparison of Proposed Deviation to ECM Standard: ECM standard for maximum length of a rural cul-de-sac is 1600'. Based on the constraints described above, the deviation is requesting a length of 2600'

Applicable Regional or National Standards used as Basis: Other adjacent municipalities such as the City of Colorado Springs has similar length of cul-de-sac standards and also allows for certain flexibility in certain situations.

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION	JUSTIFICATION
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" The ECM standard is inapplicable to a particular situation.

X 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.

The approved PUD Plan (PUD-16-002) allows for a private Golf Course within the heavily forested and hillside-like terrain area of the development with surrounding residential lots. Based on these constraints, access to lots 45-67 will be from a cul-de-sac with a length exceeding 1600'.

" 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 deviation is solely based on the topography, vegetation and Golf Course design constraints

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

Subdivision planning wise, this deviation will produce a better quality large-lot residential design incorporated in with the Golf Course as this design requires less golf cart crossings, maximizes lot orientation to Golf Course and provides best secluded design feel with multiple cul-de-sacs surrounded by Golf Course.

The deviation will not adversely affect safety or operations.

Given the close proximity of the fire station, this deviation does not adversely affect roadway or fire safety operations.

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

Regardless of how long, the cul-de-sac is still designed with the required turn-around and therefore does not affect the maintenance ability.

The deviation will not adversely affect aesthetic appearance.

The deviation has no bearing on the 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] _____ Date 4-9-18

Signature of owner (or authorized representative)


[Signature] _____ Date 4/9/18

Signature of applicant (if different from owner)

Signature of Engineer



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
05/16/2018 2:35:58 PM


_____ Date _____
This request has been determined to have met the criteria for approval. A deviation from Section
2.3.8 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:

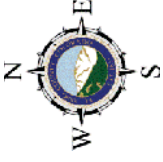
____ Additional comments or information are attached.

El Paso County Assessor's Office

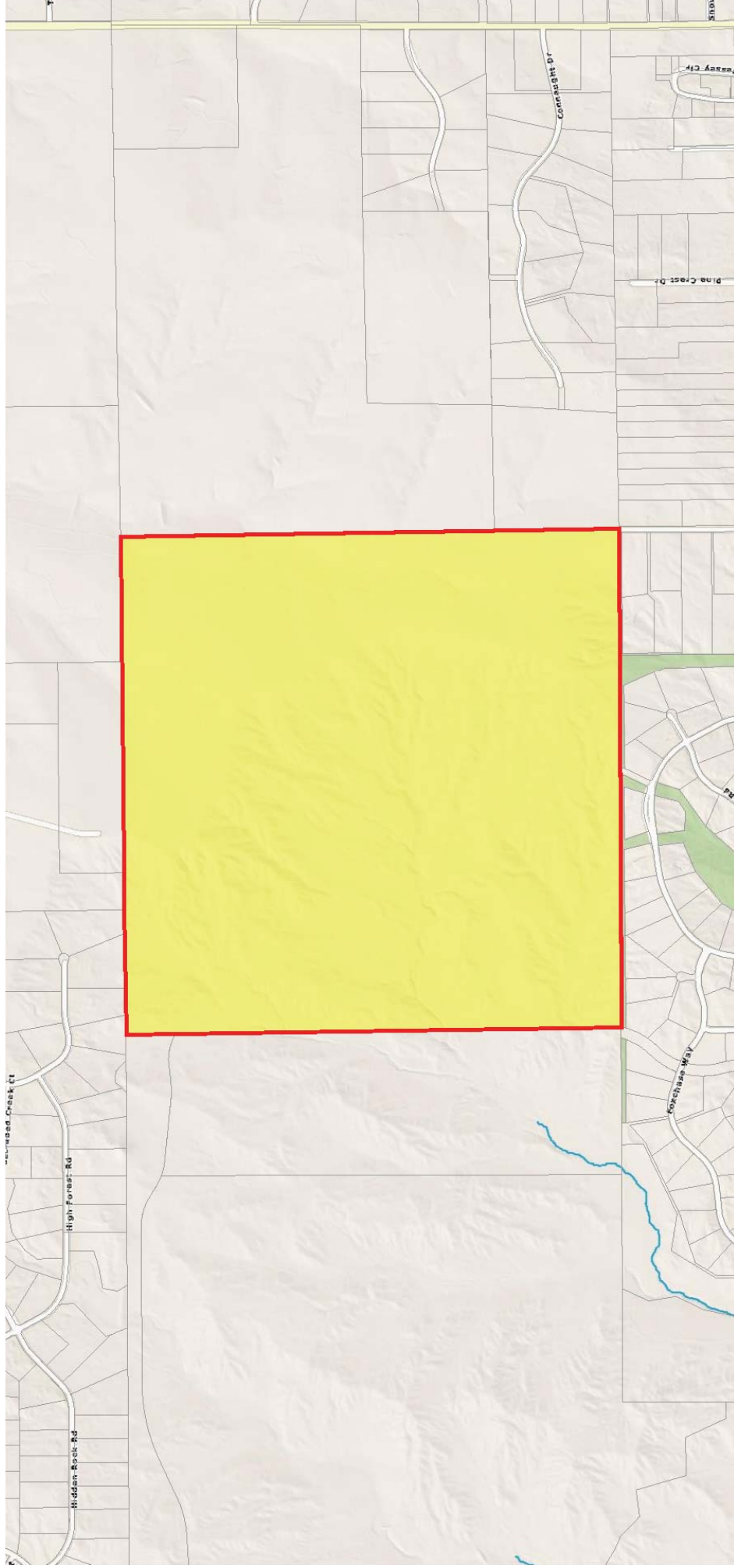
0 36-11-66

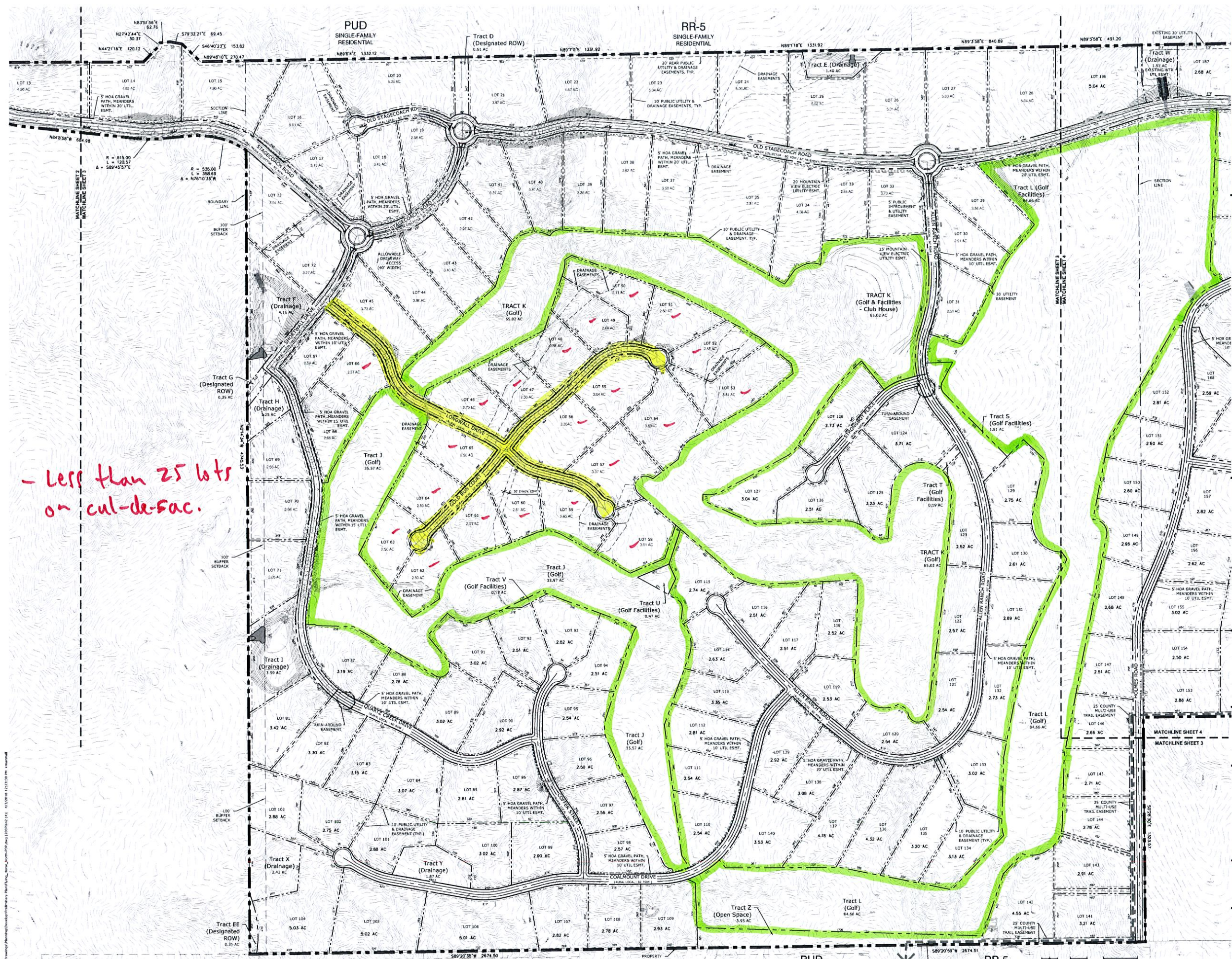
SCHEDULE: 6100000075

OWNER: PRI #2 LLC



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- less than 25 lots on cul-de-sac.

FLYING HORSE NORTH
PRELIMINARY PLAN

Cul-de-sac Exhibit

ENTITLEMENT

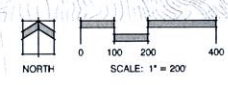
DATE	BY	DESCRIPTION
04-03-18	KHM	PER COUNTY REVIEW COMMENTS

PRELIMINARY PLAN

PP2
4 of 6

SP 17-012

NOTE: LOT NUMBER 36 HAS BEEN PURPOSEFULLY OMITTED.



From: John Maynard
To: [Marc Whorton](#)
Subject: FW: Flying Horse North - Long Cul-de-sac
Date: Thursday, May 10, 2018 1:38:26 PM

Marc – Hope this works - John

John A. Maynard
Planning Director
N.E.S. Inc. 619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
719.471.0073, Direct 719.884.1369, Fax 719.471.0267 www.nescolorado.com

 Please consider the environment before printing this email.

From: Chief Jack [mailto:bryan.jack@bffire.org]
Sent: Thursday, May 10, 2018 1:19 PM
To: John Maynard
Subject: Re: Flying Horse North - Long Cul-de-sac

Affirmative

Sent from my iPhone

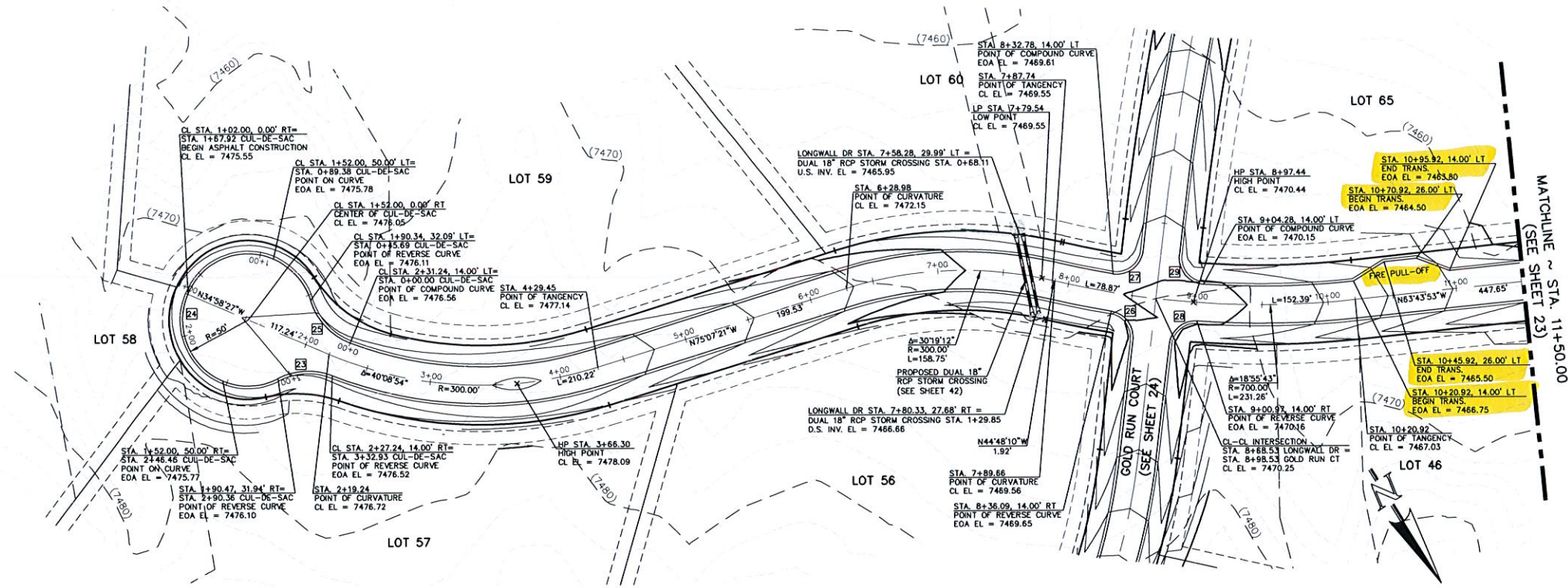
On May 10, 2018, at 11:38 AM, John Maynard <jmaynard@nescolorado.com> wrote:

Chief Jack – Based on our meeting earlier this week, it is my understanding that Black Forest Fire will support the long cul-de-sac proposed in the Flying Horse North subdivision if the developer will provide a pull out area to accommodate a pump truck. We agree to do so. The location will be on Longwall Court approximately 1100 feet from the beginning of the cul-de-sac, which is approximately 2100 feet long. We will show a pull off that is 12 feet wide and 25 feet long to accommodate the truck. Please respond to this email in the affirmative and we will provide your response with revised plans to El Paso County.

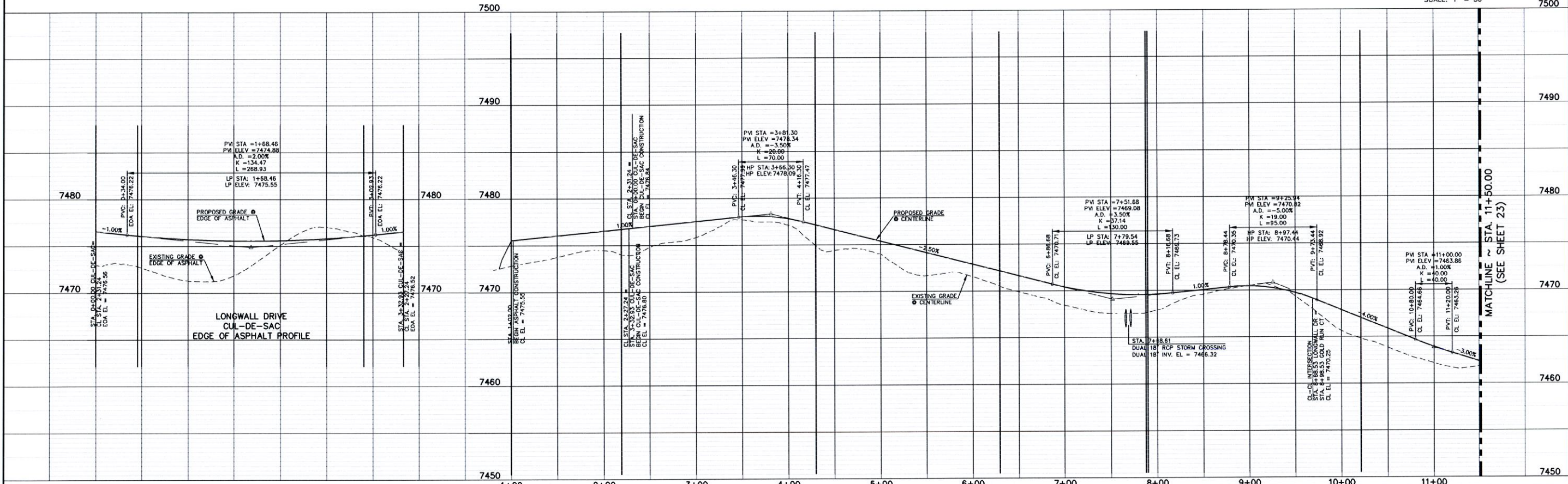
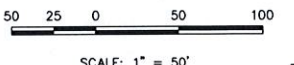
<image002.jpg>**John A. Maynard**
Planning Director
N.E.S. Inc. 619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
719.471.0073, Direct 719.884.1369, Fax 719.471.0267 www.nescolorado.com

 Please consider the environment before printing this email.

CURVE	LENGTH	RADIUS	DELTA ANGLE
23	42.57'	50.00'	48°46'35"
24	244.67'	50.00'	280°22'18"
25	45.69'	50.00'	52°21'37"
26	30.49'	20.00'	87°20'42"
27	32.44'	20.00'	92°53'35"
28	30.49'	20.00'	87°20'42"
29	32.44'	20.00'	92°53'35"



LONGWALL DRIVE
 (60' ROW - RURAL LOCAL)
 DESIGN SPEED 30 MPH



48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
811
 UTILITY NOTIFICATION CENTER OF COLORADO
 IT'S THE LAW

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
1	REVISED PER FIRE DISTRICT REQUEST	5-10-18

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
 LONGWALL DRIVE
 (STA. 1+02.00 - STA. 11+50.00)

DESIGNED BY	PRA	SCALE	DATE
		(H) 1" = 50'	08-11-17

DRAWN BY	PRA	SCALE	SHEET
		(V) 1" = 5'	22A OF 58

CHECKED BY	PRA	SCALE	JOB NO.
			1096.11